



# The Planning Inspectorate

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Your Ref: DC/23/0660

Our Ref: APP/Z3825/W/24/3342988

Date: 08 November 2024

**Sent by email:**

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Dear Sir / Madam

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

**Appeal by:** Daisy Tompsett

**Site Address:** Truffles Cafe, High Street, 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, conversion of the rear cafe (Class E) to form 1 no residential dwelling (Class C3), 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 Zone of Influence of the Arun Valley Special Protection Area (SPA), Ramsar site and Special Area of Conservation (SAC) located c. 16km northwest.

The sites are vulnerable to an increase in water abstraction as a result of an increase in the local residential population. The Appellant has provided a Water Neutrality Report (April 2024). This outlines that the conversion of the café to a single 1-bedroom flat has the potential result in a water saving of 340.8 l/day, and would therefore not increase water usage.

Considering the nature, scale and location of the Proposed Development and nature of the receiving environment, 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.

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 Simon Bareham (Lewis and Co Planning) - Agent -  
simon.bareham@lewisplanning.co.uk

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