

From: Irene Fletcher <Irene.Fletcher@midsussex.gov.uk>
Sent: 10 March 2026 12:15:47 UTC+00:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>
Subject: DM/26/0073

Hi Joe,

Whilst I note the 15m AW buffer, standing advice notes that a larger buffer zone is required where there is air pollution from development that results in a significant increase in traffic. It also advises that utilities, drains etc should not be sited through AWS or buffers. In this case, a surface water drain is proposed through the AW and buffer, as well as other incursions through RPAs. Specific details of this are required and consideration should be given to alternative routes. Please could I have an accurate plan showing the AW and buffer boundary in relation to the development.

I am concerned about the proximity of some plots to trees. Plots 31 and 39 are close to trees which will already require pruning to accommodate the development. This also places significant future pressure on the trees. Impacted trees are all Category B oaks, providing a constraint to development. Consideration should be given to re siting affected plots.

Fully detailed landscaping plans are required, although this may be conditioned. The submitted plan shows a generally good selection of native trees, in accordance with Policy DP37 . With regard to the native tree selection, Sambucus nigra is described as a sycamore, which it is not. Neither this or Sambucus are acceptable. Within the Ornamental tree selection, Prunus avium 'Plena' should be substituted for the plain species.

Thanks,

Irene

Irene Fletcher
Tree Officer
Development Management
Mid Sussex District Council
(Mon – Thurs)
www.midsussex.gov.uk