



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

Date: 14 May 2025
Our ref: 01983

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

Application ref: DM/25/0445
Location: Land At Colwell Farm Lewes Road Haywards Heath West Sussex
Proposal/Description: Outline application with all matters reserved except for access, for up to 80 dwellings with associated landscaping, open space, infrastructure and vehicular and pedestrian accesses.

We welcome the submission of an updated LVIA (April 2025) and clarification letter from ADC Environmental dated 17th April 2025. We have the following comments based on the submission.

- a) The revised LVIA provides more information on the named LCAs which we referred to in our previous response.
- b) Whilst additional information is provided, we note that Paragraph 8.3 does not then include these LCAs as potential landscape receptors. The LVIA makes some reference to Area 42 within the assessment of 'site and immediate surrounding context' and makes no reference to HW4. Although these are partly referenced, these should have been individual landscape receptors included within the list provided under Para 8.3, where the sensitivity, magnitude of change and overall effects were provided for this particular LCA.
- c) We welcome the inclusion of winter photography which provides a more accurate assessment of anticipated views, including the revisitation of the previous viewpoint receptors. We do however note that the revised site photographs taken in February 2025 have not been formatted correctly in the revised LVIA (April 2025). Large sections of Appendix D including the text and edges of photographs have been cut off from the pages.
- d) We can surmise which of the included photographs is the newly added Viewpoint 10, despite this not being labelled owed to incorrect formatting. We concur that the effects from this viewpoint receptor would be minimal.
- e) Noted.
- f) We welcome the inclusion of further detail regarding the Local Gap Policy. We question the relevance of the policy information within Para 8.18 which is in reference

to landscape character effects of the site and immediate context and would judge this is policy concern as opposed to a landscape character effects concern.

We maintain that we would have judged the effects on the site and immediate context as higher than medium. We judge that this development would constitute a major change to the key character of this site resulting in a permanent alteration where the baseline situation will be substantially changed.

No further information or amendments have been proposed regarding the design of the scheme, and therefore we advise that our previous recommendations (March 2025) are still considered.

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.