

From: James Patterson <James@jp-architects.co.uk>
Sent: 01 October 2026 15:45:13 UTC+01:00
To: "Tracie Axford" <Tracie.Axford@midsussex.gov.uk>
Subject: Re: DM/26/0590 - 66 Janes Lane

Hi Tracie,

I hope you are well.

Further to previous correspondence regarding application DM/26/0590 I attach the tree report as requested.

We have taken your comments onboard regarding Policies DP12 and DP26 of the Mid Sussex District Plan, specifically concerning the visual impact of a continuous 2.0m high solid boundary wall within the local rural street scene.

In response to your advice, we have revised the scheme design (drawing **080-3-001 Rev A**, attached) to address these concerns:

- The solid 2.0m brick wall sections between the structural piers have been reduced down to a low-level dwarf wall.
- We have incorporated open metal railings above the dwarf wall. This significantly reduces the perceived visual weight and solidity of the boundary, allowing filtered views into the site and preserving the open, verdant character of the lane.
- The revised design maintains the required boundary security and enclosure for the occupants while maintaining transparency, ensuring the development respects and enhances the rural landscape setting in accordance with Policy DP12 and DP26.

We hope these positive amendments demonstrate our commitment to working constructively with the Council. We trust the enclosed Revision A drawings satisfy your requirements and will allow the application to be supported.

Also, further to the submitted ROAVR Tree Survey (ref: 26_5837_08_162), we acknowledge that the front boundary line falls within the Root Protection Areas (RPAs) of several trees, including T2 (Horse Chestnut) and T3 (Hornbeam). To ensure zero adverse impact on the health and longevity of these retained trees, traditional continuous trench foundations will not be used within any RPA. Instead, the boundary wall will be constructed utilizing a mini-piled foundation with suspended above-ground cantilevered/supported beams in strict accordance with BS 5837:2012 guidance. Piles will be positioned flexibly to bridge over significant roots, avoiding root severance or soil compaction.

Please let us know if you require any additional information or further clarification.

I look forward to hearing from you, and all the best,

James Patterson

Office: 01273 751158
Mobile: 07453 301866



James Patterson Architects

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From: Tracie Axford <Tracie.Axford@midsussex.gov.uk>
Date: Thursday, 23 April 2026 at 15:25
To: James Patterson <James@jp-architects.co.uk>
Subject: RE: DM/26/0590 - 66 Janes Lane

Dear James,

Thank you for your email below. I was meaning to follow up with you regarding what you intend to do with this application, so it is good to hear that you will look to provide a tree report. In the meantime, the application has been made invalid so no dates are currently set. Once we receive the report, we will make the application valid and the target determination date will be set.

Kind Regards
Tracie

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Tracie Axford BSc (Hons) MSc
Planning Officer
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From: James Patterson <James@jp-architects.co.uk>
Sent: 20 April 2026 17:40
To: Tracie Axford <Tracie.Axford@midsussex.gov.uk>
Subject: Re: DM/26/0590 - 66 Janes Lane

Hi Tracie,

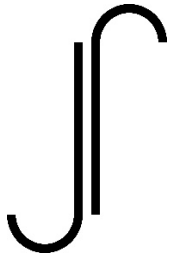
I hope you are well and apologies for the late response, your email ended up in our junk folder.

I will discuss with our clients and get back to you. Can we agree to an extension of time to allow us to produce the tree survey and amend the proposed height of the wall?

Thanks in advance and apologies again.

James Patterson
Director

Office: 01273 751158
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From: Tracie Axford <Tracie.Axford@midsussex.gov.uk>

Date: Wednesday, 18 March 2026 at 09:40

To: James Patterson <james@jp-architects.co.uk>

Subject: DM/26/0590 - 66 Janes Lane

Dear James Patterson,

I am writing to you with regards to the above referenced application.

In order for me to progress this application, I will need to have a tree report. The trees are marked on the plans and I have noted them on my brief site visit that I made yesterday. As per the validation criteria, a tree report is required for applications where there are trees within 15m of the development. Please see the link below which will show the validation criteria:

[Validation criteria for planning applications \(Including Technical Details Consent\)](#)

However, having made a brief initial assessment following my site visit yesterday, it is my informal opinion that the application is unlikely to gain approval as it will not comply with DP12 (Protection and Enhancement of the Countryside) and DP26 (Character and Design) of the Mid Sussex District Plan. A 2m high boundary wall at the front of the property will appear as an incongruent feature in an area which is largely open and verdant in character. The site is outside of the Built-up area of Burgess Hill and therefore the proposal will need to comply with DP12 which states that development is permitted, 'provided it maintains or where possible enhances the quality of the rural and landscape character of the district.'

This application will now be made invalid as it is not possible to progress without a tree report. Please let me know how you wish to proceed with this application, and if you have any further questions, then please do get in touch.

Kind Regards
Tracie

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

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