



The Planning Inspectorate

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Horsham District Council

Your Ref: DC/20/1697

Sent by email:
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Our Ref: APP/Z3825/W/21/3281245

Date: 14 March 2022

Dear Horsham District Council

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

Appeal by: Reside Developments Ltd

Site Address: Land North of The Rosary, Church Road, Partridge Green, West Sussex RH13 8JS

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, outline application for the erection of 81 new dwellings and associated public open space, landscaping, vehicular access, drainage and highways infrastructure works with all matters reserved except for access, 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 site lies within the Sussex North Water Supply Zone. In September 2021 Natural England issued a position statement detailing that it cannot be concluded that existing water abstraction within the Sussex North Water Supply Zone is not having an adverse effect on the integrity of the Arun Valley Special Area of Conservation (SAC), Arun Valley Special Protection Area (SPA) and Arun Valley Ramsar Site. Natural England advise that developments within Sussex North must not add to this impact and a way of achieving this is to demonstrate water neutrality. Subject to demonstration of water neutrality for the Proposed Development, significant effects are not likely to occur.

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 area as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact requiring EIA.

There would be no likely significant effects in terms of natural resources, waste, noise, contamination, flooding, archaeology, cultural heritage, transport, cumulative effects, or complex construction. An EIA process / production of an ES is therefore not required.

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

Todd Brumwell

**Todd Brumwell
EIA Advisor
(Signed with the authority of the Secretary of State)**

cc: Miss Laura Black – Tetra Tech (Agent)

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