



Planning Inspectorate

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Your Ref: DC/24/0974

Our Ref: APP/Z3825/W/24/3355610

Date: 26 March 2025

Sent by email:

Dear Sir/Madam

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

Appeal by: Ms Andrea Starns

Site Address: Tanglewood Equestrian, Forest Grange, Horsham, West Sussex RH13 6HX

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, the proposed change of use of land from equestrian to a mixed use including settled gypsy accommodation site comprising 2 pitches. Retention of existing hardstanding and proposed biodiversity enhancements (Retrospective) 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 falls near to 'sensitive areas' as defined by Regulation 2 of the EIA Regulations, namely:

The proposed development is within the Zone of Influence (Sussex North Water Supply Zone) of the Arun Valley Special Protection Area (SPA), Ramsar site and Special Area of Conservation (SAC) – c. 20.5km southwest.

The site is also within the Impact Risk Zone (IRZ) of the following designated sites:

- St Leonard's Forest Site of Special Scientific Interest (SSSI) – c. 0.66km south; and
- St Leonard's Park Ponds SSSI – c. 1.4km southwest.

The proposed development is also located within the High Weald National Landscape (formerly Area of Outstanding Natural Beauty [AONB], a 'sensitive area' under the EIA Regulations 2017).

The proposed development is located in proximity to sensitive European sites where small-scale impacts will be relevant to the assessment in accordance with the Habitats Regulations, and there is likely to be some impact on the surrounding area and National Landscape, however having regard to the characteristics of the impacts, and considering the nature, scale and location of the Proposed Development, it is considered that significant effects are unlikely in terms of EIA, therefore an EIA would not be required.

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

cc: Mr Phil Rowe

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<https://acp.planninginspectorate.gov.uk/>