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DATE: 7th October 2026

Dear Sir/Madam

Reference: DM/26/2288

Proposal: Erection of an automated entrance gate with two brick piers and a pedestrian gate. Erection of a detached single storey bike store with a sedum roof, forward of the principle elevation of the dwelling.

Location: Gabriels 5A Saint Hill Green East Grinstead West Sussex

I am writing with regard to the above application.

The Council is required to determine whether the application should be accompanied by an Environmental Impact Assessment in accordance with Regulation 8 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The site is within the High Weald Area of Outstanding Natural Beauty which is defined as a sensitive area in regulation 2(1). In the opinion of the Local Authority, the proposed development would not be likely to have a significant effect on the environment by virtue of the factors such as its nature, size and location.

Accordingly the Local Authority directs that the development for which planning permission is sought by the application reference number DM/26/2288 is not EIA development. Consequently, no Environment Impact Assessment is required to be submitted with the planning application.

Yours faithfully



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

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