



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

Date: 27 November 2025
Our ref: 11546

For the attention of: Katherine Williams

Application ref: DM/25/2774
Location: Havelock Farm Wakehurst Place Selsfield Road Ardingly
Proposal/Description: Variation of condition 31 (approved plans) of planning permission DM/22/1774 (as amended by NMA DM/25/2016) to allow alterations to the approved scheme.

Thank you for consulting with Place Services on the above Variation of Condition 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.

An amended design to the Royal Botanic Gardens (RBG) Kew for the new horticultural science research facilities at Wakehurst. The consented scheme is under DM/22/1774. All other changes are outlined within Para 1.15 of the Landscape Design Statement.

Key landscape changes include:

- Reservoir omitted and replaced with an enhanced landscaping scheme;
- Simplified levels strategy with removal of some ramps and retaining walls;
- New rainwater harvesting tanks;
- External materials changed.

No Landscape and Visual Appraisal (LVA) was submitted as part of the original consented scheme. However we judge that the proposed design and layout of the scheme does not form greater landscape or visual effects compared to the consented scheme. Therefore, we have not changed our position of no objection to the principle of the development.

The site is located within Landscape Character Area (LCA) HW1 High Weald within the West Sussex Landscape Management Guidelines. A key characteristic of the LCA is *"Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees"*. The replacement of the reservoir with a new area of woodland therefore accords with the local landscape characteristics, where woodland is evident within the surrounding landscape. Woodland creation is a management guideline within this LCA, and also further provides visual screening to the PRow to the north.

Sambucus nigra is proposed as part of the Mixed Native Species Hedgerow. This species often suppresses the growth of less vigorous species within the mix. We therefore advise that another species is proposed in its place.

Overall, we are generally satisfied with the amended proposals from a landscape perspective and therefore have no objections to the variation of Condition 31.

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.