

7 August 2025

Planning Department
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Planning Reference: DM/22/3810

Dear Sir,

I am writing to satisfy the conditions placed on the above-mentioned approved planning application. For ease of reference, I have followed the numbering from the grant of permission document dated 22 May 2023.

4. Details of proposed hard landscaping.

The development includes the creation of a driveway area as detailed in the Briefing Note: Ancient Woodland Assessment. Constructing the driveway will include the removal of areas of existing impermeable hardstanding and replacement with a permeable gravel surface to reduce impact on tree root systems in the adjacent ancient woodland. The gravel surface will be laid on a cellular confinement system, specifically the Ecodeck grid system which is made from 100% recycled and UK sourced post-industrial polymers and complies with S.U.D.S and Flood & Water Management Act 2010. The grids will be supplied by Ecodeck Grids Limited.

The gravel surface will comprise 20mm Golden Gravel and will be sourced locally.

Details of proposed soft landscaping.

The development includes the following soft landscaping elements.

- a. Native scrub planting along the southwestern boundary of the woodland to form a new hedgerow to protect against vehicle encroachment (as identified on Plan ECO2, Briefing Note: Ancient Woodland Assessment). This new hedgerow will comprise Hawthorn (*Crataegus monogyna*) and it is anticipated that four plants will be required to cover the area of new native scrub planting shown on Plan ECO2. In selecting Hawthorne, consideration has been given to the electrical power lines above and the potential for future encroachment into those lines.
- b. The enclosed tree survey has been obtained to assess the condition of existing trees in the ancient woodland and receive recommendations

about their care. Following these recommendations, the development plan will involve the removal of a Leyland Cypress (an invasive a non-native tree species), and 14 trees that are decayed or suffering from Ash dieback. A further 4 trees will be coppiced. All other trees in the ancient woodland will be retained. With the above-mentioned trees removed the woodland will predominantly comprise Alder and Silver Birch trees of varying ages. The space created by the removal of the above-mentioned trees will be filled with fresh planting of these two species.

Indications of existing trees and hedgerows and plans for their protection.

The enclosed tree survey and map are provided to indicate the locations of the existing trees nearest the development. Once the dilapidated pigsty has been carefully demolished and its materials removed from site, a protective hoarding will be erected to surround building B6 (Plan ECO1) to prevent any encroachment by tradesmen into the ancient woodland.

We would like to proceed with the development during September 2025 and would appreciate receiving written confirmation that Mid Sussex Council is happy for us to do so now that the details included within this document have been provided.

If you require any further information, please don't hesitate to contact me.

