



# Planning Inspectorate

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

Your Ref: DC/25/0533

Our Ref: APP/Z3825/W/25/3375892

Date: 27 January 2026

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**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:** Philip Orpwood (Norbertine Order)

**Site Address:** Gardeners Cottage, Kithurst Lane, Storrington, West Sussex RH20 4BF

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 construction of a detached chalet style dwelling and garage 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 12km wider conservation area for The Mens special area of conservation (SAC) – c. 9.7km northwest.

Within the impact risk zone (IRZ) of the following designated sites:

- Chantrey Mill site of special scientific (SSSI) – c. 1km east;
- Amberley Mount to Sullington Hill SSSI – 1 km south; and
- Sullington Warren interest (SSSI) – c. 1.2km northeast.

The proposed development is also located 70m north of the South Downs National Park.

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

*Jon Hawkins*

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

cc: Philip Orwood, Norbertine Order

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