

Sarah Valentine

From: [REDACTED]
Sent: 18 July 2025 09:53
To: [REDACTED]
Subject: [REDACTED]
king, planninginfo, enquiries@woodlandtrust.org.uk
Planning Application Objection - loss of important trees and ancient woodland.

To:

- Mid Sussex Planning.
- [REDACTED] - Lead Campaigner - Woods Under Threat.
- Woodland Trust.

In respect of planning applications: DM/22/2272, DM/25/1630 & LW/22/0517, please include the following objection in relation to the loss of important trees & ancient woodland.

The proposed buffer zone between the development and the Ancient Woodland is insufficient and ignores advice from the Woodland Trust.

The Mid Sussex District Council Committee report dated 10th August 2024 (MSDC reference DM/22/2272) notes that to gain access into land referred to as 'Parcel 4' of the proposed development requires the removal of established oak trees (para 12.196) and that the development will result in the felling of trees to access the eastern side of the site. Paragraph 12.226 notes that this will '*result in permanent minor significant adverse effect at a Local level*'.

Even more concerning Paragraph 12.203 of the MSDC report is inaccurate and misleading. This set out:

*'The proposed plans show that **there would be a 15m buffer zone** between the development on the eastern side of the site and the Ancient Woodland that runs alongside Hurstwood Lane. It is **considered that a 15m buffer is acceptable and there are no objections** from either the Councils Ecological Consultant or Natural England with regards to the buffer zone that is proposed. It is therefore considered that the evidence from the relevant consultees indicates that there would be no deterioration of Ancient Woodland as a result of the application'*

However, correspondence contained in the online planning record includes a letter, dated 9th September 2022, from the Woodland Trust. In this they strongly object to the proposed 15 metres buffer, stating it is insufficient to protect the ancient woodland. The Woodland Trust set out that a buffer zone of at least 30 metres is required. In their conclusion, the Woodland Trust set out:

*Ancient woodland is an irreplaceable habitat, once lost it is gone forever. Any development resulting in loss or deterioration of ancient woodland must consider all possible measures to ensure avoidance of adverse impact. **The Trust objects to this planning application** on the basis of adverse indirect impacts and resulting deterioration of ancient woodland. **The applicant should seek to provide a 30m buffer to areas of ancient woodland**, namely the east edge of Hurstwood Lane. **Where appropriate mitigation is not achievable then the application should not be taken forward. This application contravenes national planning policy designed to protect ancient woodland and should be considered for refusal**, unless the applicant is able to demonstrate that deterioration will be avoided.*

They also note '*deterioration of ancient woodland are likely to occur in the applications present form*'.

The MSDC Committee report is inaccurate, misleading and shows they have failed to acknowledge or act upon advice and objection from Woodland Trust. The proposal has a direct adverse impact on the ancient woodland meaning the buffer zone (in respect of land referred to as parcel 4) must be increased to at least 30 metres.



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