

Liz Everest

From: Avril Buxton
Sent: 23 June 2026 08:10
To: Liz Everest
Subject: FW: Incomplete Application Letter for Application No DM/26/1511 - The Goods Building93 Sunte AvenueLindfieldHaywards HeathWest SussexRH16 2AB

Categories: Red Category

Hi Liz

Not sure if you have received this, can you please action.

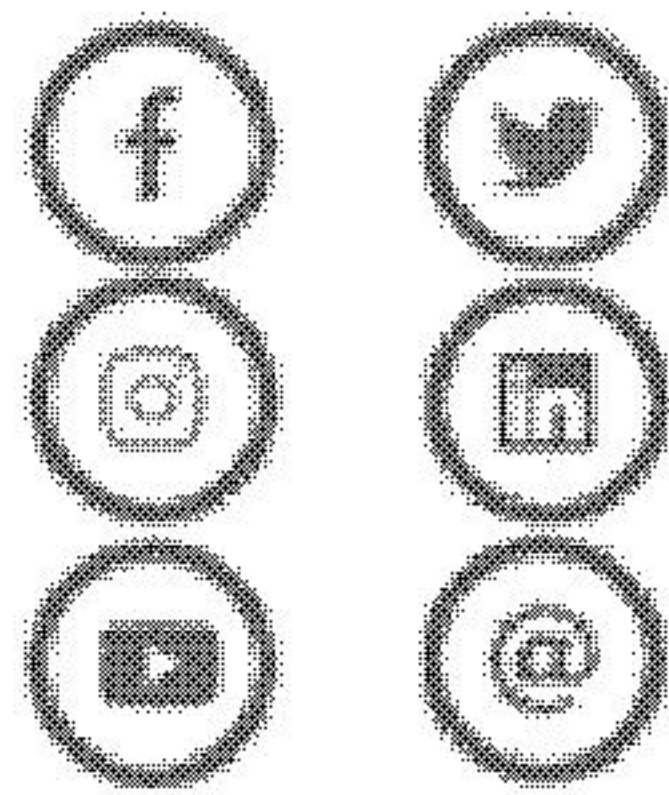
Many thanks.

Avril

Avril Buxton
Business Support and Project Officer
Mid Sussex District Council

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Email: avril.buxton@midsussex.gov.uk



Working together for a better Mid Sussex

[REDACTED]
Sent: 22 June 2026 16:26

To: MSDC Regulatory Services <mpc@midsussex.gov.uk>

[REDACTED]
Subject: Re: Incomplete Application Letter for Application No DM/26/1511 - The Goods Building93 Sunte AvenueLindfieldHaywards HeathWest SussexRH16 2AB

[REDACTED]
Hi Liz,

Hope you are all well, and thank you for your help with this.

The following statement is relevant to both the tree and flood risk questions.

The structure would be supported on ground screws, which require zero excavation and have minimal impact on existing tree roots when compared with traditional concrete foundations. The

building would also be raised above ground level, allowing natural water movement beneath the structure and avoiding the creation of an impermeable surface, thereby helping to minimise any impact on local drainage and flood risk.

We build a large number of annexes and garden rooms using this foundation system, many of which require Building Control approval. Due to the ground remaining permeable beneath the structure, we are not normally required to install soakaways, as rainfall continues to drain naturally into the ground in the same location.

With regard to the tree report, this is requested on the vast majority of our planning applications where trees are nearby. However, in our experience, the requirement is often waived once the local authority understands that the building is being supported on ground screws rather than traditional foundations.

The Ash tree we have referred to is believed to be affected by Ash Dieback. The reason we mention this is that a Tree Officer who was inspecting trees at The Witch pub advised our customer that this tree also appeared to be suffering from the disease and would likely require removal at some point in the future. We would be happy for this to be conditioned as part of any planning approval and formally assessed prior to commencement if required.

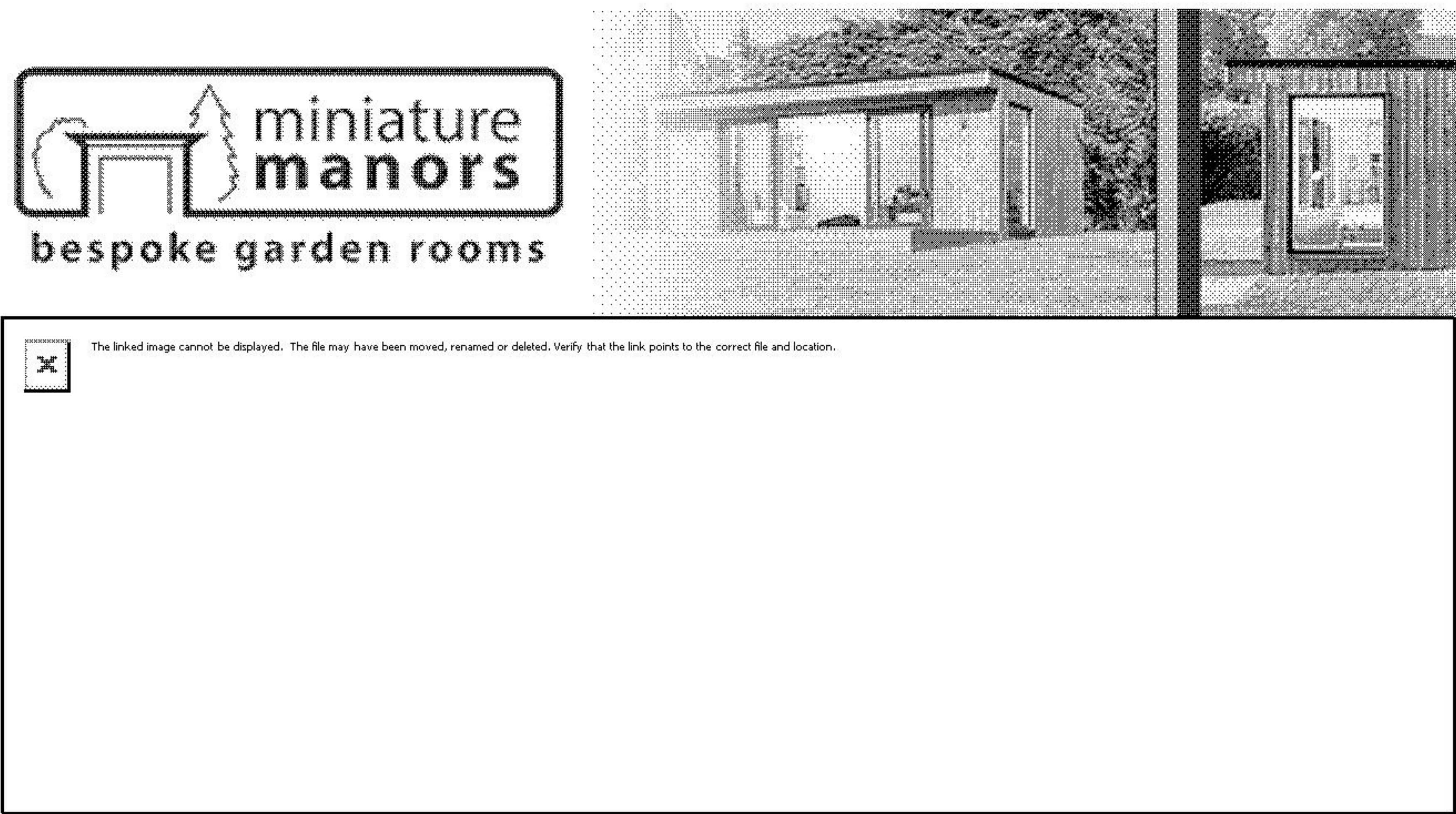
Regarding the flood risk area, as a significant amount of mitigation work has either already been completed or is currently being undertaken on the road for this flood reason. They currently have the road excavated whilst works are carried out to address the drainage and surface water issues in the area.

Please let me know if you require any further information.

Kind regards,

Miniature Manors

T: 01403 610619
W: www.miniaturemanors.co.uk



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On Thu, 18 Jun 2026 at 15:08, <mpc@midsussex.gov.uk> wrote:

Please see attached letter explaining the reason(s) why the application is invalid. This letter is sent from an unmonitored address.

Please do not respond to this email address.

Regards

Service Support Team, Mid Sussex District Council, Oaklands, Oaklands Road, Haywards Heath,
West Sussex, RH16 1SS