



Planning Inspectorate

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Your Ref: DC/24/1997
Our Ref: APP/Z3825/W/26/3377435
Date: 25 February 2026

Sent by email: planning@horsham.gov.uk

Dear Madam / Sir,

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

Appeal by: Mr Andy New, Southwater Ghyll CIO

Site Address: The Ghyll, Pevensey Road, Southwater, West Sussex, Rh13 9XZ

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 proposed development is described as follows:

Construction of a New Football 3G Artificial Turf Pitch (3G ATP) with Fencing, Floodlighting, Associated Hard and Soft Landscaping Works, SuDS and Infrastructure.

The proposed development 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 following statutory, internationally designated sites are located in the vicinity: The Mens SAC (c. 11.3 km west); Arun Valley SAC, SPA and Ramsar (c. 13 km southwest); Ebernoe Common SAC (c. 16.1km northwest); Amberly Wild Brooks and Pulborough Brooks SSSIs (c. 16.2 km and 12.9 km southwest respectively).

There may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development. However, providing the appropriate level of mitigation is secured, and considering the nature, scale and location of the proposed development and nature of the receiving environment, impacts 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,

Lucy Morgan

Lucy Morgan

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

cc. Albern Henderson, Squires Planning

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