



Planning Inspectorate

Environmental Services
Operations Group 3
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: Environmentalservices@planninginspectorate.gov.uk

Horsham District Council
Albery House
Springfield Road
Horsham
RH12 2GB
Sent by email:
planning@horsham.gov.uk

Your Ref: DC/22/0355
Our Ref: APP/Z3825/W/25/3361573
Date: 13 August 2025

Dear Sir/Madam

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

Appeal by: Mr D Bell

Site Address: The Royal Oak, Friday Street, Rusper

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, erection of a pair of two-storey semi-detached dwellings with garages, 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 appellant has provided a Water Neutrality Statement (WNS, date N/A). The proposed development is located within the Sussex North Water Supply Zone which draws its water supply from groundwater points within the Zone of Influence of the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA), and Ramsar (c. 22.30km south).

The Arun Valley SAC, SPA and Ramsar site are vulnerable to impacts as the proposed development falls within the Sussex North Water Supply Zone and as such, would potentially result in an increase of water abstraction. Developments within the zone must not add to the impacts and should demonstrate water neutrality. In relation to water neutrality, the proposed development is likely to result in localised effects for which mitigation measures are proposed (water efficient fixtures and appliances, and rainwater harvesting).

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, however 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 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.

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

Ashvin Bhatia

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

cc: Mr Nikolas Antoniou (NJA Town Planning Ltd) - Agent

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:

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