



Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Our ref: 13882
Date: 4 August 2026

For the attention of: Joseph Swift

Application ref: DM/26/0073
Location: Land Off West Hoathly Road East Grinstead West Sussex
Proposal/Description: The erection of 44 new homes with access from West Hoathly Road, vehicle and cycle parking, landscaping, drainage, and associated infrastructure and highway works.

Thank you for consulting with Place Services on the above Full planning application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

We previously provided comments on 5th February 2026.

1.0. Review of the proposal/submitted information:

- 1.1. The layout of Draft Allocation DPA4 has been amended to form a softer southern boundary, which is welcomed. The plots have been turned to face the outer edge instead of abutting garden fences to the countryside edge, creating a softer edge and improved habitat connectivity.
- 1.2. Page 9 of the DAS Addendum identifies trees proposed along all road types within the hierarchy. This is welcomed from a landscape perspective, contributing to breaking up the rooflines from views from the north.
- 1.3. The back lanes road type for both shared surfaces and private drives should be proposed as block paving which will clearly differentiate it from other road types.
- 1.4. An additional informal route has been added to the south of the site, which is welcomed.
- 1.5. If minded for approval, we advise our previous comments (dated 5th February 2026) are taken into consideration to reduce the effects on the landscape and the National Landscape.

2.0. Summary

- 2.1. We welcome the amendments to the submitted layout plans.



- 2.2. Notwithstanding the welcomed amendments, our previous concerns regarding the principle of the development remain extant, particularly in relation to the duty under Section 85 of the Countryside and Rights of Way Act 2000 to seek to conserve and enhance the natural beauty of the National Landscape, including its setting and gateway views from Dunnings Road, East Grinstead.
- 2.3. However, if minded for approval, we advise the above recommendations are considered in accordance with guidance set out within the High Weald Housing Design Guide and the High Weald Colour Study.

3.0. Recommended Condition(s):

- 3.1. If minded for approval, we would recommend the following conditions for your consideration:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: HARD AND SOFT LANDSCAPING SCHEME.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction.

The soft landscaping plan should include plant species, number, density, location and sizes of the proposed planting. The planting specification should provide details of tree planting pits, green roofs, planting preparation and establishment operations. We would recommend an alternative to plastic guards, such as the use of perimeter protective fencing where appropriate, or guards manufactured from 100% biodegradable materials.

The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features and street furniture. The plans should clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN (LMP)

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. This should include:

- a) Drawing/s showing the extent of the LMP i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded.
- b) Written Specification detailing:
 - All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.
 - All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces.
 - Furniture (Bins, Benches and Signage) and Play Equipment.
 - All operations and procedures for soft landscaping to SuDS features; inspection of linear drains, basins and swales, removal of unwanted vegetative material and litter, including inlets and outlets.
- c) Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.
- d) Mechanism for monitoring and review of the management plan and operations.

Reason - To support plant establishment and ensure appropriate management is carried out and to maintain functionality and visual aesthetic.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



Place Services provide landscape advice on behalf of Mid Sussex District Council.

Please note:

This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

AI may have been used in the preparation of this response, but its use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.