



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

Date: 23 October 2025
Our ref: 10306

For the attention of: Katherine Williams

Application ref: DM/25/2473
Location: Warninglid Primary School Slaugham Lane Warninglid
Haywards Heath West Sussex RH17 5TJ
Proposal/Description: Proposed conversion and change of use of the existing former school into two dwellings with associated garaging/car ports, removal of existing flat roofs, portacabin and other playground structures. Construction of two detached dwellings with associated garaging within the existing former school field. New entrance onto highway and associated hard and soft landscaping.

Thank you for 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.

Site Context:

The site is located adjacent to Slaugham Road, to the north of Warninglid village and within the High Weald National Landscape. It is situated south of a row of houses along the east of Slaugham Road. The site itself is a narrow area of land which was formerly Warninglid Primary School. Tree Preservation Order (ref. TP/23/0005) applies to an oak within the site. Warninglid Primary School is a non-designated heritage asset.

Planning Policy Context:

Within the Mid Sussex District Plan, policies considered relevant include Policy DP12 Protection of the Countryside, Policy DP16 High Weald AONB, Policy DP26 Character and Design and Policy DP37 Trees, Woodlands and Hedgerows.

Within the Slaugham Neighbourhood Plan, Policy 1 Protecting the AONB and Policy 3 Green Infrastructure are considered relevant.

Review of LVA:

The application has been accompanied by a Landscape and Visual Appraisal (LVA) undertaken by Huskisson Brown Associates in September 2025.

The LVA makes reference to the Methodology included within Appendix 1, however we are unable to locate this methodology within the submitted documents.

Notwithstanding this, based on the scale of the development, we are satisfied with the level of detail included within the content of the LVA submission.

Landscape Character

Within the Mid Sussex Landscape Character Assessment, the site is located within LCA 9 Ouse Valley. We would have expected a separate assessment of effects on the landscape character of LCA9 and of the High Weald National Landscape, however, given the scale of the proposals we judge that the assessment is sufficient.

Based on local landscape character, the site is assessed as having medium-high sensitivity, low adverse magnitude of change and an overall slight to moderate-adverse effects at Year 1. Overall, we do not disagree with this judgement.

Visual Amenity

The assessment includes effects for surrounding roads, PRoWs and residential properties. Overall, we do not disagree with the judgements provided.

Review of Proposals:

From a landscape perspective, we judge that the proposals could be accommodated within this site. We note that the 2no. proposed dwellings are located within the setting of a non-designated heritage asset (Warninglid Primary School) and therefore a historic environment consultant should provide advice on the potential harm of these proposals on the asset. However, the site had limited impact on the wider landscape character and visual effects are limited.

The proposals are located within the High Weald National Landscape, however the submitted LVA evidences the limited effects on both landscape and visual.

We welcome that the TPO tree located centrally within the site is surrounded by protective fencing during construction. We note that the works extend into the root protection area (RPA) of several other boundary trees, however Specialist Engineering Solutions are proposed. The retention and protection of existing trees is a priority, particularly given the increased visibility from Slaugham Road owed to the tree removals.

At application stage, we would expect information submitted to include all hard and soft landscaping, boundary treatments, and landscape management and maintenance of the scheme. This information can be secured through conditions.

Recommended Conditions:

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 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.

Summary:

Overall, we judge the proposals could be accommodated within the site from a landscape perspective; however, advise that the above recommendations and conditions are considered. We advise a historic environment consultant provides comments on the effects to the non-designated heritage asset. We would also welcome the submission of Appendix 1 Methodology for review.

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.

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