



Planning Inspectorate

Environmental Services
Operations Group 3
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: Environmentalservices@planninginspectorate.gov.uk

Head of Development Control
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Your Ref: DC/24/1101

Our Ref: APP/Z3825/W/24/3356684

Date: 30 January 2025

Sent by email:

Dear Sir / Madam

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

Appeal by: Mr Darren Seward

Site Address: Brooklands, New Hall Lane, Small Dole, Henfield, West Sussex BN5 9YH

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, the erection of 2 No. detached dwellings with 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 falls near to 'sensitive areas' as defined by Regulation 2 of the EIA Regulations, namely:

Within the Sussex North Water Supply Zone, which includes the Arun Valley Special Protection Area (SPA), Special Area on Conservation (SAC) and Ramsar – c. 16km west. The appellant has provided a Water Neutrality Statement (updated September 2024).

The proposed development is located in proximity to sensitive European sites where small-scale impacts 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 Development, whilst there may be some impact on the surrounding area and nearby designated sensitive areas, it is considered that significant effects are unlikely in terms of 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

Jon Hawkins

JON HAWKINS
Associate EIA Advisor
(Signed with the authority of the Secretary of State)

cc: Mr Oguzhan Denizer, MME Planning Services

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:
<https://acp.planninginspectorate.gov.uk/>