

From: Mark Thomas <mthomasesq@outlook.com>
Sent: 09 February 2026 15:32:21 UTC+01:00
To: "Joseph Swift" <Joseph.Swift@midsussex.gov.uk>; "Richard Thompson" <rthompson@hadronconsulting.co.uk>
Cc: "Anna Kramarczyk" <Anna.Kramarczyk@midsussex.gov.uk>; "Louise Yandell" <louise.yandell@midsussex.gov.uk>
Subject: RE: DM/25/1175

Hi Joe,

Further to you email regarding landscaping works please see our response below:

Landscape Works - we have received the following response from ATV (landscape sub-contractor) via S&C Slatter (main contractor):

All planting works on site are now complete. We currently have 2–3 trees that appear to have been over-ordered and will require a new home, and the 5T machine will be off-hired this week.

We will issue an updated final programme shortly, with overall contract completion scheduled for May 2026.

The remaining activities on our scope are limited to:

- *Re-seeding any areas affected by our recent works, and*
- *Completing the final maintenance visit in March/April, in preparation for handover in May.*

Fencing - the fencing pictured below has been installed by Homes England, is not part of the CfOS development and we are unable to request it is painted an alternative colour. This may be something for MSDC to pick up with Homes England when discussing the landscaping to the substation.

Please let us know if you have any further queries.

Regards

Mark

From: Mark Thomas
Sent: 28 January 2026 09:18
To: 'Joseph Swift' <Joseph.Swift@midsussex.gov.uk>; Richard Thompson <rthompson@hadronconsulting.co.uk>
Cc: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>; Louise Yandell <louise.yandell@midsussex.gov.uk>
Subject: RE: DM/25/1175

Hi Joe,

Thanks for the email and apologies for overlooking this email when it was sent.

We are checking with the landscape sub-contractor on their programme to complete the works and will get back to you shortly.

Regards

Mark

From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: 26 January 2026 13:00
To: Mark Thomas <mthomasesq@outlook.com>; Richard Thompson <rthompson@hadronconsulting.co.uk>
Cc: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>; Louise Yandell <louise.yandell@midsussex.gov.uk>
Subject: DM/25/1175

Good afternoon Mark,

Sorry to chase, but following my previous email in relation to the landscaping condition (DM/25/1175) as set out below I do not appear to have received a response.

Furthermore, I have also received the attached comments from the Tree Officer.

Happy to discuss if needed.

Many thanks

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
Mid Sussex District Council
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



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From: Joseph Swift
Sent: 26 September 2025 16:50
To: 'Mark Thomas' <mthomasesq@outlook.com>; Richard Thompson <rthompson@hadronconsulting.co.uk>
Cc: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Robert Anderton <Robert.Anderton@midsussex.gov.uk>
Subject: RE: DM/25/0091

Good afternoon Mark,

Thank you for sending over the updated landscape plans.

I did a walk round with the plans the other day and marked up the attached plan to show where there were any discrepancies between the plan and what was actually provided on site.

In particular, I noticed a number of trees missing within the car park and the around the play area. The landscape condition states:

'Prior to the commencement of any above ground development (excluding site clearance and any below ground works) a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include the following:

- *Method statement for tree protection*
- *Proposed planting*
- *Hard surfacing, including samples*
- *Boundary treatments, including gates*
- *Full details of the soil bunds*
- *Full details of the ancillary furniture, including but not limited to:*
- *Informal play structures*
- *Seating areas/benches*
- *Litter bins*
- *Tree trunk/log barriers*
- *Play on the way*
- *Cycle stands*
- *Bollards*
- *Sleeper steps*
- *Railings*
- *Storage containers*

The landscaping scheme shall be completed in accordance with the timescales agreed as part of condition 2. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity in accordance with DP9, DP26 and DP37 of the District Plan.'

In accordance with condition 2, it identified the area of the car park and around the play area to be in phase 1, which would be completed within a year of commencement (10th June 2024). Do we have a revised timetable for when this planting is to take place?

Furthermore, partly related to the exceptionally hot summer that we had, but unfortunately a lot of the planting, in particular the hedge planting appears to have died, in accordance with the condition this will need to be replaced within the next planting season.

Finally, while on site I noticed that a green fence has been installed along the south eastern boundary as per the following photo:



Do we know why this has been installed? Is this part of the landscape proposal? If it is a temporary fixture, do we know how long for and is there any possibility it can be painted black to match the other fencing on site?

Happy to discuss if easier.

Many thanks

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319

Mid Sussex District Council
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



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From: Mark Thomas <mthomasesq@outlook.com>
Sent: 11 September 2025 16:45
To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Richard Thompson <rthompson@hadronconsulting.co.uk>
Cc: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Robert Anderton <Robert.Anderton@midsussex.gov.uk>
Subject: RE: DM/25/0091

Hi Joe,

Further to your email below please see attached updated site plans and landscape plans showing the seating as requested:

- RPS drawing JSL4537_100 K.pdf
- TSC drawing 1003 (03) 021_T Proposed Site Plan.pdf
- TSC drawing 1003 (03) 022_U Proposed Site Plan - North.pdf
- TSC drawing 1003 (03) 023_N Proposed Site Plan - South.pdf
- TSC drawing 1003 (03) 061_G

Please let me know if you have any comments or queries.

Regards

Mark

From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: 28 August 2025 11:29
To: Richard Thompson <rthompson@hadronconsulting.co.uk>; Mark Thomas <mthomasesq@outlook.com>
Cc: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>; Sally Blomfield <Sally.Blomfield@midsussex.gov.uk>; Robert Anderton <Robert.Anderton@midsussex.gov.uk>
Subject: RE: DM/25/0091

Hi Richard,

Thank you for your email.

We have discussed this with Rob yesterday, in order to ensure we get a high-quality design and finish to the seating within the right location it was agreed that the location of the seating should be marked on the landscape plan, we understand that the final design of the seating has not yet been determined and the seating will not be installed prior to the occupation of the site. However, it was agreed that we would be happy for this information to follow and the seating to be installed post occupation.

As such please can the landscape plan be updated to reflect this.

Many thanks

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
Mid Sussex District Council
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



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From: Richard Thompson <rthompson@hadronconsulting.co.uk>

Sent: 20 August 2025 15:24

To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>; Mark Thomas
<mthomasesq@outlook.com>

Cc: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>; Sally Blomfield
<Sally.Blomfield@midsussex.gov.uk>; Robert Anderton <Robert.Anderton@midsussex.gov.uk>

Subject: RE: DM/25/0091

Hi Joseph,

I walked site with Rob last week and I've just caught up with Mark on his return. The outcome of discussions with Rob is that it's agreed that seating would be beneficial in this space, however we would seek to work with Places as operator to provide this, therefore confirming details at this time isn't practical. As the seating would informal/moveable, I'm not sure if this needs capturing on the landscaping proposals? There is certainly a commitment to resolve this however.

Could you advise if we can proceed on that basis please?

Kind regards,

Richard

Richard Thompson

Director

M: [+44\(0\)7909 906955](tel:+44(0)7909 906955)

E: rthompson@hadronconsulting.co.uk

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From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>

Sent: 06 August 2025 16:14

To: Mark Thomas <mthomasesq@outlook.com>

Cc: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>; Sally Blomfield

<Sally.Blomfield@midsussex.gov.uk>; Richard Thompson

<rthompson@hadronconsulting.co.uk>; Robert Anderton

<Robert.Anderton@midsussex.gov.uk>

Subject: RE: DM/25/0091

Good afternoon Mark,

Thank you for your email.

I fully appreciate the concerns in relation to cost and in relation to fixing the seating now that the tarmac has been laid. However, it was my understanding from the site meeting that we were in agreement that some sort of seating would be required within this location to make it a more useable/destination space around the entrance to the building.

Taking into account your concerns Anna has come up with the following solution:

Below is an example of a low cost public seat, made from black composite decking boards. The photos show benches to the front of the farmyard buildings converted to an exhibition centre in Knowth in Ireland.

Composite decking was cut to size and screwed together. The seating cube was sitting on a base which was set back to create a 'shadow gap' between the seat and the pavement (base was also made from the composite decking).

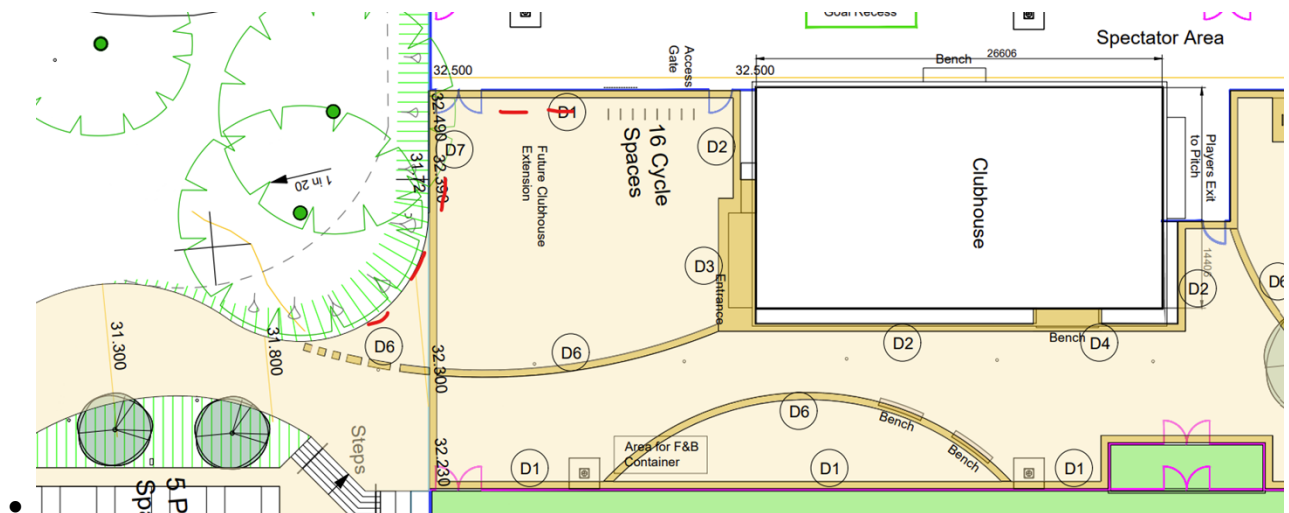
Considering that composite decking is structurally quite effective, and requires zero maintenance it would provide a cheap and effective solution to the problem.

The example shown is obviously too big for the COOS. I would suggest 5 of those, halved in size placed as shown on the screenshot of the plan (marked in **RED** on the plan).

See below:



- Detail of the seats is shown on the photos above (self-explanatory).
- There would have to be additional boards inside the cube to stabilise the construction of the cube and make it more robust.
- But these are not required to be attached to the ground and can be moved around the site.



Anna, Sally and I are in agreement that this would meet our requirements, while providing a cost effective solution that would seek to replace the tree seat that has been removed.

I hope you can give this solution some serious consideration and if acceptable, details should be provided as part of the condition discharge.

Kind regards

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
Mid Sussex District Council
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



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From: Mark Thomas <mthomasesq@outlook.com>
Sent: 01 August 2025 16:39
To: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Cc: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>; Sally Blomfield <sally.blomfield@midsussex.gov.uk>; Richard Thompson (<rthompson@hadronconsulting.co.uk>); Robert Anderton <robert.anderton@midsussex.gov.uk>
Subject: RE: DM/25/0091

Hi Joe,

Thanks for the email and just to confirm that we have asked RPS for an updated to the site general arrangement drawings to pick up the changes to the central area including fencing to the between the norther footpath and rugby pitch and around the swale.

With regard to providing seating to make the area in front of the building entrance more useable, we note that this was discussed but there was no consensus on the specific requirements and contemporary style, and that capital cost was recognised as a factor for consideration. We have spoken with Rob Anderton and given that the buff tarmac has now been completed and will required sections of newly finished work to be cut out to install bases and fixings, and the financial challenges that the project still has to overcome, there are no current proposals for a permanent installation at this stage. It is suggested that the use of the site is reviewed after a period of operation and any additional feature that may improve usability (that may not be restricted to just seating) are discussed at this stage.

All the best

Mark

From: Joseph Swift <Joseph.Swift@midsussex.gov.uk>
Sent: 17 July 2025 15:53
To: Mark Thomas (mthomasesq@outlook.com) <mthomasesq@outlook.com>
Cc: Anna Kramarczyk <Anna.Kramarczyk@midsussex.gov.uk>
Subject: FW: DM/25/0091

Hi Mark,

Following my previous email as attached Drawing No. 108 needs to be updated as it incorrectly identifies paving where there is landscaping.

In addition, as discussed on the site visit in order to make the area in front of the building entrance more useable it is recommended that some seating is included, seating to the front of the pavilion should match the contemporary and high level of detail that is present though the site and details of which should be reflected on the landscape plans. We would be happy to give you some feedback on the proposed seating if you have some preferred options before amending the plans.

In relation to the landscaping plans as submitted under application DM/25/1175, there appears to be some inconsistencies between the plans as shown in the following examples:

For example, the landscaped areas in front of the pitch and the location of the coloured tarmac vary between each plan. The plans need to be consistent; therefore, the plans that do not match will need to be updated.

Also, from the site visit it was noted that there is a level difference between the path and the pitches along the Northern entrance for the employment site. A railing was to be installed along the path running from the site entrance, and simple estate fencing railing was suggested, this will also need to be included on the plans.

Finally in relation to attenuation pond to the north of the southern pitched, it is advised that this would need to be fenced off with rail and post fencing (at least) to prevent accidental falling in, again can this be identified on the plans.

I trust the above is of some assistance.

Kind regards

Joseph Swift BA (Hons) MPLAN
Senior Planning Officer (Brookleigh)
01444 477319
joseph.swift@midsussex.gov.uk
www.midsussex.gov.uk



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