



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

Our ref: 10204
Date: 20 May 2026

For the attention of: Martin Dale

Application ref: DM/25/2223
Location: Juhring And Hobbs Field At Saint Hill Manor Saint Hill Road East Grinstead
Proposal/Description: Change of use of vacant land to event area for use with installation of permanent infrastructure and reinforced ground surfacing (cellular paving grid) to facilitate the erection of annual marquee structures including ground level alterations, wash block and toilets, generator enclosure and concrete ring together with the erection and dismantling of the temporary marquee structure themselves (for a total maximum period of 84 days per year) and overflow car parking for the Church and neighbouring sports clubs consisting of reinforced ground surfacing (cellular paving grid) for up to 683 car spaces (comprising up to 113 cars (Area A) for no more than 30 days per annum, 313 cars (Areas A & B) for no more than 13 days per year and up to 683 cars (Areas A, B & C) for no more than 7 days per year), construction of a new access and internal road, sustainable surface water and foul drainage provision, associated landscaping and ecological enhancements, (Amended Description, Plans, Documents).

Thank you for re-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.

We previously provided comments on this application dated 16th October and 21st December 2025.

1.0. Review of the proposal/submitted information:

- 1.1. Following our previous consultation response, the Description of the application has been amended to better reflect the application proposals. From a landscape perspective, the changes to the levels, topography and drainage are permanent, which is now reflected

within the application submission and Description.

- 1.2. A letter (Dated 27th February 2026) addressing our previous landscape comments has been submitted and is included on Page 160 of the Planning Statement. We welcome the clarifications provided.
- 1.3. The submitted Landscape and Visual Impact Assessment (LVIA) (Ref: 1232-ENP-SI-00-RP-L-90904) dated March 2026 has been amended with tracked changes to reflect amendments to the scheme. We concur with our previous assessment that we are satisfied with the conclusions of the LVIA.
- 1.4. Private External Works Site Cross Sections (Dwg no. 25-649-QED-ZZ-XX-DR-C-0603 and 0604 Rev. P02) have been submitted. The sections demonstrate that in the Hobbs Field (south-west), that levels changes are proposed up to 1m, with earth being moved from the northern higher elevation land to the southern lower elevation land, to form larger flat surfaces which are more suitable for large tent erection.

Objective G2 of the High Weald AONB Management Plan states “*To conserve landform and topography on which the High Weald’s character depends...*”. This is acknowledged within Table 2 of the LVIA when assessing the effects on the National Landscape, where effects are judged as **slightly negative**. Landscape receptors do not exceed **moderate-minor adverse**, and visual receptors do not exceed **moderate-minor adverse** effects. Based on the submitted LVIA and the clarification on levels changes, we do not disagree with this assessment.

- 1.5. We welcome the submission of Planting Plans, with clarification on the permanent grass-filled reinforcement grid surface for the car park.
- 1.6. Access to Hobbs Field is gained in the north-west corner, through the 15m buffer zone to the Ancient Woodland which separates the two field parcels. A Gravel access route with geogrid reinforcement is proposed, with a no-dig surface suitable for HGV access. An Arboricultural Consultant should be consulted on this matter.
- 1.7. Several Category B trees are proposed for removal to facilitate the access (G8, T9, T10, G16, G18). The proposed tree planting surrounding the permanent car parking area and the entrance to the scheme will contribute to mitigating the effects of the proposals, and also providing additional screening into the site from the main access on Saint Hill Road.
- 1.8. *Sambucus nigra* should not be proposed as part of the mixes. The species is vigorous and can suppress the growth of other surrounding species.

- 1.9. We welcome the submission of Typical Paving Details (Dwg no. 1232-ENP-SI-00-DR-L-90400 Rev. P03) with details of the proposed cellweb system.
- 1.10. Reference is made to the Landscape Management within the submitted Design and Access Statement. However, a full Landscape Management Plan (LMP) should be submitted.

2.0. Recommended Condition(s):

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

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.

