



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

Date: 21 December 2025
Our ref: 10204

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

Application ref:	DM/25/2223
Location:	Juhring And Hobbs Field At Saint Hill Manor Saint Hill Road East Grinstead
Proposal/Description:	Hard paved car park with 121 spaces and toilet facilities adjacent to Saint Hill Road. Hard paved access road servicing both Juhring and Hobbs fields. Engineered grass surfaced provision of 619 spaces for temporary parking for specific events in Juhring field. Re-contouring of Hobbs field with grassed surface and provision of permanent pads for a marquee together with washroom facilities and substation with backup generator.

Thank you for reconsulting with Place Services on the above application. This letter sets out our consultation response on the updated supporting plans and landscape impact of the application. In our original response dated 16th October, we requested a series of further supporting plans and updated details to address gaps in the application submission. Each of these points have been reviewed again.

A Landscape and Visual Impact Assessment (LVIA) has been submitted (Oct 2025) which follows the appropriate guidance set out by the Landscape Institute 3rd Edition 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3).

The LVIA includes reference to all relevant policy and guidance including the Countryside and Rights of Way Act 2000.

The LVIA viewpoint analysis still only includes the original 8no. viewpoints. However, paragraph 6.3 of the LVIA states that, *"The 6m high lighting columns are not included in the ZTV because these would be imperceptible from beyond a few hundred metres from the site and a ZTV with markers at 6m would, therefore, provide a false impression of the real*

visibility of the development in the wider landscape. The visual effects of the lighting columns during daylight hours are included in the visual assessment of local views and a specific nighttime effects assessment section is also provided.”

The LVIA has assessed the impact of the temporary parking and associated structures. We are satisfied with the conclusions of the LVIA.

Detailed plans and sections showing the regrading of Hobbs Field have been produced. These plans include details of earthworks, drainage and details of other associated works. A drainage strategy and plan, as well as indicative sections detailing the proposed and existing level changes have also been produced. Sections detailing the proposed temporary structure elevations are also now included.

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

- A comprehensive landscape proposal should be submitted including details of all soft and hard landscape and boundary treatments. The soft landscape plan should include a landscape specification and planting schedule, with details of quantity, species, size/type (bare root, container etc). It should also include details of implementation and materials (i.e. soils and mulch) and any protection measures that will be put in place (i.e rabbit guards). The hard landscape plan should include details of all hard surface materials and boundary treatments to be used within the development with a timetable for implementation, including all means of enclosure and boundary treatments, such as walls and fences.
- Details of initial aftercare and long-term maintenance of soft and hard landscape assets will also need to be provided in the form of a landscape management and maintenance plan. This should include a schedule of works and cover a minimum period of 5 years. The submission of the landscape management plan can be a condition of any consent.

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.

