



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

Our ref: 18145
Date: 28 May 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 Choose an item. 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.

This review is based on a desktop study without a site visit, of the above-referenced application and its submitted documents. Our Landscape comments are as follows:

1.0. Site Context

- 1.1. The site and surrounding area, lie within the High Weald Area of Outstanding Natural Beauty (AONB). The site covers an area of approximately 2.3 hectares of greenfield land to the south of the England Event Centre and showground and to the west of Selsfield Road in Ardingly. It is an irregular 'L' shape, wrapping around the northern and western side of the village recreation ground and is located outside the Built-up area boundary.

2.0. Planning Policy Context

Mid Sussex District Plan (MSDP) Adopted 2018

- 2.1. The Site is located within the National Landscape and therefore Policy DP16: High Weald Area of Outstanding Natural Beauty must be considered. Other policies of considered relevance include Policy DP12: Protection and Enhancement of Countryside; Policy DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC); Policy DP37: Trees, Woodland and Hedgerows; and Policy DP38: Biodiversity.

Ardingly Neighbourhood Plan (Made 2014)

- 2.2. Policies considered relevant to this application include; Policy ARD 2: A Spatial Plan for the Parish, Policy ARD 4: Suitable Alternative Natural Greenspace; Policy ARD 8: Biodiversity; and Policy ARD 19: South of England Showground.

MSDC Site Allocations DPD (June 2022)

- 2.3. The Site is allocated as SA25 Land west of Selsfield Road, Ardingly for 35 dwellings. Requirements include [inter alia]:
- *Retain and substantially enhance existing trees and hedgerows incorporating them into the landscape structure and layout of the development and reinstate the historic field boundary through the centre of the site adjacent to the area of open space to the west, with native species-rich hedgerow and native trees, incorporating the existing mature Oak tree.*
 - *Incorporate retained landscape features into a strong new landscape setting, containing the new housing and limiting the impact on the wider landscape.*
 - *Protect and enhance the character and amenity of existing PRoW which runs along the northern and southern boundaries and provide connections from the new development.*
 - *Incorporate SuDS within the Green Infrastructure to improve biodiversity and water quality.*

3.0. Review of the proposal/submitted information:

- 3.1. The Illustrative Masterplan (Dwg no. HBA-825-001) submitted at the Outline Application stage (Ref: DM/22/1575) demonstrates a largely different layout than that submitted as part of the Reserved Matters application. However, the amended scheme presents an improved layout which fronts dwellings onto the perimeter of the scheme and provides strong passive surveillance over the surrounding public open space (POS) and existing open space to the west. This addresses our concerns raised in our comments on DM/22/1575 dated 8th June 2022. Therefore, we support the revised layout under the Reserved Matters application.
- 3.2. The CGI shows a chestnut post and rail fencing separating pedestrians from the SuDS basin located to the centre of the scheme, however, no boundary treatment is provided in the submitted Hard Landscape Plans (Dwg no. HBA-825.3-07). We welcome the absence of any boundary treatment to the SuDS basin to encourage public interaction with this space. Large quantities of SuDS edge mixes are proposed which is welcomed for biodiversity interest and providing a physical buffer to the basin.
- 3.3. 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).

- 3.4. The SA25 requirements encourage the reinstatement of the historic field boundary on the western edge to the POS. We welcome the proposed hedgerow which forms this boundary, accompanied by shrub planting and individual trees.
- 3.5. Details should also be submitted, for example to include tree pit details.

4.0. Summary

- 4.1. The Reserved Matters proposals are considered to represent an improvement on the Illustrative Masterplan submitted at Outline stage, particularly in terms of the layout strategy, which successfully fronts development onto areas of public open space and provides effective natural surveillance.
- 4.2. We advise the above recommendations are considered. Subject to the recommended conditions, no objection is raised to the Reserved Matters application.

5.0. Recommended Condition(s):

- 5.1. If minded for approval, we would recommend the following conditions for your consideration:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: LANDSCAPE MANAGEMENT PLAN (LMP)

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. This should include:

- a) Drawing/s showing the extent of the LMP i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded.
- b) Written Specification detailing:
 - All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting.
 - All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces.
 - Furniture (Bins, Benches and Signage) and Play Equipment.
 - All operations and procedures for soft landscaping to SuDS features; inspection of linear drains, basins and swales, removal of unwanted vegetative material and litter, including inlets and outlets.

- c) Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.
- d) Mechanism for monitoring and review of the management plan and operations.

Reason - To support plant establishment and ensure appropriate management is carried out and to maintain functionality and visual aesthetic.

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.