



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

Date: 16 October 2025
Our ref: 06997

For the attention of: Katherine Williams

Application ref: DM/25/1593
Location: Woodlands Close And Land To The North Of Burleigh Lane
Crawley Down Crawley West Sussex
Proposal/Description: The demolition of numbers 9-11 Woodlands Close together with the demolition of other existing buildings on site and erection of 48 dwellings (Use Class C3) with open space, landscaping, car parking and associated infrastructure including provision of internal access roads and access road onto Woodlands Close.

Thank you for re-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.

Review of Submitted Information:

The application has been supported by the submission of “*Amendments made to address the LPA comments*” (dated 8th August 2025).

We acknowledge that a full LVIA is not required and that a proportionate LVA is appropriate in this instance. However, it remains essential that any LVA is “*based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others*” (GLVIA3, Para 2.24). The absence of clear methodology and judgements limits the ability to understand how conclusions are reached.

‘No fencing added’ has been clarified for the basins, however knee rails are clearly shown on the boundary treatment plans. As per our previous response, we advise that peripheral vegetation is used to form the boundaries, assuming that the gradients are not too severe.

We otherwise welcome the amendments to the Landscape Strategy.

Please do not hesitate to 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.