



Oaklands  
Oaklands Road  
Haywards Heath  
West Sussex  
RH16 1SS

Switchboard 01444 458166  
DX 300320 Haywards Heath 1  
[www.midsussex.gov.uk](http://www.midsussex.gov.uk)

Rachel And Will Milliken  
c/o Mr Stuart Paine  
HAPA Architects Ltd  
11 The Old Steine  
Brighton  
BN1 1EJ

CONTACT: Catherine Cardin  
PHONE: 01444 477340  
E-MAIL: Catherine.Cardin@midsussex.gov.uk  
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

A handwritten signature in black ink, appearing to read "AB Biggs".

Ann Biggs  
Assistant Director Planning and Sustainable Economy

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Planning Services Division

Ann Biggs  
Assistant Director Planning and Sustainable Economy

