



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

Our ref: 12624
Date: 7 May 2026

For the attention of: Stuart Malcolm

Application ref: DM/25/3067
Location: Land West Of Kings Business Centre Reeds Lane Sayers Common West Sussex
Proposal/Description: Erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works.

Thank you for 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.

This review is based on a desktop study without a site visit, of the above-referenced application and its submitted documents. Our Landscape comments are as follows:

1.0. Review of the LVA:

- 1.1. A Landscape and Visual Appraisal (LVA) has been undertaken to accompany the application by FINC Architects in February 2026. The assessment has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment (GLVIA3).

Landscape Character

- 1.2. The Site is located within Landscape Character Area (LCA) 4 Hickstead Low Weald. Key characteristics of the LCA that are relevant to the site include: pastoral rural landscape, a mosaic of smaller and larger fields, scattered woodlands (to the north boundary), hedgerows with hedgerow trees on the boundaries and a narrow rural lane to the south.
- 1.3. Table A3.1 and A3.3 provide an overview of the assessed effects on the included landscape receptors. The landscape receptors included within the assessment are

considered representative.

- 1.4. Overall, we do not disagree with the assessed effects within the submitted LVA for landscape receptors. Where our judgements may differ, these are not deemed substantial.

Visual Amenity

- 1.5. Table A3.2 and A3.4 3 provide an overview of the assessed effects on the included visual receptors. As stated in our previous response, the selected viewpoints are considered representative of available views towards the site from surrounding visual receptors (Figure 2).
- 1.6. At Year 1, **moderate adverse** effects (or higher) are assessed from PRoW HSC-3AL (Viewpoints 1 and 2), Reeds Lane gateway (Viewpoint 6) and PRoW ALB-1-1AL (Viewpoint 8). We consider that the effects judged are representative on the near-distance views surrounding the site, and acknowledge the influence of nearby commercial and urban development.
- 1.7. Native scrub mix and tree planting is proposed along the western and southern boundaries, which will contribute to providing additional screening from the wider open countryside landscape.
- 1.8. Overall, we do not disagree with the assessed effects within the submitted LVA for visual receptors. Where our judgements may differ, these are not deemed substantial.

2.0. Review of the proposal/submitted information:

- 2.1. The proposed development is situated on the western edge of Sayers Common and abuts the developed SA30 allocation and Kings Business Centre. The development proposals are contained to a singular grassland field and are largely positioned to the eastern half of the site, which is preferable.
- 2.2. Overall, from a landscape perspective we judge that the development can be accommodated on this site.
- 2.3. We previously provided comments in our letter dated 23rd December 2025 on the submitted proposals. Following the submission of an LVA and amended proposals, we have the following comments:
- 2.4. Although the TPP is dated November 2025, it does not reflect the latest layout plans. We request undated and relevant plan to be submitted.

- 2.5. The corner of the rear garden associated with Plot 18 is impractical and would not be able to be mowed.
- 2.6. The road serving Plots 67 to 74 should be proposed as block paving, where it fronts on to areas of Public Open Space (POS). This will enhance the visual amenity of the POS and also contribute to reducing vehicle speed along the road with no adjacent pavement.
- 2.7. We advise that another compatible apple and pear variety is proposed with the orchard trees to ensure cross-pollination.

3.0. Summary

- 3.1. From a landscape perspective, there is capacity for this development within this site. The submitted LVA is considered representative of the effects associated with the development. We advise the above recommendations are considered.

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.