

From: Irene Fletcher <Irene.Fletcher@midsussex.gov.uk>
Sent: 16 April 2026 16:33:50 UTC+01:00
To: "Stuart Malcolm" <Stuart.Malcolm@midsussex.gov.uk>
Subject: DM/26/0238

Hi Stuart,

I note that this is a hybrid application, the housing element is outline, therefore I will make more general comments in this respect.

Firstly, overall comments :

The removal of I0 Cat B trees is a constraint to development, however, the most visible elements of this are at the access/entrance and I concur that the removal of the, white poplars, or work to them may be required within the next 10 years or so, whether or not the site is developed, given the species and their proximity to the highway. Similarly, the black poplar within the residential element. Eighty-two trees are to be removed in total. It is possible, with appropriate and substantial landscaping, to provide mitigation for this.

A number of trees, apparently designed to appear as street trees, are within front gardens are shown within the landscape masterplan. This is not acceptable.

21% of the canopy cover will be gone and I am not satisfied that the proposed trees will compensate for this in the long term. Four Cat B oaks will also be lost. Space should be made available for trees capable of substantial longevity and presence.

Shrub and hedge planting are generally acceptable but please substitute or remove *Sambucus nigra* from all elements. Also, while we have a single species *Fagus sylvatica* specified, *Photinia* is specified as another single species. Please could this be substituted for a native, or even a more biodiverse specimen, such as *Escallonia*.

Re incursions into RPAs for swales and other drainage requirements. This has been mentioned in the AIA, with the ability to be 'designed out'. Please could this be considered as part of any future application.

A fully detailed, updated AIA will be required with any future application.

Greater consideration should be given to the classification of 255 256 318 and 319.

With regard to the proposed school site :

There is a profusion of short lived, grafted *Malus*. Whilst I appreciate that this is necessity for the proposed orchard area itself, it is not appropriate for the site as a whole, particularly around car parking areas. We also seem to have an excess of *Sorbus aucuparia*, crab apples, *Pyrus* and ornamentals. We do require a greater variety of natives, fewer ornamentals, and a greater proportion of trees with some longevity.

I note a mounded area around the entrance. Care should be taken to protect existing perimeter trees from the effects of excavation and soil mounding and proposed trees appear unsuitable.

Thanks,

Irene

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