



Planning Inspectorate

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Your Ref: DC/24/1225

Our Ref: APP/Z3825/W/24/3357209

Date: 11 April 2025

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: Eddie and Anne Spencer-Smith

Site Address: Jandola, New Hall Lane, Small Dole, Henfield

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

The development proposed, namely, erection of 1no detached dwelling, a new access, a detached 2-bay garage and associated works, falls within the description at 10 (b) 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 proposal would not be likely to have significant effect on the environment for the following reasons:

The threshold criteria at 10 (B) of Schedule 2 to the above Regulations are not exceeded, however the proposed development is within the (Sussex North Water Supply Zone) zone of influence of the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site located c. 16km west. The sites are vulnerable to an increase in water abstraction as a result of an increase in the local residential population (Sussex North Water Supply Zone).

The appellant has provided a Water Neutrality Statement (December 2024). The proposed swimming pool would initially be filled with water from outside of the catchment, and would utilise rainwater for any losses during use. The proposed dwelling is calculated to comprise a water demand of 204.28l/d. following the implementation of design related mitigation measures, which would be offset by retrofitting an adjacent property to reduce water usage.

Small-scale impacts on sensitive European sites located in proximity to the Proposed Development will be relevant to the assessment in accordance with the Habitats Regulations. Having regard to the characteristics of the impacts and considering the nature, scale and location of the Proposed Development, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development, 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 this development is not Environmental Impact Assessment (EIA) development.

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

Hafren Thomas

Hafren Thomas
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Mr Oguzhan Denizler (MME Planning Services) - Agent - mmeplanningservices@gmail.com

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