

C/O Agent
Declan Harris
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39A Parklands
Maresfield
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**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
(TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**

PERMISSION

REFERENCE: DM/26/1789

DESCRIPTION: TREE NO. 5 - SILVER BIRCH REDUCE LOWER CANOPY BY 1 METRE. TREE NO. 7 - OAK - 2 METRE REDUCTION TO REDUCE THE CROWN TO REMOVE SOME WEIGHT AND PREVENT FUTURE FAILURE LARGE BASAL CAVITY. TREE NO.12 - OAK - 2 METRE REDUCTION ON LOWER CROWN. TREE NO 14 OAK - OAK REDUCE LOWER CROWN BY 2 METRES AWAY FROM DRIVEWAY. TREE NO. 15 OAK - FELL TO GROUND LEVEL.

LOCATION: LAND AT COSTELLS EDGE AND VICARAGE LANE, COSTELLS EDGE, SCAYNES HILL, WEST SUSSEX

DECISION DATE: 2 SEP 2026

CASE OFFICER: IRENE FLETCHER - IRENE.FLETCHER@MIDSUSSEX.GOV.UK

In pursuance of its powers under the above-mentioned Acts and Regulations you are hereby notified that the Council **CONSENTS** to the above works being carried out in accordance with the submitted application and subject to compliance with the following conditions:-

1. The tree works hereby permitted shall be begun before the expiration of 2 years from the date of this consent.

Reason: To accord with section 17 (4) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

2. Prior to the commencement of the tree works hereby permitted, details of one replacement tree shall be submitted to, and approved in writing by the Local Planning Authority. Details shall include the size, species and siting of the replacement tree. The replacement tree shall be planted in accordance with the approved details in the first planting season following the removal of the tree hereby permitted. If within a period of 5 years from the date of planting of the replacement tree, any replacement tree is

removed, uprooted, or destroyed or dies, or becomes, in the opinion of the Local Planning Authority seriously diseased, damaged or defective, another replacement tree of the same size and species of that originally planted shall be planted at the same place.

Reason: In order to comply with Policy DP37 of the Mid Sussex District Plan 2014-2031.

3. No reduction shall take place beyond previous pruning points.

Reason ; In order to avoid excessive or damaging works, contrary to Policy DP37 of the Mid Sussex District Plan 2014 - 2031.

4. The work shall be carried out in accordance with BS 3998:2010 "Recommendation for Tree Work".

Reason: To ensure that the work is carried out to a satisfactory standard.

INFORMATIVES

1. Prior to the commencement of the works hereby permitted, checks shall be made for the presence of nesting birds and other wildlife protected under the Wildlife and Countryside Act 1981.

Human Rights Implications

The planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.



Eric Owens
Interim Assistant Director Planning and Sustainable Economy

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PETREZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed works or to grant it subject to conditions, then you can appeal to the Secretary of State under regulation 19 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

You must appeal within **28 days** of the date of the decision notice for an application for works to trees subject to a Tree Preservation Order.

The details of how to appeal together with the form which must be used can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 4444 5000) or online at:

<https://www.gov.uk/government/publications/tree-preservation-order-appeal-form>.