



# The Planning Inspectorate

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Head of Development Control  
Horsham District Council  
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RH12 1RL

Your Ref: DC/26/0206  
Our Ref: Appeal 6009817  
Date: 09 June 2026

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Dear Sir/Madam

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

### **Appeal by S Novell**

**Site Address: Land at Woodside Equestrian Centre, Forest Road, Colgate, West Sussex, RH12 4TF**

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 is as follows: Retention of top surface to majority of existing hardcore area and its use for the parking of vehicles in connection with the use of the equestrian centre and re-siting of lorry containers onto historic hard surfaced area.

The development proposed 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 site is located within the High Weald National Landscape, which is a designated sensitive area as defined by the EIA Regulations.

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 surrounding designated sensitive areas as a result of this development, which could also include possible arboricultural issues, it would not be of a scale and nature likely to result in significant environmental impact. The threshold criteria at 10 (b) of Schedule 2 to the above regulations are also not exceeded.

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

*David Smale*

**DAVID SMALE**  
**EIA and Land Rights Advisor**

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

cc: Mr S Jupp (agent)

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