

From: Kathryn Sadler <kathryn@sadlerplanning.co.uk>
Sent: 30 May 2025 12:19:39 UTC+01:00
To: "Rachel Richardson" <rachel.richardson@midsussex.gov.uk>; "planninginfo" <planninginfo@midsussex.gov.uk>
Subject: DM/25/0090 - East Wood Farm, Shaves Wood Lane, Albourne (Email 1)
Attachments: Letter in Response to Landscape Concerns May 2025.pdf, Baseline Habitat Map.pdf, Condition Sheets.pdf, East Wood Farm Equestrian - BNG.xlsx, Proposed Habitat Map 22 May 2025.pdf, Heavy Standard Tree Planting Details PD5.pdf, Hedge Planting Details PD6.pdf

Good Afternoon Rachel

Re: DM/25/0090 - East Wood Farm, Shaves Wood Lane, Albourne

I write regarding the above application and attach the following amended documents to address the Landscape concerns:

- Letter Rebuttal to Landscape Concerns;
- Amended Landscape and Planting Plans x 4;
- Hedge Planting Details;
- Heavy Standard Tree Planting Details;
- Landscape and Visual Appraisal Appendix Photographs and Panorama Locations;
- Amended BNG Metric;
- Baseline BNG Habitat Map;
- Proposed BNG Habitat Map; and
- BNG Condition Sheet.

The amended plans show the following:

- The removal of structural tree planting outside of the courtyard area.
- Additional woodland planting in the southeast to extend onto the proposed bank to help soften this feature and enhance the setting of the Ancient Woodland and SDNP.
- Further additional woodland planting is proposed along the western boundary of the site. This will aid to reinstate the original historic assartment of the woodland that created the open field with the provision of an additional 5,803m² of woodland bringing the total area of new woodland up to 8,626m² when compared to the original proposals.
- Replacement of the proposed porous tarmacadam with unbound natural stone surfacing which is more suitable in this countryside location.
- Native species hedges will be planted in double staggered rows in the suggested species ratios (planting details submitted).
- An AIA has already been submitted with an outline AMS included.
- The species mix is focused on diverse native species and those ornamental species suited to their location and insurance against climate change.
- Development avoids the root protection area of all trees within and surrounding the site.
- The resurfacing of the trackway will use a no-dig surface solution.
- The native species selected would add landscape and arboricultural value.
- Lighting will be minimised.
- The proposed development scheme now achieves 16.99% biodiversity net gain for habitat areas and more than 100% for linear features (hedgerows).
- The scheme includes habitats suited to the site location, which are considered likely to support local wildlife including notable and protected species.

- The scheme satisfies the BNG trading rules and it will not be required to deliver any further net gains off site.

Some of the above documents are large so I will send over 4 emails with the documents attached.

I hope that these documents enable you to recommend approval of the application.

Should you require any further details please let me know.

Kind regards,

Kathryn

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