

**From:** Irene Fletcher <Irene.Fletcher@midsussex.gov.uk>  
**Sent:** 04 December 2025 15:01:27 UTC+00:00  
**To:** "Stuart Malcolm" <Stuart.Malcolm@midsussex.gov.uk>  
**Subject:** DM/25/2661

Hi Stuart,

I note that this is an allocated site and outline application.

I note the removal of one Cat B tree and several sections of hedgerow. Whilst a Cat B tree is a constraint to development, the scheme does allow scope for replacement planting.

Of most concern is the proposed access and path through part of the AW buffer. Government advice ' Ancient woodland, Ancient trees and Veteran Trees ' 14/1/22 states that local authorities should not approve development proposals within a buffer zone. There may be exceptional circumstances in this case, but, in any event, consideration should be given to replacing the proposal to hard surface the path with a less invasive, more informal surface.

Whilst an illustrative landscape plan has been provided, tree planting and selection should take account of surrounding vegetation, as well as Policy DP37, which favours native planting.

Thanks,

Irene

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(Mon – Thurs)  
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