



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

Our ref: 16459
Date: 30 September 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.

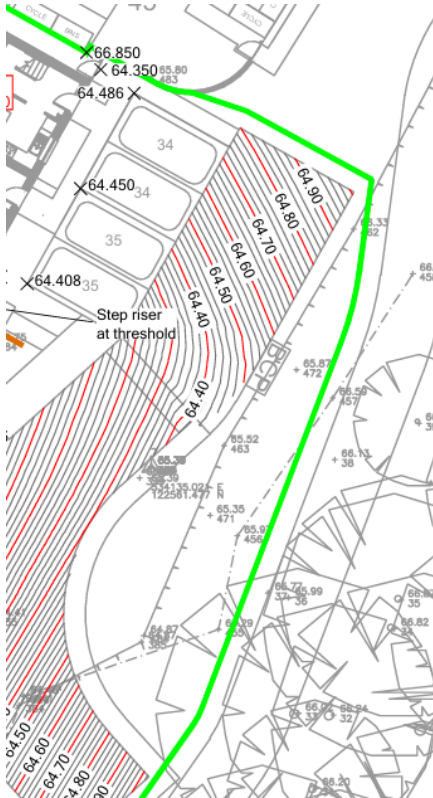
We previously provided landscape comments on this application dated 15th April 2026 and 16th September 2026.

1.0. Review of the proposal/submitted information:

- 1.1. Barratt Redrow Southern Counties have provided a response (dated 16th September 2026) to comments within our previous letter. Any outstanding matters are included below:
- 1.2. We acknowledge that a number of these matters will be dealt with under an appropriately worded condition.
- 1.3. Options to propose a block paving with a heavy-duty construction specification and appropriate laying pattern should be considered, however it would be important to understand what Highways would accept in relation to the S38. There is also the option to compromise with a coloured macadam turning head only, and the straight sections of road proposed as a heavy-duty construction paving.
- 1.4. We accept the case made by the applicant regarding seeking accessible paths that are usable by all throughout the POS and are satisfied with this approach.



- 1.5. Based on the Phase 1 Levels & Contours Plan Sheet 2 of 2 (Dwg no. 25-058-01-0162 P04) (left) and the Boundary Treatment Plan (Dwg no. PL004_14 Rev E) (right), no 600m railings are proposed on top of the retaining wall adjacent to the road. This should be clearly marked on the Boundary Treatment using a prominent colour that is easily distinguishable.



- 1.8. However, since Hard Landscaping Plans also need to be conditioned, we would recommend the following condition wording which combines the hard and soft landscaping information:

ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: SUBMISSION OF LANDSCAPE DETAILS

Prior to commencement of landscape works hereby approved, details comprising plans and particulars shall be submitted to the Local Planning Authority showing precise details of the hard and soft landscaping which shall form part of the development hereby permitted. Any scheme of landscaping details as may be agreed in writing by the Local Planning Authority shall show the existing trees, shrubs, and hedgerows on the site where 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. Plans should include details of:

- *A specification of soft landscape works, include a schedule of species, size, density and spacing of all trees, shrubs and hedgerows to be planted.*
- *Areas to be grass seeded or turfed, including cultivation and other operations associated with plant and grass establishment.*
- *Paved or otherwise hard surfaced areas including the extent and specification for footways and kerbing, together with the type and specification of all permeable paving and asphalt surfaces.*
- *Existing and finished levels shown as contours with cross-sections, if appropriate.*
- *Specification of all means of enclosure and all boundary treatments between individual plots, all boundary treatments around the perimeter of the site.*

Such details as may be agreed, shall be implemented in their entirety during the first planting season (October to March inclusive) following approval, or in any other such phased arrangement as may be agreed in writing by the Local Planning Authority. If any of the existing (shown for retention) or proposed landscaping shown in the approved details dies, is removed or becomes seriously damaged within 5 years of planting/approval then it shall be replaced in the next planting season (October to March) with others of a similar size and species unless a variance is otherwise agreed in writing by the Local Planning Authority.

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.

- 1.9. We consider in this instance, that fencing will not be required around the two existing ponds. Subject to the recommendations provided by the Parish Council, we advise that their removal is considered.
- 1.10. The applicant states that the gradients are not included on the engineering drawings to avoid complication when reading the SuDS Cross Section plans. While gradients may be derived from scaled measurements, we consider that the bank gradients should be explicitly labelled on the submitted cross-sections. This is necessary to clearly demonstrate the accessibility and design of the SuDS features and also for usability of the plans by the contractor. The inclusion of gradient annotations would not unreasonably complicate the drawings and would provide greater clarity regarding the proposed landform.

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.

Place Services have a policy relating to the use of AI. Unless otherwise stipulated, any AI use will be limited to basic proof-reading, grammar, and spelling correction. This response has been reviewed by the author(s). If you have any queries, please [contact us](#) for information about our AI guidance.

