

RE: Application Reference: DM/25/0445
Land at North Colwell Farm, Haywards Heath, West Sussex

29 May 2025

Dear Joanne Fisher,

Thank you for the additional comments from the landscape consultee Place Services relating to the updated LVIA for the proposed residential development at North Colwell Farm.

We note the consultee's concern that paragraph 8.3 does not specifically include a list of LCAs as potential landscape receptors, however we submit that paragraph 8.27 states that "For the purposes of this assessment the wider landscape within the study area includes three landscape character areas, the Ouse Valley, the High Weald and the Low Weald within East Sussex." The report then goes on to discuss the value, quality and sensitivity to change of the wider landscape with reference to the characteristics of the LCAs as described in section 5.

Our pdf copy of the LVIA is correctly formatted; the appendices include photographs in landscape format on A3 pages, each winter photograph following the relevant summer photograph on a separate A3 page. A copy will be sent under separate cover.

We note the final comment, "*We maintain that we would have judged the effects on the site and immediate context as higher than medium. We judge that this development would constitute a major change to the key character of this site resulting in a permanent alteration where the baseline situation will be substantially changed.*" We agree that with the introduction of new housing into the site the baseline situation will be substantially changed, however some aspects of the site will be improved in line with some of the land management guidelines described for the High Weald Fringes, including "*increasing screening of prominent parts of new development on the southern fringes of Haywards Heath*" and "*conserve, strengthen and manage historic hedgerows and hedgerow trees and replant hedgerows where they have been lost*". The site has a low visibility from surrounding roads and public rights of way and there are local precedents for this type of development, all factors which reduce the impact on the character of the site and the immediate context.

Yours sincerely,

Paula Downard
Associate Landscape Architect