



Planning Inspectorate

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Your Ref: DC/23/1622
DC/24/0454
Our Ref: APP/Z3825/W/24/3342928
APP/Z3825/W/24/3347929
Date: 21 November 2024

Sent by email:
planning@horsham.gov.uk

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Appeal by: Joe Ray

Site Address: Hurston Lane, Storrington

I refer to the above appeals. The Secretary of State has considered the applications in accordance with Regulation 14 (1) of the above Regulations.

The developments proposed, namely, Mixed Use of premises for Classes B2, B8 and E(g) falls within the description at 10 (a) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposals would not be likely to have significant effect on the environment for the following reasons:

The Proposed Developments are located within the Sussex North Water Supply Zone which draws its water supply from groundwater abstraction points within the Zone of Influence of the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar (c. 5.4km west).

The Arun Valley SAC, SPA and Ramsar site are vulnerable to impacts from water abstraction, and as the Proposed Developments falls within the Sussex North Water Supply Zone, would potentially result in an increase of water abstraction. In relation to water neutrality the Proposed Developments are likely to result in localised effects for which mitigation measures are proposed (reduced number of employees, installation of water efficient appliances and a rainwater harvesting system).

Small-scale impacts on sensitive European sites located in proximity to the Proposed Developments will be relevant to the assessment in accordance with the Habitats Regulations, however having regard to the characteristics of the impacts and considering the nature, scale and location of the Proposed Developments, whilst there may be some impact on the nearby designated sensitive areas (and surrounding area) as a result of these developments, it would not be of a scale and nature likely to result in significant environmental effects triggering the need for EIA.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that these developments are not Environmental Impact Assessment (EIA) developments.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours faithfully

Ashvin Bhatia

Ashvin Bhatia
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Mr Simon Brett (Brett Incorporated Limited) - Agent

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<https://acp.planninginspectorate.gov.uk/>