

From: Irene Fletcher <Irene.Fletcher@midsussex.gov.uk>
Sent: 03 February 2026 16:28:42 UTC+00:00
To: "Stuart Malcolm" <Stuart.Malcolm@midsussex.gov.uk>
Subject: RE: DM/25/3205

Hi Stuart,

Details are sufficient to discharge condition 5 of DM/25/4692.

With regard to recent, unauthorised works on site, it should be noted that the AMS states that a temporary access road will be constructed prior to the commencement of any works. It states that it will be a specifically designed load bearing structure made of steel or plastic. This has not been done, and work has been carried out to the trees.

Thanks,

Irene

Irene Fletcher
Tree Officer
Development Management
Mid Sussex District Council
(Mon – Thurs)
www.midsussex.gov.uk

From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Sent: 27 January 2026 15:54
To: Irene Fletcher <Irene.Fletcher@midsussex.gov.uk>
Subject: FW: DM/25/3205

Hi Irene

Further to your comments last week on this, please see the amended AMS

Thanks

Stuart

From: James Carson <james.carson@macar.co.uk>
Sent: 27 January 2026 12:12
To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>
Subject: RE: DM/25/3205

Hi Stuart,

I hope you have had a good start to the week. Please find attached the updated AMS from our arboricultural consultant. This now includes sections and details of construction for the new access road into the site. Hopefully, this will now be sufficient to discharge the planning condition. Please let me know if the Tree Officer has any further concerns.

Kind regards,

James Carson

Planner

macar.

HOMES BEYOND EXPECTATIONS



07913 998864



james.carson@macar.co.uk



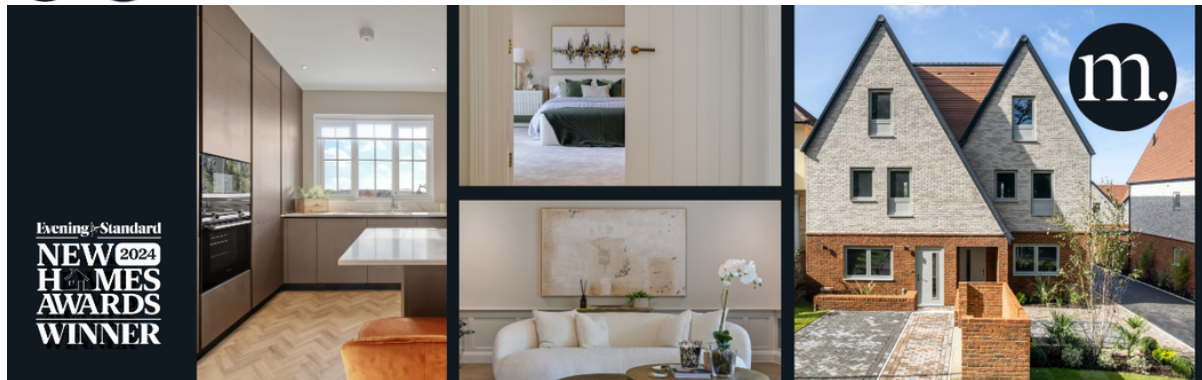
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From: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>

Sent: 21 January 2026 17:02

To: James Carson <james.carson@macar.co.uk>

Subject: FW: DM/25/3205

Hi James

Please see the below comments from the tree officer that require attention.

Thanks

Stuart

From: Irene Fletcher <Irene.Fletcher@midsussex.gov.uk>

Sent: 21 January 2026 16:48

To: Stuart Malcolm <Stuart.Malcolm@midsussex.gov.uk>

Subject: DM/25/3205

Hi Stuart,

Condition 5 states :

“Prior to commencement of development (including any demolition, groundworks and site clearance but excluding any ecological work the scope of which must first be confirmed and approved in writing by the Local Planning Authority) an Arboricultural Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement should include details of the following: a. Measures for the protection of those trees and hedges on the application site that are to be retained; b. Details of all construction measures within the 'Root Protection Area' of those trees on the application site which are to be retained specifying the position, depth, and method of construction/installation/excavation of service trenches, building foundations, hardstanding, roads and footpaths; c. A schedule of proposed surgery works to be undertaken to those trees and hedges on the application site which are to be retained. The development shall be carried out in accordance with the approved Method Statement unless agreed in writing by the Local Planning Authority.”

Whilst a method statement has been submitted and temporary TPP measures are illustrated, fencing, details of temporary surfacing etc, this is all I am able to locate in terms of details of construction methods, depth etc -

It is acknowledged that the trees G1-G7 represent a constraint to the design and construction of the access road off Hamsland. As such specific precautions are required to minimise potential root damage and conform with BS5837:2012 requirements. The finalized access road will be formed to a largely no dig (removal of turf only) porous design in accordance with Section 7.4 “Permanent hard surfacing within the RPA” of BS5837:2012 and AA Guidance Note 12 “The use of Cellular confinement systems near Trees”. For temporary access to facilitate archeological investigations, tree surgery works and installation of tree protection measures, a temporary access road will be installed. This will comprise a Terram base layer with 100mm deep Geoweb over, filled with angular stone and topped with interlocking road plates, rated for the maximum anticipated loading. This will be installed on a rolling forward basis from the access on to Hamsland with cells filled ahead of machinery before moving forward to lay the next section. The extent of the no dig road is indicated on the TPP.

This would be difficult to enforce, and I would normally expect to see more details, sections, construction etc. Bearing in mind the sensitive nature of the site and the importance of these trees, I would expect further details to be submitted.

Thanks,

Irene

Irene Fletcher
Tree Officer
Development Management
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