



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

Date: 2 July 2025
Our ref: 05954

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

Application ref: DM/25/1446
Location: Lydhurst Estate, The Street, Warninglid, Haywards Heath
Proposal/Description: Demolition of existing dwelling and erection of replacement dwelling with associated landscaping.

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.

Summary

Not supportive on landscape grounds	☐
Supportive subject to attached recommendations and / or conditions	☒
Further information required prior to determination	☐
No landscape comments / does not wish to comment	☐

Site Context:

The site is located within the 90ha estate of Lydhurst and comprises an existing 'principle dwellinghouse' and associated garden. The estate is located on the outskirts of Warninglid, to the southwest of the crossroads at Warninglid Lane/Cuckfield Lane (B2115) and the site is access via The Street.

The wider estate comprises a walled garden, various outbuilding and glass houses set within a well wooded landscape. Warninglid conservation area is located to the east where a number of listed buildings are located.

There are no Public Rights of Way (PRoW) through the site; however, the wider landscape contains a strong network of footpaths and bridleways.

The site is located within the High Weald National Landscape (formerly Area of Outstanding Natural Beauty).

Planning Policy Context:

Mid Sussex District Plan (MSDP) (March 2018)

Policies of considered relevance include [inter alia]:

- Policy DP12 Protection and Enhancement of Countryside
- Policy DP15 New Homes in the Countryside
- Policy DP26 Character and Design
- Policy DP37 Trees, Woodland and Hedgerows
- Policy DP38 Biodiversity

The Emerging Mid Sussex District Plan is currently undergoing Regulation 19 examination. The following policies are considered relevant [inter alia]:

- Policy DPN3 Green and Blue Infrastructure
- Policy DPN4 Trees, Woodland and Hedgerows
- Policy DPB1 Character and Design
- Policy DPC1 Protection and Enhancement of the Countryside
- Policy DPC2 Preventing Coalescence
- Policy DPC3: New Homes in the Countryside

Slaugham Neighbourhood Plan 2014 – 2030

The Slaugham Neighbourhood Plan encompasses Pease Pottage, Handcross, Slaugham and Warninglid. The following policies are considered relevant:

- Policy 1 Protecting the Area of Outstanding Natural Beauty
- Policy 3: Green Infrastructure

Review of the proposal/submitted information:

The submitted information includes a brief Landscape and Visual Appraisal (LVA) which is welcomed. We are satisfied there will be minimal negative impacts arising from the proposals. We also judge the proposals can be accommodated within the High Weald National Landscape.

Indicative tree planting specifications are welcomed which include a variety of stem including multi-stemmed (DWG. 0356-NDLD-L-3000-TREEPLANTING P03)

Indicative planting mixes are proposed within submitted plans (Dwg):

- 0356-NDLD-L-3050_PLANTING MIXES A/B P03
- 0356-NDLD-L-3055_PLANTING MIXES C/D P03
- 0356-NDLD-L-3060_PLANTING MIXES E/F/G P03

These include wildflower meadows to the south and 'podium planting' to the north. We are satisfied with the indicative planting and satisfied that detailed planting plans can be conditioned.

Recommended Conditions

If minded for approval, we would recommend the following conditions for your consideration:

1. ACTION REQUIRED PRIOR TO COMMENCEMENT OF DEVELOPMENT: HARD AND SOFT LANDSCAPING SCHEME.

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping and boundary treatment for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication BS 5837:2012 Trees in relation to design, demolition and construction.

The soft landscaping plan should include plant species, number, density, location and sizes of the proposed planting. The planting specification should provide details of tree planting pits, green roofs, planting preparation and establishment operations. We would recommend an alternative to plastic guards, such as the use of perimeter protective fencing where appropriate, or guards manufactured from 100% biodegradable materials.

The hard landscaping plan should include details of specific materials, colours and finishes of paved or otherwise hard surfaces, built features and street furniture. The plans should clearly show the position of any new fencing and hard surfaces in relation to existing and proposed planting.

Reason: In the interests of visual amenity and the character and appearance of the area. This condition is required to be agreed prior to the commencement of any development to ensure matters of tree and hedgerow protection are secured early to ensure avoidance of damage or loss due to the development and/or its construction. If agreement was sought at any later stage, there is an unacceptable risk of loss and damage to important trees and hedgerow that would result in harm to amenity.

Summary:

Generally, we welcome the details of landscaping provided. We are satisfied that landscape and visual impact will not be significant and request the submission of hard and soft landscaping to be conditioned for approval.

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.