

From: Jonathan Sewell-Rutter <jonathan@dwellarchitecture.com>
Sent: 13 March 2026 12:27:28 UTC+00:00
To: "Andrew Clarke" <Andrew.Clarke@midsussex.gov.uk>
Cc: "Wes" <wesleyforrest@me.com>; "Victoria Forrest" <victoria_forrest@ymail.com>
Subject: Re: DM/26/0600 - 20 Costells Edge Scaynes Hill
Attachments: closeboard fencing 1.jpg

You don't often get email from jonathan@dwellarchitecture.com. [Learn why this is important](#)

Dear Andy

Thank you for your email. I tried calling to discuss this morning but couldn't reach you, so to keep the ball rolling offer the below in response to your points:

Fence

Timber closeboard fence with concrete posts (to match existing condition and provide a longer lifespan resulting in less disturbance to the ground) at not less than 1.8m centres let into post holes nominally 300mm diameter 600mm deep infilled with postcrete dressed to finish below ground level. 150mm concrete gravel boards will be laid to the base to mitigate rotting of timber otherwise in contact with the ground. I attach an image illustrating a similar fencing condition for your info.

The top of fence is illustrated on the proposed north elevation provided and is 1.1m above the proposed deck to act as balustrade at the appropriate level. Fence height is nominally under 2m but variable by virtue of uneven ground levels which is why we have described it in this manner.

Decking

Decking will be supported on posts and beams set on a grid of concrete pads of similar size and construction to the fence post holes described above. As you will recognise, this type of intermittent piled/pad foundation is often used within RPAs to mitigate impact on root systems which might be caused from other linear forms of foundation bisecting the roots. Spot levels (relating to a local datum) on the ground and decking are included on the existing and proposed plans, the largest height difference being c.750mm at the extreme NW corner of the deck.

Constraints

We note the ancient woodland designation but also believe that the property's PD rights are intact, and would be grateful for your confirmation of this please.

If so, as all the works are proposed within the domestic curtilage, fencing not exceeding 2m in height not adjacent a highway for vehicular traffic complies with GPDO minor operations, and decking up to 300mm in height not covering more than 50% of the curtilage would similarly be permissible without express consent from the LPA. The proposed foundation pad layout would be consistent with that required to support a deck not exceeding 300mm from the ground (i.e not a raised platform as defined in the above).

To this end in determining the application we would expect your focus to be on any harm arising from the increase of decking height to the levels proposed from a baseline of 300mm AGL being the PD fallback position. By virtue of the location of the decking adjacent the northern boundary where no

neighbours are present, and the existing conservatory screening the southern outlook, there will be no increase in overlooking or loss of neighbour privacy, which of course is what the 300mm threshold is imposed to prevent. We therefore believe any harm in this respect to be negligible.

Notwithstanding the PD fallback position, and with particular reference to the ancient woodland buffer, experience suggests that due to the:

- limited nature of the works;
- permeability of the decking;
- type of groundworks proposed;
- distances to the nearest woodland trees;
- sloping nature of the site, and
- position of the brook in the valley which we contend may bias the RPAs away from the application site,

the proposal will not have a material impact on the health or longevity on the body of woodland. It is perhaps important to note that the garden area to be covered with the decking is cultivated lawn contemporary with the original construction of the dwelling and not natural understorey growth.

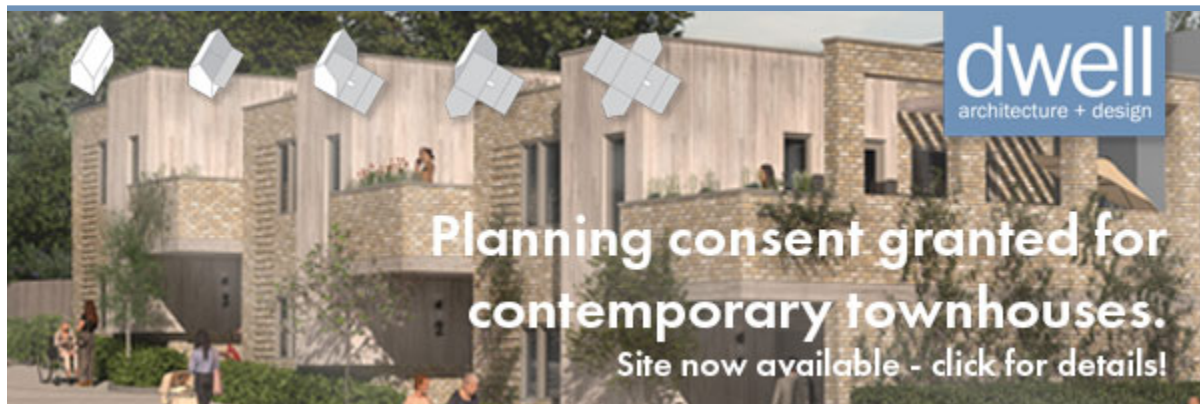
We hope that the above addresses your queries satisfactorily but are happy to discuss any matters arising, and as I say would be grateful for confirmation of the PD position which we submit is a significant material consideration in this instance. Many thanks.

Kind regards

Jonathan

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From: Andrew Clarke <Andrew.Clarke@midsussex.gov.uk>

Sent: Thursday, March 12, 2026 18:55

To: Dwell Architecture & Design Ltd <studio@dwellarchitecture.com>

Subject: DM/26/0600 - 20 Costells Edge Scaynes Hill

Dear Jonathan,

I refer to the above planning application currently pending with the LPA and allocated to myself. I have reviewed the file and some initial comments and requests for additional information.

Fence – I note the replacement of the chain link fence with a close boarded fence, however, details of the fence are limited. Can you confirm the height of the fence please and also provide an example elevation of the design of the fence included design and material construction of the fence posts and gravel boards etc? Can you confirm how the fence is to be secured into the ground?

Decking construction – Can you confirm how the decking is to be attached to the land and the height of the decking at its highest point above the existing ground level?

Ancient Woodland – As you may be aware the woodland to the north and west is designated Ancient Woodland and the proposed development would appear to lie within the 15m buffer zone of the woodland. As such the development may be considered to be contrary to the contents of the Natural England Standing Advice on Ancient Woodland and policy DP37 of the Mid Sussex District Plan. I would therefore be grateful for your comment in respect of the impact upon the ancient woodland, noting the questions relating to ground disturbance asked above.

I'd be grateful for any comments and information to be provided at the earliest opportunity.

Should you wish to discuss the matter do please let me know.

Kind regards

Andy Clarke BSc (Econ), PGDip
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