

Welbeck Strategic Land III Limited
c/o David Barnes
Star Planning And Development
109 Ascote Lane
Dickens Heath
Shirley
B90 1TZ

CONTACT: Katherine Williams
PHONE: 01444 477214
E-MAIL: katherine.williams@midsussex.gov.uk
DATE: 26th May 2026

Dear Sir/Madam

Reference: DM/26/1228

Proposal: Outline planning application (with all matters reserved except for access) for the erection of up to 55 dwellings, including affordable homes, together with green and blue infrastructure, vehicular access from London Road, pedestrian/cycle access from London Road, the provision of utility services structures and the demolition of an existing agricultural building.

Location: Land West Of London Road Handcross 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/26/1228 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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