
From: Irene Fletcher
Sent: 12 December 2023 11:22
To: Joseph Swift
Cc: Emma Rivett
Subject: DM/23/2610

Joe,

I object to this application.

My pre app comments apply.

I am particularly concerned about the impact of the access road on the trees, below.

T16 – 20 are TPO trees and also veteran trees, therefore advice I previously quoted from ‘Ancient Woodland, Ancient Trees and Veteran Trees : Advice for Making Planning Decisions ‘ GOV.UK 14/1/22, applies re distance required from development.

BS 5837 2012 advises no construction, including hard standing within RPAs of veterans.

All of the trees affected are also Cat A or B and are a constraint to development. They are mature trees, therefore any incursions into RPAs are significant as they are more susceptible to damage. I am concerned about crown lifting to accommodate the road, which, again has more major implications for veteran trees.

The works are also contrary to Policy DP37 of the Mid Sussex District Plan 2014 – 2031, which seeks to protect aged and veteran trees.

I remain concerned about the proximity of plots 50 and 51 which will be heavily shaded by the trees, placing them under future pressure for pruning, as well as the impacts, above.

One tree and 3 groups of trees are to be removed, including a cat B group of protected Scots pines. Is there no way to accommodate these within the development ?

Landscape plans indicate a significant proportion of *Betula pubescens* . This tree is not typical of the area, although it is likely to tolerate the soil. The AIA refers to the site being dominated by oak, and I would expect to see more of a substantial proportion of oaks within the landscape plans, also field maples could be used more extensively than the *Betulas*. If the protected Scots Pines are to be lost , then I would expect to see these replaced with same within the landscape plans. *Amelanchier* is not a native species, although I have no objection to this within private spaces.

Whilst private amenity spaces are not of concern to me, I would suggest that lavenders, phlomis and rosemary are not well suited to the heavy, wet clay soil.

Great care will be required selecting a suitable meadow mix tolerant of the soil and conditions.

Irene