



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

Date: 5 August 2025
Our ref: 04861

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

Application ref: DM/25/1129
Location: Land At Foxhole Farm, Foxhole Lane, Bolney, West Sussex
Proposal/Description: Outline application (appearance, landscaping, layout and scale reserved), for the erection of up to 200 residential dwellings, including affordable housing; a community building (use class F1) encompassing land for education provision, together with associated access, ancillary parking and landscaping; the creation of a vehicular access point from the A272 Cowfold Road, and pedestrian and cycle only access to The Street; and creation of a network of roads, footways, and cycleways through the site; together with the provision of countryside open space, children's play areas, community orchard, and allotments; sustainable drainage systems and landscape buffers.

Thank you for re-consulting with Place Services on the above Outline 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.

Summary

Not supportive on landscape grounds	<input type="checkbox"/>
Supportive subject to attached recommendations and / or conditions	<input checked="" type="checkbox"/>
Further information required prior to determination	<input type="checkbox"/>
No landscape comments / does not wish to comment	<input type="checkbox"/>

Our Landscape comments are as follows:

Review of the submitted information:

- We have reviewed the submitted Technical Note (dated 04/07/2025), amended LVIA (Rev 2) and associated updated plans to include:
 - o Building Heights Parameter Plan (Dwg. P20074-RFT-XX-XX-DR-A-0114. P03)
 - o Illustrative Masterplan (Dwg. P20074-RFT-XX-XX-DR-A-0101. P08)
 - o Illustrative Landscape Masterplan (Dwg. FHF-44 Rev 07)
- We note the indication towards placing a covenant on hedgerows and trees located within private ownership to retain these; and the inclusion of them within the LEMP is appreciated. However, without confirmed security of these, we cannot be supportive of any development within this site as this detail will retain the rural wooded nature of the landscape.
- While we accept that the hedgerow boundaries are important landscape features throughout the site, our comments regarding security remain extant. Where rear boundaries face onto the public realm, these hedgerows should be accompanied by brick wall and defensive planting species. Our concerns on this subject extend toward the layout of the proposals which have resulted in a number of rear boundaries facing on to public realm. We draw attention to the Mid Sussex Design Guide Supplementary Planning Document (SPD) 2020, where section 6 sets out guidance for boundary treatment stating: *“Rear boundaries facing the public realm need to be a secure height to safeguard the garden and attractively designed typically employing a brick wall and planting”*
- Advance planting on the northern boundary is welcomed and would provide established landscape features prior to construction of the northern parcel. This should be detailed within a phasing plan. Further strategies along the northern edge are an improvement from previous submission.
- We welcome the overall reduction in building heights including those along Foxhole Lane. The additional planting along the western boundary will aid in retaining some of the lanes’ rural character.

Summary:

Generally, there have been some positive amendments made to reduce landscape and visual impact. While we accept the principle of development on the site, we have some

remaining concerns regarding the detailed design and how the layout can accommodate these.

Submission documents:

We advise the following documents are submitted:

- Hard Landscape Plan
- Soft Landscape Plan
- Landscape Management Plan
- Boundary Treatment Plan
- SUDS strategy (including existing watercourses)
- Planting 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.