



# Planning Inspectorate

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Your Ref: DC/24/0069

Our Ref: APP/Z3825/W/24/3355346

Date: 24 January 2025

**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:** Mr Craig Lee (Earlwood Homes and Sussex Design & Development)

**Site Address:** Land at Ryecroft Lane, Storrington, RH20 4PA

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 20 no. dwellings (houses and apartments) with parking, landscaping and associated works with access via North Street/Library Car Park, 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 is located within the zone of influence of the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site, located c. 3.6km northwest. The Arun Valley site is vulnerable to an increase in water abstraction as a result of new developments within the Sussex North Water Supply Zone which includes the site of the proposed development, and which requires new developments in this zone to demonstrate water neutrality.

The proposed development is also located within the 12km zone of influence of the Mens SAC located c. 9.6km northwest. The SAC is vulnerable to disturbance to foraging and commuting bats. The proposed development is likely to result in localised effects for which mitigation measures are proposed.

In relation to water usage, the appellant has provided a Water Neutrality Statement (WNS) (dated January 2024) which details onsite measures proposed to reduce water consumption, and the use of a mains water offsetting / credit scheme to achieve water neutrality.

In relation to bats, the appeal documentation details measures to reduce potential disturbance from lighting.

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

cc: Mr Andrew Metcalfe – Squires Planning Ltd – [andrew@squiresplanning.co.uk](mailto:andrew@squiresplanning.co.uk)

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