

From: info@rubixplanning.com <info@rubixplanning.com>
Sent: 15 September 2026 15:42:17 UTC+01:00
To: "Anna Tidey" <anna.tidey@midsussex.gov.uk>
Subject: RE: Site visit follow up - DM/26/1653 - The Birches, Hophurst Lane, Crawley
Down
Attachments: The Birches, Hophurst Lane-Tree survey, AIA, AMS & TPP.pdf

Dear Anna,

Further to the below, please find attached the requested tree report.
I hope this may now enable the application to be revalidated and your decision in due course.

Please let me know if there's anything else we can assist with. We would be most grateful if you could give us advance notice of your assessment and determination.
Many thanks.

Kind Regards,

Tom Cheffers BA (Hons) MA MRTPI
Chartered Town Planner | Director
Rubix Planning Limited

Phone: **0333 444 0208**
Mobile: **07961 279091**
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www.rubixplanning.com



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From: info@rubixplanning.com <info@rubixplanning.com>
Sent: 25 August 2026 21:18
To: 'Anna Tidey' <anna.tidey@midsussex.gov.uk>
Subject: RE: Site visit follow up - DM/26/1653 - The Birches, Hophurst Lane, Crawley Down

Dear Anna

Thank you for your email. My sincere apologies. I've been away these past few weeks and in my efforts to catch up on my return, I've missed your previous emails. I'm very glad you managed to carry out the site visit nonetheless, and I'm grateful for your comments. Thank you. I'll update the applicant now, and I've sent this on to our tree consultants for their comments and to schedule the work required.

Kind Regards,

Tom Cheffers BA (Hons) MA MRTPI
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Please consider the environment before printing this email

From: Anna Tidey <anna.tidey@midsussex.gov.uk>
Sent: 25 August 2026 16:02
To: info@rubixplanning.com
Subject: Site visit follow up - DM/26/1653 - The Birches, Hophurst Lane, Crawley Down

Dear Mr Cheffers

Further to my email from last week I did carry out my site visit, although access to the rear of the house was not possible as the side gate was locked.

At my visit I noted that there is a tree growing within falling distance of the proposed extension, see photos attached. The application has not been supported by a Tree Report. The application form would have prompted the requirement for this, if the answer had been 'yes' to the question: 'Are there trees or hedges on the proposed development site?'

The details that would be expected to be submitted in a Tree Report to accompany a planning application are detailed in the Validation Criteria for planning applications, see page 33. This document can be found via the following link to the MSDC website , [Apply for Planning Permission - Mid Sussex District Council](#)

I am writing to advise you that I am not able to determine the application without the required Tree Report. I am aware that the application Target date is currently 02.09.2026. I will therefore request that the application is made Invalid today, to allow for the submission of the required Tree Report.

I look forward to hearing from you on this matter.

Regards
Anna Tidey
Planning Officer

Submit your planning application online.
<http://www.planningportal.gov.uk>

Anna Tidey BA(Hons) MPhil MRTPI
Planning Officer
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- **SAVE A TREE** Only print this email if absolutely necessary.

From: Anna Tidey

Sent: 20 August 2026 12:48

To: 'info@rubixplanning.com' <info@rubixplanning.com>

Subject: Site visit notification - DM/26/1653 - The Birches, Hophurst Lane, Crawley Down

FAO: Mr and Mrs Rollings

Dear Mr Cheffers

I am the Planning Officer for the above planning application. I apologise for the short notice, but I would like to carry out my site visit to the above property tomorrow morning, **21st August 2026**, to assess the proposal. My visit should not take longer than 30 minutes. I do not need to meet anyone there. Please ensure any access gates are unlocked.

I will take photographs of the house and surroundings to assist in my report writing. If there is any reason why your clients would rather I didn't visit tomorrow, please advise me as soon as possible, and we can arrange an alternative date.

I look forward to hearing from you regarding my visit.

Thank you.

Kind regards

Anna Tidey

Planning Officer

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