



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

Our ref: 16459
Date: 16 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.

1.0. Review of the proposal/submitted information:

- 1.1. A letter from Barratt Redrow dated 13th July 2026 provides detail on the amendments made to the submitted documents and plans. Overall, we have no concerns regarding the proposed amendments from a landscape perspective.
- 1.2. Based on our previous comments dated 15th April 2026, we have the following comments.
- 1.3. We welcome the inclusion of brick walls to surround parking courts throughout the scheme.
- 1.4. We reiterate our previous comment:

Where roadways abut areas of public open space (POS), these should be proposed as block paving as opposed to tarmac. This will enhance the visual amenity of the roads adjacent to public recreation spaces, provide an opportunity for SuDS, and also reduce traffic speed on these dead-end roads. For example, this includes the road serving Plots 338-344.



Whilst we note that all Adopted Street are proposed as tarmacadam, we advise that additional tertiary streets in prominent locations adjacent to public open space (POS) would benefit from block paving surface treatment.

- 1.5. Based on the Landscape Strategy Plans (Rev. P05), we welcome the inclusion of root protection areas (RPA) although advise that no-dig surface solutions are included in any hard landscaping plans submitted under the recommended Conditions.
- 1.6. We reiterate our previous comment (Para 2.5) regarding the overuse of hard surfaced paths throughout the POS and the opportunity for some of these to be replaced with mown paths.
- 1.7. The amended Boundary Treatment Plan (Dwg no. PL004_14 Rev E) still does not address the concern regarding no boundary to the 1.5-3m retaining wall which runs alongside the access to Plots 34 and 35, as per Para 2.7 of our previous response.
- 1.8. We reiterate our comment in Para 2.8 of our previous response requiring additional soft landscaping alongside the wall between Plots 21 and 31, as well as a number of other locations.
- 1.9. As per Para 2.9 in our previous response, we do not consider it imperative to fence off the two existing ponds located in the centre of the scheme, which already benefit from established trees and surrounding vegetation which provides a buffer to the waterbody.
- 1.10. We welcome the submission of Cross Sections across the SuDS basins and the pond. However, the gradient (i.e. 1:3, 1:4) should be included on the drawings to demonstrate the bank gradients for the accessible basins.
- 1.11. As per Para 2.11, the Tree Protection Plan is still required.
- 1.12. Overall, a large number of our previous comments have not been addressed within the amended proposals. We advise that these are considered and reflected within the submission.
- 1.13. We advise the Conditions included within our previous response dated 15th April 2026 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.

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.

