



Planning Inspectorate

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Head of Development Control
Horsham District Council
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Your Ref: DC/25/2697

Our Ref: Appeal 6012925

Date: 23 September 2026

Sent by email:

Dear Sir / Madam

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

Appeal by: Dunmore Group

Site Address: Land at Billingshurst Business Park (phases 2 and 3), Stane Street, Billingshurst, West Sussex RH14 9HN

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, a hybrid application comprising: Mixed use development, including detailed permission for means of access and 1,338 sqm business floorspace with the remainder of the development in outline, comprising up to 102no. homes and up to 5,605 sqm of business floorspace (Classes E g (iii)/B2/B8) 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)(iii) of schedule 2 to the above regulations are exceeded as the development area is 5.4 hectares, which exceeds the 5-hectare threshold.

An assessment of visual impacts provided by the appellant identifies the potential for moderate adverse visual effects at a small number of receptor locations at the roads and residences to the north, south and east and Public Rights of Way within the eastern boundary of the site.

However, having regard to the characteristics of the proposed development, its location and impacts and taking account of the proposed mitigation planting and landscaping, it is not considered likely to result in significant effects triggering the need for EIA.

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

Jon Hawkins

JON HAWKINS
Associate Environmental Advisor
(Signed with the authority of the Secretary of State)

cc: Roger Welchman, Armstrong Rigg Planning

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