

Mr George Alston
c/o Mr Ben Eustace
CGA Design And Build Ltd
Suite C
Castle House
Park Road
Banstead
SM7 3BT

CONTACT: Andrew Horrell
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DATE: 12th January 2026

Dear Mr Eustace,

Reference: DM/25/3246

Proposal: Demolition of the existing conservatory and front lean-to, and construction of a single-storey wrap-around extension, together with a part two-storey front extension to form a new entrance with pitched roof and gable end.

Location: Dens Barn Farm Stonecross Lane Lindfield Haywards Heath

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/25/3246 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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