



Place Services – Landscape Team

c/o Mid Sussex District Council – Katherine Williams

24 August 2026

Application Ref: DM/26/1689

Location: Land South of St Stephens Church, Hamsland, Horstead Keynes, West Sussex

Proposal: Discharge of Conditions 2, 4, 15, 16 and 24 relating to Variation of Condition permission DM/24/1253

Re: Condition 4 (Hard Landscaping)

Dear Katherine,

This Note responds to the Place Services Landscape Officer's comments on the application to Discharge Condition 4 (Hard Landscaping) attached to Planning Permission DM/24/1253. For ease, the Place Services comment is included, with the response provided below in red.

The Private Surfacing Layout Plan (Dwg. IDL/1334/06/01 Rev C2) identifies boundary treatments to rear gardens of plots 3-7 proposed as close board fencing facing the parking court. As per condition wording "The scheme shall also have reference to the High Weald Design Guide and ensure that close board fences are not used as garden boundaries where they would be viewed from public areas." DG4 of the High Weald Design Guide states "Close board fences are not an appropriate boundary treatment to define either the fronts or sides of plots from the public realm."

Furthermore, DG6 states: "Where possible, these areas should be defined by buildings bordering the space, arranged to animate the courtyard, or bounded by appropriate planting, rather than enclosed by bleak runs of close-board fences to back gardens."

Therefore, we advise that an alternative boundary treatment than the close-board fencing currently proposed in these locations.

It is assumed the Officer means the parking courts to the rear of Plots 1-4 and 5-7 (which is shared with the affordable maisonettes at Plots 8-13. These parking courts are semi-private and would only be accessed by the limited number of residents who own the parking spaces in that area. The parking court is



therefore not strictly a public area. Close boarded fences have been avoided around the development along the main access routes / public areas.

We query why the parking spaces for plots 3-7 are not proposed as permeable.

These areas are not required to be permeable under the hydro-modelling carried out by the Civil Engineer and already approved under the drainage condition.

The External Levels Layout Plan (Dwg. IDL/1334/05/01 Rev P2) submitted under DM/26/0088 identifies up to 1.2m level change in rear gardens. We question the proposed use of unilog retaining wall and request section drawing through plots below to show the unilog and brick retaining wall to rear gardens. Construction details of both walls are also requested to understand the expected longevity of these walls.

The retaining wall that divides the rear gardens will be masonry (brick) with close board fence on top. Brick screen walls will be installed where seen directly from the street scene (alongside and rear of Plot 4, to the side of garage from plot 18, returning around garden boundary to plot 20 and likewise to garden boundary of plot 30).

Unilog walls are only to be used within the private gardens either adjoining the patios or gardens terracing where stepped planting areas are needed. See attached section drawing 1334-05-11 Rev C01

The access is proposed as 'Porous Tarmac Access Road, with 'Steel edging as Core Pro Edge laid flush'. We note the Tree Officers comments dated 21/01/2026 regarding condition 5 notes the use of no-dig surfacing for the access. We request clarification on this within the materials plan to avoid any doubt.

This has already been installed as per the approved surfacing construction details, comprising porous tarmac in Root Protection Area utilising cellweb root protection system. This part of the development was completed months ago.

No details regarding the pumping station or refuse have been submitted. These are required by the condition wording.

The pump station has already been discharged under the drainage condition. It is entirely below ground, but the Surfacing Layout has been revised to show a small additional area of hardstanding at ground level for maintenance, where a small standard kiosk will be sited. A detail drawing (48756-GA-0001) showing



the standard GRP kiosk is enclosed together with an updated Surfacing Layout (plan no. 1334-06-01 Rev.C05).

There are no separate structures proposed for refuse storage. The houses can store bins on the hardstanding within their private gardens as shown on the Surfacing Layout drawing. The refuse storage for the maisonettes is within the building.

I trust the above response is satisfactory to answer the queries raised by the Landscape Officer. I look forward to receiving the Conditions Discharge notice.

Yours sincerely

Natalie Gentry

Development Director

On behalf of Macar Homes (Horstead Keynes) Ltd

