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Sent: 29 January 2026 13:54:13 UTC+00:00
To: "Martin Dale" <Martin.Dale@midsussex.gov.uk>
Subject: DM/25/2223

Hi Martin,

I note the loss of a number of Cat B trees, including two at the entrance to the site, which pose a constraint to development. This will also impact, to an extent, the character of the road.

Of most concern is the impact on the Ancient Woodland, its buffer and a TPO protected woodland. It is not completely clear from the drawing, and comparison with our own maps, that the development is outside the buffer zone. The plans are not entirely consistent.

Ancient Woodland, Ancient Trees and Veteran Trees ; Advice for making planning decisions, 14/1/22, discusses the indirect effects of development on Ancient Woodland, which do not appear to have been considered in the application. Nor does the impact of thousands of metres of plastic in the soil, and the potential for damage to the woodland floor. Potential impacts are stated below :

“ Indirect effects of development can also cause the loss or deterioration of ancient woodland, ancient and veteran trees by:

- breaking up or destroying working connections between woodlands, or ancient trees or veteran trees - affecting protected species, such as bats or wood-decay insects
- reducing the amount of semi-natural habitats next to ancient woodland that provide important dispersal and feeding habitat for woodland species
- reducing the resilience of the woodland or trees and making them more vulnerable to change
- increasing the amount of dust, light, water, air and soil pollution
- increasing disturbance to wildlife, such as noise from additional people and traffic
- increasing damage to habitat, for example trampling of plants and erosion of soil by people accessing the woodland or tree root protection areas
- increasing damaging activities like fly-tipping and the impact of domestic pets
- increasing the risk of damage to people and property by falling branches or trees requiring tree management that could cause habitat deterioration
- changing the landscape character of the area

For ancient woodlands, the proposal should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage (known as the root protection area). Where assessment shows other impacts are likely to extend beyond

this distance, the proposal is likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic.

For ancient or veteran trees (including those on the woodland boundary), the buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. This will create a minimum root protection area.

Where assessment shows other impacts are likely to extend beyond this distance, the proposal is likely to need a larger buffer zone."

This advice also covers other woodlands, such as TPO woodlands, to which the development is adjacent. The proposed use is a particularly disturbing, polluting, and intensive use and although stated to be a temporary car park, this would not be able to be controlled, and the structures remain in place permanently.

If the development is approved a detailed landscaping scheme is required. Reference is made to improving the buffer zone with meadow planting. This may, or may not be, appropriate, depending on species, however, clarity should be sought on the exact perimeter of the buffer zone and consideration should be given to extending this buffer zone. Government advice also states that "...reducing the amount of semi natural habitats next to AW that provide important dispersal and feeding habitat for woodland species" and makes it clear that the size and type of development has an impact on the buffer zone.

I consider that the development is contrary to Policy DP38. You may wish also to consult the Forestry Commission.

A fully detailed method statement would also be required for any incursions into RPAs.

I also have concerns over drainage which may impact on the adjacent woodlands, following the comments of the drainage consultee.

Thanks,

Irene

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