



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

Our ref: 18145
Date: 31 July 2026

For the attention of: Joseph Swift

Application ref: DM/26/1186
Location: Land West Of Selsfield Road Ardingly West Sussex
Proposal/Description: Reserved Matters application for consideration of consider all outstanding matters (layout, scale, landscaping and appearance) in respect of outline planning permission DM/22/1575 (and the subsequent variation of conditions 2 and 11 through permission DM/23/3250).

Thank you for consulting with Place Services on the above 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 landscape comments dated 28th May 2026.

1.0. Review of the proposal/submitted information:

- 1.1. Based on the additional submitted information, two of our previous comments remain extant:
- 1.2. The Highways Strategy on Page 11 of the Design and Access Statement (DAS) denotes most of the perimeter roads as private shared surfaces. We advise that all shared surfaces are surfaced with a treatment other than permeable tarmac, to differentiate these roads from the main tarmac access road. We would therefore advise that the block paving is extended to cover all shared surfaces where no separated pavement is provided. This will also contribute to the visual amenity adjacent to the surrounding public open space (POS).
- 1.3. Details should also be submitted, for example to include tree pit details.

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.

