

Mr Philip Stinson
c/o Miss Luisa Sommerer
Sommerer Architecture And Living Ltd
55 Renfields
Bolnore
RH16 4UG

CONTACT: Andrew Horrell
PHONE: 01444 477446
E-MAIL: andrew.horrell@midsussex.gov.uk
DATE: 13th May 2025

Dear Sir/Madam

Reference: DM/25/1112

Proposal: Proposal for a new garden artist studio

Location: The Holt Stonehurst Selsfield Road Ardingly

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/25/1112 is not EIA development. Consequently, no Environment Impact Assessment is required to be submitted with the planning application.

Yours faithfully



Ann Biggs
Assistant Director Planning and Sustainable Economy

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