



**Christ Frost**  
Future Planning and Development  
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By e-mail only

Our ref: EIA/26/0001  
Your ref: 1632/04-260101  
Please ask for: Nic Pettifer  
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Contact Tel: 01403 215238  
Date: 29<sup>th</sup> January 2026

Dear Mr Frost,

**Town & Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)**

**Land at HORNbrook FARM, HORSHAM, BRIGHTON ROAD, RH13 6QA**

I refer to your request that the Council provide a formal Screening Opinion to determine whether an Environmental Impact Assessment (EIA) is required in respect of the forthcoming planning application for residential development at Hornbrook Farm.

Following a review of the information provided, the Council considers the proposals to fall under Schedule 2 of the EIA Regulations, item 10(b) (urban development). The scale and nature of the proposal exceeds the criteria outlined in Schedule 2 of the Regulations, and it is therefore necessary to consider whether the development would be likely to have significant effects on the environment.

In making this assessment the Council has taken into account Schedule 3 of the EIA regulations paying attention to the development characteristics, location and nature of the impacts. The results of this assessment are included with this letter for information. When forming this Screening Opinion, the Council has drawn on information set out in the Screening Request and other available guidance, along with input from the Council's Landscape Officer.

On balance, it is considered that the overall scale and nature of the impacts that would arise from the scheme would not require an EIA, and that the environmental issues arising from the development can be dealt with as part of the usual planning application process. The application should be accompanied by an LVIA setting out the various assessments of the identified residual harm, and should take account of the High Weald National Park Management Plan objectives.

Furthermore, you are advised that the Environment Agency flood maps are expected to be updated shortly, which should be used to inform the FRA.

I confirm that this letter forms Horsham District Council's formal screening opinion and will be placed on the public register.

Yours sincerely

Nicola Pettifer  
Senior Planning Officer