



The Planning Inspectorate

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Your Ref: DC/23/1717and DC/23/1096

Our Ref: APP/Z3825/W/24/3337251
APP/Z3825/W/24/3336543

Date: 20 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: Eva Clare Davidson's Charity

Site Address: St Clare, 15-37 Fern Road, Storrington, PULBOROUGH

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, to build two new blocks of flats. Number of units to be agreed falls within the description of 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 Proposed Development would be located within the Sussex North Water Supply Zone where it is potential for the proposal to have adverse impacts on the Arun Valley Special Area of Conservation, Special Protected Area and Ramsar sites.

The Proposed Development has the potential for small scale and localised impacts, a Water Neutrality Statement in support of the proposal has been provided which states that no mains water connection or rainwater harvesting would be required, and that offsetting measures would be discussed with the Council at a later date. Taking into account the scale and nature of the proposed development, coupled with the impact characteristics, it is considered unlikely that the development would give rise to 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 sincerely

Lucy Hicks

Lucy Hicks
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: The appellant's agent Philip Orpwood

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