



ound

From: Chris Miell <chris@puretownplanning.co.uk>
Sent: 07 July 2026 13:05
To: planningvalidation
Cc: Liz Everest
Subject: RE: DM/26/1465 and DM/26/1466 - THE PRINCE ALBERT, COPTHORNE BANK, COPTHORNE

Categories: Christine

Hi Christine,

Thank you for coming back to me.

I have spoken with the applicant and we will get a tree report commissioned.

This will take a couple of weeks to arrange.

Please can you hold the applications in abeyance until I submit this document.

Thanks

Kind Regards
Chris Miell MRTPI
Associate Director

Pure Town Planning Limited
Chartered Town Planners

07485 056283
chris@puretownplanning.co.uk
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From: planningvalidation <planningvalidation@midsussex.gov.uk>
Sent: 07 July 2026 12:25
To: Chris Miell <chris@puretownplanning.co.uk>

Cc: Liz Everest <Liz.Everest@midsussex.gov.uk>

Subject: RE: DM/26/1465 and DM/26/1466 - THE PRINCE ALBERT, COPTHORNE BANK, COPTHORNE

Dear Chris,

I have just received the following response from the Planning Officer, Andy Watt. “ I have just spoken to Jo and you are correct, that the applications are invalid as no tree report (Survey, AIA, AMS, TPP) has been submitted and we need to know the status/health of the trees to be removed and the protection measures for the retained trees, which will influence the wording of any condition. The agent is correct that a tree report was not asked for last time. However, this was a validation error (by a different officer) and should not be compounded by the new applications.”

This will mean that both applications will have to be left invalid until the Tree Report(s) are received.

Kind regards

Christine

Christine Pound
Application Officer
Local Land Charges, Planning and Building Support Services
Tel: + 44 (0) 1444 477 120
christine.pound@midsussex.gov.uk

From: Chris Miell <chris@puretownplanning.co.uk>

Sent: 02 July 2026 09:04

To: planningvalidation <planningvalidation@midsussex.gov.uk>

Subject: RE: DM/26/1465 and DM/26/1466 - THE PRINCE ALBERT, COPTHORNE BANK, COPTHORNE

Hi Liz,

Thanks for coming back to me.

I look forward to hearing from you when you've spoken with the Tree Officer.

Best wishes, Chris

Kind Regards
Chris Miell MRTPI
Associate Director



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

Sent: 01 July 2026 16:41

To: Chris Miell <chris@puretownplanning.co.uk>; Andy Watt <Andy.Watt@midsussex.gov.uk>

Cc: Nick Couling <nick@westcoastdevelopments.com>; Graham Heffer

<graham@westcoastdevelopments.com>; 'Matt Greavey' <matt@uan-architecture.co.uk>

Subject: RE: DM/26/1465 and DM/26/1466 - THE PRINCE ALBERT, COPTHORNE BANK, COPTHORNE

Good afternoon

Thank you for your email below.

We have referred the query regarding whether a Tree Report is necessary to the Planning Officer, Andy Watt. Unfortunately, Andy is out of the office until Monday 6th July 2026, but we will advise you of his decision when he returns.

Kind regards

Liz

Liz Everest

Application Officer

Liz.Everest@midsussex.gov.uk

www.midsussex.gov.uk

Working together for a better Mid Sussex



From: Chris Miell <chris@puretownplanning.co.uk>

Sent: 25 June 2026 14:39

To: planningvalidation <planningvalidation@midsussex.gov.uk>; Andy Watt <andy.watt@midsussex.gov.uk>

Cc: MSDC Regulatory Services <mpc@midsussex.gov.uk>; Nick Couling <nick@westcoastdevelopments.com>; Graham Heffer <graham@westcoastdevelopments.com>; 'Matt Greavey' <matt@uan-architecture.co.uk>

Subject: DM/26/1465 and DM/26/1466 - THE PRINCE ALBERT, COPTHORNE BANK, COPTHORNE

Some people who received this message don't often get email from chris@puretownplanning.co.uk. [Learn why this is important](#)

Dear Planning Validation,

I write concerning the invalid letters that I have received in respect of DM/26/1465 and DM/26/1466.

The applications both relates to the Prince Albert PH site and the respective letters both request a tree report.

This is a revised submission of a previous application (DM/24/2957), which was handled by Andy Watt (cc'd).

We have split the proposal into two applications to allow for the proposed uses to be separately assessed by the LPA.

The previous application proposed the loss of four trees, which was accepted by the LPA.

The Officer Report concludes *"The plans show that 4 trees will be removed to facilitate this development (3 adjacent to the existing car park and 1 towards the south-east boundary), but it is noted that they could be removed at any point currently. The proposals will replace these 4 trees within the new pub garden and the residential landscaped area at the rear. Subject to a condition to retain the tree on the SE boundary and provide the new planting scheme throughout the development, it is considered that the proposal would comply with Policy DP37 of the Mid Sussex District Plan."*

No tree report was previously submitted/requested as part of the previous application.

The revised proposals propose an identical amount of tree loss.

As previously, the tree loss and proposed replacement planting is identified on the submitted landscaping plans and ecological reports, including the BNG metric.

Therefore, I would question why a tree report is now being sought when it was not previously required?

For these reasons, I feel that the applications should be validated.

[@Andy Watt](#) please can you assist with this?

Best wishes, Chris

Kind Regards

Chris Miell MRTPI
Associate Director



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