



Planning Inspectorate

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Your Ref: DC/24/0144

Our Ref: APP/Z3825/W/24/3353401

Date: 14 March 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: Mr and Mrs M Rayner

Site Address: Crays Cottage, Crays Lane, Goose Green

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 existing car barn to create a one bedroom dwelling including front dormer extension, 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 within the zone of influence of the Arun Valley Special Protection Area (SPA) and Ramsar site and Special Area of Conservation (SAC), located c. 5.5km southwest.

The proposed development is within the Sussex North Water Supply Zone, which is vulnerable to increases in groundwater abstraction. The proposed development is likely to result in localised effects for which mitigation measures are proposed. The appellant has provided a Water Neutrality Report (January 2024) which details that the water demand of the proposed development will be 145.20 l/day. However, with the installation of water efficient fittings and rainwater harvesting, the proposed development is calculated to be water neutral.

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

Hafren Thomas

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

cc: Nikolas Antoniou - Agent - njaltd@gmail.com

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