



Planning Inspectorate

Environmental Services
Operations Group 3
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: Environmentalservices@planninginspectorate.gov.uk

Horsham District Council
Albery House
Springfield Road
Horsham
West Sussex
RH12 2GB

Your Ref: DC/22/0639
Our Ref: APP/Z3825/W/25/3371919
Date: 27 November 2025

Sent by email:
planning@horsham.gov.uk

Dear Sir/Madam,

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

Appeal by: Concept Developments Ltd

Site Address: Land Parcel at 509312 118478, East Street, West Chiltington

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, Erection of No.8 dwellings with associated access and other works, 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) of Schedule 2 to the above regulations are not exceeded, however the proposed development is located within the zone of influence of the Mens Special Area of Conservation (SAC), located c. 7.8km northwest. The SAC is vulnerable to disturbance to foraging and commuting bats from lighting and other sources from residential developments. In relation to the Mens SAC, the proposed development is likely to result in localised effects for which mitigation measures are proposed in the form of a sensitive lighting scheme.

The proposed development is also located within the impact risk zone of the Hurston Warren Site of Special Scientific Interest (SSSI) located c. 2km southwest and the zone of influence of the Arun Valley Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site located c. 3.2km southwest.

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,

Molly Tuohey

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

cc: Ms Laura Black (SLR Consulting) - lblack@slrconsulting.com

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