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DATE: 8th December 2025

Dear Sir/Madam

Reference: DM/25/2966

Proposal: Demolition of existing house, replacement new build house with associated landscaping

Location: Pickeridge Cottage Cob Lane Ardingly 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/25/2966 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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