

Deborah Lynn

From: [REDACTED]
Sent: 15 May 2026 11:20
To: Deborah Lynn
Cc: [REDACTED]
Subject: RE: Planning application DM/26/0741 - St Anns, Black Hill, Lindfield
Attachments: Dry base near tress.jpg; Dry base on pads.jpg

Hi Deborah

A full arboriculture impact and method statement should not be required for this minor footprint development. This will cost my clients around [REDACTED] **to provide.**

There is just one rather insignificant tree in next doors garden that will not be interfered with.

The tree is approx. 10 metres away from the proposed outbuilding and will not need pruning.

The base foundation can be as details attached which is the manufacturers dry base system designed to oversail the existing ground and therefore not compress or prevent irrigation to any possible tree roots.

Equally this type of base is a no dig foundation which also alleviates the archaeological significance.

I would appreciate if you and your tree officer could take this information into account and review his request on this basis.

And a common-sense approach can be taken as to avoid unnecessary expensive arboriculturist reports for a simple gazebo.

Regards

From: Deborah Lynn <Deborah.Lynn@midsussex.gov.uk>

Sent: 15 May 2026 10:46

Subject: Planning application DM/26/0741 - St Anns, Black Hill, Lindfield

Dear Mr Simmons

I write with regards to the above application for a summer house which is due to be determined by Monday 18th May.

Please accept my apologies for the delay in contacting you which is due to other pressures of work.

Please be advised that I have received the attached comments from the Council's Conservation Officer, Emily Wade, for your information.

Whilst I do not have any significant concerns regarding the proposal, I note that there is an established tree located to the eastern corner of the site adjacent to no. 1 High Street.

I have spoken with the Council's Tree Officer who has requested that an Arboricultural Impact Assessment is submitted in line with local validation requirements, in order to assess any potential impact from the proposed summer house, including foundations, upon the tree: <https://www.midsussex.gov.uk/media/lehlx4uu/validation-criteria-for-planning-applications-including-technical-details-consent.pdf> . Alternatively, at the very least, a tree constraints plan and tree protection plan should be submitted.

I also note that the proposal lies within a WSCC grade red archaeological notification area. As the proposed works appear to include foundations and would be adjacent to a listed building, in line with local validation requirements, I consider that a search of the Historic Environment Record should be conducted. Further details on how to do this can be found on the Council's website at the following link: <https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/historic-environment-record/>.

Unfortunately, I do not consider that the application can be determined until this additional information is received. I also consider that any tree information submitted should be advertised to allow local residents and the parish council the opportunity to comment, should they wish.

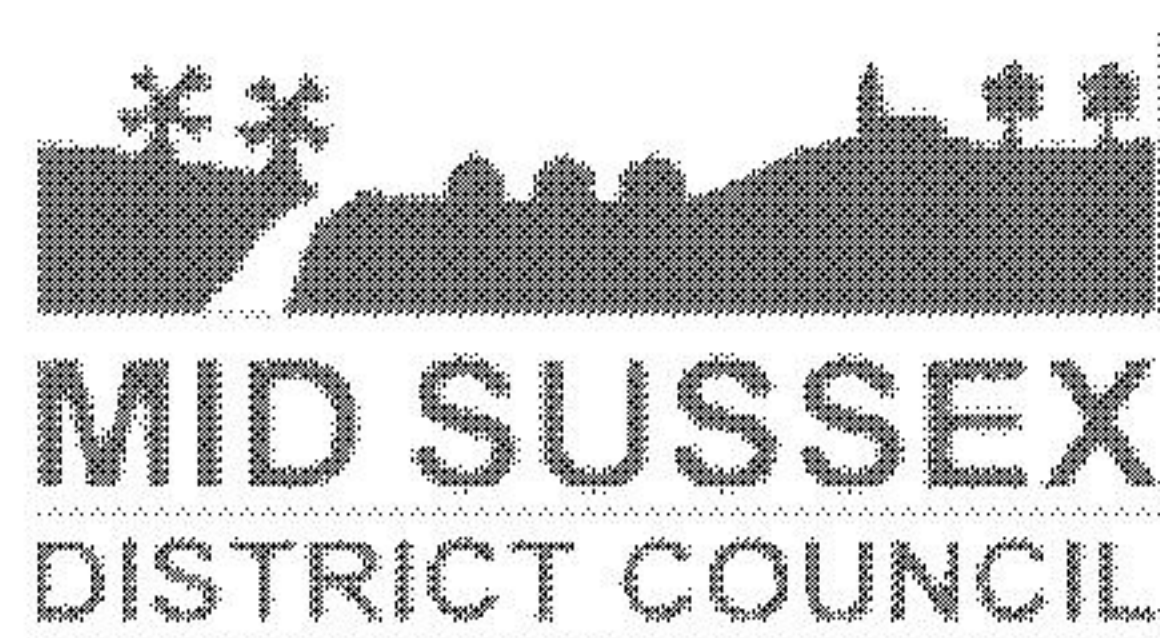
I hope that the above assists but please get back to me should you have any queries.

Kind regards

Debbie.

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