



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

Our ref: 22874
Date: 1 October 2026

For the attention of: Andrew Watt

Application ref: DM/26/2326
Location: Land East Of Wineham Lane Wineham Lane Wineham West
Sussex BN5 9AY
Proposal/Description: Discharge of condition no. 2 relating to planning application
DM/21/2276.

Thank you for consulting with Place Services on the above application. This response letter relates to Condition 2. Further details as follows.

Condition No.	Comments
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2	
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	Unable to discharge
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| | <ul style="list-style-type: none">• There are errors in the alignment of the key on the Planting Strategy Plan (Dwg no. N1859-ONE-XX-XX-DR-L-0006 Rev. P04) which makes the plan difficult to read. This should be corrected.• The Soft Landscape Specification should confirm the following: “Any tree, shrub or hedge plant (including replacement plants) removed, uprooted, destroyed, or be caused to die, or become seriously damaged or defective, within five years of planting, shall be replaced by the developer(s) or their successors in title, with species of the same type, size and in an agreed location, in the first available planting season following removal.”• We note that a covered cycle store is now proposed within the entrance to the site from Wineham Lane. We recommend moving the cycle store to a less prominent position at the site entrance, to reduce the visual impact of an additional structure. |
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- Sambucus nigra should be removed from the mix. The species is vigorous and can suppress the growth of other species identified.
- The planting specification should include the removal of rabbit guards after 5 years.
- No dig surface treatments should be indicated on the plans where access and other works are proposed within the root protection areas (RPA) of existing trees.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk



This advice has been provided by Place Services 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.

