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Miss Trish Tingle
Planning Officer
Rother District Council
Town Hall
Bexhill-On-Sea
East Sussex
TN39 3JX

Your Ref: RR/2021/1656/P
Our Ref: APP/U1430/W/22/3304805
Date: 22 September 2022

Sent by email:

planning-appeals@rother.gov.uk

Dear Miss Tingle

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

Appeal by: Gladman Developments Ltd

Site Address: Land at Fryatts Way, Bexhill, TN39 4LW

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, outline planning application for up to 210 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated ancillary works. All matters to be reserved with the exception of the main site access. falls within the description at 10b 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 Proposed development is located approximately 2.1 km to the southwest of Pevensey Levels Special Area of Conservation (SAC) and Ramsar site, and the Pevensey Levels SSSI (which forms a component part of the SAC and Ramsar). It has the potential to result in impacts through changes to water quality. Mitigation is available in the form of a surface water drainage strategy, including the use of sustainable urban drainage systems (SuDS) as part of two treatment stages during construction and operation. Provided mitigation is secured, significant effects are not likely to occur.

The Proposed Development is located approximately 28 km to the east of Dungeness, Romney Marsh and Rye Bay SPA. Potential impacts arising from an increase in

recreational pressure and changes in water quality from the introduction of new residential dwellings and increase in waste water are not expected on the basis of the location of the development and capacity within the existing wastewater treatment facility. Significant effects are not likely to occur.

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 impact.

The Proposed Development is not EIA Development.

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 sincerely

Jade Woodger-Bassford

Jade Woodger-Bassford
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Gladman Developments Ltd (Appellant's Agent)

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