



Planning Inspectorate

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Horsham District Council

Your Ref:

Sent by email:
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Our Ref: 6013345

Date: 14 August 2026

Dear Sir or Madam

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

Appeal by: Rebecca and Katherine Licorish and Thorn

Site Address: Land to the northwest of Coach House, Blackhouse Road, Colgate, Horsham, West Sussex, RH13 6HS

The Inspector has referred to the Secretary of State, pursuant to Regulation 14(2) of the EIA Regulations, the question as to whether the application the subject of this appeal is an EIA application within the meaning of the EIA Regulations.

The development proposed namely erection of a single storey (self-build) dwellinghouse falls within the description at 10 (b) of Schedule 2 to the above Regulations. The threshold criteria at 10 (b) of Schedule 2 to the above regulations are however not exceeded. 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:

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 designated sensitive area of the High Weald National Landscape 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 Regulation 7(5) of the EIA 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 the subject of this appeal.

A copy of this letter is being sent to the appellant for information.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours sincerely or faithfully

Ian Wallis

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

cc: njaltd@gmail.com

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