



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

Our ref: 06663
Date: 17 July 2025

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

Application ref: DM/25/1658
Location: Ibstock Kevington Building Products Ltd Ibstock Brick West
Hoathly Hamsey Road Sharpthorne
Proposal/Description: Discharge of planning conditions 4, 20, 27 and 40 relating to
planning application DM/23/0827.

Thank you for consulting with Place Services on the above application. This response letter relates to Condition 2, 20 and 27. Further details as follows.

Condition No.

Comments

Condition 4: Soft
Landscaping Scheme

Insufficient information to discharge

- Sambucus nigra 'Obelisk' should not be specified as part of the shrub and woodland mix. The shrub is very vigorous and will suppress the growth of the other species specified.
- The proposed SuDS basins would benefit from some additional shrub or scrub planting along the banks to provide some biodiversity and visual interest. There are substantial opportunities available for planting within the basin to integrate the SuDS system into the POS and create an ecological habitat. For this reason, we would recommend that additional planting is proposed. This should include shrubs and trees that are tolerant to both drought and water logging conditions. Planting can also contribute to softening the appearance of the proposed headwalls for inlets and outlets.
- The locations of the inlets and outlets are not shown on any of the submitted plans. We advise these are included to ensure there are no conflicts with any of the proposed planting.
- In the north-west corner of the site, the footpath comes to an end and restarts within the 'Details to be finalised' area. We would advise that a connection is added between these two footpaths which are in close proximity.

Condition 20: Play
Area and Fitness Trim
Trail

Insufficient information to discharge

- Details of the product for the stepping stones needs confirming, as shown on the Residential Area Play Plan - On The Way Play plan (Dwg no. 0763/25/B/27 Rev. 0). Similarly to all other proposed hard and soft features, specifications for proposed play equipment should be included, 'or equivalent'.

Condition 27:
Landscape
Management Plan

Insufficient information to discharge

- Prior to the discharge of this condition, we would expect guards/protective fencing to be reviewed annually and then removed between 2-3 years after planting, depending on overall plant growth. This should be built into the occasional works section, but also into the Schedule of Maintenance Operations, for hedgerows and tree planting.
- The Maintenance Tables need to include the general task of:
Collection and removal of litter and other debris: All hard and soft areas. Cart away litter/debris and remove off site to licensed tip, including areas around inlet and outlets on SuDS features (swale and basin).
- Para 3.11.3 'Annual works: General maintenance for swales and attenuation basins' (Page 21) states that maintenance will be carried out by the SuDS Adopting Authority. The maintenance should be carried out by the landscape contractor running the LMP and should be done monthly as part of the general maintenance.
- We would also suggest that Occasional Works are also undertaken by the landscape contractor running the LMP.

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.