

Ms Victoria Hogg
c/o Mr Toby Deacon
Lewis And Co Planning SE Ltd
2A Port Hall Road
Brighton
BN1 5PD

CONTACT: Andrew Horrell
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DATE: 26th September 2025

Dear Mr Deacon,

Reference: DM/25/2271

Proposal: Proposed access track

Location: Hill House Cottage Handcross Road Staplefield 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/25/2271 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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