

From: Irene Fletcher <Irene.Fletcher@midsussex.gov.uk>
Sent: 16 April 2026 11:33:40 UTC+01:00
To: "Steven King" <Steven.King@midsussex.gov.uk>
Subject: DM/26/0577

Hi Steve,

I note this follows outline application DM/25/0016. Additional housing and amended access are now proposed, following this outline application, and another land parcel has been incorporated.

Whilst the amended access will result in the loss of a Cat B oak, this appears a preferable access in terms of arboricultural impacts.

Most of the trees are around the site boundaries and tree removals are limited to C and U categories, which do not pose a constraint to development.

I still have concerns about incursions into AW buffer, but I note the intention to avoid tree RPAs. A detailed method statement, materials specification etc will be required for all incursions within buffer zones. It may also be possible to mitigate to some extent by providing a wider buffer in other areas. The AIA advises that swales are indicative only and attempts will be made to try and avoid the close proximity to trunks which is currently indicated. This should be prioritised. Ancient Woodland, Ancient Trees and Veteran trees : Advice for making Planning Decisions, discusses the indirect effects of development adjacent AWs and buffers can be extended to mitigate this, and soft landscape features designed adjacent. Other drainage infrastructure should also avoid AWS and their buffers.

Detailed landscaping plans will be required at the RM stage also.

Thanks,

Irene

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