



Planning Inspectorate

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Your Ref: DC/25/0003

Our Ref: APP/Z3825/W/25/3362513

Date: 15 May 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: James Thorns

Site Address: Winstons Farm Muttons Lane, Ashington, Pulborough

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, permission in principle for demolition of existing stables building and erection of a single dwelling on the footprint, 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. 6.3km west.

The appellant has provided a Water Neutrality Report (February 2025). The proposed development falls within the Sussex North Water Supply Zone, where an increase in groundwater abstractions for residential development is likely to impact the SAC, SPA and Ramsar site. The proposed development would have a calculated water demand of 314.6 l/d. Through installing water efficient fixtures and fittings and rainwater harvesting, the total demand will be reduced to 0 l/d.

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: Mr Robert Gifford von Schiller - Agent - rfb.gvs@gmail.com

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