



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

Our ref: 16459
Date: 15 April 2026

For the attention of: Steven King

Application ref: DM/26/0682
Location: Land At Hurst Farm Hurstwood Lane Haywards Heath West Sussex
Proposal/Description: Reserved Matters Application Pursuant to Outline Planning Permission Mid Sussex District Council (MSDC) Reference: DM/25/1630, Lewes District Council (LDC) Reference: LW/2510707 at Hurst Farm, for appearance, layout, scale and landscaping only.

Thank you for consulting with Place Services on the above 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.

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

1.0. Site Context

- 1.1. The Site is located to the south-east of Haywards Heath. Fox Hill is located to the west, Rocky Lane to the north, and Hurst Lane through the centre of the site. Colwell Lane public right of way (PRoW) also runs to the south-east of the site. Ancient Woodlands, including Hurst Wood and Asylum Wood are located around and within the site.

2.0. Review of the proposal/submitted information

- 2.1. Brick close-board fencing is proposed around the edge of parking courts, for example for parking spaces 58 to 73. Where rear gardens abut the public realm, a brick wall should be proposed instead of rear garden fences.
- 2.2. Where roadways abut areas of public open space (POS), these should be proposed as block paving as opposed to tarmac. This will enhance the visual amenity of the roads adjacent to public recreation spaces, provide an opportunity for SuDS, and also reduce



traffic speed on these dead-end roads. For example, this includes the road serving Plots 338-344.

- 2.3. Tertiary streets and tertiary edge streets should also be proposed as block paving surfaces, for the above reasons.
- 2.4. For any hard landscaping, no dig surfaces should be proposed within the root protection area (RPA) of retained trees.
- 2.5. Gravel in grid reinforcement system (public realm footpath) is proposed across large amounts of the POS. We advise that some sections of this hard surfaced route throughout the POS is replaced with a proposed mown grass path. There is an opportunity to create hard-surfaced circular interconnected routes throughout the POS, whilst reducing some of the hard surfacing proposed within the POS.
- 2.6. Where possible, the turning heads which stick into the POS should be removed/reduced.
- 2.7. The access to the parking area for Plots 34 & 35 is adjacent to a 1.5m to 3m retaining wall (Phase 1 Levels & Contours Plan Sheet 2 of 2, Dwg no. 25-058-01-0162 Rev.03) with no proposed boundary treatment. For both pedestrian and vehicular safety, with an open drop of this size, a low-level boundary treatment should be proposed.
- 2.8. As represented by Streetscene A-A (Dwg no. PL200_01 Rev B), the large extent of proposed Redrow brick wall between Plots 21 and 31 should be softened with some additional planting, given its visibility from the pedestrian route adjacent. Climber, shrub or hedge planting should be proposed alongside. This also applies to between Plots 302 to 323, and 354 to 355, given they overlook the POS.
- 2.9. Knee rails have been proposed around all SuDS basins. A number of these basins are dry and sown with grass, providing opportunities for multi-functional use. Therefore, knee rails are not required around the full perimeter of the SuDS basins and can be limited to sections which are adjacent to paths. This will enhance the accessibility of the basins and the usability.
- 2.10. Clarification is required on the proposed gradients of the banks of the SuDS basins, particularly the dry basins, to confirm their accessibility.
- 2.11. The Arboricultural Impact Assessment & Method Statement (Ref: BDWSC24849aia_amsA) makes reference to a Tree Protection Plan, however we are unable to locate this within the submitted documents. This document should be made available for review.

3.0. Summary

- 3.1. We advise that the above recommendations are considered within the landscape proposals for the scheme.

4.0. Recommended Condition(s):

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

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: 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 roofs, 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.

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.