

From: Emma Rivett <Emma.Rivett@midsussex.gov.uk>
Sent: 23 July 2026 12:01:43 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Subject: DM/26/1228 - Land West of London Road, Handcross, West Sussex

Hi Katherine,

I have looked at the information provided with this outline application, reserving all matters except for access for future consideration. I have reviewed the following documents:

Illustrative Site Layout PL-03 Rev B
Arboricultural Impact Assessment and Method Statement
Location Plan PL-01 Rev A
Proposed Site Access Arrangements ITB210283-GA-001 Rev B
Landscape and Visual Appraisal Report
Landscape and Visual Appraisal Appendices
Landscape Design Strategy

I note the presence of woodland to the western boundary which separates the site from the A23. Further, other areas of woodland can be found along the London Road, to the eastern side of the site, as well as on the southern boundary. The retention of these trees is important, and it appears from the Illustrative Site Layout PL-03 Rev B plan that these are to be retained and that the site has been designed sympathetically around these features. This is inline with DP37 of the Mid Sussex District Plan 2104-2031 and DPN4 of the Draft Mid Sussex District Plan 2021-2039. It has also been noted that the back gardens of the proposed dwellings have been designed to minimise impacts from shading, caused by trees. This would minimise potential future pressure on trees on the site.

However, according to the Arboricultural Impact Assessment, several category B trees are to be removed to facilitate the proposed development. These would be a constraint to development. Mitigation planting would be required to compensate for the loss of these trees. It should be noted that native species are favoured in the policies.

Should this scheme proceed to reserved matters stage, a full Arboricultural Survey, Tree constraints Plan and Arboricultural Impact Assessment, should be provided, and where necessary, an Arboricultural Method Statement, Tree Protection Plan and Landscaping Plan and detail.

Kind regards

Emma

Emma Rivett
Assistant Tree Officer-Development Management

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