



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

Date: 26 June 2025
Our ref: 01855

For the attention of: Planning Department, planninginfo@midsussex.gov.uk

Application ref: DM/25/0090
Location: Land At Eastwood Farm Shaves Wood Lane Albourne West Sussex
Proposal/Description: Change of Use of land to equestrian, erection of equestrian facilities including indoor arena, stables, outdoor arena, horse walker, re-surfacing of existing track, creation of balancing / ecology pond, associated earthworks and provision of a soft landscaping scheme. Amended Arboricultural Impact Assessment and Appendix received on 28.02.2025. Amended Landscape drawings and Ecology related information received on 30.05.2025.

Review of Submitted Information

The submitted Rebuttal (30th May 2025) is now supported by Viewpoint Photography which is welcomed. We welcome the inclusion of Table 1 within the submitted Rebuttal, which assesses the Landscape Value of the site against TGN 02/21 Assessing Landscape Value Outside National Designations.

We acknowledge the comments regarding the intention to use the more up-to-date South Downs National Park (SDNP) Landscape Character Assessment (2020), as opposed to the more outdated Mid Sussex (2005) and West Sussex (2003) Landscape Character Assessments. In this instance, we welcome the inclusion of Table 2 and 3 which clearly outline the similarities between the assessments. With this information included, we acknowledge the applicant's justification.

The landscape character sensitivity and overall effects judgements are discussed within the submitted Rebuttal (Para 19-21). We previously concluded that "where our judgements differ these are not deemed substantial, and in a worse-case scenario would not exceed moderate/large overall landscape effects". Therefore, there are only minor differences in our judgements.

Additional mitigation measures have been proposed to ensure that the indicated effects are reached, as per the LVA. We welcome the submission of the General Arrangement



including Orchard Plan (Dwg no. FLA-EAS-LS-004 Rev. B), where the applicant has been receptive to our previous landscape recommendations and have incorporated these into the design. The revised design includes considerable landscape mitigation measures which seek to reduce the landscape and visual effects of the proposed works, and we welcome these proposals.

Overall, we judge that the introduction of these built features and considerable earthworks within this undeveloped site will have some unavoidable negative effects on the landscape character. However, we recognise that the resubmitted design has introduced a number of amendments to the design which will reduce the resulting effects, closer to the anticipated Year 15 effects judged.

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.