



# Planning Inspectorate

Environmental Services  
Planning Inspectorate  
c/o QUADIENT  
69 Buckingham Avenue  
Slough  
SL1 4PN

Customer Services: 0303 444 5000  
e-mail: [Environmentalservices@planninginspectorate.gov.uk](mailto:Environmentalservices@planninginspectorate.gov.uk)

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Sent by email only

Your Ref: DC/25/1108

Our Ref: 6004095

Date: 30 March 2026

**Sent by email:**

[planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)

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Dear Sir/ Madam

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

**Appeal by:** Mr and Mrs Williamson

**Site Address:** Denhams, Andrews Hill, Billingshurst, West Sussex, RH14 9JT

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, the construction of 1 x detached dwelling and 2 x semi detached dwellings, 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 proposed development was screened under 14(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The proposed development is located near to the following designated sites of ecological interest:

- The Mens Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI)
- Ebernoe Common SAC and SSSI
- Upper Arun SSSI
- Coneyhurst Cutting SSSI
- Arun Valley Special Protection Area, SAC and Ramsar site

The Water Neutrality Statement provided by the appellant states that the proposed development will be water neutral and therefore is unlikely to have a significant effect on the Arun Valley protected site.

The Preliminary Ecological Appraisal (PEA) provided by the appellant which provides details of mitigation measures for impacts on the designated feature of The Mens and Ebernoe Common

designated sites. The PEA states that the proposed development is unlikely to result in significant effects for these sites.

The proposed development is located within 30m of 3 Grade II listed buildings. The proposed development is likely to have an impact of less than substantial harm on the setting of the listed buildings.

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,

*Georgia Pathy*

**Georgia Pathy**

**Environmental Advisor  
(Signed with the authority of the Secretary of State)**

cc: Heal Planning (appellant's agent)

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