



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

Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB

Your Ref: DC/23/1595
Our Ref: APP/Z3825/W/25/3371528
Date: 10 October 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: Mrs Caroline Jones

Site Address: Lavender Cottage, Blackstone Gate Farm, Henfield Road, Albourne Hassocks, West Sussex, BN6 9JJ

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 a new dwelling, 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 site of the proposed development is located within the Sussex North Water Supply Zone and is located c. 18.5km east of the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA), and Ramsar site.

This site is potentially sensitive to impacts arising from increased water abstraction as a result of new developments within the zone. The appellant has included a Water Neutrality Statement (dated July 2025) which details onsite measures proposed to reduce water consumption and the use of an offsetting scheme to achieve water neutrality.

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,

Wojciech Wiktor Wilkanowski

WOJCIECH WIKTOR WILKANOWSKI

**Environmental Advisor
(Signed with the authority of the Secretary of State)**

cc: Mr Oguzhan Denizer – MME Planning Services – mmeplanningservices@gmail.com

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