



Ministry of Housing,
Communities &
Local Government

[REDACTED]
4 Ghyll Crescent
Horsham
West Sussex

Please ask for: Emma Hopkins
Tel: 0303 444 8050
Email: [REDACTED]
Your ref: EIA/26/0001
Our ref: PCU/EIASCR/Z3825/3378625
Date: 15 July 2026

Dear [REDACTED]

**Request for Screening Direction
Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Proposal for Outline application for up to 180 dwellings, open space and associated
works & infrastructure with all matters reserved apart from access at Hornbrook Farm,
Brighton Road, Horsham, West Sussex RH13 6QA**

I refer to your email of 22 May 2026 to the Planning Casework Unit, requesting that the Secretary of State issues a screening direction for proposals at the above location and subsequent emails of 27 May, 3,4,7,10,15,17,24 and 27 June and 3 July.

The Secretary of State for Housing, Communities and Local Government has discretionary powers under regulation 5(6) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("the Regulations") to make a screening direction if requested to do so in writing by any person. All such requests are considered on a case-by-case basis by the Secretary of State.

It is noted that the information submitted requests a screening direction from the Secretary of State following the issuing of a negative screening opinion by Horsham District Council. I understand that this request is made due to concerns regarding hydrology, ground water and flood risk, drainage strategy, irreversible ecological and ecological connectivity Impact, deferral of essential detail and minerals safeguarding.

Since my initial acknowledgement and timing emails I have had the opportunity to fully consider the points you raise in your emails, material available regarding the live planning application and the content of the Horsham District Council screening opinion. Following this detailed review I do not consider these indicate a need for the Secretary of State to exercise his power under regulation 5(6), and therefore the Secretary of State declines to issue a screening direction in response to your request.

Planning Casework Unit OFFICIAL
Ministry of Housing, Communities & Local Government
23 Stephenson Street
Birmingham
B2 4BH

Tel: 0303 444 8050
Email: pcu@communities.gov.uk

I have copied this letter to Horsham District Council.

Yours faithfully,

A black rectangular box redacting the signature of Emma Hopkins.

Emma Hopkins
Decision Officer

This decision was made by officials on behalf of the Secretary of State, and signed on his behalf