



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

Our ref: 22673
Date: 29 September 2026

For the attention of: Rachel Richardson

Application ref: DM/26/2103
Location: Land To The West Of Streatfield Place East Grinstead West
Sussex RH19 4RQ
Proposal/Description: Construction of a four bedroomed detached dwelling

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.

1.0. Site Context

- 1.1. The Site is located to the south of East Grinstead and is accessed via Streatfield Place. A number of dwellings surround the site, including Mill View Care Home to the north. The Site itself comprises a singular small grassland and scrub field which is largely surrounded by trees. It is located on the edge of the High Weald National Landscape. A public right of way (PRoW 26aEG) runs along the north-eastern boundary.

2.0. Planning Policy Context

Mid Sussex Capacity Assessment (2007)

- 2.1. The Site is located within Area 11 'Rockwood High Weald' and is assessed as having moderate sensitivity and medium capacity for development. The area is within the National Landscape and some important features such as ancient woodlands and some scenic beauty, however has been degraded by existing development.
- 2.2. Medium capacity is defined as: *"there is the potential for limited smaller-scale development to be located in some parts of the character area, so long as there is regard for existing features and sensitivities within the landscape."*

Mid Sussex District Plan (2018)

- 2.3. Policies considered relevant include: Policy DP12 Protection and Enhancement of the Countryside, DP15 New Homes in the Countryside, DP16 High Weald AONB, DP26 Character and Design, DP37 Trees, Woodland and Hedgerows and DP38 Biodiversity.

East Grinstead Neighbourhood Plan

- 2.4. Policies considered relevant include: Policy EG1 High Weald AONB, EG3 Promoting Good Design and EG5 Housing.

High Weald AONB Management Plan

- 2.5. The Management Plan includes specific Actions for Public Bodies, for example, ensure limited disturbance to landform and soils, ensure introduction of SuDS, deliver new housing consistent with AONB character, minimise erosion of AONB through character.

3.0. Review of the proposal/submitted information:

Landscape and Visual Appraisal (LVA)

- 3.1. An LVA has been undertaken by Land Management Services Ltd dated August 2026 to accompany the application.
- 3.2. Page 3 of the LVA states that the “*appraisal does not constitute a full Landscape and Visual Impact Assessment (LVIA), but the appraisal and assessment methodology has been informed by our full LVIA methodology and current best practice and guidance for the preparation of LVIAAs and LVAs.*”
- 3.3. Despite the above statement within the LVA, we do not consider that the submitted assessment is based on industry guidance, given that no Methodology has been provided, no judgements have been provided, and the submitted photography has not been proportionately undertaken in accordance with TGN 06/19 ‘Visual Representation of development proposals’.
- 3.4. The LVA provides no specific reference to the guidance or current best practice used to inform the assessment. We would expect the LVA to be proportionately based on the Guidelines for Landscape and Visual Impact Assessment, 3rd edition (GLVIA3), and relevant Technical Guidance Notes (TGN).
- 3.5. Para 1.29 of the submitted Planning Statement states; “*Officers also identified through the pre-application process that the landscape implications of development would need to be robustly demonstrated.*”. Based on the level of information submitted, we do not agree that the submitted LVA constitutes a robust assessment of the effects and implications of the development.

- 3.6. Para 2.24 of GLVIA3 states *“In all cases there is a need for the judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others.”*. In the absence of any methodology or judged effects, we consider that the approach to assessing landscape and visual effects is not clear or traceable and therefore further detail is required.
- 3.7. The Capacity Assessment for Area 11 Rockwood High Weald states; *“there is the potential for limited smaller-scale development ...so long as there is regard for existing features and sensitivities within the landscape.”* The LVA should therefore provide specific judgements based on an accompanying Methodology to existing features, sensitivities, the site, LCAs and the High Weald National Landscape.
- 3.8. Whilst we recognise that the application is for a single dwelling on the edge of East Grinstead, we consider that its location within the High Weald National Landscape increases the sensitivity of this site to development. The level of detail included within the submitted LVA is therefore not a proportionate approach. An LVA is a suitable assessment approach, however we expect the LVA to be updated to include at the minimum:
- Details of the Methodological approach and relevant guidance, with reference to GLVIA3
 - Judgements of sensitivity (combined judgements of value and susceptibility) for both landscape and visual receptors
 - Judgements of magnitude of change and overall sensitivity for both landscape and visual receptors
- 3.9. Overall, the LVA should be updated to include additional information. This is particularly important given the undeveloped greenfield location of the site within the High Weald National Landscape.

Review of Proposals

- 3.10. The Site is located outside the built-up area boundary (BUAB) of East Grinstead and is therefore located within the countryside and within the High Weald National Landscape (former AONB).
- 3.11. Policy DP16 of the Mid Sussex District Plan and Policy EG1 of the East Grinstead Neighbourhood Plan state that development will only be permitted where it conserves or enhances natural beauty.
- 3.12. Section 85 of the Countryside and Rights of Way Act (2000) states that development within National Landscapes must *“seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty”*. Whilst the application seeks to justify that the scheme would conserve the National Landscape (e.g. through the site location and surrounding built context (Page 10 LVA)), we consider that no specific measures are proposed to enhance the natural beauty of the National Landscape. Further information on this is required, inclusive of proposed mitigation measures.

- 3.13. The scheme is small in scale, comprising a singular dwelling accessed from Streatfield Place. The proposed dwelling is not considered incongruous with other surrounding development types, given the wider residential context and the adjacency of the dwelling to other properties.
- 3.14. We note that the scheme is well-contained on several boundaries and is not proposing to alter the field pattern and trees/hedgerows located on the perimeter boundary. This will contribute to reducing the effects associated with the proposed development and contribute to preserving the characteristics of the High Weald National Landscape.
- 3.15. The Site exhibits some of the characteristics of the Area 6 High Weald LCA (Mid Sussex Landscape Character Assessment). The site is wooded and confined in character which provides a sense of enclosure and is located within the pattern of small irregular assarted fields. There are further opportunities to enhance the local landscape character through additional planting which will also contribute to enhancing the National Landscape.
- 3.16. We do however note that the proposal is within an undeveloped parcel of grassland and scrub within the High Weald National Landscape, and therefore on principle conflicts with DP16 and EG1. Given this, we consider that the landscape character section of the LVA needs to be more robust to demonstrate the extent of these effects.
- 3.17. We advise that an Urban Design Consultant provides specific comments on the design proposals in relation to its character and appearance in context with other surrounding built development.
- 3.18. The proposed garage associated with the dwelling forms a significant incursion into the root protection area (RPA) of T4 Oak which is not located within the site. We advise that an Arboricultural Consultant is consulted on the effects of the proposal on this tree, particularly given it is within a neighbour's property and forms a large landscape feature and contributes to screening.
- 3.19. Visual effects from the neighbouring public right of way (PRoW) which runs along the north-eastern site boundary must be mitigated. We advise that boundary options that are sympathetic to the countryside and High Weald National Landscape are used, avoiding options such as close-board fencing. Additional hedgerow planting, tree planting, and post and rail fencing would be a more suitable option for boundary treatments.
- 3.20. The proposed building should also be based on the High Weald Colour Study.

4.0. Summary

- 4.1. The submitted LVA does not provide a robust assessment of the effects associated with the proposed development. Whilst we recognise that application is only for a singular dwelling, its context within a greenfield site within the High Weald National Landscape increases its sensitivity and therefore a more comprehensive LVA needs to be submitted.

- 4.2. Further comments will be provided on the proposed development following the submission of a more robust LVA.

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.

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