

From: Warren <warren@pdplanninguk.com>
Sent: 14 October 2025 09:09:32 UTC+01:00
To: "Joanne Fisher" <Joanne.Fisher@midsussex.gov.uk>
Subject: Re: DM/24/2922 - Hollyrood House Ardingly Road Lindfield Haywards Heath

Dear Joanne,

Thank for your email of 7th October - However, I can only re-iterate that no trees are proposed to be removed as part of the development.

The Arb Report and Tree Survey Schedule of 29th June 2024 were commissioned to ascertain the value of the trees on the site, and to inform the design team on possible implications arising from the juxtaposition of trees adjacent to the existing buildings and structures. It is correct that the Arb Report provides a general overview of the trees on the site, and includes photos of trees where removal is recommended.

Image 3 shows the dead holly T20 - it doesn't require removal.

Image 4 shows T27 Goat Willow and G28 Pear tree group, indicating their removal to facilitate the works.

Image 5 shows S30 Laurel to be removed.

Image 6 shows G41 Goat Willow group to be removed for arboricultural reasons.

Image 7 shows a Laurel group to be removed to facilitate hard surface extension.

Image 8 shows large important trees that are not to be removed.

These trees have since been removed, as indicated on the Tree Protection Plan within the Arb Report.

The application was submitted on 29th November 2024 and the absence of the above trees are reflected in the submitted topographical plan drg19 and site layout plan drg18 where the above trees do not exist. A comparison of the two plans shows that no trees are proposed to be removed as part of the planning application submission.

The PEA of November 2024 is a desk-top study that acknowledges that some trees have been removed, and talks generally about the impact of any tree removal/pruning as part of the application. Although it indicates the removal of some trees, it does not state that trees are to be removed as part of the planning application.

As the trees have been lawfully removed prior to the submission of the application, it is impossible to survey them.

To provide reassurance in this respect, can I suggest that the landscaping condition will include appropriate phrasing such as *"The trees indicated on the Tree Protection Plan as being retained shall be retained and incorporated into the proposed landscaping scheme for the development. The landscaping scheme shall be submitted to the LPA for approval and it shall be implemented*

as approved prior to the first occupation of the development and shall be maintained for a minimum period of 3 years from its completion....”

I trust this clarifies the position in this regard.

Assuming we now appear to have received all relevant consultee responses, are we now in a position to move forward to a recommendation and instructions/preparation/completion of the necessary legal agreement?

Sincerely,

Warren Pierson
Chartered Town Planner
PD Planning UK Ltd

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On 7 Oct 2025, at 10:40, Joanne Fisher <Joanne.Fisher@midsussex.gov.uk> wrote:

Dear Warren,

I refer to your email of the 1st October concerning the above application where you advise that there are no trees proposed for removal.

Having gone through the supporting documents of the Arboricultural Report (June 2024), the Tree Survey Schedule (June 2024) and the Preliminary Ecological Appraisal (PEA) (November 2024), these all state that there are 7 trees and 4 groups of trees which are to be removed. The PEA identifies within para 6.3 that *‘Trees proposed for removal should be assessed for bat roost potential using a ground level tree assessment is recommended as described under the chapter on fauna.’* Below is the screenshot of the recommendations in relation to Bats which refers to the required ground level tree assessments:

<image001.png>

Considering the above, trees are to be removed as part of the development, and I would agree with the consultation response from the Council’s Ecologist in that further surveys are required in respect of Ground Level Tree Assessments.

I would therefore be grateful if this could be carried out and the relevant report submitted for consideration as part of the application.

I look forward to receiving this from you.

Kind regards

Joanne

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<image002.png>

Working together for a better Mid Sussex

From: Warren Pierson <warren@pdplanninguk.com>

Sent: 01 October 2025 12:32

To: Joanne Fisher <Joanne.Fisher@midsussex.gov.uk>

Subject: Re: DM/24/2922 - Hollyrood House Ardingly Road Lindfield Haywards Heath

Dear Joanne,

Thank you for your email. I am a little confused at the Ecology Consultants comments, in that there are no trees proposed for removal?

Regards, Warren @ PD Planning UK Ltd

On 1 Oct 2025, at 10:21, Joanne Fisher <Joanne.Fisher@midsussex.gov.uk> wrote:

Dear Warren,

Please find attached the consultation comments from the Council's Ecology Consultant.

In this they are requesting further information is provided concerning bats as the Ground Level Tree Assessment has still not been conducted on the trees proposed for removal. I would be grateful if you could review the attached response and provide the required information.

I look forward to receiving this from you.

Kind regards

Joanne

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<image001.png>

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