



Planning Inspectorate

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Your Ref: DC/23/1603

Our Ref: APP/Z3825/W/24/3355886

Date: 11 April 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 M Parsons

Site Address: Mill House, 11 Nightingale Road, Horsham

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 office building to five short term tenancy apartments with basement service room, 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 Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site located c. 17.2km south west.

The sites are vulnerable to an increase in water abstraction as a result of an increase in the local residential population. The appellant has provided a Water Neutrality Report (November 2024). Using mitigation techniques, the overall water demand is indicated to be reduced from 537.42 l/day for the existing land use, to 313.26 l/day. Small-scale impacts on sensitive European sites located in proximity to the Proposed Development will be relevant to the assessment in accordance with the Habitats Regulations. Having regard to the characteristics of the impacts and considering the nature, scale and location of the Proposed Development, 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 triggering the need for EIA.

This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.

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