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Your Ref: DC/25/0055

Our Ref: APP/Z3825/W/25/3367225

Date: 17 September 2025

Sent by email:

planning@horsham.gov.uk

Dear Sir/Madam

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

Appeal by: Mrs A Ray

Site Address: Greenfield Farm, Valewood Lane, Barns Green

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, use of land for the stationing of 5 static caravans for residential purposes and 3 associated day rooms. Associated landscape works, falls within the description at (10)b of Schedule 2 to the above Regulations and is located within the Sussex North Water Supply Zone and so has potential to affect the Arun Valley Ramsar site, Special Area of Conservation (SAC), Special Protection Area (SPA), as well as Amberley Wild Brooks Site of Special Scientific Interest (SSSI) and Pulborough Brooks SSSI.

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 appellant has provided a water neutrality report and water management plan which states that water demand will be met by way of a rainwater harvesting system to remove the potential for impacts on the SAC, SPA and Ramsar sites. Considering the nature, scale and location of the Proposed Development and the types and characteristics of the potential impacts, whilst there may be some impact on the surrounding area as a result of this development, it is unlikely to result in significant 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 Hicks

Lucy Hicks
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: The appellant's agent Mr Ben Kirk

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