

From: Joseph Dunn <joseph@napc.uk>
Sent: 01 April 2025 10:15:59 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Cc: "Emma Rivett" <Emma.Rivett@midsussex.gov.uk>; "drainage" <drainage@midsussex.gov.uk>
Subject: RE: DM/25/0358 - 1 Wintergreen Way Sayers Common Hassocks West Sussex BN6 9ZQ

Dear Anna,

Thank you for the below comments.

Before I speak to the applicants, could you please confirm your position on the Certificate of Lawfulness application (DM/25/0359) and whether you support this?

Many thanks and I look forward to hearing from you.

Kind regards,

Joe

Joe Dunn
Planner

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From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 01 April 2025 10:10 AM
To: Joseph Dunn <joseph@napc.uk>
Cc: Emma Rivett <Emma.Rivett@midsussex.gov.uk>; drainage <drainage@midsussex.gov.uk>
Subject: DM/25/0358 - 1 Wintergreen Way Sayers Common Hassocks West Sussex BN6 9ZQ

Dear Joe

Thank you for your recent email regarding the above application. I note that your clients do not wish to reconsider the siting of the proposed annexe.

I am currently awaiting a final consultation response from Naturespace, before I finalise my recommendation.

For your information I attach comments that I have received from Emma Rivett, MSDC Tree Officer, and the Drainage Engineers regarding the proposal.

Emma objects to this application in this location, and requests the submission of a full Arboricultural Impact Assessment.

The Drainage Engineers find the submitted information insufficient. As the site is located within an area at risk from surface water flooding they require a Flood Risk Assessment to be submitted at the application stage.

Please can you request that your clients **reconsider the location of the proposed annexe, as this will overcome concerns that have been expressed by myself and consultees**. I will be unable to recommend the application for approval in the current proposed location.

I shall be grateful if you can confirm if your clients want to address these requests for additional supporting information. Without this supporting information I will recommend the application is Refused.

I look forward to hearing from you.

Regards
Anna Tidey
Planning Officer

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<http://www.planningportal.gov.uk>

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Email received 28.03.2025.

Dear Anna,

I have had a look at the supporting information for this proposal and find that it is insufficient to allow me to fully comment.

However, I note that the proposed siting of the annexe structure is within the root protection area of the trees at the back of the property. Whilst the screw pile foundations would be a better option, I still have concerns for the future pressure on these trees. I do not have a full Arboricultural Impact Assessment, and associated documents but would not support the location shown as I believe it would be too close to the important boundary trees.

I have been able to see from the driveway, (on a previous visit), that the trees have already been pruned back excessively. This pruning work does not accord with the guidance in BS3998:2010-Recommendations for Tree Work. These trees were left with large limbs pruned back to unsustainable growth points.

Should this proposal be implemented then the trees would have to be excessively pruned which would be detrimental to these trees and would be contrary to DP37 of the Mid Sussex District Plan 2014-2031.

I therefore object to this application in this location.

Kind regards

Emma

Emma Rivett
Assistant Tree Officer-Development Management
www.midsussex.gov.uk

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From: drainage <drainage@midsussex.gov.uk>

Sent: 01 April 2025 07:53

To: Anna Tidey <anna.tidey@midsussex.gov.uk>

Cc: drainage <drainage@midsussex.gov.uk>

Subject: 2025.01.04 Re: DM/25/0358 - 1 Wintergreen Way Sayers Common Hassocks West Sussex BN6 9ZQ

Dear Anna,

The flood risk and drainage team have reviewed the information submitted in support of this application and can provide the following initial comments.

We understand that the proposed application is for the erection of an annexe for ancillary use to the main dwellinghouse.

The Flood Risk and Drainage Team have reviewed the information submitted in support of this application and can provide the following comments.

The submitted information is considered insufficient. The application site is located within an area at risk from surface water flooding. A Flood Risk Assessment will be required to be submitted at the application stage.

The applicant will need to provide a flood risk assessment which provides evidence that the proposed development will not increase flood risk on site or elsewhere. We would also advise that flood management and mitigation measures in relation to site usage should be included within the report.

In addition, no information on the surface water drainage or foul drainage arrangements has been submitted.

The applicant is advised that - no part of any concrete foundations and no construction activities shall be within 8 metres of any drain or watercourse.

The applicant should refer to the MSDC Flood Risk and Drainage Information Check List – Application Stage - <https://www.midsussex.gov.uk/planning-building/flood-risk-and-drainage-for-planning/>

We will then be able to provide further comment once received.

Receipt of the requested additional information does not mean further information will not be requested, nor does it guarantee that the Flood Risk and Drainage Team will not object to the development. Neither does it prevent the team from recommending a flood risk or drainage condition.

Best Wishes

Flood Risk and Drainage Team
Estate Services and Building Control
Mid Sussex District Council
drainage@midsussex.gov.uk

Email received 26.03.2025.

Good afternoon Anna,

I hope you're well.

I have discussed your questions with the applicant, and I can provide the following comments in response to these:

- The attached photos taken from the building company show the site of the proposed annexe, which will be located off the turning head / paved area. Further subtle adjustments can be made to the annexe position if required, but as currently, the annexe sits square in line with the house but theoretically can be rotated slightly to negate any potential issues.
- The red line is correct and accurate, as per the official title plan held by HM Land Registry (see red line plan attached).
- The existing caravan and summerhouse will be removed from the site and replaced by the annexe / mobile home.
- Regarding impact to trees, the annexe will be placed on a screw pile foundation system. Screw pile foundations are favoured by arboriculturists due to their non-invasive nature, ensuring that the surrounding trees are not compromised. Traditional foundation methods often require extensive excavation, leading to significant disturbance of tree roots. Screw pile foundations, on the other hand, involve minimal digging and leave most of the root system intact. Furthermore, by using screw pile foundations near trees, we safeguard the trees health and functionality. These foundations avoid compaction of the soil, which maintains the tree's ability to access water, nutrients, and oxygen.
- At the moment, the applicants would ideally like to reach an amicable solution on the current plans and drawings if the issues can be resolved, rather than amend the location of the annexe.
- As noted in my previous email regarding the LDC, the Caravan Sites Act 1968 (which this proposal is in accordance with) stipulates that a caravan can be lawfully sited anywhere within the residential curtilage of the Class C3 property and is not assessed against planning merits. As such, the location of the caravan in relation to the principal elevation line is not relevant to the determination of this application.

I hope the above is of assistance and should you have any further questions at all, then please don't hesitate to get in touch.

Kind regards,

Joe

Joe Dunn
Planner

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From: Anna Tidey <anna.tidey@midsussex.gov.uk>

Sent: 25 March 2025 3:54 PM

To: Joseph Dunn <joseph@napc.uk>

Subject: RE: 1 Wintergreen Way Sayers Common Hassocks West Sussex BN6 9ZQ (DM/25/0358 & DM/25/0359)

Dear Joseph

Thank you for your email and for getting in touch with me regarding these two applications.

With regards to the determination of the planning application under DM/25/0358 I have the following questions/comments:

- I note that the proposed annexe is located off the parking/turning head that serves No 1 and 2 Wintergreen Way. The position of the turning head is not entirely clear on the submitted plans.
- Please can you confirm that the position of the annexe is sited completely clear of the block paved area? **I shall be grateful if you can provide a clearer plan, showing the kerb line of the turning head and any allocated parking area for Nos 1 and 2.**
- The position of any allocated parking space for No 1 is unclear. From the position of the red line shown on the submitted Block Plan it appears that no parking is included with the ownership of the property? **Is this line a correct reflection of the ownership boundary?**
- From my site inspection I found a touring caravan is sited on land to the south of the turning head, outside of the garden fence to the side of the house. There is also a summerhouse on a decked area sited inside this fence line.
- **Please confirm if the touring caravan and the summerhouse will be removed from the site, if the annexe is approved? If not, where will the caravan be stored and where will the summerhouse be located? I will need a new plan to confirm any relocation within the red line.**
- **I have concerns regarding the impact of the proposed annexe upon trees that are growing along the southern site boundary. These trees were the subject of**

protection measures in the course of the development of the houses on the site. I am awaiting the Tree Officers comments on the impact of the construction of the proposed annexe building.

- **I have consulted the Flood and Drainage team and the Newt Officer and I await their comments.**

I have a suggestion for your clients – I consider that an alternative position for the annexe, that could overcome some of the above issues, would be the area of hard surfacing in the north western corner of the rear garden. This would give it a better relationship to the house with hard surfacing to allow easy access to and from the house. If this position were to be considered, and amended plans submitted, I would need to readvertise the application and renotify the neighbours, to allow them to comment.

With regards to the LDC application under DM/25/0359 – I have yet to consider the submitted information in the Planning Statement in detail. It is my opinion that the proposed mobile home will lie forward of the line of the principal elevation of the dwelling house. I question whether it can be the subject of a LDC.

I look forward to hearing back from you on the above matters.

Regards

Anna Tidey

Planning Officer

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<http://www.planningportal.gov.uk>

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