

From: Emma Rivett <Emma.Rivett@midsussex.gov.uk>
Sent: 25 February 2026 15:13:07 UTC+00:00
To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>
Subject: DM/26/0167 – Penland Farmhouse, Hanlye Lane, Cuckfield

Dear Debbie,

I have reviewed the Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP), Tree Constraints Plan (TCP), and Tree Schedule (TS), and have some concerns.

Whilst I note the loss of 4 individual trees, 3 groups of trees and 2 hedges to facilitate the proposal, they are all category C and so, not a constraint to development.

The concern I have of for the category A oak tree which is an offsite tree and is significant. Already to facilitate the proposal, there is a pruning requirement to raise the canopy. I have concerns that this proposal will put future pressure this tree. I note that there are windows in the roof of the proposed property nearest to it. My worry is that this tree will have to be pruned excessively to allow more light into the house and the garden. Could this house be sited further away from this tree?

Kind regards

Emma

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

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