

Dr Allen Zimble
c/o Mr David Gurtlet
Alpha Planning Ltd
85 Friern Barnet Lane
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CONTACT: Andrew Horrell
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DATE: 4th September 2026

Dear Mr Gurtlet,

Reference: DM/26/1904

Proposal: Change of use of Hitchins Cottage Annexes to two self-contained one-bedroom short stay holiday lets

Location: Hitchins Cottage Annexes Moatlands Vowels Lane West Hoathly

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/26/1904 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

DP87