

Mr And Mrs Orpen
c/o Sarah Sheath
Dowsett Mayhew
Mocatta House
Trafalgar Place
Brighton
BN1 4DU

CONTACT: Andrew Horrell
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DATE: 12th January 2026

Dear Mrs Sheath,

Reference: DM/25/3212

Proposal: Proposed conversion and extension of the existing garage into additional living accommodation, construction of new glass link extension and demolition of existing porch extension with proposed replacement extension.

Location: Red Oaks Weald Chase Staplefield Road Cuckfield

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/25/3212 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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