



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

Date: 11 August 2025
Our ref: 07591

For the attention of: Rachel Richardson

Application ref: DM/24/2874
Location: Twineham Court Farm Bob Lane Twineham Haywards Heath
Proposal/Description: Proposed removal of the modern disused and redundant agricultural buildings and creation of an events venue through the erection of an events barn and open barn. Proposed use of redundant Grade II Listed farmhouse and Curtilage Listed Building to provide ancillary accommodation to serve the events venue. Proposed erection of estate barn to assist with operation of events venue and retained agricultural land. Creation of new vehicular access onto Bob Lane and provision of driveway and parking area, plus ancillary infrastructure including surface and foul water drainage strategy. Provision of ecological enhancements and hard and soft landscaping.
Amended drawings received on 21.07.2025.

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 the proposal/submitted information:

The car parking has been relocated to the north of the site, utilising the main access as opposed to proposing a new access from Bob Lane. From a landscape perspective, locating the car park to the rear of the site decreases the landscape and visual impact on Bob Lane, and does not require a new access to be created. The parking is also screened by buildings as opposed to forming the frontage to the scheme.

We advise that the proposed car park is broken up by soft landscaping, rain gardens and trees. The proposed car park is larger than the previous version and therefore a larger swathe of hard landscaping is proposed. We therefore advise that this is enhanced, in the interest of surface water flooding, visual amenity and biodiversity.

The Landscape General Arrangement (Dwg no. 260-P001) submitted previously has not been resubmitted. We therefore advise our previous recommendations are considered:

- Clarification will be required regarding the maintenance of the retained/enhanced grassland alongside the long meadow-grass/grassland area within the southern parcel of the site. The two grassland blocks are very angular compared to the rest of the landscaping within the site, and therefore we advise that these two areas are not maintained separately once established but are integrated together as one large grassland space.
- No mix is proposed for within the two SuDS basins on the Soft Landscape Plan. Detail is required regarding the proposed planting within the basins, outside of W1 and W2.
- With the exception of the M1 space adjacent to the roadway, all other grassland spaces are inaccessible owed to being maintained long. We question whether there are opportunities to integrate some mown areas or access paths within the long grassland to allow for more public access.
- The proposed roadways are located within the Root Protection Areas (RPA) of several trees, notably T6 and T10. We advise that no-dig surface treatments are proposed where hard surfaces cross into the RPAs of these retained trees.
- We advise that any proposed boundary treatments are in-keeping with the rural character of the surrounding area. Boundaries such as post and rail would be appropriate given the surrounding context.
- We note the quantity of ornamental planting across the site and draw attention to The West Sussex Land Management Guidelines which identifies key issues of change within LW10 including “Gradual suburbanisation of the landscape including the widespread use of exotic tree and shrub species.” We recommend increasing the use of native species across the site to better assimilate the proposals within the countryside.
- Furthermore, landscape and visual sensitivities include “High level of perceived naturalness and a rural quality in the quieter, rural landscape to the west of the A23 Trunk Road.” While the presence of surrounding energy infrastructure reduces this sensitivity, it is worth considering the site as cumulative development within the rural countryside. Management guidelines include: “Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.” Of particular concern is the proposed frontage of the new access where H1 ‘Evergreen Hedge’ is proposed, which contains single species Ilex aquifolium and the impact this will have on the rural character of Bob Lane.

Recommended Conditions:

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

HARD AND SOFT LANDSCAPING SCHEME

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction.

The soft landscaping plan should include plant species, number, density, location and sizes of the proposed planting. The planting specification should provide details of tree planting pits, green roof, planting preparation and establishment operations. We would recommend an alternative to plastic guards, such as the use of perimeter protective fencing where appropriate, or guards manufactured from 100% biodegradable materials.

The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features and street furniture. The plans should clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

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 operations 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 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.