



The Planning Inspectorate

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Our Ref: APP/Z3825/W/25/3359623

Date: 18 September 2025

Dear Sir/Madam

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

Appeal by: Nicholas Sutton

Site Address: Lock House, Lock Lane, Partridge Green, West Sussex RH13 8EG

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 a single dwelling to 5 dwellings and conversion of the existing garage block with flat to single dwelling, falls within the description at 10 (b) of Schedule 2 to the above Regulations.

The proposed development is within a 'sensitive area' as defined by Regulation 2 of the EIA Regulations, namely the Sussex North Water Supply Zone which is considered to affect the Arun Valley Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site. The threshold criteria at 10 (b) of Schedule 2 to the above regulations are however not exceeded.

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:

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

Ian Wallis

Ian Wallis
Environmental Advisor
(Signed with the authority of the Secretary of State)

cc: Mr Nicholas Sutton

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