



# 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](mailto:Environmentalservices@planninginspectorate.gov.uk)

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Horsham District Council  
Parkside  
Chart Way  
Horsham  
RH12 1RL

Your Ref: DC/24/1345

Our Ref: APP/Z3825/W/25/3364293

Date: 21 May 2025

**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:** The Wiston Estate

**Site Address:** Hole Street Farmhouse, Hole Street, Wiston, Steyning

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, prior notification for change of use of agricultural building to form two dwellinghouses, 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 within the zone of influence of the Arun Valley Special Protection Area (SPA), Ramsar site and Special Area of Conservation (SAC) located c. 8.3km north west.

Small-scale impacts on sensitive European sites located in proximity to the Proposed Development will be relevant to the assessment in accordance with the Habitats Regulations. Having regard to the characteristics of the impacts and considering the nature, scale and location of the Proposed Development, 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 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

*Hafren Thomas*

**Hafren Thomas**  
**EIA and Land Rights Advisor**  
**(Signed with the authority of the Secretary of State)**

cc: Mr Huw James (ECE Planning Ltd) - Agent - [hjames@eceplanning.com](mailto:hjames@eceplanning.com)

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