

**From:** Andrew Clarke  
**Sent:** 12 March 2026 18:55:45 UTC+00:00  
**To:** "'studio@dwelloarchitecture.com"' <studio@dwelloarchitecture.com>  
**Subject:** DM/26/0600 - 20 Costells Edge Scaynes Hill

Dear Jonathan,

I refer to the above planning application currently pending with the LPA and allocated to myself. I have reviewed the file and some initial comments and requests for additional information.

Fence – I note the replacement of the chain link fence with a close boarded fence, however, details of the fence are limited. Can you confirm the height of the fence please and also provide an example elevation of the design of the fence included design and material construction of the fence posts and gravel boards etc? Can you confirm how the fence is to be secured into the ground?

Decking construction – Can you confirm how the decking is to be attached to the land and the height of the decking at its highest point above the existing ground level?

Ancient Woodland – As you may be aware the woodland to the north and west is designated Ancient Woodland and the proposed development would appear to lie within the 15m buffer zone of the woodland. As such the development may be considered to be contrary to the contents of the Natural England Standing Advice on Ancient Woodland and policy DP37 of the Mid Sussex District Plan. I would therefore be grateful for your comment in respect of the impact upon the ancient woodland, noting the questions relating to ground disturbance asked above.

I'd be grateful for any comments and information to be provided at the earliest opportunity.

Should you wish to discuss the matter do please let me know.

Kind regards

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