

17th April 2025

Reference DM/25/0445 Land at North Colwell Farm

Dear Joanne Fisher,

Thank you for the comments received from the Council's Landscape Consultee, Place Services in relation to the proposed residential development at North Colwell Farm.

The Landscape and Visual Impact Assessment has been revised in the light of these comments to include further information relating to the effects on the landscape character and the local gap policy.

To summarise:

- a) The impacts on the landscape character area 42 Haywards Heath South-Eastern Fringe as defined in the Mid Sussex Landscape Capacity Study, and the HW4 High Weald Fringes LCA as defined in the West Sussex Landscape Character Assessment have been more fully explored.
- b) Effects on the landscape receptors within the site are covered in more depth.
- c) An additional set of photographs taken in February 2025 when the trees were devoid of leaves has been included, with commentary on any increase in the visibility of the site when compared with the situation in April 2024 when the original photographs were taken.
- d) Two additional viewpoint photographs are included, one from the footpath 29CU to the west of the site, and one taken from a slightly different perspective from Slugwash Lane. To clarify, this view was not available in April 2024 since the height of the field hedge adjacent to the road obscured views at that time; it has subsequently been reduced in height.
- e) Additional photographs of the site and its immediate context are included and a minor error relating to the page number of one of the photographs which was highlighted in the comments has been corrected.
- f) The impacts on the Local Gap as defined by the Haywards Heath Neighbourhood Plan policy E5 are discussed.

Yours sincerely,

Paula Downard
Associate Landscape Architect