The Planning Inspectorate

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Your Ref: DC/24/0465

Our Ref: APP/Z3825/W/24/3346736

Date: 16 January 2025

Dear Sir/Madam

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

Appeal by: HHC Developments Ltd

Site Address: Paiges Yard, Nep Town Road, Henfield

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, Demolition of existing buildings, cessation of commercial vehicle repair business use, provision of new access and erection of two buildings containing overall 3 x 2-bed dwellings and 2 x 2-bed apartments along with ancillary parking and a utility building for each unit falls within the description at 10 (b) of Schedule 2 to the above Regulations and is located within the Sussex North Water Supply Zone, where there is potential for adverse effects on the integrity of the Arun Valley Special Area of Conservation (SAC), Special Protected Area (SPA) and Ramsar sites. 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 to mitigate impacts on the designated sites, and considering the nature, scale and location of the Proposed Development and the types and characteristics of the potential impacts it is unlikely to result in significant 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.

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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

Lucy Hicks

Lucy Hicks
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: The appellant's agent Mr Simon Brett

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