

**From:** Olivia Armitage-Hobbs <Olivia.Armitage-Hobbs@bellway.co.uk>  
**Sent:** 19 February 2026 16:10:05 UTC+00:00  
**To:** "Joseph Swift" <joseph.swift@midsussex.gov.uk>  
**Subject:** Re: DM/25/3270  
**Attachments:** 3173-APA-ZZ-00-PP-L-2001 P02.pdf, 3173-APA-ZZ-00-PP-L-2000 P02.pdf, 2099-KC-XX-YTREE-TreeProtectionPlan01Rev0 No buildings.pdf

Hi Joe,

Allen Pyke have undertaken a review of the positions of the Malus Evereste to see if it is possible to replace them with Hawthorn as requested by the Tree Officer.

The soil in this location is medium shrinkage (as the adjacent area of Northern Arc), replacing Malus Evereste to Hawthorn could impact the foundation design to a few plots. This is due to Hawthorn being a high-water demand tree where Malus Evereste is considered as moderate-water demand species.

The screen grabs below indicated the distance of the 3 proposed Malus Evereste on our Planting plans. 2 of them are less than 1m away from a boundary wall and the one to the front of plot 24 is approx 3m from the foundation.



From the NHBC tables the foundations would need to be in the region of 2.5m deep.

## 4.2 Building near trees

| High water demand species | Mature height (m) | Moderate water demand species | Mature height (m) |
|---------------------------|-------------------|-------------------------------|-------------------|
| Broad-leaved trees:       |                   |                               |                   |
| English elm               | 24                | Acacia (False)                | 18                |
| Wheatley elm              | 22                | Alder                         | 18                |
| Wych elm                  | 18                | Apple                         | 10                |
| Eucalyptus                | 18                | Ash                           | 23                |
| Hawthorn                  | 10                | Bay laurel                    | 10                |
| English oak               | 20                | Beech                         | 20                |
| Holm oak                  | 16                | Blackthorn                    | 8                 |
| Red oak                   | 24                | Japanese cherry               | 9                 |
| Turkey oak                | 24                | Laurel cherry                 | 8                 |
| Hybrid black poplar       | 28                | Orchard cherry                | 12                |
| Lombardy poplar           | 25                | Wild cherry                   | 17                |
| White poplar              | 15                | Horse chestnut                | 20                |
| Crack willow              | 24                | Sweet chestnut                | 24                |
| Weeping willow            | 16                | Lime                          | 22                |
| White willow              | 24                | Japanese maple                | 8                 |
|                           |                   | Norway maple                  | 18                |
|                           |                   | Mountain ash                  | 11                |

Based on the current foundation design we will not be able to make the substitution of Malus Evereste to Hawthorn. We have however proposed 3no. additional Crataegus (Hawthorn) elsewhere in lieu. I also attach the Tree Protection Plan submitted as part of the application.

Please let me know if you have any further queries or if this can now be approved.

Many thanks,

Olivia

Olivia Armitage-Hobbs  
**Planning Manager**

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**From:** Joseph Swift <Joseph.Swift@midsussex.gov.uk>  
**Sent:** Friday, January 16, 2026 09:14  
**To:** Olivia Armitage-Hobbs <Olivia.Armitage-Hobbs@bellway.co.uk>  
**Subject:** RE: DM/25/3270

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Morning Olivia,

I was just thinking that if you are looking to do the NMA option 1, the Tree Protection Plan might need to be updated as it appears the revised car parking would encroach beyond the tree protective fencing.

Many thanks

Joseph Swift BA (Hons) MPLAN  
Senior Planning Officer (Brookleigh)  
01444 477319  
Mid Sussex District Council  
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**From:** Joseph Swift  
**Sent:** 15 January 2026 16:42

**To:** 'Olivia Armitage-Hobbs' <Olivia.Armitage-Hobbs@bellway.co.uk>

**Subject:** RE: DM/25/3270

Afternoon Olivia,

Thank you for your email.

The condition sets out:

*'Prior to the commencement of construction of any dwelling or building subject of this permission, including construction of foundations, full details of a hard and soft landscaping scheme shall be submitted to and approved by the Local Planning Authority. **These details shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development.** These and these works shall be carried out as approved. These works shall be carried out as approved. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. 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 and of the environment of the development and to accord with Policies DP26 and DP37 of the Mid Sussex District Plan 2014 - 2031.'*

If nothing has changed from the Tree Protection Plan submitted as part of the application, I would just re-submit this as part of the discharge of conditions.

Many thanks

Joseph Swift BA (Hons) MPLAN  
Senior Planning Officer (Brookleigh)  
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**From:** Olivia Armitage-Hobbs <[Olivia.Armitage-Hobbs@bellway.co.uk](mailto:Olivia.Armitage-Hobbs@bellway.co.uk)>

**Sent:** 14 January 2026 12:14

**To:** Joseph Swift <[Joseph.Swift@midsussex.gov.uk](mailto:Joseph.Swift@midsussex.gov.uk)>

**Subject:** Re: DM/25/3270

Hi Joe

Hope you're well.

The attached was submitted which shows existing trees to be retained and proposed trees. This is based upon the Tree Protection Plan which was submitted with the planning application. The condition wording doesn't specifically require a further tree protection plan. Could you confirm what else is required?

The changes to the tree type are noted.

Many thanks,

Olivia

Olivia Armitage-Hobbs

**Planning Manager**

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**From:** Joseph Swift <[Joseph.Swift@midsussex.gov.uk](mailto:Joseph.Swift@midsussex.gov.uk)>

**Sent:** 05 January 2026 10:56

**To:** Olivia Armitage-Hobbs <[Olivia.Armitage-Hobbs@bellway.co.uk](mailto:Olivia.Armitage-Hobbs@bellway.co.uk)>

**Subject:** DM/25/3270

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Good morning Olivia,

I hope you had a great Christmas and New Years.

In relation to the above-mentioned discharge of condition application, please find attached a copy of the Tree Officers comments.

As you can see from these some additional information and amendments are required.

This additional information can be emailed to me directly.

Many thanks

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