



Landscape and Visual Appraisal

Land to the West of Turners Hill Road and North of
Huntsland, including land at Hurst Farm, Turners Hill
Road, Crawley Down, West Sussex

Wates Developments Limited

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SLR Project No.: 402.065260.00001

27 February 2026

Revision: 02

Basis of Report

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Appendices

Appendix A Method used in Assessing Landscape and Visual Effects

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B.1 Introduction

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1.0 Introduction

1.1 Objectives of the Report

1. This Landscape and Visual Appraisal (LVA) has been prepared on behalf of Wates Developments Limited (Wates) by SLR Consulting Limited (SLR).
2. It accompanies an application for the development described as follows:
'Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 230 dwellings, a care home (Use Class C2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.'
3. The findings of this appraisal have been based upon the illustrative masterplan and the proposed parameter plans prepared by Mosaic Ltd.
4. In accordance with best practice, SLR has worked with the wider design team to help shape the proposed masterplan for the development in order to reduce landscape and visual effects and to provide mitigation which is appropriate in the local context.
5. The main objectives of this appraisal are to identify potential landscape and visual effects of the proposed development on both the application site itself and its wider context. This report is not seeking to identify significant effects, however the appraisal follows the same format as an LVIA and important planning considerations are identified.
6. The land to the north and south of Hunstland, excluding Hurst Farm, was granted permission on 5th September 2025 (Planning refs DM/25/0016 and DM/25/0014). An LVA (dated January 2025) accompanied the submissions. Specialist Landscape Advice was received from Place Services Ltd, to Mid Sussex District Council (MSDC), as set out in their letter dated 26/02/2025 (hereafter referred to as 'the Place Advice'). SLR provided an Addendum in response to the Place Advice (dated March 2025). This appraisal includes clarifications and additional information requested through the Place Advice.

1.2 Methodology

7. This appraisal has been carried out by an experienced Chartered Landscape Architect in accordance with the recommendations of the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment) and TGN 02/21. The full methodology is provided in Appendix A.
8. It is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as several site assessments carried out since May 2019. The most recent visits being during both the winter and summer months between March 2024 and January 2026.
9. Landscape, as defined in the European Landscape Convention, is '*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*', (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside. Visual effects are the effects



of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development.

10. It is important to note that it is best practice in landscape and visual appraisal to conclude that the introduction of built form to a green field site will result in negative landscape and visual effects. However, notwithstanding this, it is possible that good design of the proposed building and landscaping could still create successful places with attractive scenic qualities. It is therefore important to consider placemaking and design alongside the conclusions of the LVA, and this is addressed at section 3.0 of this report.

1.3 Study Area

11. The Comprehensive Location Plan (Mosaic Drawing 1314_006) illustrates land to the north and south of Huntsland. The appraisal refers to fields within this area in addition to Hurst Farm. The Landscape and Visual Appraisal Study Area (which is larger than the potential area of visibility for the purposes of providing landscape context) is illustrated on drawings CDHF-1 and CDHF-2.
12. The Zone of Theoretical Visibility (ZTV, drawing CDHF-3) illustrates that even in a worst-case assessment of visibility the visual effects of the proposed development would be largely focused upon the site itself and its immediate context, and consequently the selection of potential landscape and visual receptors reflects this localised nature of effects.



2.0 Planning Context

2.1 National Policy: National Planning Policy Framework (NPPF, December 2024, revised February 2025)

13. Paragraph 11 sets out the fundamental principle of this document: that there is a presumption in favour of sustainable development. All development that is in accordance with the development plan should be approved *“without delay”* and that *‘where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date’* permission should be granted for development *‘unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.’*
14. In relation to landscape, the NPPF defines sustainability as including the protection and enhancement of the *‘natural, built and historic environment’* (paragraph 8).
15. Paragraph 96 states that *“planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which (inter alia) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with ...”* Paragraph 96 also advocates the creation of *‘well-designed, clear and legible pedestrian and cycle routes, and high quality public space’*, as well as *‘safe and accessible green infrastructure’* and *‘layouts that encourage walking and cycling’*.
16. Paragraph 105 relates to rights of way and access, stating that these should be *‘protected and enhanced’*. It is noted that better facilities should be provided for users of rights of way, for example by *‘adding links to existing rights of way including National Trails’*.
17. Paragraph 131 also states that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve”*.
18. Paragraph 135 states that developments should (at point b) be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* and at (c), be *‘sympathetic to local character and history, including the surrounding built environment and landscape setting’*, whilst also at (d) *‘establish or maintain a strong sense of place’*.
19. Paragraph 136 states that *“Trees make an important contribution to the character and quality of urban environments”* and notes that *‘Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible’*.
20. Paragraph 187 (a) of the NPPF states that the planning system, *“should contribute to and enhance the natural and local environment by [inter alia] ...protecting and enhancing valued landscapes”* and (b) by *‘recognising the intrinsic character and beauty of the countryside’*.



21. Paragraph 188 states that the planning system should '*distinguish between the hierarchy of international, national and locally designated sites*'.

2.1.1 NPPF Consultation Draft (16 December 2025)

22. In December 2025, a revised version of the NPPF was published for a consultation closing on 10th March 2026. The draft document proposes restructuring the entire contents with replacement sections and paragraphs, deletions and revisions. The five proposed overarching sections include "*Creating high quality, sustainable places*" and "*Conserving and enhancing the natural environment*". Whilst this document remains in consultation, the draft policies have not been taken into consideration in this LVA.

2.2 Designations

23. The site is not within any National designations for valued landscapes, such as National Landscapes or National Parks.
24. The nearest landscape-related designations are summarised below and illustrated on Drawing CDHF-1.
25. The High Weald National Landscape (previously referred to as an Area of Outstanding Natural Beauty) is located broadly south of the site, approximately 1.7km distant at its closest point.
26. Worth Way Country Park, following the route of Worth Way (Long Distance Path and National Cycle Route) runs in an east west direction approximately 500m to the south of the site.
27. Pescotts Wood, Wins Wood and Bushy Wood are areas of Ancient Woodland which abut the site's north eastern, north western and western boundaries. Other areas of ancient woodland are located within the vicinity of the site. They include Kiln Wood to the east and Front Wood and Wallage Wood to the south.
28. The nearest Conservation Area is at Turners Hill, approximately 1.6km to the south.
29. A single Listed Building named Westlands, is located immediately north of Public Footpath 35W/1, to the northeast of Hurst Farm. The dwelling is accessed from Turners Hill Road.
30. Various Grade II listed buildings are scattered through Crawley Down to the east including Heatherwood South and Heatherwood West (Formerly Oaklawn), East Cottage Farthings, Leigh Wood and Lemon Meadow Yew Tree Cottage. Rowfant House is a Grade II* listed building located approximately 980m west of the site.
31. The Church of St Leonard is a Grade II Listed Building which is visible in views out from land north of Huntsland. It is located at Turners Hill on the boundary of the High Weald National Landscape, approximately 1.7km south of the site.
32. Warren furnace is a scheduled monument located approximately 1.6km northeast of the site and a Moated site west of Avenue Wood, Felbridge is a scheduled monument located approximately 2.7km northeast of the site;
33. The Tandridge section of the London Green Belt is located approximately 1.3km to the north of the site.



34. Gravetye Manor is a Grade II* Listed Park and Garden located over 2.5km to the south west of the site.
35. Public Rights of Way (PRoW) within the surrounding area include:
36. Footpath 33W/1 runs east to west along Huntsland adjacent to (and partly within) the southern boundary of the site. It connects with Footpath 34W/1 running to the south and Footpath 32W/1 which extends to the west of the study area.
37. Footpath 35W/1 is located to the west and north of the site running through Bushy Wood and Wins Wood.
38. Footpath 29W/1 is located approximately 230m west of the site at its closest point and provides connectivity with the surrounding PRoW in the countryside broadly west of the site.
39. The Sussex Border Path and Worth Way is a Long Distance Trail running in an east west direction approximately 200m to the south of the site.
40. National Cycle Route 21 follows the route of the Worth Way/ Sussex Border Path approximately 200m to the south of the site.
41. The existing Built up Area Boundary of Crawley Down is defined by the Mid Sussex District Plan (March 2018) and abuts the site along its north eastern boundary at the recent development at Wychwood Place.
42. Consequently, within the adopted plan, the site is located within an area designated for the Protection and Enhancement of Countryside. However, the District Plan Review proposes an extended Built-up Area Boundary for Crawley Down that includes draft allocation DPA9 and DPA10 and land to the north and south of Huntsland has the benefit of planning consent (planning refs DM/25/0016 and DM/25/0014) for a total of 350 homes, a care home and associated infrastructure and open space.
43. There are several Open Spaces within Crawley Down, the closest (as identified in the Crawley Down Neighbourhood Plan, Jan 2016) being that associated with the Worth Way to the south; and the allotments, King Georges Field and the Cricket Ground to the east of Turners Hill Road. An area of Countryside Open Space is consented to the north and south of Huntsland (planning refs DM/25/0016 and DM/25/0014).

2.3 The Development Plan

44. The Development Plan for the application site comprises the following documents:
 - Mid Sussex District Plan 2014-2031 (March 2018);
 - Small Scale Housing Development Plan Document (April 2008);
 - Saved policies from the Mid Sussex Local Plan (May 2004);
 - Crawley Down Neighbourhood Plan (January 2016); and
 - Mid Sussex Site Allocations DPD (June 2022).
45. The Mid Sussex District Plan 2014-2031 was submitted for independent examination on the 8th July 2024 with further hearings scheduled for February and March 2026..



2.3.1 Mid Sussex District Plan 2014-2031 (March 2018)

46. The District Plan covers the period up to 2031 and replaces the majority of the Mid Sussex Local Plan adopted in 2004. Those policies relevant to both the site and landscape have been set out below.
47. Policy DP12 Protection and Enhancement of Countryside states that *“The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside... provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*
- *it is necessary for the purposes of agriculture; or*
 - *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.*
- ...The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character”.*
48. Policy DP15 New Homes in the Countryside states that *“Provided that they would not be in conflict with Policy DP12, new homes in the countryside will be permitted where special justification exists”.* Special justification is defined as:
- *‘Where accommodation is essential to enable agricultural, forestry and certain other full time rural workers to live at, or in the immediate vicinity of, their place of work; or*
 - *In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area; or*
 - *Affordable housing in accordance with Policy DP32: Rural Exception Sites; or*
 - *The proposed development meets the requirements of Policy DP6: Settlement Hierarchy’.*
49. Policy DP16: High Weald Area of Outstanding Natural Beauty seeks to conserve and enhance the natural beauty of the designation. In relation to development close to the designation the policy also states that *‘development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design’.*
50. Policy DP22 Rights of Way and other Recreational Routes states that *“Rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring development does not result in the loss of or does not adversely affect a right of way or other recreational routes unless a new route is provided which is of at least an equivalent value and which does not sever important routes. Access to the countryside will be encouraged by:*
- *Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes;*
 - *Supporting the provision of additional routes within and between settlements that contribute to providing a joined up network of routes where possible; and*



- *Where appropriate, encouraging making new or existing rights of way multi-functional to allow for benefits for a range of users. (Note: ‘multi-functional will generally mean able to be used by walkers, cyclists and horse-riders’).*
51. Policy DP26 Character and Design states that “*All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:*
- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
 - *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
 - *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
 - *protects open spaces, trees and gardens that contribute to the character of the area;*
 - *protects valued townscapes and the separate identity and character of towns and villages;*
 - *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
 - *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
 - *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
 - *positively addresses sustainability considerations in the layout and the building design;*
 - *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element; and*
 - *optimises the potential of the site to accommodate development”.*
52. Policy DP37 Trees, Woodland and Hedgerows states that “*The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting”.*
53. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.
54. Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.



55. Trees, woodland and hedgerows will be protected and enhanced by ensuring development:
- *“incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme;*
 - *prevents damage to root systems and takes account of expected future growth;*
 - *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management;*
 - *has appropriate protection measures throughout the development process;*
 - *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change;*
 - *does not sever ecological corridors created by these assets”.*

2.3.2 Position Statement 1: Delivering Sustainable Development in Mid Sussex (December 2025)

56. Mid Sussex District Council adopted Position Statement 1: Delivering Sustainable Development in Mid Sussex in December 2025. This sets out the approach to growth until a new Local Plan for Mid Sussex is adopted. The Position Statement does not replace the policies of the adopted Development Plan Documents, but forms a material consideration in the determination of planning applications which are not subject to allocations within the adopted development plan.
57. Nevertheless, MSDC’s approach to delivering sustainable development includes supporting development on sites identified for allocation in the Submission Draft District Plan, provided that (inter alia) these are in general conformity with the eight Development decision-making principles set out in the Position Statement. With regard to landscape and visual matters, these include the following:
- Principle 1: Sustainability – development should support healthy lifestyles and incorporate green and blue infrastructure and nature-based solutions to minimise vulnerability from the effects of climate change.
 - Principle 2: Natural Environment and Green Infrastructure – development should: protect, conserve and enhance biodiversity, and incorporate biodiversity features including ponds and native wildflower planting; respond to and incorporate existing on-site and off-site green and blue infrastructure (GBI) into the layout, whilst providing new GBI and taking opportunity to contribute to the wider GBI network.
 - Principle 3: Countryside – development should recognise *“the quality of the rural and landscape character of the district and respond appropriately to protected landscapes and protected nature conservation sites”.*
 - Principle 4: Built Environment – development should maintain settlement identity and character; protect the built and historic environment and have regard to the adopted Mid Sussex Design Guide SPD *‘to ensure that development enhances local distinctiveness, is of high quality and supports sustainability.’* In addition, spaces surrounding buildings are to be of high quality, respond appropriately to the context, be inclusive and prioritise sustainability. A GI plan is required which *‘maximises opportunities to retain existing trees and incorporate new trees, including tree-lined streets.’* Furthermore, development should *‘preserve or enhance listed buildings and the contribution made by their settings.’*



- Principle 8: Infrastructure – which includes, provide ‘*safe and convenient routes for walking, wheeling and cycling through the development and linking with existing and enhanced networks beyond*’. Adopted policy DP22: Rights of Way and other Recreational Routes is also referenced.
58. The Position Statement 1 also sets out a guide to the weight to be given to the adopted Development Plan policies, which will need to be assessed for conformity with the NPPF. Two adopted policies relevant to landscape and visual matters are assessed as being subject to “*moderate weight*” in decision making. These are adopted Policy DP12: Protection and enhancement of Countryside, and adopted Policy DP13: Preventing Coalescence. The guide gives full weight to all other adopted landscape-related planning policies including adopted Policy DP26: Character and Design; adopted Policy DP37: Trees, Woodland and Hedgerows, and adopted Policy DP16 High Weald Area of Outstanding Natural Beauty.
59. The MSDC Position Statement 1 includes Hurst Farm (SHELAA site 743) and land west of Turners Hill Road, Crawley Down (SHELAA site 688), in its Appendix C list of ‘preferred sites’, and states that the Council expects “*planning applications on the preferred sites to comply with the site-specific principles as set out in the Submission Draft District Plan*”. It also refers applicants to the robust evidence base it has already prepared, including landscape assessment.

2.3.3 The Submission Draft Mid Sussex District Plan (Regulation 19) (December 2023)

60. The draft policies in the Submission Draft Mid Sussex District Plan (Regulation 19) (December 2023), relevant to landscape and visual matters, are set out below.
61. Policy DPN3 Green and Blue Infrastructure states that “*The protection of existing and provision of new green and blue infrastructure will be supported because it delivers a range of environmental, social and economic benefits including resilience to the effects of climate change, positive health and wellbeing effects, active travel opportunities, nature-based solutions and supporting nature recovery*”.
62. Green and blue infrastructure assets, links and the overall multi-functional network will be protected and enhanced by ensuring development:
1. “*Responds to and incorporates existing on-site and off-site green and blue infrastructure into the development design and layout;*
 2. “*Provides new green and blue infrastructure integrated into the development design;*
 3. “*Contributes to the wider green and blue infrastructure network by taking opportunities to improve, enhance, manage and restore green and blue infrastructure, and providing and reinforcing links to existing green and blue infrastructure including outside the development’s boundaries to develop a connected network of multi-functional greenspace, including incorporating opportunities to contribute to strategic green and blue infrastructure*”.
63. Applicants will need to consider from the outset the landscape assets of the site and how they may be used to create part of a coherent landscape structure that links to existing and proposed landscapes to form open space networks whenever possible, revealing existing landscape features.
64. Green and blue infrastructure design will be expected to demonstrate through a green and blue infrastructure masterplan and statement that opportunities have been taken to:



6. *“Support health and wellbeing by providing access to green space, nature and rights of way; and*
7. *Foster and improve understanding of green and blue infrastructure including natural greenspace and nature conservation features”.*
65. Policy DPN4 Trees, Woodland and Hedgerows states that *“Trees, woodland and hedgerows will be protected because they are valuable natural capital assets including for biodiversity, nature recovery, green infrastructure, health and wellbeing, and increasing resilience to the effects of climate change”.*
66. The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting.
67. Development that will damage, or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/or that have landscape, historic or wildlife importance, will not normally be permitted.
68. The value of trees, woodland and hedgerows individually and cumulatively in providing connectivity and continuity across the landscape and a network for nature recovery will be taken into account so that habitat fragmentation, particularly of large and extensive woodland areas, is minimised.
69. Proposals for new trees, woodland and hedgerows must be of suitable species, usually native and from local or UK sourced stock, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows must be of a size and species that will achieve this purpose’.
70. *“Trees, woodland and hedgerows will be protected and enhanced by ensuring development:*
 - *Retains and incorporates existing trees, woodland and hedgerows, including along the boundaries, into the design of new development and its landscape scheme.*
 - *Is orientated to have a positive edge to these features and the wider countryside.*
 - *Is designed to avoid the overshadowing of residential gardens which can lead to pressure for the removal of trees.*
 - *Prevents damage to root systems and takes account of expected future growth through respecting the root protection area.*
 - *Has appropriate protection measures throughout the development and construction process.*
 - *Secures appropriate long-term management and stewardship arrangements.*
 - *Where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management and stewardship.*
 - *Takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change.*



- *Does not sever ecological corridors created by these assets and makes a positive contribution to the local nature recovery network and green infrastructure network.*

Developments should integrate street trees and other urban greening measures into new streets and open spaces, and tree-lined streets will be encouraged. Appropriate species must be selected ensuring tree roots have sufficient space to support healthy, long-lived trees. Appropriate long-term management and stewardship arrangements will need to be in place and secured by planning conditions and/or planning obligations”.

71. Policies DPC1 and DPC 2 provide policy on the Protection and Enhancement of the Countryside and Preventing Coalescence. DPC1 states that *“Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the district including not adversely affecting the environmental and social benefits that the countryside delivers,..”* DPC 2 states *“The individual towns and villages in the district each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next”.*
72. Policy DPB1 Character and Design states that *“all new development must be of high quality and must respond appropriately to its context, be inclusive and prioritise sustainability. This includes the design and layout of new buildings and streets, alterations to existing buildings and the design of surrounding spaces”.*
- “All development proposals will be required to demonstrate all of the following, to ensure that development:*
- 1. Reflects the distinctive character of the towns and villages and protects their separate identity, heritage assets and valued townscapes.*
 - 2. Creates a sense of place while addressing the character and scale of the surrounding buildings and landscape through the consideration of the scheme’s design, layout, size, scale, height, massing, spacing, orientation, views, materials and relationship with the public realm”.*
73. Policy DPA9 Land to west of Turners Hill Road, Crawley Down is a proposed housing allocation for 350 dwellings (see **Plate 1**, below), part of which relates to the southern part of the application site. The draft policy states that any proposed development would have to (*inter alia*):
- 3. “Address any impacts associated with Ancient Woodland (on and adjacent to the site) including Front Wood, Wallage Wood, Wallage Lodge Shaw, Bushy Wood, Pescotts Wood (east and west parcels), which will be excluded from development.*
 - 4. Provide a woodland buffer to existing vegetation along the southern boundary and set development back from the Worth Way to mitigate potential visual impact to the route and help enhance its setting.*
 - 5. Provide a 5m landscape buffer to existing hedgerows.*
 - 6. Integrate and enhance the existing PRoWs within the site and retain the character of PRoWs that border the site.*
 - 10. Avoid development in the most sensitive areas, including the central ridge.*



11. Provide a country park in southern part of site and along western boundary linking the north and south parts of the site. It meets the requirements of other relevant development plan policies.

12. Meet the requirements of other relevant development plan policies”.

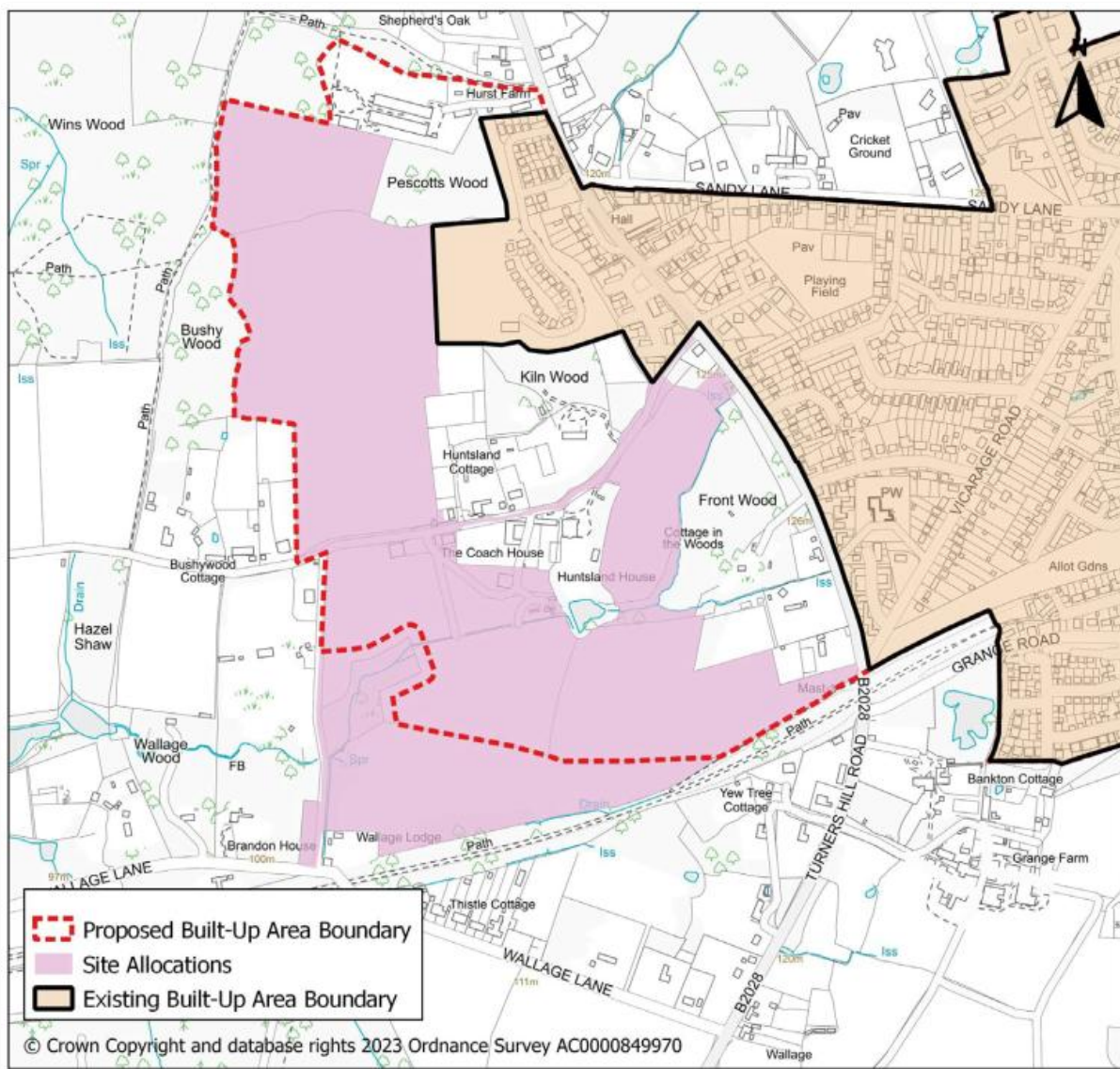


Plate 1: DPA 9 (The Submission Draft Mid Sussex District Plan (Reg 19), (Dec 2023)

74. Policy DPA10 Hurst Farm, Turners Hill Road, Crawley Down is a proposed housing allocation for 37 dwellings (see Plate 2, below). It applies to the northern part of the application site. The draft policy requirements include (*inter alia*) the following:

1. “Mitigation measures will be required to protect the setting and form of parts of the site that fall within and adjacent to sensitive landscape areas.
2. Address any impacts associated with ancient woodland along the western and southeastern edges of the site.
3. Integrate development with the site to the south (DPA9) such as through the design of the site layout and by providing pedestrian and cycling connections between the developments, green infrastructure and ecological corridors.



2.3.4 Crawley Down Neighbourhood Plan (January 2016)

76. The Crawley Down Neighbourhood Plan was adopted in January 2016. This document sets out the vision for Crawley Down noting it as *“a thriving and attractive village community set in unspoilt and accessible countryside that provides an excellent quality of life for residents, visitors, and those who work in, or travel through, the area”*. The Neighbourhood Plan sets out 11 policies which aim to ensure that new development will be sustainable and in accordance with the vision.
77. Policy CDNP05: Control of New Developments provides criteria for granting planning permission for new residential developments including (but not restricted to):
- a) *“The scale height and form fit unobtrusively with the surrounding buildings and the character of the area or street scene and where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.*
 - e) *Open green spaces are provided in accordance with the Local Plan standard provisions. Where practical open spaces should provide linkage/connection to elements of the local footpath network”*.
78. Policy CDNP08: Prevention of Coalescence requires that “Development outside the village boundary will only be permitted if it can be demonstrated that:
- *‘It does not detract significantly from the openness and character of the landscape.*
 - *It does not contribute to ‘ribbon development’ along the roads or paths linking the village to neighbouring settlements of Copthorne, Felbridge, Turners Hill and Crawley.*
 - *It does not significantly reduce the gaps between the village and neighbouring settlements of Copthorne, Felbridge, Turners Hill and Crawley.”*
79. Policy CDNP09: Protect and Enhance Biodiversity requires that new developments protect designated sites, protected species, ancient or species rich hedgerows, shaws, grasslands and woodlands through provision of buffers and that new developments provide appropriate planting of new native trees and hedges.
80. Policy CDNP11: Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA) notes that *‘Large schemes proposed adjacent or close to the boundary of the 7km zone of influence may require mitigation. Such proposals for development will be dealt with on a case-by-case basis’*.
81. Proposal 03 of the Neighbourhood Plan: Enhancement of Green Infrastructure proposes the implementation of a green infrastructure strategy that will deliver a combination of new and improved assets. These are to be secured through the development and improvement of land and support to village organisations. The assets include: a) Additional varied sports facilities; b) Natural open spaces; c) Informal recreational areas; d) Street tree planting; e) Sites of interest for nature conservation; f) Further Allotments or community gardens and g) Additional Play areas. The management of all new assets will be integrated with those currently existing in the ownership of the Parish Council. The use of site-specific management arrangements will be discouraged.



2.4 Setting of the High Weald National Landscape

82. To determine whether the site is within the setting of the High Weald National Landscape (formerly known as an Area of Outstanding Natural Beauty) the following policy and guidance has been reviewed:
1. Paragraph 189 within the 2024 NPPF states that *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas”*.
 2. Paragraph 5(13) within the Technical Guidance Note LITGN-2021-01 (August 2024) states that *“It should be noted that the setting of protected landscapes is generally created in policy and is not a designation (or a receptor) in its own right (unlike the settings of heritage assets). The extent of the setting of a designated landscape for LVIA purposes is not geographically defined and will vary with the nature of the development proposed. In LVIA, the question would remain whether changes in the setting (i.e. the landscape nearby but outside the designated area) would affect the designated landscape in terms of effects on its special qualities and, if so, to what degree. For example, a major development close to a designated landscape could generate noise, lighting and visual impacts that could erode the tranquillity, dark skies, and scenic quality of views’*.
 3. Within the Mid Sussex District Plan 2014 – 2031 Policy DP16: High Weald Area of Outstanding Natural Beauty states that *“the setting of the High Weald AONB is also important as landscapes connect ecologically, economically and socially. In particular, the views into and out of the AONB may be affected by activities outside of the designated area”*. Whilst this doesn’t provide clear guidance on how to determine the setting on the National Landscape it does indicate that visibility is a key consideration.
 4. The High Weald AONB Management Plan 2024 - 2029 provides guidance on defining the setting of the National Landscape. The paragraph titled ‘AONB setting’ states that *“The term ‘setting’ is used to refer to areas outside the National Landscape where development and other activities may affect land within a National Landscape. Its extent will vary depending upon the issues considered, however, due to the high synergy in character between the National Landscape boundary and the wider High Weald National Character Area (NCA), land within the NCA should be considered as falling within the setting of the National Landscape’*. The Management Plan also refers to Core Character Components of the High Wealds which include *‘intrinsically dark at night with our own galaxy visible’* and *‘the notion of a quintessential English pastoral landscape, intimacy of scale, a sense of history and timelessness; rurality and tranquillity; glimpsed long views; freedom to explore and make connections with the natural world, and a rich legacy of features and ideas left by writers, poets and gardeners inspired by the landscape’*.
83. Both paragraph 189 of the NPPF and paragraph 5(13) within the GLVIA3 Notes and Clarifications indicate that the extent of the setting of the National Landscape (former AONB) is largely defined by the scale and nature of the proposed development. For instance, a larger or more anomalous development close to the National Landscape



- may have more potential to affect the special qualities of the National Landscape compared to a smaller development that is already characteristic of the landscape.
84. The site is located 1.7km to the north and north east of the boundary of the High Weald National landscape. The consented developments to the north and south of Huntsland (Planning refs DM/25/0016 and DM/25/0014) will extend the existing settlement pattern into the countryside to the west of the village of Crawley Down, no closer than 1.5km to the boundary of the National Landscape.
 85. The ZTV in drawing CDHF-3 illustrates that there is very little opportunity for visibility of the proposals from within the designation with the Turners Hill ridge restricting views from public rights of way within the National Landscape. Site visits in winter months have confirmed that views from the Turners Hill Ridge are from outside of the designated landscape (refer to View 15). Consequently, it would be unlikely that the proposed development would have any substantive negative effects on the special qualities of the National Landscape. On this basis it can be concluded that the site is not within the setting of the National Landscape.
 86. In response to Policy DP16 of the Mid Sussex District Plan 2014 – 2031, the site survey found that there was no intervisibility between the National Landscape and the site due to the intervening vegetation and landform. Given that the site is 1.7km away from the National Landscape, it has been found that they also do not “*connect ecologically, economically and socially*”. Therefore, on this basis, the site does not form part of the setting of the High Weald National Landscape.
 87. However, the AONB Management Plan has effectively provided an additional test for defining the setting of the National Landscape, by stating that , “*land within the NCA [122] should be considered as falling within the setting of the National Landscape*”. On this basis, given that the site is located within NCA 122 (High Weald), it could then be perceived as forming part of the setting of the High Weald. However, such a pre-defined boundary to the setting of the designation clearly contradicts the latest guidance in LITGN 2024-01 (which was written after the Management Plan) and also does not flow logically from paragraph 189 of the NPPF, nor the first part of the definition of setting in the AONB Management Plan. Therefore, when reviewing this guidance as a whole it has been determined that the proposals would not have any notable, adverse impact on the Special Qualities of the National Landscape, and consequently the site does not form part of the setting of the designation.

2.5 Relevant Planning History

88. With regard to land at Hurst Farm, an Outline Application for “*Demolition of Existing Buildings and Erection of 45no. New Dwellings with Associated Access. All Matters To Be Reserved Except For Access (planning application ref. no. DM/18/0591)*” was refused by MSDC on 4 May 2018. This preceded publication of the Mid Sussex Site Allocations DPD which proposes a housing allocation on this site. The five reasons for refusal of the 2018 application included the site’s “*location within the countryside*”, “*unacceptable intensification of development within the setting of the Grade II listed Westlands*”, and insufficient evidence to show that “*the development would protect the ecology and biodiversity of the site, in particular protected species and Prescott Wood Ancient Woodland.*”
89. Adjacent to the site’s eastern boundary (at Wychwood Place) a planning application (refs DM/15/3979 and DM/15/3614) for a residential development comprising 44 dwellings was submitted in 2019. It was granted permission on appeal in January 2020.



90. In allowing the appeal the Inspector concluded (at para 323) that '*...when the proposals are viewed in the context of the wider, surrounding area it is my conclusion that a well-designed, high quality and well-landscaped development, such as could be achieved by either application scheme, would not have an unacceptably adverse impact in character or appearance terms, especially as open, undeveloped land would still exist to the west. As such I find no conflict with the first criterion of CDNP policy CDNP08, which requires development outside the village boundary to not detract significantly from the openness and character of the landscape*'.
91. This development has since been completed and forms part of the baseline. It is hereafter referred to as Wychwood Place. It extends the Crawley Down settlement edge west of Turner's Hill Road to the north east of the site.
92. The area to the south of land at Hurst Farm, known as *Land West Of Turners Hill Road And North Of Huntsland Turners Hill Road Crawley Down West Sussex* (planning application ref. no. DM/25/0016) was granted outline planning permission on 5 September 2025, for the erection of up to 150 dwellings, a care home (Use Class C2), community facility and associated infrastructure including new access points off of Wychwood. (Planning application ref. no. DM/25/0016).
93. In addition, on 5 September 2005, MSDC also granted outline planning permission (ref. no. DM/25/0014) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road on Land West Of Turners Hill Road And South Of Huntsland Turners Hill Road Crawley Down West Sussex.
94. These two consented schemes have been considered as part of the baseline for this LVA.
95. There are no other planning applications within the study area, both recent and current, which would alter the site's landscape and visual context.

2.6 Summary of Planning Context

96. In summary, the site does not lie within any national or local designations. It falls within the countryside west of Crawley Down. It is not allocated for development within the current Local Plan but forms the northern part of a wider area allocated as a housing site within the emerging Mid Sussex District Plan Review 2021 – 2039 (Regulation 19) for 350 dwellings on land west of Turners Hill Road under draft policy DPA9; and for 37 dwellings on land at Hurst Farm, Turners Hill Road under draft policy DPA10.
97. Public footpaths run close to its northern, western and (partly within) its southern boundaries. They connect to the surrounding PROW network. A long distance route and Country Park (Worth Way) are located approximately 200m to the south of the site. There are areas of Ancient Woodland adjacent to the site boundaries.
98. The area to the south of land at Hurst Farm, known as *Land West Of Turners Hill Road And North Of Huntsland Turners Hill Road Crawley Down West Sussex* (planning application ref. no. DM/25/0016) was granted outline planning permission on 5 September 2025, for the erection of up to 150 dwellings, a care home (Use Class C2), community facility and associated infrastructure including new access points off of Wychwood.
99. In addition, on 5 September 2005, MSDC also granted outline planning permission (ref. no. DM/25/0014) for the erection of up to 200 dwellings, and associated infrastructure



including new access points off of Turners Hill Road on Land West Of Turners Hill Road And South Of Huntsland Turners Hill Road Crawley Down West Sussex.

100. These two consented schemes have been considered as part of the baseline for this LVA.
101. Wychwood Place presents a recent extension of the settlement edge of Crawley Down, to the immediate east of the site and forms part of the existing baseline.
102. The High Weald National Landscape is approximately 1.7km to the south and south-west of the site. Whilst views to the site are possible from the ridge forming the National Landscape's northern boundary, there is no visibility to the site (or the proposed development) from within the designated landscape itself.
103. The site would not affect physical or ecological connections to it. It is concluded that the site does not form part of the setting of this National Landscape.
104. Mature vegetation (including ancient woodland, mature hedgerows and veteran trees), the undulating topography and public rights of way associated with its countryside setting have informed the wording of the draft allocations for the site and the land to the south. The proposals will need to consider relevant National, Local and Neighbourhood policy in this regard and the LVA which follows seeks to address the wording and objectives of all adopted and relevant emerging policies.



3.0 Aspects of the Development which have the Potential to Cause Landscape and Visual Effects

3.1 Introduction

105. The Illustrative Landscape Masterplan (drawing reference CDHF-6) illustrates one potential form of the proposed development within the context of emerging allocations DPA9 and DPA10. The parameter plans for the outline application define the proposed extent of development, building heights, densities and green infrastructure.
106. The proposals include the following:
- Up to 230 new homes, 30% of which are proposed as affordable;
 - Erection of a care home (Use Class C2) up to 70 beds;
 - A community facility;
 - Vehicle access from Turners Hill Road, using the existing access to Hurst Farm;
 - Pedestrian / cycle / emergency access location via Wychwood Place;
 - The existing public footpath 33W/1 along Huntsland will be retained;
 - A new pedestrian and cycle link will offer north south connectivity between the application site and the consented scheme to the south of Huntsland;
 - Countryside Open Space to the south adjacent to, and directly accessible from, the existing public rights of way network;
 - A central community space with a pavilion and formal lawns for community events;
 - A Neighbourhood Equipped Area of Play;
 - Local Areas of Play offering doorstep play provision;
 - Native structure planting to reinforce the sense of enclosure along existing public rights of way both within, and adjacent to the site;
 - Provision of landscape buffers, especially along the central ridge (immediately north of public footpath 33W/1, Huntsland) and along the site's boundaries where adjacent to the existing settlement edge and individual dwellings;
 - Provision of natural and semi-natural space to ensure retention, protection and enhancement of existing (including ancient) woodland, trees, shrubs and hedgerows (min 5m buffer) around the edges of, and within, the application site;
 - Provision of 15m buffers to ancient woodland adjacent to the site; and
 - Provision of amenity green space within the built-up area and to provide recreational facilities for all age groups.
107. SLR's landscape architects have worked closely with Mosaic Ltd. on the illustrative masterplan and parameter plans, advising for example on the overall placing, height and density of the development, the form and character of green spaces, and the treatment of the site's boundaries.
108. The following sections identify the main aspects of the development (including the proposed amendments to the consented scheme) which have potential to cause landscape and visual effects.



3.2 Location and Extent

109. The site occupies a total area of 14.99ha. It contains three parcels of agricultural land which are referenced as Fields 1, 2 and 8. Fields 1 and 2 have the benefit of planning consent under DM/25/0016. Hurst Farm is wholly contained within Field 8 and is partly previous developed land.
110. The eastern boundary of the site abuts the existing settlement edge associated with Wychwood Place and Turners Hill Road.
111. The northern boundary is formed by woodland containing Hurst Farm which extends to Pescotts Wood to the north east and north west.
112. The western boundary is formed by Winns Wood and Bushy Wood.
113. The southern boundary extends to the public footpath 33W/1 at Huntsland which is partly included within the site. The south western and south eastern boundaries abut the grounds and small paddocks associated with Shenley and Huntsland Cottage. Their boundaries are generally well vegetated with occasional gaps.
114. The topography is gently undulating. The southern third of land north of Huntsland (Field F2) forms the higher reaches of a gentle ridge which drops away to the north, south and west. The land drops from 125m AOD (Above Ordnance Datum) at its highest point to 115m AOD along the southern boundary with 33W/1, to 117m along the western boundary with Bushy Wood and to its lowest point of 110m AOD along the north western boundary with Wins Wood and Pescott Wood. Land at Hurst Farm lies at around 115m AOD. It slopes downward very gently from south to north, although much of this land appears level.
115. A native hedgerow with mature trees forms the site's northeastern boundary with Wychwood Place which extends west to Turners Hill Road.
116. Wins Wood, Pescott Wood and Bushy Wood are areas of Ancient Woodland adjacent to the site's boundaries.

3.3 Height and Density

117. In accordance with the consented scheme, the majority of the proposed dwellings on land north of Huntsland, would be 2-storey with occasional 2.5 storey elements to allow for an interesting and varied built form.
118. Use Class C3 (dwellinghouses) on the eastern area of land at Hurst Farm would be up to 2 storey. The care home (Use Class C2) would be up to 2.5 storey.
119. The proposed development parameters for two storey are 9m maximum ridge heights from existing ground levels +/-2m; and for two and a half storey, these are 11m maximum ridge heights from existing ground levels +/-2m.

3.4 Access

120. The primary vehicular, pedestrian and cycle access would be from Turners Hill Road, upgrading the existing access to Hurst Farm.



121. The existing public footpath 33W/1 along Huntsland will be retained. The parameters include two pedestrian access locations at the north western boundary of land to the north of Huntsland, and alongside Woods View at Wychwood to the north east. A pedestrian / cycle / emergency access location is also proposed via Wychwood Place.
122. A new pedestrian and cycle link will offer north south connectivity between the application site and the remainder of the allocation to the south of Huntsland.

3.5 Lighting

123. In accordance with the consented scheme, lighting within the new development would respond to the existing settlement edge at Wychwood Place and along Turners Hill Road. Lighting within the Countryside Open Space and natural and semi-natural space (which generally forms the buffers to retained woodland and hedgerows) would be kept to a minimum and limited to low level lighting to key pedestrian / cycle links.

3.6 Proposed Mitigation

124. In accordance with the consented scheme, landscape mitigation is incorporated into the scheme proposals as shown on the Illustrative Landscape Masterplan (CDHF-6). In summary these mitigation measures would include:
 - Wherever possible, existing vegetation along the site's boundaries and within the site will be retained, and reinforced where necessary;
 - Woodland planting is consented within the centre of Field F2 to reduce any effects on skyline views from 33W/1;
 - Native planting will be introduced along the site's boundaries to reinforce the sense of enclosure and to reduce the effects on views from residents overlooking the site;
 - Additional planting in the form of native shrubs, orchard trees, street trees, species-rich grassland and ornamental planting is proposed across the site to help integrate the development, enhance the landscape and soften landscape and visual effects;
 - Both retaining and enhancing existing vegetation, and proposing these various types of planting within the site, would adhere to the West Sussex and Mid-Sussex land management guidance for the character areas that the site is located within;
 - Built form continues to be exempt from the south facing slopes of the central ridge in F2 to the north of 33W/1 and Huntsland to help contain the proposed development and reduce visual effects; and
 - Heights and densities have been selected to reflect the existing developments within Crawley Down and at Wychwood Place; ensuring they are appropriate for this sensitive landscape and limiting landscape and visual effects.
 - Additional SuDS features will be introduced where possible within the built-up area. This would be explored, and detailed, at the Reserved Matters stage and through Condition Clearance and would be subject to detailed drainage advice and discussions with the relevant maintenance operative.

3.7 Response to Draft Allocation Policy Requirements of DPA 9 and DPA 10

125. The scheme proposals respond to the draft policy requirements as follows:



- Integrating development to the north and south (Policy requirement 8 of DPA9 and requirement 3 of DPA10)
- Appropriate buffers are provided to all woodland edges with a minimum of 15m for areas of Ancient Woodland to address any potential impacts (Policy requirement 2 of both DPA9 and DPA10);
- Minimum 5m landscape buffers are provided to all retained hedgerows (DPA9 Policy requirement 5);
- Footpath 33W/1 (located within the site along its southern boundary) will be retained in its present form with a new access (in the form of a pedestrian / cycle route) provided into Field 2 and heading north through the Countryside Open Space and the housing to connect to DPA 10 to the north (DPA9 Policy requirements 6 and 8, and DPA Policy requirement 3);
- The character of the existing rights of way bordering, or close to, the site (35W and 33W) will be retained. Their sense of enclosure from adjacent hedgerows and tree belts will be reinforced through new native structure planting. A connection to 35W will be provided along the site's north western boundary. All paths will be sensitively designed so as to preserve the rural feel of the rights of way. (DPA9 Policy requirement 6);
- Development has been avoided from the most sensitive area of the site, namely the south facing ridge within Field 2 (DPA9 Policy requirement 10);
- Countryside Open Space is provided within Field 2 to contribute to the wider Countryside Open Space offered across the allocation and extending to the Worth Way Country Park to the south (DPA9 Policy Requirement 11);
- Providing mitigation in the form of new planting, to protect the setting and form of parts of land at Hurst Farm that fall adjacent to an existing right of way and the listed building Westlands (DPA10 Policy requirement 1).
- Illustrative Landscape Sections at Appendix F demonstrate that there is sufficient space to allow for additional native planting along the northern and western edges of the development that would contribute to reducing the perception of built development from PRow 35W/1 and the Grade II listed Westlands and would enhance the wooded and enclosed character of the landscape immediately to the north and west of the site.

3.8 Amendments to the Consented Scheme (DM/25/0016)

126. The parameters and development extents within Fields 1 and 2 largely remain the same as the consented scheme (DM/25/0016), with the following minor amends:
- Vehicular/pedestrian and cycle access point relocated to Hurst Farm (Field 8);
 - 70 bed care home relocated to Hurst Farm (Field 8);
 - Homes located in former care home area;
 - Alignment of road amended to accommodate home in care home area;
 - Shared private drive amended to accommodate additional unit(s);
 - Former primary access narrowed to form emergency, pedestrian and cycle link to Wychwood Place;
 - Removal of shared surface street to create a single development block;



- Allotments increased in size.

127. The following sections assess the potential landscape and visual effects associated with the proposed change. The consented schemes to the north and south of Huntsland have been considered as part of the baseline for this assessment with the proposed change being the proposals at Hurst Farm and the minor amends to the consented scheme as listed above.

4.0 Potential Landscape Effects

4.1 Introduction

128. The following landscape assessment is based upon both a desk-top assessment of existing character assessments and plans as well as site-based assessments carried out in the summer and winter months of 2024 through to 2026. In accordance with GLVIA3 the main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the proposed development have been identified and their sensitivity to the proposed development has been assessed by considering their value and susceptibility. The magnitude of change which would occur for each of these receptors has then been assessed primarily by determining the size and scale of change, but also based upon the geographical extent of that change, and its duration and reversibility.

129. By combining the sensitivity of receptors and the magnitude of effect the potential level of landscape effect has been assessed. Effects which are assessed as being major or major/moderate are assessed as being important planning considerations. Moderate effects are not generally considered to be important planning considerations, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances.

130. This section of the LVA provides the main analysis of potential landscape effects, but supporting assessment matrices are also included in Appendix D.

4.2 Existing Landscape Character Assessments

131. There is a nested series of existing character assessments which provide a useful context to the character of the site. Drawing CDHF-2 summarises the classification provided by these assessments, but further details of each are set out below.

4.2.1 National Landscape Character

Natural England National Character Areas (2014)

132. The site is located wholly within National Character Area (NCA) 122, the High Weald.

133. Characteristics of NCA 122 that are of particular relevance to the site include the following:

- *“A faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east-west...;”*
- *A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridge top villages founded on trade and non-agricultural rural industries, with a*



dominance of timber-framed buildings with steep roofs often hipped or half-hipped, and an extremely high survival rate of farm buildings dating from the 17th century or earlier;

- *Ancient routeways in the form of ridge top roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wildflower rich verges and boundary banks. Church towers ... on the ridges are an important local landmark...;*
- *An intimate, hidden and small scale landscape with glimpses of far-reaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber framed buildings anywhere in Europe...*;
- *Strong feeling or remoteness due to very rural, wooded character. A great extent of interconnected ancient woods...*;
- *Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland;*
- *Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing; and*
- *A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle”.*

4.2.2 County Landscape Character

West Sussex Landscape Character Assessment (2005)

134. The Landscape Character Assessment of West Sussex is formed by Land Management Guidelines and ‘A Strategy for the West Sussex Landscape (October 2005)’. The strategy document was based on a Landscape Assessment of West Sussex published in 1995.
135. The Land Management Guidelines identify the site as falling within HW1: High Weald, this area is described as having “numerous gill streams [which] have carved out a landscape of twisting ridges and secluded valleys. The ancient, densely wooded landscape of the High Weald is seen to perfection in the area.” The key characteristics of HW1: High Weald relevant to the study area are extracted below:
- *“Wooded, confined rural landscape of intimacy and complexity within the High Weald Area of Outstanding Natural Beauty (AONB).*
 - *Plateau, ridges and deep, secluded valleys cut by gill streams.*
 - *Long views over the Low Weald to the downs, particularly from the high Forest Ridge.*
 - *Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees.*
 - *Pattern of small, irregular-shaped assart fields, some larger fields and small pockets of remnant heathland.*
 - *Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland.*
 - *Dense network of twisting, deep lanes, droveways, tracks and footpaths.*



- *Dispersed historic settlement pattern on high ridges, hilltops and high ground, the principal settlements East Grinstead and some expanded and smaller villages”.*
136. A number of Land Management Guidelines are included for HW1: High Weald, outlined below:
- *“Maintain and restore the historic pattern and fabric of the woodland and agricultural landscape for scenic, nature conservation and recreational purposes.*
 - *Avoid skyline development and ensure that any new development has a minimum impact on long and other views and is integrated within the landscape, paying particular attention to the siting of telecommunications masts.*
 - *Plan for long-term woodland regeneration, the planting of new broad-leaved woodlands, the appropriate management of existing woodland, and reduce rhododendron invasion and bracken cover in woodlands and on heathland.*
 - *Extend existing woodland areas rather than creating new woodland features, reinforcing existing, distinctive landscape patterns.*
 - *Plant trees in drifts and avoid straight lines running across the grain of the land.*
 - *Increase tree cover in and around villages, agricultural and other development and on the rural urban fringe, along the approach roads to settlements, and along busy urban routes including within the Crawley–East Grinstead corridor.*
 - *Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.*
 - *Conserve, strengthen and manage existing hedgerows and hedgerow trees and replant hedgerows where they have been lost.*
 - *Conserve the landscape of the gills and sandrock crags, including wet woodland, and protect the nationally-rare sandrock plant and other communities associated with them.*
 - *Seek to protect the tranquil and historic character of rural lanes and manage road verges to enhance their nature conservation value.*
 - *Continue to maintain the natural setting of the Worth Way.*
 - *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.’*
137. The county-wide landscape guidelines, as published in ‘A Strategy for the West Sussex Landscape (November 2005)’ provides an overall vision for the landscape of the High Weald, five strategic objectives and county-wide landscape guidelines. The strategy objectives are to:
- *“ensure high quality new development which contributes to, and reinforces, landscape character;*
 - *conserve and enhance historic landscape character;*
 - *ensure the maintenance and renewal of the agricultural landscape*
 - *conserve and enhance semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features; and*
 - *promote and celebrate the value and variety of the West Sussex landscape.”*



A Strategy for the West Sussex Landscape (West Sussex County Council, October 2005)

138. The purpose of the Strategy is *“to protect and enhance the landscape of West Sussex as an asset for future generations.”*
139. Specific reference to the High Weald is made at Section 2.0, setting out the County Council’s vision for the landscape of the High Weald as follows:

“The characteristic mixture of highly distinctive and extensive woodlands, many of them ancient, including shaws and steep valley woodlands in the deep ghylls, is managed as a woodland resource and as wildlife habitats, with new plantings linking up once-isolated woodland features.

Distinctive characteristics such as sandstone outcrops, the pattern of small, irregular fields bounded by shaws, historic routeways and rural lanes, old iron working sites and hammer ponds, are protected and conserved.

The characteristic pattern of small fields is well-managed and is being maintained.

New development of high quality fits with the characteristic settlement pattern of scattered villages, hamlets and dispersed farmsteads.

The local distinctiveness of villages and their settings is evident, with a return to the greater availability and use of traditional local materials”.

4.2.3 District Landscape Character

A Landscape Character Assessment for Mid-Sussex (November 2005)

140. At a district scale the landscape within which the site is located is described within ‘A Landscape Character Assessment for Mid Sussex (November 2005)’. This document describes ten landscape character areas which are located within the district. The site remains within High Weald (Area 6) as described within the West Sussex Landscape Land Management Guidelines.

Mid Sussex Landscape Capacity Study (HDA, July 2007)

141. This study aims to assess the capacity of landscapes around settlements to accommodate residential development. The concept of assessing the capacity of a landscape to accommodate development is now somewhat dated, having been replaced by the Natural England Guidance on Landscape Sensitivity Assessment (2019). Nevertheless, this document makes judgements about landscape sensitivity and landscape value which are of relevance to this LVA.
142. The study area is included in Zone 2. The site is contained within parcel 03: Crawley Down Northern Fringe. The parcel includes the landscape surrounding the village, north of the Worth Way.
143. Para 5.1.2 reads as follows: *“In order to assess the sensitivity of the landscape to development, assumptions have been made as to the likely built form of any new development areas. It has been assumed that buildings would be largely 2 or 3 storeys in height with occasional landmark buildings of 4-5 storeys. There would be open space provision and a strong landscape framework with tree planting of appropriate scale, area and design to ensure that the development achieves a good fit in the landscape”.*



144. The landscape sensitivity of Parcel 03 is assessed as 'substantial': the second of the five categories. Reference is made to '*substantial areas of woodland and intact hedgerows*' and '*on sloping ground, sloping away to the north of Crawley Down*'.
145. The landscape value is assessed as 'slight' the second lowest of the five categories. Reference it made to the Ancient Woodland.
146. The overall capacity for development is assessed as 'Low/Medium'.
147. Of the 75 assessment parcels considered, 58 have a capacity lower than Parcel 03, and 4 sites have the same capacity as Parcel 03. Only 12 sites have a higher capacity than Parcel 03. Paragraph 5.2.2 states that "*a low or negligible rating for landscape capacity indicates that development would have a significant effect on the character of the landscape as a whole and/or on the setting to the existing settlement or outstanding assets within the District*". '*A rating of Medium identifies a landscape character area with the capacity for limited development, in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.*'

Capacity of Mid Sussex District to Accommodate Development (LUC, June 2014)

148. The aim of this Study was also to assess the capacity of landscapes around settlements in the District to accommodate development, but the assessment covers additional areas and used slightly different criteria. The assessment scale for capacity judgements is also simplified, with only a five point scale (compared with the nine point scale in the 2007 assessment).
149. The application site remains part of assessment parcel 03 Crawley Down Northern Fringes and within the High Weald (see **Plate 3**, below).
150. Para 5.14 reads as follows: "*Figure 5.3 shows that the more sustainable locations in the District are likely to be around the edges of the main urban settlements of East Grinstead, Haywards Heath and Burgess Hill, as well as Hurstpierpoint, Hassocks, Keymer, Bolney, Crawley Down and Copthorne, although these areas still have up to three secondary constraints that would need to be considered when assessing their suitability to accommodate development.*"
151. Landscape Sensitivity remains assessed as 'substantial' and landscape value as 'slight' but the overarching capacity is concluded as Medium. Table 3 defines Medium Capacity as:

"A Medium capacity rating indicates that there is the potential for limited smaller-scale development to be located in some parts of the character area, so long as there is regard for existing features and sensitivities within the landscape."
152. Of the 80 parcels assessed, 63 have a lower capacity than Parcel 03, and 14 have the same capacity as Parcel 03. Only 2 sites have a higher capacity than Parcel 03.
153. Paragraph 3.15 of the study states that "*it is important to note that these scores are only indicative of potential capacity and would need to be tested through more detailed assessment at the site-specific level when proposals for specific development locations are known*".



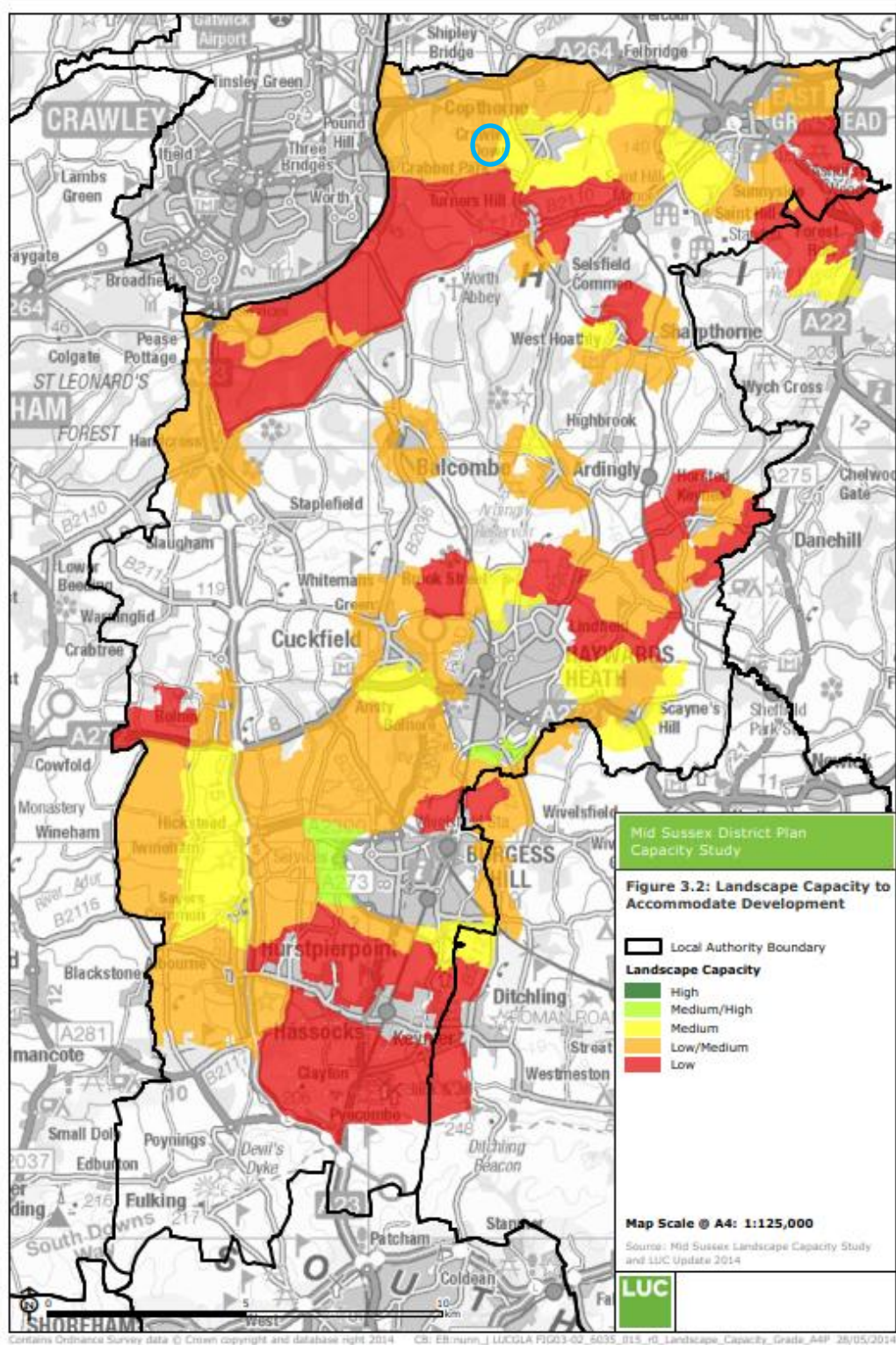


Plate 3: Figure 3.2 of LUC Landscape Capacity Study with the approximate location of the site indicated as a blue circle

154. Paragraph 6.20 considers the more sustainable locations in the District to be “likely to be around the edges of the main urban settlements of East Grinstead, Haywards Heath and Burgess Hill, as well as Hurstpierpoint, Hassocks, Keymer, Bolney, Crawley Down and Cophthorne, although these areas still have up to three secondary constraints that



would need to be considered when assessing their suitability to accommodate development (see Figure 5.3)". (see **Plate 4**, below)

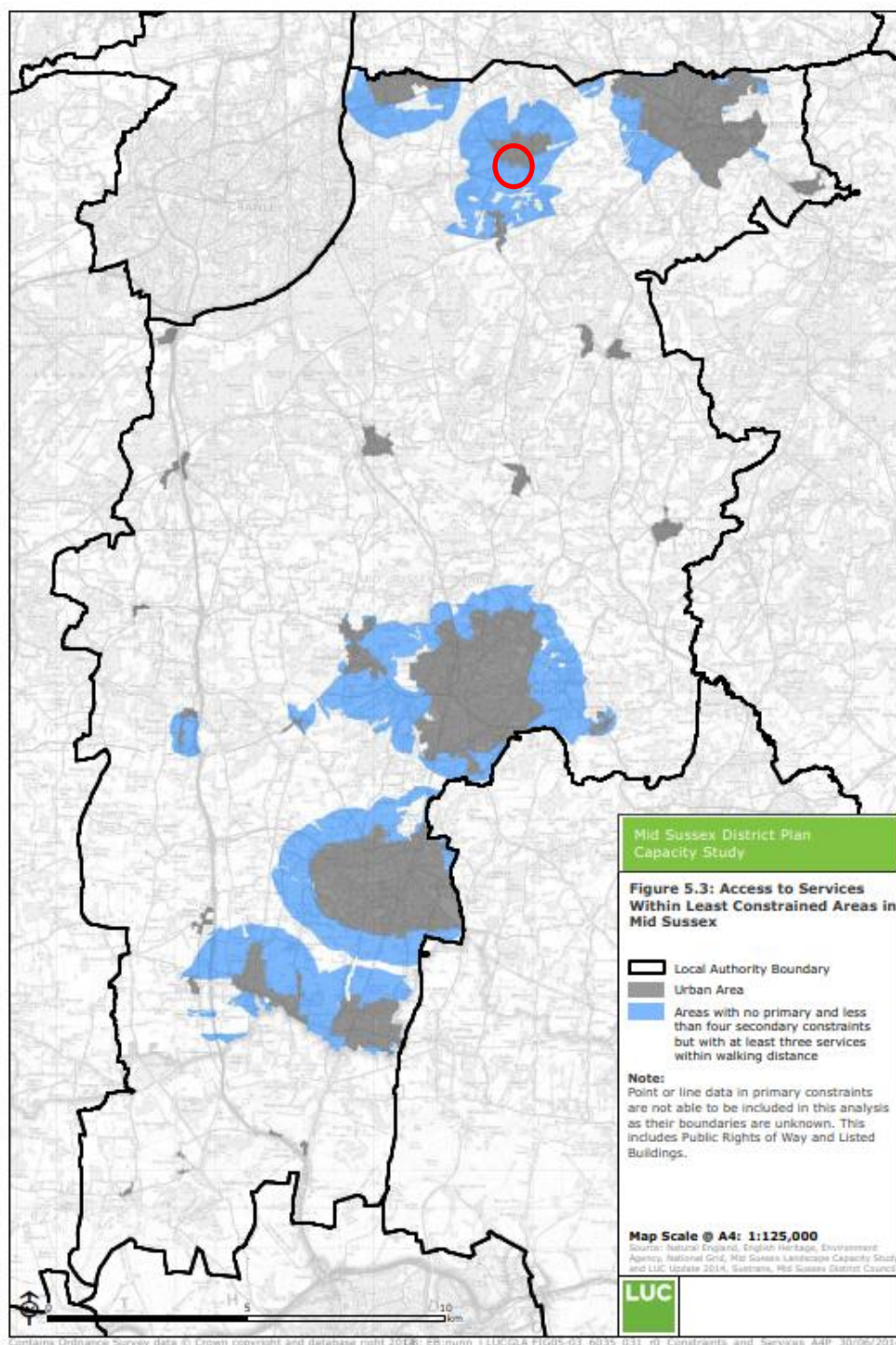


Plate 4: Figure 5.3 of the LUC Landscape Capacity Study with approximate location of the site indicated as a red circle

Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of Site Suitability (LUC, January 2015)

155. This report updates the 2014 Capacity Report which it notes was largely inherited from the District's 2007 Capacity Report. The 2015 report assessed SHLAA site 688, Land to



- west of Turners Hill Road, Crawley Down, sub area A, which covers a large area of land west of this road and including land north and south of Huntsland, but excluding land at Hurst Farm. It concluded 'High' Overall Landscape Sensitivity, stating: "*Some smaller areas are of inherently lower landscape sensitivity where the landscape is more enclosed by hedgerows in regular fields.*" It also concluded 'Medium-High' Overall Landscape Value, and 'Medium' Landscape Capacity.
156. Since the LUC reports of 2014 and 2015, the appeal at Wychwood Place, which is contained within the Crawley Down Northern Fringe, has been allowed. This scheme has been implemented and is now occupied. Land to the north and south of Huntsland has also been consented (planning refs DM/25/0016 and DM/25/0014) for a total of 350 homes, a care home and associated infrastructure and open space.
 157. The Mid Sussex District Council (Regulation 19) Sustainability Appraisal (November 2023) considers Fields 1 and 2 under site ID 688 and Hurst Farm under site ID 743. The Appraisal refers to landscape as "*local landscape character; protected and notable landscapes and key local landscape features*".
 158. Landscape is identified as a potential constraint to site 688 but a neutral planning constraint to site 743.
 159. The Appraisal notes that the range of measures to reduce or mitigate adverse impacts on the rural landscape at site 688 has been updated since the Regulation 18 Plan to include "*provide woodland buffer to existing vegetation along southern boundary and set development back from the Worth Way to mitigate potential visual impact to the route and help enhance its setting*", "*a 5m landscape buffer to existing hedgerows*" and "*Provision of a county park in southern part of site and along western boundary linking to the north and south parts of the site*". It acknowledges that "*These measures, along with careful design and layout, may help to mitigate adverse effects to some extent, overall, a negligible impact on the landscape character would be expected (SA Objective 8), an improvement from the minor negative impact in the Regulation 18 SA*". These issues have been addressed in the submitted schemes to the north and south of Huntsland which are now consented.
 160. With regards to site 688, under Policy Option DPA9 the Appraisal makes the following commentary: "*The policy now seeks to integrate development with the site to the north (DPA10) such as through design of the site layout and by providing pedestrian and cycling connections, green infrastructure and ecological corridors which would now have a minor positive impact for biodiversity and landscape.*"
 161. With regards to site 743 which relates to Policy Option DPA10 the Sustainability Appraisal, when considering landscape impact, states: "*The site is relatively small-scale and enclosed by trees, with some existing development on site. Although there may be a change in the landscape character to some extent due to the proposed development, by providing a suitable buffer for the surrounding ancient woodland it is anticipated that adverse impacts on the landscape character could be reduced, with a negligible impact overall for landscape (SA Objective 8).*" When considering impacts on ancient woodland in relation to site 743 it states "*Considering the existing development on site, and the adjacent residential areas, it is likely that the proposed introduction of 37 dwellings would not introduce a significant adverse effect on the ancient woodland. A negligible impact on biodiversity (SA Objective 7) would be expected*".
 162. For both draft DPA9 and DPA10 the Sustainability Appraisal (at Table 5.2) concludes landscape as a neutral planning constraint.



4.3 The Landscape of the Site and its Context

163. GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:

- The elements that make up the landscape (physical, land cover and the influence of human activity)
- Aesthetic and perceptual aspects
- The overall character of the area.

164. An assessment of the landscape baseline is set out in the following paragraphs.

4.3.1 Individual Elements and Features

165. Land at Hurst Farm includes a field with redundant poultry buildings and infrastructure at the southern edge. There is a single residential building on the south side of the existing surfaced entrance track, and associated parking space, garden and outbuildings with timber close board fencing and mature trees along the Turners Hill Road frontage. Existing woodland to the west and southeast encloses this part of the site. Further mature trees along and north of footpath 35W to the north of the site provide further enclosure. Along the southern boundary, and within the site, are scattered trees and tree groups and other native and non-native planting. This includes two circular areas of trees enclosing two existing ponds in the southeast and northwest parts of the site.

166. Land at Hurst Farm is generally quite level to the east. The western field slopes gently from the southern boundary towards the north. A ditch runs alongside the northern boundary, passing through the site west of the dwelling. It is culverted beneath the access track.





Plate 4: Field References as identified on the Mosaic Constraints Plan

167. Land north of Huntsland comprises of two pastoral fields, the northern (Field 1) approximately a third the size of the southern (Field 2). The fields are both consented



for development. They are described below in their current condition, at the time of writing this appraisal, and prior to commencement of the consented scheme.

168. The fields are gently sloping to the north and south and form the slopes of a knoll at the end of a gentle east west ridge extending from the centre of Crawley Down.
169. Telegraph poles extend through the southern field and there are glimpses from the centre of the site to the adjacent settlement edge at Wychwood Place.
170. The fields are divided by a mature hedge and trees. The boundary to Wychwood Place is also formed by a mature hedge and trees.
171. The edges of Pescotts Wood, Bushy Wood and Winn Wood provide a strong sense of enclosure to the northern field and along the western edge of the central parts of the site. Mature trees to the boundary of Shenley, along footpath 33W and to the rear garden of Huntsland Cottage provide a sense of enclosure to the southern parts of the site although the south facing slopes do allow for views out to the south. Views of the derelict barns at Huntsland and glimpses of buildings at Shenley and Huntsland Cottage provide a sense of connection to the sporadic settlement west of Crawley Down.
172. **Plate 5**, below, is an extract from the CPRE's Dark Skies map. These interactive maps were produced with satellite images captured at 1.30 am throughout September 2015. The detailed map illustrates the level of lighting across 9 colour bands, with reds, oranges and yellows denoting more urban areas, yellows and greens indicating suburban levels of lighting, and light to dark blues denoting dark skies.
173. The map extract below illustrates that, whilst there are dark sky areas associated with the designated landscape to the south and south west, the landscape associated with the site is influenced by the settlement areas which extend east of the built-up area of Crawley.

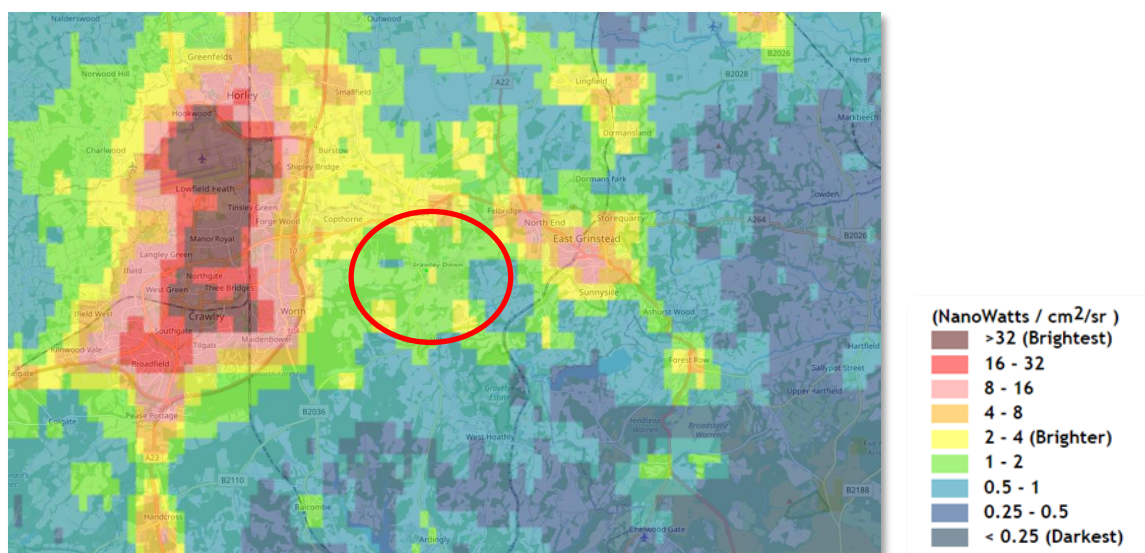


Plate 5: Extract from the CPRE's Dark Skies Map, with the study area marked by a red oval centred on the site.

4.3.2 Aesthetic and Perceptual Aspects

174. Land to the west of Crawley Down (in its current form, prior to the commencement of the consented schemes) comprises medium to small scale fields, with a strong sense of



enclosure from surrounding adjacent woodland, hedgerows, trees and landform. However, the south facing ridge to the north of Huntsland (and public footpath 33W) (within F2) has a greater perception of openness with middle distance views possible towards the ridgeline associated with Turners Hill to the south. Wooded skyline views (with the Church of St Leonard tower visible) contribute to the aesthetic and perceptual aspects associated with views across the undulating wooded High Weald landscape. There are no long views out of land at Hurst Farm, although neighbouring land is glimpsed beyond the boundary vegetation in places.

175. The site (in its current form, prior to commencement of the consented scheme) is generally simple due to the narrow range of colours, forms and textures associated with the rural landscape. There is some diversity introduced by the existing redundant poultry infrastructure and dwelling on land at Hurst Farm and by glimpsed views of built form associated with Wychwood Place and the dispersed settlement which extends west of Turners Hill Road.

4.3.3 Overall Character

176. The site exhibits many of the characteristics of the High Weald landscape (defined as HW1 at a County level and Area 6 at a district level). It sits within the Crawley Down Northern Fringe (as defined by MSDC in their Capacity Study) and displays the characteristics which have informed the District's assessment of its character and capacity to accommodate change. Its gently undulating topography and mature woodland edges are the most valued features. The site (in its current form, prior to commencement of the consented schemes) is generally rural and enclosed by hedgerows and woodland with occasional views out across the undulating wooded rural landscape which extends towards the High Weald National Landscape 1.7km to the south.

4.3.4 The Changing Landscape

177. GLVIA3 recommends that consideration should be given to the site not only as it is, but also as it would become.
178. As noted above Fields 1 and 2 and the land to the south of Huntsland are consented for development and this will result in a change to the site and its immediate setting to the south. The approved Countryside Open Space will extend south of 33W and new housing will be introduced along the lower slopes in the proximity of the Worth Way and Turners Hill Road.
179. Hurst Farm is allocated in the emerging Local Plan for new housing.
180. It can be concluded that, in the absence of this proposal, Fields 1 and 2 will be developed in accordance with the recent consents and Hurst Farm is likely to be developed in a form which responds to the landscape assessments which have informed its draft allocation.
181. The LVA has considered the baseline in the context of its consented approvals which extends the settlement edge of Crawley Down into the open rural landscape to the north and south of Huntsland.



4.4 Landscape Receptors

182. The main landscape receptors which are likely to be affected by the development include the following individual elements and features:

- Undulating pasture fields consented for development under DM/25/0016;
- Built form and infrastructure at Hurst Farm;
- Mature woodland edges;
- Hedgerows and trees to field boundaries and adjacent to existing built form.

183. As well as the following aesthetic and perceptual aspects:

- Medium scale and enclosed; and
- A simple, still landscape but with some diversity from settlement edge.

184. The overall landscape character to be assessed would be:

- Land consented for development under DM/25/0016;
- Hurst Farm;
- The site's immediate setting within the Crawley Down Northern Fringe as defined by Mid Sussex District Council;
- The High Weald landscape assessed at a County Level (as HW 1) and District Level (as Area 6);
- Given the views out from land north of Huntsland towards St Leonards Church (which is located on the boundary of the High Weald National Landscape) potential effects on this national designation are assessed.

4.5 Sensitivity of Landscape Receptors

185. In accordance with GLVIA3 the sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.

4.5.1 Value of the Landscape

186. In determining the value of landscapes, GLVIA3 recommends that the starting point should be to consider landscape-related designations. In this context it is important to note that neither the site, nor its immediate vicinity, is included within a statutory or non-statutory landscape designation.

187. GLVIA3 then goes on to state that the value of undesignated sites should also be considered. Table 1 of Landscape Institute Technical Guidance Note 2/21 supersedes Box 5.1 of GLVIA3 and provides a helpful guide for assessing these sites. A full assessment against these criteria is included in Table C1, Appendix C. This assessment considers not only the value of the landscape of the site, but also the site's immediate context.

188. Using these criteria it is concluded that the site, and its immediate setting, is most valued for the mature woodland which contributes to the strong sense of enclosure adjacent to the extended settlement edge of Wychwood Place and Turners Hill Road. Its topography forms part of a wider sandstone ridge which provides evidence of geomorphological interest. Overhead telegraph poles, existing built form at Hurst Farm, views to the



settlement edge at Wychwood Place and occasional noise from air traffic at Gatwick Airport reduce any sense of wildness or remoteness in the landscape. The majority of the site is consented for development under DM/25/0016 which, alongside the new housing and care home, introduces public open space, including Countryside Open Space and a range of community uses which will allow for appreciation of views out from the site towards the wider landscape to the south and west. New footpaths offer enhanced connectivity to the countryside and adjacent rights of way.

189. The site is valued at a Community level. It is not a 'valued landscape' in the sense of paragraph 187(a) of the NPPF. Notwithstanding this overall judgement, there are elements of the site which have slightly higher value, notably the woodland edges which reinforce the sense of enclosure.
190. The rural landscape associated with the Crawley Down Northern Fringe is valued within the wider High Weald at a Community Level. This value is likely to increase moving further away from the settlement edge. The High Weald National Landscape which lies 1.7km to the south of the site is valued at a National Level.

4.5.2 Sensitivity of Landscape Receptors

191. The overall sensitivity of landscape receptors is assessed in Table C2 of Appendix C and summarised below.
192. The proposals present marginal adjustments to the approved scheme where the gently sloping pasture fields are consented to be replaced by new housing (150 units), a care home and public open space. The landscape receptor has a low susceptibility to the proposed changes to the approval (noting the extent of the development will broadly remain the same) and a low susceptibility to the proposed changes at Hurst Farm where the proposed built form will replace the existing barns and infrastructure. The sensitivity of the **gently sloping pasture fields consented for development under DM/25/0016** is assessed as **Medium/ Low**.
193. The built form at Hurst Farm includes a single residential property, redundant barns, hardstanding and outbuildings. Much of the built form is in poor condition presenting as visual detractors in the wooded landscape and in views from Turners Hill Road. The built form has a low landscape value and low susceptibility to the proposed change, in that it could be replaced without transformational adverse landscape effects, taking account of the existing character and quality of the landscape. The sensitivity of the **built form at Hurst Farm** to the proposed change is assessed as **Low**.
194. The mature woodland (including ancient woodland) edges are a distinctive feature of the landscape associated with both Fields 1 and 2 and Hurst Farm. They are valued at a local authority level. There are no proposed changes to the buffers associated with the consented scheme which retains and protects the woodland edges. They have a high susceptibility to the proposed change at Hurst Farm which restricts built form within appropriate buffers to ensure retention and enhancement of the woodland edges in the long term. The sensitivity of the **mature woodland and woodland edges** to the proposed change is assessed as **High/ Medium**.
195. The proposed development would retain the majority of the existing hedgerows and trees around the edges of, and within, the site. The only additional removals to those agreed through the consented scheme will be the removals associated with the clearance of existing built form at Hurst Farm and the removal of occasional groups of trees to enable vehicular access between the parcels. The **hedgerows and trees to**



- field boundaries and adjacent to existing built form** are assessed as having a **Medium/ Low** sensitivity to the proposed change.
196. When considering the **aesthetic and perceptual aspects** the site is of a medium scale, enclosed by vegetation and consented for development within its more exposed parts. The introduction of new built form, with gardens and streetscapes will increase the degree of enclosure and thus reduce the perceived scale. The landscape receptor has a low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects. The **medium scale and enclosed** aesthetic and perceptual aspects have a **Medium/ Low** sensitivity to the proposed change.
 197. The consented scheme will extend the settlement edge associated with Wychwood Place into the land north of Huntsland. Hurst Farm already contains built form and connections with the existing settlement edge. There is some sense of stillness afforded in the landscape surrounding the barns however the simple, still aesthetic aspects are detracted by the discordant, poorly managed features associated with the previous farm which included a farmshop. Until recently there would have been movement and vehicles associated with this use. There will be an increase in movement from traffic associated with the changes in use and the vehicular connections between the parcels. The **simple, still landscape** aesthetic and perceptual aspects of the site have a **Medium/ Low** sensitivity to the proposed change. This is mostly associated with Hurst Farm.
 198. In terms of **overall character**, the land consented for development under DM/25/0016 has a low susceptibility to the proposed changes to the approval (noting the extent of the development will broadly remain the same). The sensitivity of the **land consented for development under DM/25/0016** is assessed as **Medium/ Low**.
 199. Hurst Farm already contains built form and connections to the existing settlement edge. The relevant characteristics of the landscape have some ability to accommodate the proposed change without transformational adverse effects, taking account of the existing character and quality of the landscape. The overall character of Hurst Farm has a medium susceptibility to the proposed change. The sensitivity of the overall character of **Hurst Farm** to the proposed change is assessed as **Medium**.
 200. The consented schemes to the north and south of Huntsland extend the settlement edge of Crawley Down into the undulating rural landscape. The proposals at Hurst Farm will result in the replacement of existing built form and retention of the woodland which provides a sense of enclosure in the landscape adjacent to the existing settlement edge. The landscape receptor has a medium susceptibility to the proposed change as the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects. The sensitivity of the overall character of the **local area of Crawley Down Northern Fringe** is assessed as **Medium**.
 201. The landscape to the west of Crawley Down is not designated for its scenic beauty, but is valued by the local communities who currently enjoy views across it from surrounding dwellings or PRoW. The consented schemes to the north and south of Huntsland will replace the gently sloping pasture fields with housing. The site's location adjacent to the existing settlement edge of Crawley Down and retention of the mature woodland to its boundaries will ensure that the landscape of the High Weald can accommodate the proposals without transformational effects on its wider character. The sensitivity of the overall character of the **High Weald – HW1 and Area 6** to the proposed change is assessed as **Medium/ Low**.



202. The High Weald National Landscape is generally rural in character which would have a high susceptibility to the proposed development. However, as the designation is approximately 1.7km from the site, and there are no views towards the site from within it, the proposed development would not directly affect the National Landscape. It has the ability to accommodate the proposed development without any adverse effects, reducing susceptibility further. The overall sensitivity of the **High Weald National Landscape** to the proposed change is assessed as **Medium**.

4.6 Magnitude of Landscape Change

203. In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to:

- The Size and Scale of Change;
- The Geographical Extent of Change; and
- The Duration and Reversibility of Change.

Reference should be made to Table C-3 in Appendix C for an assessment of the magnitude of change to each landscape receptor, summarised below:

204. The consented scheme will introduce buildings into an area that is currently open pasture, and the new homes will become a locally dominant feature within the fields. The proposals present marginal changes to the consented scheme. The extent of the development will broadly remain the same. The proposals at Hurst Farm will replace existing built form and will not result in the loss of any pastoral landscape. The overall change to the **gently sloping pasture fields consented for development under DM/25/0016** will be **Negligible**.
205. The existing built form associated with Hurst Farm will be removed in its entirety and replaced with an improved access road, a new dwelling and the care home. Although Hurst Farm is partly previously developed land there are no existing structures or infrastructure which are likely to be retained in the context of the proposed change of use. The illustrative proposals and parameter plans allow for a revised scale and location of built form which will be more appropriate to the new use and will ensure protection of the woodland edges. The overall change to the **built form and infrastructure at Hurst Farm** will be **Substantial**.
206. The proposed development would see all woodland edges retained and protected with appropriate buffers introduced. There will be no change to the proposals in relation to the buffers within the consented scheme. Within Hurst Farm the buffers would incorporate native planting which would result in a long term improvement to the woodland edges, thereby reinforcing the already enclosed landscape and increasing the visual containment offered by the existing boundaries. The proposed change would be small in scale, focused to Hurst Farm and permanent. The overall magnitude of change to the **mature woodland and woodland edges** would be **Slight**.
207. The proposed development would continue to retain the majority of the existing hedgerows and trees around the edges of, and within, the consented site. The only additional removals to those agreed through the consented scheme will be the removals associated with the clearance of existing built form at Hurst Farm and the removal of occasional groups of trees to enable vehicular access between the parcels. New hedgerows and tree planting will be introduced into the Hurst Farm site as part of the Green Infrastructure dividing the parcels and to improve the frontage onto Turners Hill Road. There will be no notable changes to the tree and hedgerow provisions offered



- through the consented scheme. The overall magnitude of change to **hedgerows and trees to field boundaries and adjacent to the existing built form** will be **Slight**.
208. When considering the **aesthetic and perceptual aspects** the site is of a medium scale, enclosed by vegetation and consented for development within its more exposed parts. The consented scheme will continue to reduce the sense of scale within the landscape and retain the sense of enclosure offered by the mature woodland edges. The proposed change will not change the medium scale and enclosed landscape associated with Hurst Farm although the enhancement of site boundaries will enhance the sense of enclosure in the long term. The overall change to the **medium scale and enclosed** aesthetic and perceptual aspects of the landscape will be **Slight**.
209. The consented scheme will continue to extend the settlement edge associated with Wychwood Place into the land north of Huntsland. Hurst Farm already contains built form and connections with the existing settlement edge however there will be an increase in movement from traffic associated with the changes in use and the vehicular connections between parcels. There is some sense of stillness afforded in the landscape surrounding the barns however the simple, still aesthetic aspects are detracted by the discordant, poorly managed features associated with the previous farm which included a farmshop. Until recently there would have been movement and vehicles associated with this use. The overall magnitude of change to the **simple, still** landscape will be **Slight**.
210. In terms of **overall character**, the majority of the site is consented for the development of 150 units, a care home and public open space. The consented scheme introduces buildings into an area that is currently open pasture with the new homes becoming a locally dominant feature within the fields. The consented scheme retains the majority of the existing hedgerows and trees around the edges of, and within, the site. There remains ample space across the site to provide new hedgerow and tree planting as shown on the illustrative landscape masterplan. The proposed changes to the consented scheme are negligible in scale and focused to localised areas of the approved scheme. The overall change to **land consented for development under DM/25/0016** will be **Negligible**.
211. Hurst Farm already contains built form and connections to the existing settlement edge. The introduction of the new built form and movements associated with traffic entering the site from Turners Hill Road and between the parcels will change the character of Hurst Farm. Retention and enhancement of the existing boundaries would maintain the medium scale enclosed aesthetic and perceptual aspects of this part of the site. The overall change to the overall character of **Hurst Farm** will be **Medium/ Slight**.
212. The consented schemes to the north and south of Huntsland extend the settlement edge of Crawley Down into the undulating rural landscape. The proposals at Hurst Farm will result in the replacement of existing built form and retention of the woodland which provides a sense of enclosure in the landscape adjacent to the existing settlement edge. The changes to the overall character of the **Crawley Down Northern Fringe** would be localized and permanent and the overall magnitude of change will be **Slight**.
213. The consented schemes to the north and south of Huntsland will replace the gently sloping pasture fields with housing and open space. The proposals at Hurst Farm will result in the replacement of existing built form and retention of the woodland which provides a sense of enclosure in the landscape associated with the local High Weald. The overall magnitude of change to the **High Weald – HW1 and Area 6** will be **Slight**.



214. As the ZTV illustrates, and the site survey confirms, there is no potential for views of the proposed development from within the High Weald National Landscape due to the intervening wooded landform which extends 1.7km south of the site towards the Turners Hill ridge. There would be **no change** to the overall landscape character of the **High Weald National Landscape** as a result of the proposals..

4.7 Assessment of Landscape Effects

4.7.1 Summary of Landscape Effects

215. Table C4 in Appendix C summarises the potential effects on each of the landscape receptors.
216. In overview, the landscape effects resulting from the proposed change would be highly localised. This is due to the minor changes to the consented scheme, the appropriate siting of the new built form in the context of the existing built form at Hurst Farm, and provision of appropriate landscape buffers to woodland edges.
217. Landscape effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape.
218. The effects of the proposals upon the **undulating pasture fields consented for development under DM/25/0016** would be **Moderate/ Minor**. The nature of the effects would be **Neutral** since the minor changes to the consented scheme would not result in any enhancement or deterioration of the baseline associated with the consented change of use and the changes will be consistent with the characteristics of the landscape proposals consented under DM/25/0016.
219. The effects of the proposals upon the **built form at Hurst Farm** would be **Moderate** as a result of the potential for all structures and infrastructure to be removed in their entirety and replaced with the care home building, a residential parcel and an improved access road. The new built form will present as a permanent replacement of the redundant barns, outbuildings and infrastructure which are currently a detractor in the local landscape. However, the nature of the effect is assessed as **Negative** as a result of the potential for increase in the scale of built form to accommodate the care home use. The extent of built form will be contained within the parameters so as to maintain Green Infrastructure to the site boundaries and between the residential and care home parcel.
220. The effects on the **mature woodland edges** would be **Moderate**. The nature of the effects would be **Neutral** at year 1. The new areas of woodland and native planting within the existing woodland edge buffers and along the improved boundaries to Hurst Farm will mature in time resulting in a residual **Positive** effect on the woodland and woodland edges adjacent to the site.
221. The **hedgerows and trees** receptor would be affected to a **Moderate/ minor** degree through the removal of small trees and groups within Hurst Farm. The Arboricultural Impact Assessment concludes that no trees of high landscape or biodiversity value are to be removed and the proposed Green Infrastructure offers ample room to provide native tree and hedgerow planting to reinforce the site boundaries and introduce new planting between the residential and care home parcel. No changes are proposed to the consented scheme which would reduce the potential for native planting across the wider



- site. In the short-term the nature of the change would be **Neutral**. Overtime, as planting establishes, the nature of the effect would become **Positive**.
222. The aesthetic and perceptual aspects of the landscape will continue to be permanently altered in line with the consented scheme. Whilst Hurst Farm does contain built form it does display some rural qualities which will be affected by the proposals. The **medium scale and enclosed** receptor would be affected to a **Moderate/ minor** extent with existing boundaries at Hurst Farm retained and enhanced at year 1 to maintain the medium scale enclosed landscape. The nature of the effects will be **Neutral** at year 1. Overtime, as planting establishes, the nature of the change would become **Positive** as the mature landscape within the Green Infrastructure increases the sense of enclosure within Hurst Farm and between the care home and residential parcels. The **simple, still** aesthetic and perceptual aspects of Hurst Farm will be affected by the change in use and the introduction of traffic and movements associated with the vehicular access from Turners Hill Road and the connections between the parcels. The proposals would remove the discordant, poorly managed features associated with the previous use but would increase the traffic and movement associated with the previous farmshop. There will be a **Moderate/ minor** effect. The nature of the effects will be **Negative**.
223. In terms of overall character, there will be a **Minor** effect on the **land consented for development under DM/25/0016**. The nature of any effects associated with the proposed changes to the consented scheme will be **Neutral** since the minor changes to the consented scheme would not result in any enhancement or deterioration of the baseline associated with the consented change of use and the changes will be consistent with the characteristics of the landscape proposals consented under DM/25/0016.
224. There will be a **Moderate** effect on the overall landscape character of **Hurst Farm** as a result of the change of use and replacement of built form and the increased traffic movements associated with the access from Turners Hill Road and vehicular connections between the parcels and the consented scheme. Although the proposals have the potential to improve the condition of the site and its visual qualities, as a worst case the direction of effects would be **Negative** at year 1. These will become **Neutral** at year 15 once the landscape has matured within the Green Infrastructure and along the site boundaries to increase the sense of enclosure associated with the partly previously developed land, resulting in residual changes which are consistent with the characteristics of the existing landscape.
225. There will be a **Moderate/ minor** effect on the **Crawley Down Northern Fringe** in the vicinity of the site. The nature of the effects associated with the change of use at Hurst Farm will be **Negative becoming Neutral** once the improved site boundaries and internal green infrastructure have matured to enhance the sense of enclosure to the new built form on partly previously developed land, resulting in residual changes which are consistent with the characteristics of the existing landscape. The nature of the effects associated with the proposed changes to the consented scheme will be **Neutral**.
226. There will be a **Moderate/ minor** effect on the **High Weald - W1 and Area 6** within which the site is located. The nature of the effects associated with the change of use at Hurst Farm will be **Negative becoming Neutral** once the improved site boundaries and internal green infrastructure have matured to enhance the sense of enclosure to the new built form on partly previously developed land, resulting in residual changes which are consistent with the characteristics of the existing landscape. The nature of the effects associated with the proposed changes to the consented scheme will be **Neutral**.



227. There will be **no effects** on the overall character of the **High Weald National Landscape**.

4.8 Summary of Landscape Appraisal

228. The landscape appraisal has been based upon a desk top assessment and various site assessments carried out in both the winter and summer months between March 2024 and January 2026.
229. At a national level the site has been classified as being part of NCA 122, High Weald. Both West Sussex County Council and Mid Sussex District Council identify the site as being within the High Weald – the largest of the character areas extending across the district.
230. Mid-Sussex District Council have carried out a Landscape Capacity Study for the district and identify the site as falling within the Crawley Down Northern Fringes – an area with a medium capacity for change.
231. The Mid Sussex District Council (Regulation 19) Sustainability Appraisal (November 2023) considers Fields 1 and 2 under site ID 688 and Hurst Farm under site ID 743. The Appraisal refers to landscape as *“local landscape character; protected and notable landscapes and key local landscape features”*.
232. Landscape is identified as a potential constraint to site 688 but a neutral planning constraint to site 743.
233. The Appraisal notes that the range of measures to reduce or mitigate adverse impacts on the rural landscape at site 688 has been updated since the Regulation 18 Plan to include *“provide woodland buffer to existing vegetation along southern boundary and set development back from the Worth Way to mitigate potential visual impact to the route and help enhance its setting”, “a 5m landscape buffer to existing hedgerows” and “Provision of a county park in southern part of site and along western boundary linking to the north and south parts of the site”*. It acknowledges that *“These measures, along with careful design and layout, may help to mitigate adverse effects to some extent, overall, a negligible impact on the landscape character would be expected (SA Objective 8), an improvement from the minor negative impact in the Regulation 18 SA”*. These issues have been addressed in the submitted schemes to the north and south of Huntsland which are now consented.
234. With regards to site 688, under Policy Option DPA9 the Appraisal makes the following commentary: *“The policy now seeks to integrate development with the site to the north (DPA10) such as through design of the site layout and by providing pedestrian and cycling connections, green infrastructure and ecological corridors which would now have a minor positive impact for biodiversity and landscape.”*
235. With regards to site 743 which relates to Policy Option DPA10 the Sustainability Appraisal, when considering landscape impact, states: *“The site is relatively small-scale and enclosed by trees, with some existing development on site. Although there may be a change in the landscape character to some extent due to the proposed development, by providing a suitable buffer for the surrounding ancient woodland it is anticipated that adverse impacts on the landscape character could be reduced, with a negligible impact overall for landscape (SA Objective 8).”* When considering impacts on ancient woodland



in relation to site 743 it states “Considering the existing development on site, and the adjacent residential areas, it is likely that the proposed introduction of 37 dwellings would not introduce a significant adverse effect on the ancient woodland. A negligible impact on biodiversity (SA Objective 7) would be expected”.

236. For both draft DPA9 and DPA10 the Sustainability Appraisal (at Table 5.2) concludes landscape as a neutral planning constraint.
237. The emerging Local Plan allocates land to the north and south of Huntsland for 350 dwellings, a care home and open space (under emerging Policy DPA9) and land at Hurst Farm for 37 dwellings (under emerging Policy DPA10).
238. The relevant land management guidelines for the High Weald have been adhered to when progressing the proposal alongside the draft policy for site allocations DPA9 and DPA10.
239. The area to the south of land at Hurst Farm, known as *Land West Of Turners Hill Road And North Of Huntsland Turners Hill Road Crawley Down West Sussex* (planning application ref. no. DM/25/0016) was granted outline planning permission on 5 September 2025, for the erection of up to 150 dwellings, a care home (Use Class C2), community facility and associated infrastructure including new access points off of Wychwood. (Planning application ref. no. DM/25/0016).
240. In addition, on 5 September 2005, MSDC also granted outline planning permission (ref. no. DM/25/0014) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road on Land West Of Turners Hill Road And South Of Huntsland Turners Hill Road Crawley Down West Sussex.
241. These two consented schemes have been considered as part of the baseline for the assessment of landscape effects.
242. An assessment of landscape value concludes that the site, and its immediate setting, is most valued for the mature woodland which contributes to the strong sense of enclosure adjacent to the extended settlement edge of Crawley Down. Its topography forms part of a wider sandstone ridge which provides evidence of geomorphological interest. Overhead telegraph poles, existing built form at Hurst Farm, views to the settlement edge at Wychwood Place and occasional noise from air traffic at Gatwick Airport reduce any sense of wildness or remoteness in the landscape. The majority of the site is consented for development under DM/25/0016 which, alongside the new housing and care home, introduces public open space, including Countryside Open Space and a range of community uses which will allow for appreciation of views out from the site towards the wider landscape to the south and west. New footpaths offer enhanced connectivity to the countryside and adjacent rights of way.
243. The site is valued at a Community level. It is not a ‘valued landscape’ in the sense of paragraph 187(a) of the NPPF. Notwithstanding this overall judgement, there are elements of the site which have slightly higher value, notably the woodland edges which reinforce the sense of enclosure.
244. The assessment of landscape effects considers the proposed change which includes the proposals for Hurst Farm, in addition to any changes to the scheme consented under DM/25/0016.
245. The assessment concludes that the highest level of landscape effect will be moderate and this will be focused to Hurst Farm. The proposals would remove the discordant,



poorly managed features associated with the previous use but would increase the traffic and movement associated with the previous farmshop. The replacement of the existing built form and increase of traffic and movement associated with the change of use will change the character of this part of the site. These effects will be negative at year 1. However, the existing mature boundaries already provide a sense of enclosure in the landscape. The proposed Green Infrastructure allows for the enhancement of the boundaries and woodland edges and for the introduction of additional native planting between the development parcels. In the long term there will be a positive effect on the woodland and woodland edges and on trees and hedgerows across the site, thereby reinforcing the medium scale enclosed landscape. The residual effects on the overall landscape character of Hurst Farm will be neutral as the changes will be consistent with the characteristics of the local landscape associated with the partly previously developed land adjacent to the settlement edge of Crawley Down.

246. It is important to note that this assessment assumes that the baseline for Hurst Farm assumes the site in its existing condition; the fact that this part of the site is a draft allocation for residential development in the emerging Local Plan has not been factored into the assessment of effects. This appraisal therefore represents a worst-case assessment of potential landscape effects in this part of the site.
247. All other effects on landscape receptors would be moderate/ minor at most. The direction of residual effects on the overall character of the landscape will be neutral as the changes will be consistent with the consented scheme and the characteristics of the local landscape associated with the partly previously developed land adjacent to the settlement edge of Crawley Down.
248. There will be no changes to the consented scheme which would result in additional landscape effects to those assessed in the previous submission.
249. There would be no landscape effects on the High Weald National Landscape.



5.0 Potential Visual Effects

5.1 Introduction

250. The following visual assessment is based upon a desk top review and several site assessments carried out in both the winter and summer months between March 2024 and January 2026. A worst-case assessment of the potential visibility of the proposed development has been considered.
251. Numerous locations were visited during the site visits, but for this assessment they have been reduced to eighteen viewpoint locations. Viewpoint locations assessed as part of the previous submissions for the consented schemes to the north and south of Huntsland (DM/25/0016 and DM/25/0014) have been retained, with three additional views included to consider the visual effects associated with the proposed changes at Hurst Farm. The objective in selecting these locations has been to represent the range of views of the proposed development which would be available and capturing the worst case scenario of visibility. Sensitive locations which are not publicly accessible but may also be affected by the proposed development have also been accessed, however understandably there are no representative viewpoints in these locations.
252. In accordance with GLVIA3 the sensitivity of the visual receptors and the potential magnitude of visual effects has been assessed in order to determine the potential visual effects at each viewpoint. This detailed assessment of the potential effects for receptors at each viewpoint is set out in Appendix E of this appraisal. Where relevant reference is made to the consented schemes to the north and south of Huntsland (DM/25/0016 and DM/25/0014) where they will change the visual baseline.
253. The location of all viewpoints is illustrated on drawing CDHF-4. For each of the viewpoints, photographs of the existing views have been included (see drawings CDHF-5).
254. These focused, viewpoint assessments, then form part of a systematic identification of likely effects on the various visual receptor groups, (as required by GLVIA3 paragraph 6.26). This over-arching assessment is set out within this section of the LVA, but supporting assessment matrices are also included in Appendix E.
255. By combining the sensitivity of receptors and the magnitude of change in the view resulting from the proposed change (which includes proposals at Hurst Farm and proposed changes to the consented scheme to the north of Huntsland) the potential level of visual effects has been assessed.
256. Effects which are assessed as being major or major/moderate are considered to be important planning considerations. Moderate effects are not generally considered to be important planning considerations, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances.

5.2 Overall Visibility

257. The visibility of the proposed development has been determined with the aid of specialist software, and then checked by site assessment. Drawing CDHF-3 illustrates the Zone of Theoretical Visibility (ZTV) for the proposed development, based upon the proposed maximum building heights (as indicated on the Mosaic Building Heights Parameter Plan), the tree survey information for the site, a detailed terrain model for the site and



the wider site context and conservative estimates for the height of tree belts and hedgerows in the wider landscape. It is worth noting that this model does not include proposed planting, and that many smaller areas of vegetation, including the majority of hedgerows, have also not been included. The ZTV therefore provides a worst-case assessment of the potential visibility of the proposed development. The ZTV takes account of the consented scheme to the south of Huntsland.

258. Despite this worst-case basis, drawing CDHF-3 illustrates that the potential visibility of the proposed development is largely localised upon the site itself and the immediate landscape associated with the Crawley Down Northern Fringe. The ZTV illustrates some potential for wider views from the south, but visibility is contained by the Turners Hill ridge. No views are possible from within the High Weald National Landscape which extends south and south-west of the Turners Hill ridge.
259. The ZTV not only illustrates the potential extent of visibility, but also defines the potential vertical angle of visibility, subtended at the eye, at each location: darker orange shading indicates areas with a potential for obtaining views with a vertical angle greater than 3 degrees, pale orange shading denotes areas that could obtain angles between 1 and 3 degrees, and yellow shading indicates areas that could potentially obtain angles of view between 0.25 and 1 degree. The methodology for the production of the ZTV is included at Appendix B.

5.3 Potential Visual Receptors

260. Within the visual envelope identified by the ZTV, the following types of visual receptors have the potential to experience changes in their views:
- Recreational Walkers, Cyclists and Horse Riders
 - On PROW 33W partially within, and adjacent to, the site;
 - On PROWs 32W and 35W which run adjacent to or close to the site boundaries;
 - Pedestrians, cyclists and vehicle users / motorists
 - To the east along Turners Hill Road
 - To the north east along Wychwood Place and Woods View.
 - Residents
 - To the north of Hurst Farm at Westlands
 - To the east of Hurst Farm at Turners Hill Road
 - To the south of Hurst Farm at Wychwood Place
 - To the east of the site at Woods View
 - to the north of Huntsland (including Kiln Wood, Huntsland House, The Coach House, Primrose Lodge, Huntsland Barn and Huntsland Cottage);
 - Fronting onto footpath 32W (including Shenley);
 - Within the wider countryside to the west of the site (including Home Farm);
 - Residents and user of public open space at the consented scheme north of Huntsland;



- Residents and user of public open space at the consented scheme south of Huntsland.

5.4 Assessment of Sensitivity of Visual Receptors, and the Magnitude of Change, at each Viewpoint

261. Tables D1, D2 and D3 in Appendix D summarise the sensitivity of the receptors at each of the viewpoints, the magnitude of potential visual effects, and the overall level of effects. The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41.
262. Further reference to the effects on individual viewpoints is made in the overall appraisal of visual effects for each receptor group, below.

5.5 Assessment of Potential Visual Effects for Visual Receptors

5.5.1 Recreational Walkers, Horse Riders and Cyclists

263. These receptors have been grouped together as they have a High susceptibility to the proposed development since they are likely to be focused on views of the countryside.
264. Some of the viewpoints are of Medium (Local Authority) value as they are located along **public rights of way**. As a consequence, the receptors in these locations are assessed as being of **High/Medium** sensitivity.
265. For those viewpoints along a **standard, non-designated road** of Low value, the receptors have been given a **Medium** sensitivity.
266. **Walkers along Turners Hill Road** will see a change in views for a short stretch of their journey as they pass the site at the entrance to Hurst Farm (see view 16 and 17) where the existing access will be upgraded to provide vehicular access to the new housing and care home. Existing mature trees will be retained. Redundant signage, boundary treatments (including the close board fence of the existing residential property), hardstanding and outbuildings, will be removed and new native planting will be introduced along the street frontage and along the site's northern boundary. The effects on walkers along Turners Hill Road will be Moderate at year 1 and will reduce to Moderate/ Minor at year 15 once native planting along the road frontage has matured. The nature of effects will be Negative at year 1 for the short stretch of the route where the new built form will be glimpsed through the site entrance. The nature of effects will be **Neutral** at year 15.
267. In accordance with the consented scheme, users of public footpath 33W (and residents at Huntsland Cottage and Shenley) when looking north will see a small change as a result of the consented areas of Countryside Open Space (and associated infrastructure) and the consented built form. The proposed changes to the consented scheme will not result in any additional changes to these views and the consented scheme will obstruct any views towards Hurst Farm at this location. There will be **no change** to the visual baseline experienced by **walkers using footpath 33W** as a result of the proposals.
268. Similarly there will be **no change** to the visual baseline experienced by **walkers using footpath 32W, 34W and the Worth Way**.



269. Walkers at **Woods View** (view 9) will continue to have filtered partial views of the consented scheme (DM25/0014) to the north of Huntsland. The proposed amendments to the consented scheme will reduce the length of hedgerow to be removed along the eastern boundary (from 30m in length to no greater than 15m in length). There may be glimpses of the new built form at Hurst Farm beyond Pescotts Wood when orientated to the north. Any changes to the visual baseline will be **slight**, resulting in a **Moderate** effect. The nature of any effects associated with obtaining views toward built form at Hurst Farm will be **Negative**.
270. Views into the site are possible from the woodland edge where **footpath 35W** abuts the site's western boundary (view 12 looking east) and runs close to its northern boundary (views 11 and 18 looking south). In views looking east the consented development (DM/25/0016) to the north of Huntsland will obstruct views towards Hurst Farm and there will be no changes to the visual baseline associated with the consented scheme in this view.
271. In views looking south from **footpath 35W** (view 11) the existing derelict barns associated with Hurst Farm are visible beyond the woodland and are a detractor in the view. They will be replaced with the new care home building which will present a **Medium** change beyond the woodland, resulting in a **Major/Moderate** effect on walkers using 35W during winter months at year 1. Native planting to the site's northern boundary will reinforce the filtering of the views (for both views 11 and 18) in the long term and reduce the magnitude of change to **Slight** with a corresponding residual **Moderate** effect at year 15. The nature of effects will be negative at year 1, changing to neutral at year 15 when the woodland edge has successfully established to enhance the sense of enclosure and screening for walkers along this section of the route.
272. Mature woodland along the site's western boundaries will filter and obstruct views towards the site from the countryside to the west of Crawley Down. There may be glimpses of roof elements beyond the tree line from **walkers along the Sussex Border Path near Home Farm** (view 13) but these will be limited and difficult to see in the context of the wider view. The overall magnitude of any change to the view will be **Negligible**.
273. The undulating wooded landscape between Crawley Down and Turners Hill will filter and obstruct views towards the site from the countryside to the south of Crawley Down. There will be no changes to the visual baseline associated with the consented scheme in the view. Any glimpses towards the new built form at Hurst Farm will be barely perceptible in the view. Any changes in the views from the north facing slopes of the **Turners Hill ridge (including footpath 68W and the field north of St Leonards Church)** (views 14 and 15) will be negligible and for short sections of public rights of way where breaks in the distant woodland allow. The overall magnitude of change will be **Negligible**. The effects of any changes in the view will be **Minor**. The nature of any effects will be **Neutral**.
274. Users of the public open space to the north and south of Huntsland may see a change in their visual baseline as a result of the relocation of the care home from the consented scheme to Hurst Farm. This will result in a negligible change to their visual baseline and a corresponding **Minor** visual effect. The nature of any residual effects associated with this change to the consented scheme will be **Neutral**.



5.5.2 Vehicle Users

275. Vehicle Users are more likely to experience transitional views and are often less focused on views of the countryside: as a consequence, they are less susceptible to visual change and would have a Medium susceptibility.
276. The viewpoints are located along a standard, non-designated road. Therefore, they are of Low value. When combined with the Medium susceptibility, these receptors have been given a **Medium/ Low** sensitivity.
277. **Vehicle Users along Turners Hill Road** will see a change in views for a short stretch of their journey as they pass the site at the entrance to Hurst Farm (see view 16 and 17) where the existing access will be upgraded to provide vehicular access to the new housing and care home. Existing mature trees will be retained. Redundant signage, boundary treatments (including the close board fence of the existing residential property), hardstanding and outbuildings, will be removed and new native planting will be introduced along the street frontage and along the site's northern boundary. The effects on vehicle users along Turners Hill Road will be Moderate/ Minor at year 1 and will reduce to Minor at year 15 once native planting along the road frontage has matured. The nature of effects will be negative at year 1 for the short stretch of the route where the new built form may be glimpsed through the site entrance. The nature of effects will be **Neutral** at year 15.
278. Vehicular uses along **Huntsland** are predominantly residents using a private road to access their dwellings. The proposed changes to the consented scheme will not result in any additional changes to these views and the consented scheme will obstruct any views towards Hurst Farm at this location. There will be **no change** to the visual baseline experienced by **walkers using footpath 33W** as a result of the proposals.

5.5.3 Residential Receptors

279. Residents have a High susceptibility to the proposed development since they are likely to experience visual changes regularly and for longer periods of time.
280. Within this assessment, most of the locations of existing dwellings are along standard, non-designated roads. Therefore, these views are of Low value, and when combined with the high susceptibility, the receptors have been given a **Medium** sensitivity.
281. For those dwellings located along roads associated with public rights of way, they are of Medium (Local Authority) value. As a consequence, the receptors in these locations are assessed as being of **High/ Medium** sensitivity.
282. For a number of the following residential receptors, representative, publicly accessible views were not available and therefore a worst-case scenario has been adopted and there are no representative viewpoints.
283. Residents at Turners Hill Road, overlooking Hurst Farm, will see a change in their view (see view 16, 17 and 18). Properties include Westlands (a Grade II Listed Building) whose side and rear elevations overlook the site's northern boundary and #1 to 15 at Wychwood Place whose rear gardens back onto Hurst Farm. Well House and Woodside Cottage front onto Turners Hill Road opposite the entrance to Hurst Farm. They are set back from the road with long front gardens and mature boundary vegetation which limits views to only from their driveway entrances.



284. View 18 demonstrates that residents at Westlands currently have glimpsed views through the site's northern boundary vegetation, to sheds and outbuildings along the northern boundary and towards the existing residential building. The rear elevations of Wychwood Place are visible beyond. All existing built form will be removed and replaced with the new care home and a single residential property. Outbuildings which are currently glimpsed along the northern boundary, close to the site entrance, will be permanently removed and new native planting will improve the site's enclosure and restrict views into the site in the long term. The existing access to Hurst Farm will be upgraded to provide vehicular access to the new housing and care home. Existing mature trees along the road frontage and along the northern boundary will be retained. Redundant signage and boundary treatments, including the close board fence of the existing residential property, will be removed and new native planting will provide a long term improvement to the visual qualities of the entrance. Any new built form in the views will be seen to replace the redundant farm buildings and outbuildings. There will be an increase in traffic movements associated with the change of use and the vehicular access. The effects on **residents at Westlands, Well House and Woodside Cottage** will be **Moderate / Minor** at year 1 and year 15 with existing boundary vegetation currently filtering and obstructing views retained. New native planting to the site's northern and eastern boundary will reinforce the filtering of the views in the long term. The nature of the effects at year 15 will be **Neutral**.
285. It is evident from view 9 that **Residents at Woods View** will continue to have filtered partial views of the consented scheme (DM25/0014) to the north of Huntsland. The proposed amendments to the consented scheme will reduce the length of hedgerow to be removed along the eastern boundary (from 30m in length to no greater than 15m in length). There may be glimpses of the new built form at Hurst Farm from upper floor windows where buildings are orientated towards the north. Any changes to the visual baseline will be slight, resulting in a **Moderate** effect. The nature of any effects associated with obtaining views toward built form at Hurst Farm will be **Negative**.
286. Views from within Hurst Farm suggest that there are likely to be direct views into Hurst Farm from **#1 to 15 Wychwood Place** (evident from view 18) where the properties back onto the site. These receptors are likely to experience a medium change in their view as result of the replacement of the existing built form with the new care home and residential property and the increase of traffic associated with the access road. The effects on these receptors will be **Major/Moderate** at year 1. Native planting to the site boundaries and between the development parcels will filter views in the long term and reduce the effects to **Moderate** at year 15. The nature of the effects associated with the change of use and increased traffic and movement within the site will remain **Negative**.
287. Residents north of Huntsland (including **Shenley and Huntsland Cottage**) may see a change in their visual baseline as a result of the relocation of the care home from the consented scheme to Hurst Farm. This will result in a negligible change to their visual baseline and a corresponding **Minor** visual effect. The nature of any residual effects associated with this change to the consented scheme will be **Neutral**.
288. Mature woodland along the site's western boundaries will filter and obstruct views towards the site from **Home Farm** (view 13). There may be glimpses of roof elements at Hurst Farm beyond the tree line but these will be barely perceptible in the context of the visual baseline associated with the consented scheme. The overall magnitude of any change to the view will be **Negligible**. The direction of any effects will be **Neutral**.
289. Future residents at the consented scheme to the north of Huntsland will have partial views from the northern edge of the consented scheme towards the new built form at



Hurst Farm. View 12 is most useful when considering these future receptors. In these views a group of trees will be removed to facilitate the vehicular access between Hurst Farm and the consented scheme. The southern-most barn will be removed entirely and the new care home will be introduced beyond the retained vegetation. There will be a **Medium** change at year 1, reducing to **Slight** at year 15 when enhancements to the vegetation allow for a filtering of views towards the care home. The effects at year 1 will be **Moderate / Major** and will reduce to **Moderate** at year 15. The nature of the effects associated with the change of use and increased traffic and movement within the site will remain **Negative**.

290. Future residents at the consented schemes to the north and south of Huntsland may see a change in their visual baseline as a result of the relocation of the care home from the consented scheme to Hurst Farm. This will result in a negligible change to their visual baseline and a corresponding **Minor** visual effect. The nature of any residual effects associated with this change to the consented scheme will be **Neutral**.

5.5.4 Summary of Visual Effects

291. The visual appraisal of the proposed development has been based upon a desk top assessment and several site assessments carried out in both the winter and summer months between March 2024 and January 2026. The potential visibility of the proposals has been assessed with the aid of a computer-generated Zone of Theoretical Visibility (ZTV).
292. The assessment considers all of the visual receptor groups that have the potential to obtain views of the proposed development, including those that are not publicly accessible, however for these views no representative photography was obtained. Eighteen viewpoint locations were visited and photographed to represent the range of views and receptors likely to be affected by the proposed development.
293. The highest level of visual effect would be major/ moderate. These effects would be experienced by receptors who currently have direct views towards the built form within Hurst Farm and includes walkers at footpath 35W, residents at #1 to #15 Wychwood Place and future residents along the north facing edge of the consented scheme. In all of these cases the visual effects would reduce to moderate and negative by Year 15 as the proposed native planting within the buffers to the retained hedgerows and woodland edges would mature to soften views of the proposed dwellings.
294. The replacement of the existing built form at Hurst Farm would be visually contained by the existing woodland to its boundaries which would be enhanced through additional native planting. Effects associated with the enhanced access from Turners Hill Road would be no greater than Moderate and this would be for a short stretch of Turners Hill Road as pedestrians and motorists pass the entrance. The illustrative proposals have sought to improve the road frontage into Turners Hill Road through the removal of redundant boundary treatments, signage and hardstanding to ensure that the nature of the effects are neutral in the long term.
295. As with the landscape appraisal, it is important to note that this assessment assumes the baseline for Hurst Farm in its existing condition. The fact that this part of the site is a draft allocation for residential development in the emerging Local Plan has not been factored into the assessment of visual effects. The appraisal therefore represents a worst-case assessment of potential visual effects in this part of the site.



296. From further afield, views of the proposed development would be predominantly screened by the combination of the landscape's well-established vegetation and undulating landform and the consented development south of Hurst Farm. There would be no visual effects experienced from either the High Weald National or any other designated landscape.

6.0 Consideration of Prevention of Coalescence

297. Maintaining gaps between settlements is important in order to respect the separate identities of settlements, the setting of those settlements, and the landscape character of the wider area. In many authorities, gaps are robustly defended with the aid of special designations, such as Strategic Gaps or Green Wedges. In the case of Copthorne and Crawley Down no such designation exists, but Policy CDNP08 of the Neighbourhood Plan requires that *“Development outside the village boundary will only be permitted if it can be demonstrated that: (f) It does not significantly reduce the gaps between the village and neighbouring settlements of Copthorne, Felbridge, Turners Hill and Crawley.*
298. It is worth noting that, in determining the weight to be attributed to the Crawley Down Neighbourhood Plan, in an independent report made to Mid Sussex District Council of the Examination of the Crawley Down Neighbourhood Plan (14th August 2015) the examiner recommended (at para 4.12.9) that *‘Until such time as the properly defined local gaps are identified, I recommend that all references to ‘local gaps’ should be deleted from the CDNP’.*
299. As the examiner’s recommendations were not taken on board when the Neighbourhood Plan was made, this policy holds little weight. Draft Policy DCP2 of the emerging Local Plan aims to prevent coalescence. No specific gaps are referenced in the wording of the draft policy but it states that *“Local Gaps can be identified in Neighbourhood Plans or a Development Plan Document produced by the District Council, where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements. Evidence must demonstrate that existing local and national policies cannot provide the necessary protection”.*
300. The assessment that follows considers the potential for any reduction in the gap between the nearest settlements to Crawley Down as a result of the proposals.
301. One methodology that is frequently used for assessing the effectiveness of gaps between settlements, and for assessing the potential effects of development upon those gaps, is the Eastleigh Criteria. These criteria were first devised in 1998 by the Inspector for the Eastleigh Local Plan Inquiry, and they were subsequently quoted in a report prepared by the Office of the Deputy Prime Minister (‘Strategic Gap and Green Wedge Policies in Structure Plans, Main Report’, ODPM, 2003).
302. The nine criteria, set out at paragraph 4.15 of the ODPM report are set out below.
- **Distance** (both the straight-line distance between settlements and the distance that would be travelled between settlements);
 - **Topography** (distinctive topography can differentiate settlements on either side of a gap, or can make the gap more effective at creating a sense of separation);
 - **Landscape character/type** (the nature of the landscape character between the settlements can help to define the sense of separation);



- **Vegetation** (*well-established vegetation in a gap can enhance the sense of separation between settlements*);
 - **Existing uses and density of buildings** (*if a gap contains buildings this may reduce the sense of separation between settlements*);
 - **Nature of urban edges** (*the sense of separation between settlements is not only dependent upon the nature of the gap, but also distinctions between the edges*);
 - **Inter-visibility** (*the ability to see one edge from another – in many cases if the two settlement edges are visible from one another this reduces the sense of separation*);
 - **Intra-visibility** (*the ability to see both edges from a single point – again, if this occurs it can reduce the sense of separation*);
 - **The sense of leaving a place and arriving somewhere else** (*this is the ultimate test for a gap – does it provide a sense of travelling between two different places across an intermediate, distinct landscape?*).
303. The nearest settlements (when considering Built Up Area boundaries in the adopted Local Plan) are Copthorne (1.5km to the north west); Turners Hill (1.3km to the south) and Crawley (3.4km to the west).
304. Drawing CDHF-1 illustrates that the gaps between the settlements are characterised by a wooded gently undulating landscape in which ancient woodland is prominent and reinforces the separation of the settlements. Turners Hill Road and Copthorne Common (A264) are the main transport corridors connecting the settlement areas. The M23 is a major transport corridor which defines the eastern edge of Crawley.
305. The proposed development will not extend the extended settlement edge associated with consented schemes to the north and south of Huntsland any further west than consented, and will replace existing built form at Hurst Farm.
306. The landscape and visual appraisal demonstrates that, as per the consented scheme, the proposals will continue to retain the undulating wooded character of the landscape which separates the settlements and that there will be limited visual effects which would reduce the sense of separation between the built-up areas. When travelling between the built-up areas the sense of leaving one place and arriving at another will continue to not be affected by the proposed development.
307. Overall, the proposed development will not extend the extended settlement edge associated with the consented scheme any further west than consented, will not contribute to the coalescence of the settlements listed in Policy CDNP 08, and has the ability to accord with Policy DCP2 of the Submission Draft (Regulation 19) of the emerging Mid Sussex District Plan 2021-2039.



7.0 Summary and Conclusions

7.1 Introduction

308. SLR was instructed to carry out a Landscape and Visual Appraisal (LVA) to accompany an outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 230 dwellings, a care home (Use Class C2) up to 70 beds, and community facility, and associated infrastructure including new access points off of Turners Hill Road, with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works.
309. The assessment was carried out by an experienced landscape architect using a method which follows the guidance of GLVIA3.
310. The assessment is based upon a desk top assessment of all relevant character assessments, maps and policies, several site assessments carried out in both the winter and summer months between March 2024 and January 2026, and the potential landscape and visual effects has also been assessed with the aid of a computer-generated Zone of Theoretical Visibility (ZTV).
311. The proposed masterplan, prepared by architects at Mosaic Ltd., has been prepared with regular guidance and input from SLR on landscape and visual matters.

7.2 Planning Context

312. The site is not within any national, landscape or landscape-related designations. It falls within the countryside west of Crawley Down. It is not allocated for development within the current Local Plan but forms part of a wider area allocated as a housing site within the emerging Mid Sussex District Plan Review 2021 – 2039 (Regulation 19) under draft policies DPA9 and DPA10. Mature vegetation (including ancient woodland, mature hedgerows and veteran trees), the undulating topography and public rights of way associated with its countryside setting have informed the wording of its draft allocations.
313. The southern part of the site, North of Huntsland (excluding Hurst Farm) has the benefit of planning permission, as does land to the south of Huntsland. Wychwood Place presents a recent extension of the settlement edge of Crawley Down, abuts the site's north-eastern boundary and forms part of the existing baseline.
314. Public footpaths run adjacent to the site's northern, north western and (partly within) its southern boundaries. They connect to the surrounding PRow network. A long distance route and Country Park (Worth Way) are located approximately 200m to the south of the site. There are areas of Ancient Woodland adjacent to the site boundaries. Westlands is a Grade II Listed building which overlooks the site's northern boundary to the north of Hurst Farm.
315. The High Weald National Landscape is approximately 1.7km to the south and south-west of the site. Whilst views to the site are possible from the ridge forming the National Landscape's northern boundary, there is no visibility to the site (or the proposed development) from within the designated landscape itself. The site would not affect physical or ecological connections to it. It is concluded that the site does not form part of the setting of this National Landscape.



7.3 Landscape Effects

316. The landscape appraisal has been based upon a desk top assessment and various site assessments carried out in both the winter and summer months between March 2024 and January 2026.
317. At a national level the site has been classified as being part of NCA 122, High Weald. Both West Sussex County Council and Mid Sussex District Council identify the site as being within the High Weald – the largest of the character areas extending across the district.
318. Mid-Sussex District Council have carried out a Landscape Capacity Study for the district and identify the site as falling within the Crawley Down Northern Fringes – an area with a medium capacity for change.
319. The Mid Sussex District Council (Regulation 19) Sustainability Appraisal (November 2023) considers Fields 1 and 2 under site ID 688 and Hurst Farm under site ID 743. The Appraisal refers to landscape as *“local landscape character; protected and notable landscapes and key local landscape features”*.
320. Landscape is identified as a potential constraint to site 688 but a neutral planning constraint to site 743.
321. The Appraisal notes that the range of measures to reduce or mitigate adverse impacts on the rural landscape at site 688 has been updated since the Regulation 18 Plan to include *“provide woodland buffer to existing vegetation along southern boundary and set development back from the Worth Way to mitigate potential visual impact to the route and help enhance its setting”, “a 5m landscape buffer to existing hedgerows” and “Provision of a county park in southern part of site and along western boundary linking to the north and south parts of the site”*. It acknowledges that *“These measures, along with careful design and layout, may help to mitigate adverse effects to some extent, overall, a negligible impact on the landscape character would be expected (SA Objective 8), an improvement from the minor negative impact in the Regulation 18 SA”*. These issues have been addressed in the submitted schemes to the north and south of Huntsland which are now consented.
322. With regards to site 688, under Policy Option DPA9 the Appraisal makes the following commentary: *“The policy now seeks to integrate development with the site to the north (DPA10) such as through design of the site layout and by providing pedestrian and cycling connections, green infrastructure and ecological corridors which would now have a minor positive impact for biodiversity and landscape.”*
323. With regards to site 743 which relates to Policy Option DPA10 the Sustainability Appraisal, when considering landscape impact, states: *“The site is relatively small-scale and enclosed by trees, with some existing development on site. Although there may be a change in the landscape character to some extent due to the proposed development, by providing a suitable buffer for the surrounding ancient woodland it is anticipated that adverse impacts on the landscape character could be reduced, with a negligible impact overall for landscape (SA Objective 8).”* When considering impacts on ancient woodland in relation to site 743 it states *“Considering the existing development on site, and the adjacent residential areas, it is likely that the proposed introduction of 37 dwellings would not introduce a significant adverse effect on the ancient woodland. A negligible impact on biodiversity (SA Objective 7) would be expected”*.



324. For both draft DPA9 and DPA10 the Sustainability Appraisal (at Table 5.2) concludes landscape as a neutral planning constraint.
325. The emerging Local Plan allocates land to the north and south of Huntsland for 350 dwellings, a care home and open space (under emerging Policy DPA9) and land at Hurst Farm for 37 dwellings (under emerging Policy DPA10).
326. The relevant land management guidelines for the High Weald have been adhered to when progressing the proposal alongside the draft policy for site allocations DPA9 and DPA10.
327. The area to the south of land at Hurst Farm, known as *Land West Of Turners Hill Road And North Of Huntsland Turners Hill Road Crawley Down West Sussex* (planning application ref. no. DM/25/0016) was granted outline planning permission on 5 September 2025, for the erection of up to 150 dwellings, a care home (Use Class C2), community facility and associated infrastructure including new access points off of Wychwood.
328. In addition, on 5 September 2005, MSDC also granted outline planning permission (ref. no. DM/25/0014) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road on Land West Of Turners Hill Road And South Of Huntsland Turners Hill Road Crawley Down West Sussex.
329. These two consented schemes have been considered as part of the baseline for the assessment of landscape effects.
330. An assessment of landscape value concludes that the site is valued at a Community level. It is not a 'valued landscape' in the sense of paragraph 187(a) of the NPPF. Notwithstanding this overall judgement, there are elements of the site which have slightly higher value, notably the woodland edges which reinforce the sense of enclosure.
331. The assessment of landscape effects considers the proposed change which includes the proposals for Hurst Farm, in addition to any changes to the scheme consented under DM/25/0016.
332. The assessment concludes that the highest level of landscape effect will be moderate and this will be focused to Hurst Farm. The proposals would remove the discordant, poorly managed features associated with the previous use but would increase the traffic and movement associated with the previous farmshop. The replacement of the existing built form and increase of traffic and movement associated with the change of use will change the character of this part of the site. These effects will be negative at year 1. However, the existing mature boundaries already provide a sense of enclosure in the landscape. The proposed Green Infrastructure allows for the enhancement of the boundaries and woodland edges and for the introduction of additional native planting between the development parcels. In the long term there will be a positive effect on the woodland and woodland edges and on trees and hedgerows across the site, thereby reinforcing the medium scale enclosed landscape. The residual effects on the overall landscape character of Hurst Farm will be neutral as the changes will be consistent with the characteristics of the local landscape associated with the partly previously developed land adjacent to the settlement edge of Crawley Down.
333. It is important to note that this assessment assumes that the baseline for Hurst Farm assumes the site in its existing condition; the fact that this part of the site is a draft allocation for residential development in the emerging Local Plan has not been factored



into the assessment of effects. This appraisal therefore represents a worst-case assessment of potential landscape effects in this part of the site.

334. All other effects on landscape receptors would be moderate/ minor at most. The direction of residual effects on the overall character of the landscape will be neutral as the changes will be consistent with the consented scheme and the characteristics of the local landscape associated with the partly previously developed land adjacent to the settlement edge of Crawley Down.
335. There will be no changes to the consented scheme which would result in additional landscape effects to those assessed in the previous submission.
336. There would be no landscape effects on the High Weald National Landscape.

7.4 Visual Effects

337. The visual appraisal of the proposed development has been based upon a desk top assessment and several site assessments carried out in both the winter and summer months between March 2024 and January 2026. The potential visibility of the proposals has been assessed with the aid of a computer-generated Zone of Theoretical Visibility (ZTV).
338. The assessment considers all of the visual receptor groups that have the potential to obtain views of the proposed development, including those that are not publicly accessible, however for these views no representative photography was obtained. Eighteen viewpoint locations were visited and photographed to represent the range of views and receptors likely to be affected by the proposed development.
339. The highest level of visual effect would be major/ moderate. These effects would be experienced by receptors who currently have direct views towards the built form within Hurst Farm and includes walkers at footpath 35W, residents at #1 to #15 Wychwood Place and future residents along the north facing edge of the consented scheme. In all of these cases the visual effects would reduce to moderate and negative by Year 15 as the proposed native planting within the buffers to the retained hedgerows and woodland edges would mature to soften views of the proposed dwellings.
340. The replacement of the existing built form at Hurst Farm would be visually contained by the existing woodland to its boundaries which would be enhanced through additional native planting. Effects associated with the enhanced access from Turners Hill Road would be no greater than Moderate and this would be for a short stretch of Turners Hill Road as pedestrians and motorists pass the entrance. The illustrative proposals have sought to improve the road frontage into Turners Hill Road through the removal of redundant boundary treatments, signage and hardstanding to ensure that the nature of the effects are neutral in the long term.
341. As with the landscape appraisal, it is important to note that this assessment assumes the baseline for Hurst Farm in its existing condition. The fact that this part of the site is a draft allocation for residential development in the emerging Local Plan has not been factored into the assessment of visual effects. The appraisal therefore represents a worst-case assessment of potential visual effects in this part of the site.
342. From further afield, views of the proposed development would be predominantly screened by the combination of the landscape's well-established vegetation and undulating landform and the consented development south of Hurst Farm. There would



be no visual effects experienced from either the High Weald National or any other designated landscape.

7.5 Effects on Coalescence

343. The landscape and visual appraisal demonstrates that the proposals will retain the undulating wooded character of the landscape which separates, and defines, the settlements and that there will be limited visual effects which would reduce the sense of separation between the built-up areas. When travelling between the built-up areas the sense of leaving one place and arriving at another will not be affected by the proposed development. Overall, the proposed development will not contribute to the coalescence of the settlements listed in policy CDNP 08 and has the ability to accord with policy DCP2 of the Submission Draft (Regulation 19) of the emerging Mid Sussex District Plan 2021-2039.

7.6 Conclusion

344. This Landscape and Visual Appraisal identifies potential landscape and visual effects of the proposed development on both the application site itself and its wider context.
345. The baseline takes account of the consents for land to the north and south of Huntsland (planning refs DM/25/0016 and DM/25/0014) for a total of 350 homes, a care home and associated infrastructure and open space.
346. The effects have been assessed taking account of the proposed change. This includes the proposals for Hurst Farm alongside any proposed amendments to the consented scheme to the north of Huntsland (DM/25/0016).
347. The appraisal concludes that the landscape and visual effects associated with the proposed change will be highly localised and will be focussed to those landscape and visual receptors immediately adjacent to, and within, Hurst Farm. The existing mature boundaries already provide a sense of enclosure in the landscape. The proposed Green Infrastructure allows for the enhancement of the boundaries and woodland edges and for the introduction of additional native planting between the development parcels. In the long term the woodland and woodland edges will be enhanced and there will be an increase of trees and hedgerows across the site.
348. Within the consented parts of the site the provision of buffers to existing valued landscape features and the introduction of the Countryside Open Space will continue to ensure that the new housing will be successfully integrated into the countryside and that any landscape and visual effects above moderate will be reduced in the long term.
349. Landscape features which are valued by the local community and by Mid Sussex District Council (through their own Landscape Capacity Study and draft allocation wording) will be respected and celebrated through the provision of new public open space areas which will offer a range of benefits to existing and future residents and allow for a greater appreciation of, and access to, the countryside which forms the village's setting.
350. The scheme proposals have the ability to respond to the objectives of the 2024 NPPF and policies within the adopted Mid Sussex District Plan, Crawley Down Neighbourhood Plan and Submission Draft (Regulation 19) of the emerging Mid Sussex District Plan 2021-2039, in particular DPC1: Protection and Enhancement of the Countryside.





Appendix A Method used in Assessing Landscape and Visual Effects

**Land to the West of Turners Hill Road and North of Huntsland, including land
at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex**

Wates Developments Limited

SLR Project No.: 402.065260.00001

February 2026

A.1 Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on “*landscape as an environmental resource in its own right and on people’s views and visual amenity*” (GLVIA3, paragraph 1.1). GLVIA3¹ (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

“*Notes and Clarifications on aspects of GLVIA3*” (Landscape Institute Technical Guidance Note 2024/01, published August 2024) makes it clear at section 2.0 that Townscape and Seascape assessments should follow the same process as LVIA, and therefore also follow the guidance in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action. This method of assessment assesses landscape and visual effects.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view. LI TGN 2024/01 notes at section 3(7) that the assessment of the level of effect and the nature of effect should be independent of each other.

Landscape and visual effects can result directly from the development itself (direct effects), or may be indirect changes (which are not a direct result of the development but occur as a result of a more complex pathway, such as changes to drainage patterns or perceptual changes further from the proposed development).

Landscape and visual effects can also be cumulative, which are the additional changes caused by a proposed development in conjunction with other developments, particularly those which are recently consented or which have been applied for.

In LVIAs which form part of an Environmental Impact Assessment (EIA), it is necessary to identify significant and non-significant effects. In non-EIA LVIAs, also known as Landscape and Visual Appraisals, (LVAs), the same principles and process as LVIA may be applied but,

¹ Landscape Institute and Institute of Environmental Management and Assessment ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, April 2013)



in so doing, it is not required to establish whether the effects arising are significant or are not given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

A.2 Landscape Effects

Landscape, as defined in the European Landscape Convention², is defined as “*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or National Landscapes, also referred to as Areas of Outstanding Natural Beauty (AONBs)) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

1.2.1 Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining an assessment of the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, paragraph 5.39).

1.2.2 Value Attached to Landscape Receptors

Landscape receptors may be valued at low, community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table A1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

Table A1: Interpretation of Landscape Designations

Designation	Description	Value
World Heritage Sites	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their	International

² Natural England ‘Guidelines for Implementing the European Landscape Convention. Part 1: What does it mean for your organisation?’ (April 2009)



Designation	Description	Value
	settings especially where these contribute to the special qualities for which the landscape is valued.	
National Parks, National Landscapes, National Scenic Areas	Areas of landscape identified as being of national importance for their natural beauty (and in the case of National Parks the opportunities they offer for outdoor recreation). Consideration should be given to their settings ³ especially where these contribute to the special qualities for which the landscape is valued.	National
Registered Parks and Gardens of Special Historic Interest	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II.	National/Local Authority
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents	Areas of landscape identified as having importance at the local authority level. Landscapes which demonstrate the presence of a number of indicators of landscape value, as set out in Table 1 of TGN 02/21, or which have just one indicator of particular importance.	Local Authority
Undesignated landscapes of community value	Landscapes which do not have any formal designation, and lack the indicators of landscape value set out in Table 1 of TGN 02/21, but which are assessed as having value to local communities.	Local Authority/Community
Landscapes of low value	Landscapes in poor condition or fundamentally altered by the presence of intrusive man-made structures.	Low

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the Table A2 below. This is based on Table 1 of Landscape Institute Technical Guidance Note 02/21. These factors are not fixed, and should be reviewed on a case by case basis. When assessing landscape value of a site it is important to consider not only the site itself but also its context.

Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape, or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria, or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

An overall assessment is made for each landscape receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape

³ LI TGN 2024/01 states at section 5(13) that the setting of protected landscapes is “generally created in policy and is not a designation (or a receptor) in its own right (unlike the settings of heritage assets). The extent of the setting of a designated landscape for LVIA purposes is not geographically defined and will vary with the nature of the development proposed. In LVIA, the question would remain whether the changes in the setting (i.e the landscape nearby but outside the designated area) would affect the designated landscape in terms of effects on its special qualities and, if so, to what degree”.



designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value.

Table A2: Criteria Considered in Assessing the Value of Non-Designated Landscapes

Factor	Criteria
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest. Presence of wildlife and habitats that contribute to the sense of place. Landscape which contains valued natural capital assets that contribute to ecosystem services.
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest. Landscape which contributes to the significance of heritage assets. Landscape which offers a dimension of time depth.
Landscape Condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. Absence of detracting/incongruous features.
Associations	Landscape which is connected with notable people, events and the arts.
Distinctiveness	Landscape that has a strong sense of identity or place. Presence of distinctive features that are characteristic of a place, or presence of rare/unusual features that confer a strong sense of place. Includes landscape that makes an important contribution to the character or identity of a settlement.
Recreational	Landscape offering recreational opportunities where experience of landscape is important. Includes open access areas, common land and rights of way where appreciation of the landscape is an important element of the experience. Landscape that forms part of a view that that is important to the enjoyment of a recreational activity.
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense. Distinctive features, or distinctive combinations of features. Strong aesthetic qualities. Visual diversity or contrasts. Memorable/distinctive views or landmarks, or landscape that contributes to these.
Perceptual (Wildness and Tranquillity)	Landscape with a strong perceptual value notably remoteness, wildness, tranquillity and/or dark skies.
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. Natural hydrological systems, important parts of the green infrastructure network, pollinator rich habitats. Landscapes that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities.

1.2.3 Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to “accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies”. Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed, and makes reference to the criteria set out in Table A3 below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and



aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

Table A3: Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.

1.2.4 Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change as indicated in Figure A1 below. This summarises the general nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case by case basis in determining sensitivity of individual receptors with the figure only serving as a guide.

Table A4 below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor, with the table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.



Figure A1: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

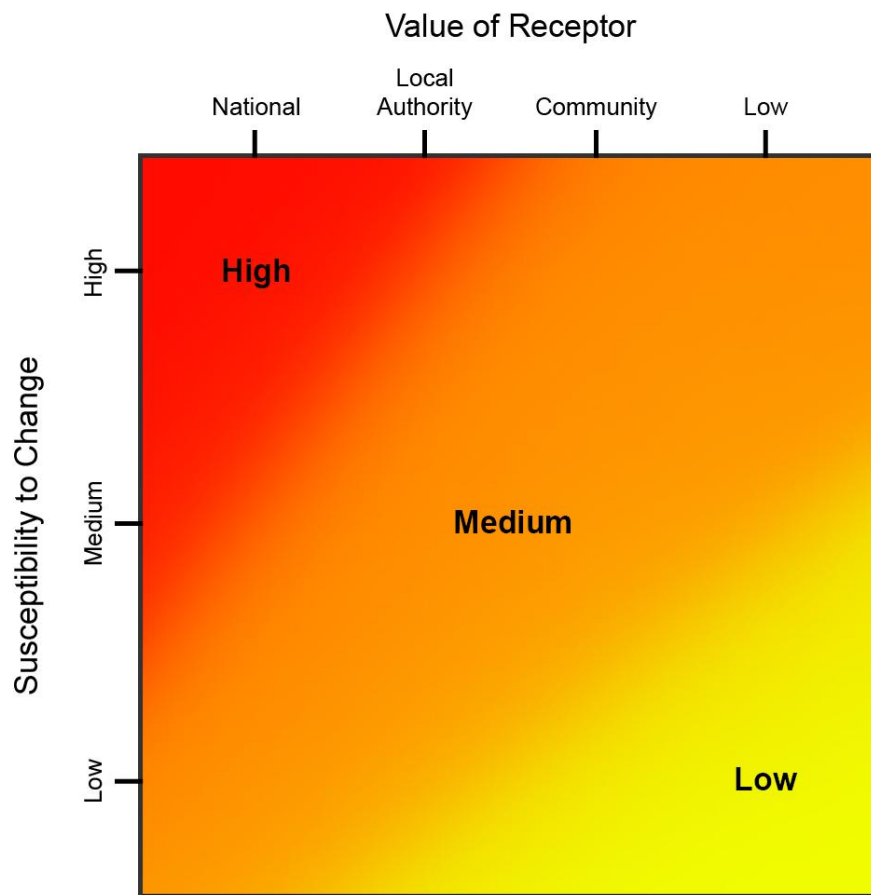


Table A4: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

Sensitivity	Examples
High	<p>The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development.</p>
Medium	<p>The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development.</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development</p>
Low	<p>The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development</p> <p>OR</p> <p>The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development.</p>

1.2.5 Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change. LI TGN 2024/01 states at section 3(3) that *“it is likely that size/scale of effect will be the most important factor, with geographical extent and duration/reversibility considered as ‘modifiers’”*.

1.2.6 Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table A5 below.



Table A5: Magnitude of Landscape Change: Size/Scale of Change

Category	Description
Large level of landscape change	There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development: becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or would dominate important visual connections with other landscape types, where this is a key characteristic of the area.
Medium level of landscape change	There would be a medium level of change in landscape character, and especially to the key characteristics if, for example: the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.
Small level of landscape change	There would be a small level of change in landscape character, and especially to the key characteristics if, for example: there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.
Negligible/no level of landscape change	There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor.

1.2.7 Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table A6. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

Table A6: Magnitude of Landscape Change: Geographical Extent

Category	Description
Large extent of landscape change	Affects a wider area, far from the site itself, or affects a large proportion of the landscape receptor.
Medium extent of landscape change	Landscape change extends beyond the site boundaries, or affects a medium proportion of the landscape receptor.
Small extent of landscape change	Change affecting a localised area, often focused on the site itself, or affects a small proportion of the landscape receptor.
Negligible extent of landscape change	The change will affect only a negligible extent of the landscape receptor under consideration.

1.2.8 Duration and Reversibility of Change

The duration of the landscape change is categorised in Table A7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.



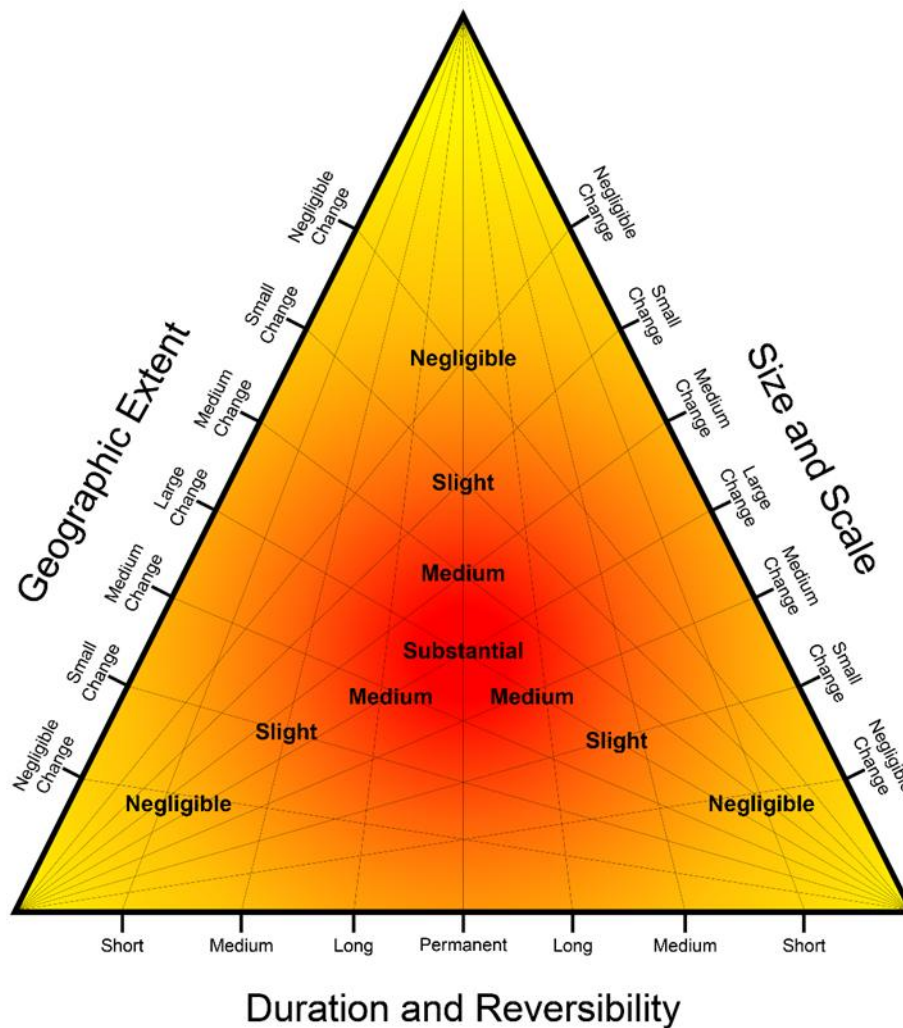
Table A7: Magnitude of Landscape Change: Duration and Reversibility

Category	Description
Permanent/Irreversible	Effects that are deemed to be irreversible.
Long term reversible	Effects that last for over 10 years and are theoretically reversible.
Medium term reversible	Effects that will last up to 10 years and are theoretically reversible.
Temporary/Short term reversible	Effects that will last from 0 to 5 years – likely to include construction effects.

1.2.9 Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Figure A2 below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the figure.

Figure A2: Determining the Magnitude of Landscape Change



1.2.10 Assessment of Landscape Effects

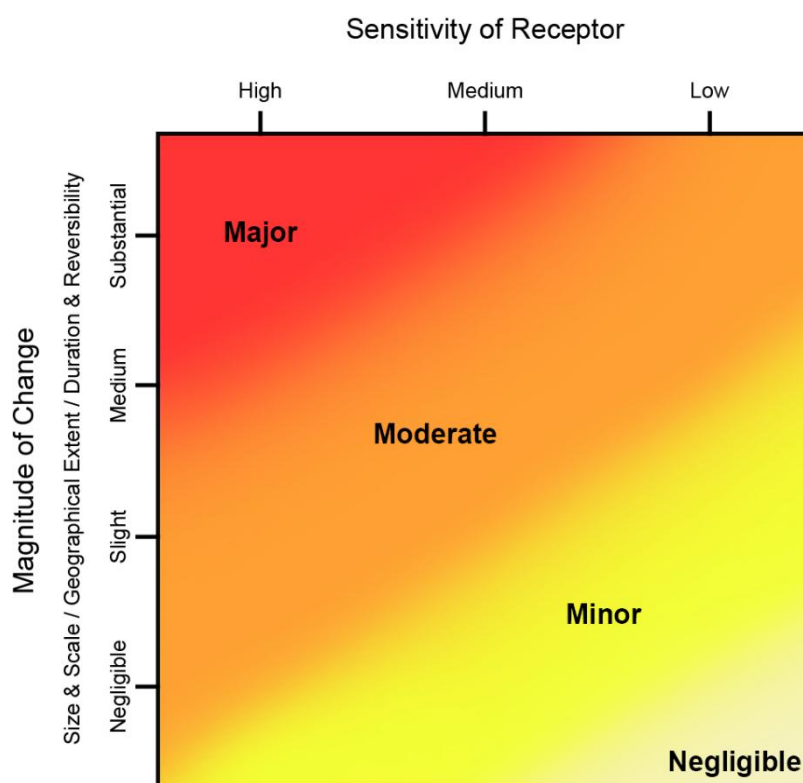
The assessment of overall landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. Figure A3 below



summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this figure as a guide.

Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments). Moderate effects are not generally considered to be important planning considerations/significant effects, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances: for example, there may be a concentration of several moderate effects in one location, or a moderate effect may occur for a particularly sensitive receptor or be of a particularly high magnitude.

Figure A3: Assessment of Landscape Effects



A.3 Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties;
- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;



- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- People at their place of work.

LI TGN 2024/01 states at section 6(1) that visual assessment should focus on the way that communities experience views from public locations. It notes that “*views from houses and individual properties are a matter of private amenity, noting that it is an established planning principle that there is no right to a view*”.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

1.3.1 Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

1.3.2 Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.

The assessment of the value of views is summarised in Table A8 below. These criteria are provided for guidance only.



Table A8: Criteria Considered in assessing the Value Attached to Views

Value	Criteria
High	Views from nationally (and in some cases internationally) known viewpoints, which: have some form of planning designation; or are associated with internationally or nationally designated landscapes or important heritage assets; or are promoted in sources such as maps and tourist literature; or are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or have important cultural associations. Also may include views judged by assessors to be of high value.
Medium	Views from viewpoints of some importance at regional or local levels, which: have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or are promoted in local sources; or are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or have important local cultural associations. Also may include views judged by the assessors to be of medium value.
Low	Views from viewpoints which, although they may have value to local people: have no formal planning status; or are not associated with designated or otherwise high quality landscapes; or are not linked with popular visitor attractions; or have no known cultural associations. Also may include views judged by the assessors to be of low value.

1.3.3 Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

As LI TGN 2024/01 states at section 6(2), “*visual susceptibility is not influenced by the development type, which would be assessed as part of the magnitude of effect*”.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A9 below. However, as noted in GLVIA3 “*this division is not black and white and in reality there will be a gradation in susceptibility to change*”. Therefore the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

Table A9: Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Residents;



Susceptibility	Criteria
	People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents.
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work Travellers, where the view is incidental to the journey.

1.3.4 Defining Sensitivity

The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. Figure A4 below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. Table A10 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

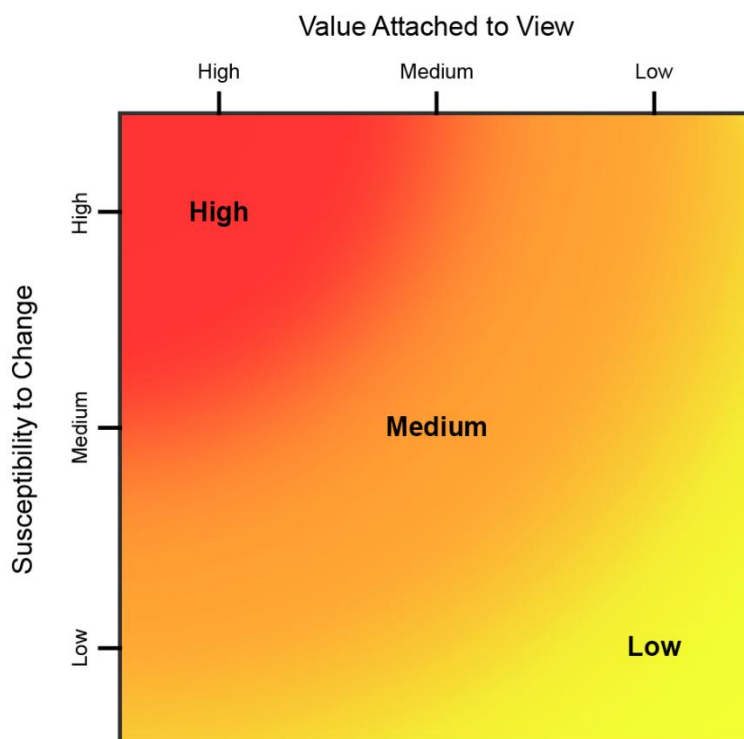
Table A10: Example Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

Sensitivity	Examples
High	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value OR The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level.
Medium	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.
Low	The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level



Sensitivity	Examples
	OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.

Figure A4: Levels of Sensitivity Defined by Value attached to View and Susceptibility of Visual Receptor Groups



1.3.5 Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change. LI TGN 2024/01 states at section 3(3) that “it is likely that size/scale of effect will be the most important factor, with geographical extent and duration/reversibility considered as ‘modifiers’”.

1.3.6 Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and



- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the Table A11 below.

Table A11: Magnitude of Visual Change: Size/Scale of Change

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features in or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

1.3.7 Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work, and consideration of the criteria in Table A12 below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

LI TGN 2024/01 states at section 6(8) that geographic extent should primarily refer to the extent of the viewing area that is affected (for example the length of a footpath or the proportion of a community).

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.



Table A12: Magnitude of Visual Change: Geographical Extent of Change

Category	Description
Large extent of visual change	The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive.
Medium extent of visual change	The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive.
Small extent of visual change	The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small.
Negligible extent of visual change	The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible.

1.3.8 Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A13 below, which considers whether views will be permanent and irreversible or temporary and reversible.

Table A13: Duration and Reversibility

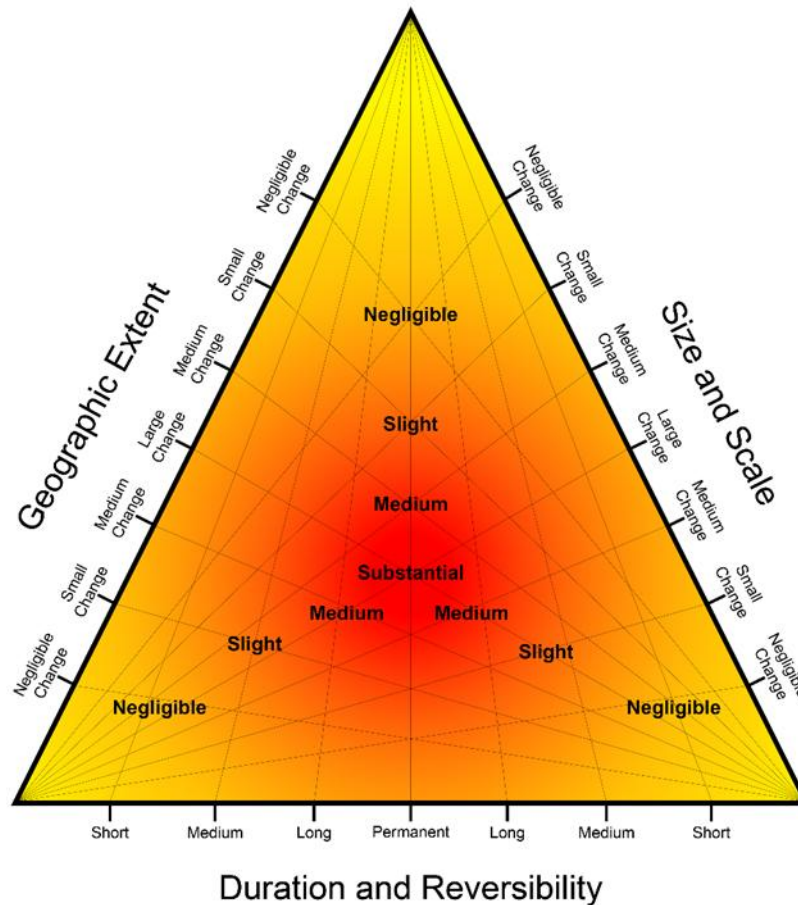
Category	Description
Permanent/ Irreversible	Effects that are deemed to be irreversible.
Long term reversible	Effects that last for over 10 years and are theoretically reversible.
Medium term reversible	Effects that will last up to 10 years and are theoretically reversible.
Temporary/Short term reversible	Effects that will last from 0 to 5 years – likely to include construction effects.

1.3.9 Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure A5, below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the figure.



Figure A5: Determining the Magnitude of Visual Change



1.3.10 Assessment of Visual Effects

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. Figure A6 below summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this figure as a guide.

Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments). Moderate effects are not generally considered to be important planning considerations/significant effects, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances: for example, there may be a concentration of several moderate effects in one location, or a moderate effect may occur for a particularly sensitive receptor or be of a particularly high magnitude.



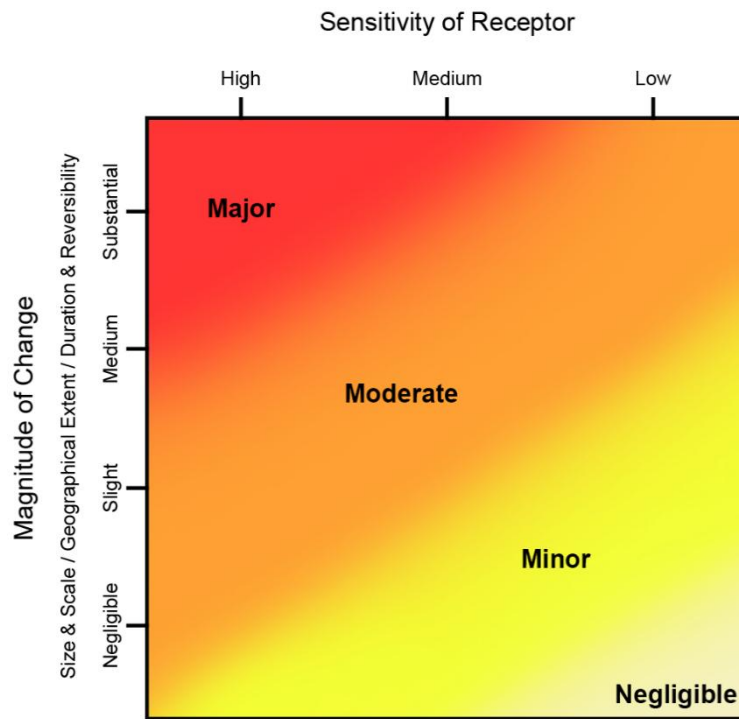
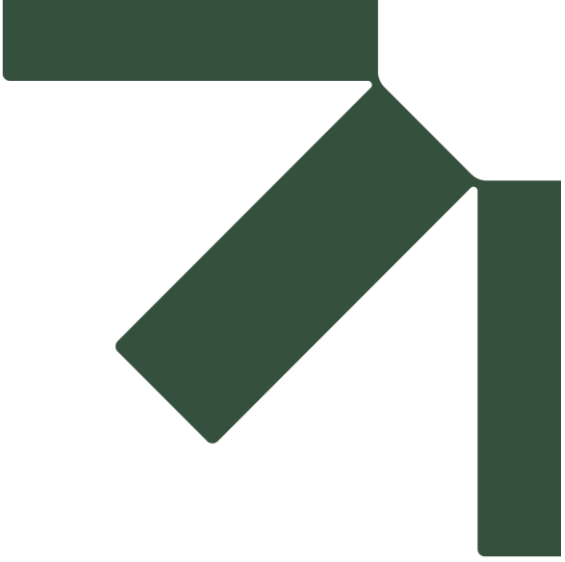


Figure A6: Assessment of Visual Effects





Appendix B Methodology for Preparing Zone of Theoretical Visibility (ZTV)

Landscape and Visual Appraisal

**Land to the West of Turners Hill Road and North of Huntsland, including land
at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex**

Wates Developments Limited

SLR Project No.: 402.065260.00001 402_065260_00001

February 2026

B.1 Introduction

A Zone of Theoretical Visibility (ZTV) has been produced (refer to **drawing CDHF-3**) to provide an objective assessment of the potential theoretical visibility of the proposed development. The proposed design is taking from the building heights parameter plan prepared by Mosaic Ltd.

The ZTV includes only the most significant areas of existing vegetation, such as larger hedgerows and trees, and does not include any proposed mitigation planting. The height of trees on the site is taken from the arboricultural survey and LiDAR data, but vegetation heights in the wider landscape are based upon site assessment and apply conservative height estimates (for example 10 metres for woodland blocks is approximately half of the height of many mature trees in this part of England). Therefore, the extent of visibility as defined on the ZTV is conservative.

B.2 Existing Features

Data for the landform is derived from topographic survey data for the site and its immediate context, and OS Terrain data for the wider context. Tree heights around the site are taken from arboricultural survey data. For barriers offsite, vegetation heights are derived from a combination of LiDAR data and conservative estimates.

B.3 Proposed Development

The ZTV has been based on the parameter plans provided by the architects in order to provide a worst-case assessment of visibility.

To generate the ZTV the receptor point grid interval was set to a 25m grid with an eye height of 1.5m. This means that LSS was able to calculate, for every point at 25 metre intervals in the surrounding landscape, whether the proposed development would be visible. In addition to the grid intervals representative target points were selected across the target area.

The ZTV output file from LSS calculates, for every receptor point, not just whether the development can be seen, but also what vertical angle of the development can be seen. This provides a useful guide as to what the likely magnitude of visual impact will be at any point around the site. For comparison, a two-storey house, at an average height of 8m, would subtend a vertical angle of 4.58° at 100m, 2.29° at 200m, 0.92° at 500m and 0.46° at 1km.

This ZTV assessment includes all visible angles over 0.25 degrees, since field survey identified that vertical angles of less than 0.25 degrees would be screened by intervening vegetation and/or buildings.





Appendix C Assessment of Potential Landscape Effects

Landscape and Visual Appraisal

**Land to the West of Turners Hill Road and North of Huntsland, including land
at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex**

Wates Developments Limited

SLR Project No.: 402.065260.00001402_065260_00001

February 2026

C.1 Introduction

The following tables set out additional and revised appraisals in relation to the sensitivity of the landscape receptors to the proposed development, and the magnitude of landscape effects that those receptors would experience as a result of the proposed development.

These tables should be read in conjunction with section 4.0 of the submitted LVA, which provides a full explanation of the potential landscape effects of the development.

Table C-1: Landscape Value - Evaluation of the Value of the Site and its Immediate Context in accordance with Table 1 of “Assessing Landscape Value – a Technical Guidance Note” (TGN 02/21, Landscape Institute).

Factor	Assessment	Notes
Natural Heritage	Community	The site comprises pasture fields consented for development, contained by hedgerows and trees, with some hedgerows within the site. Ancient woodlands abut the site boundaries. The undulating topography associated with the central sandstone ridge provides some evidence of geomorphological interest.
Cultural Heritage	Community	There are no known heritage features present within the site itself and no heritage assets overlooking the site or within its immediate context. The Church of St Leonard at Turners Hill is visible from the site but is 1.7km to the south.
Landscape condition	Community	The site is largely bound by native hedgerows with mature trees, tree belts and woodland in good condition. The pasture land within the site is largely species-poor. The distinctive landform of the site remains clear and is reinforced by the mature woodland and hedgerows along field boundaries. Derelict buildings at Hurst Farm are of poor landscape condition and present as detractors in the landscape. Further afield, the wooded landscape remains in good condition and reinforces the sense of enclosure within the site.
Associations	Low	No associations in literature, art or other media for the site itself
Distinctiveness	Community	The wooded pastoral landscape adjacent to the settlement edge is not distinctive although it holds some community value as countryside typical of the High Weald.
Recreational	Community	Footpath 33W falls partially within the application site along its southern boundary. Footpath 35W comes close to the north western boundary but is mostly contained within, and enclosed by, Wins Wood. The majority of the site is consented for development under DM/25/0016 which, alongside the new housing and care home, introduces public open space, including Countryside Open Space and a range of community uses which will allow for appreciation of views out from the site towards the wider landscape to the south and west. New



Factor	Assessment	Notes
		footpaths offer enhanced connectivity to the countryside and the adjacent rights of way.
Perceptual (Scenic)	Community	The consented scheme brings the settlement edge into the rural landscape. Existing built form and uses at Hurst Farm are visible and present as detractors in local views.
Perceptual (Wilderness and tranquillity)	Community	The consented scheme brings the settlement edge into the rural landscape. This, alongside the existing built form and uses at Hurst Farm, reduces any sense of wildness or tranquillity within the site.
Functional	Community	<p>The landscape within the site provides part of a wider network of hedgerows, trees and woodlands that supports biodiversity and contributes to the healthy functioning of the landscape, but this does not mean that the landscape of the site is of any greater value than parts of the wider countryside of the High Weald.</p> <p>The ecological value of the landscape increases within the woodland areas and within the mature hedgerows that provide connectivity to the mature wooded setting.</p> <p>The majority of the site is consented for development under DM/25/0016 which, alongside the new housing and care home, introduces public open space, including Countryside Open Space and a range of community uses and habitats. New footpaths offer enhanced connectivity to the countryside and views are celebrated towards the High Weald National Landscape 1.7km to the south.</p> <p>As the ZTV in drawing CDHF-3 illustrates visibility from within the designated landscape towards the site is restricted by the undulating wooded landscape.</p>

The site, and its immediate setting, is most valued for the mature woodland which contributes to the strong sense of enclosure adjacent to the extended settlement edge associated with the consented scheme and Wychwood Place. Existing built form and uses at Hurst Farm are visible and present as detractors in local views.

Alongside the new housing and care home, the consented scheme introduces public open space, including Countryside Open Space and a range of community uses and habitats. New footpaths offer enhanced connectivity to the countryside and views are celebrated towards the High Weald National Landscape 1.7km to the south.

The site is valued at a **Community** level.



Table C-2: Assessment of Sensitivity of Landscape Receptors to the Proposed Change

Landscape Receptors	Value	Susceptibility	Sensitivity to the Proposed Change	Notes
Individual Elements and Features				
Gently sloping pasture fields consented for development under DM/25/0016	Community	Low	Medium/Low	The proposals present marginal adjustments to the approved scheme where the gently sloping pasture fields are consented to be replaced by new housing (150 units), a care home and public open space. The landscape receptor has a low susceptibility to the proposed changes to the approval, noting the extent of the development will broadly remain the same and a low susceptibility to the proposed changes at Hurst Farm where the proposed built form will replace the existing barns and infrastructure. The sensitivity of the gently sloping pasture fields consented for development under DM/25/0016 is assessed as Medium/ Low.
Built form and infrastructure at Hurst Farm	Low	Low	Low	The built form at Hurst Farm includes a single residential property, redundant barns, hardstanding and outbuildings. Much of the built form is in poor condition presenting as visual detractors in the wooded landscape and in views from Turners Hill Road. The built form has a low landscape value and low susceptibility to the proposed change, in that it could be replaced without transformational adverse landscape effects, taking account of the existing character and quality of the landscape. The sensitivity of the built form at Hurst Farm to the proposed change is assessed as Low.
Mature woodland and woodland edges	Local Authority	High	High/Medium	The mature woodland (including ancient woodland) edges are a distinctive feature of the landscape which are valued at a local authority level. There are no proposed changes to the buffers associated with the consented scheme which retains and protects the woodland edges. They have a high susceptibility to the proposed change at Hurst Farm which restricts built form within appropriate buffers to ensure retention and enhancement of the



Landscape Receptors	Value	Susceptibility	Sensitivity to the Proposed Change	Notes
				woodland edges in the long term. The sensitivity of the mature woodland and woodland edges to the proposed change is assessed as High/ Medium.
Hedgerows and trees to field boundaries and adjacent to existing built form	Community	Low	Medium/Low	The proposed development would retain the majority of the existing hedgerows and trees around the edges of, and within, the site. The only additional removals to those agreed through the consented scheme will be the removals associated with the clearance of existing built form at Hurst Farm and the removal of occasional groups of trees to enable vehicular access between the parcels. The hedgerows and trees to field boundaries and adjacent to existing built form are assessed as having a Medium/ Low sensitivity to the proposed change.
Aesthetic and Perceptual Aspects				
Medium scale and enclosed	Community	Low	Medium/ Low	The site is of a medium scale, enclosed by vegetation and consented for development within its more exposed parts. The introduction of new built form, with gardens and streetscapes will increase the degree of enclosure and thus reduce the perceived scale. The landscape receptor has a low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects. The medium scale and enclosed aesthetic and perceptual aspects have a Medium/ Low sensitivity to the proposed change.
Simple, still landscape but with some diversity from settlement edge.	Community	Medium	Medium/ Low	The consented scheme will extend the settlement edge associated with Wychwood Place into the land north of Huntsland. Hurst Farm already contains built form and connections with the existing settlement edge. There is some sense of stillness afforded in the landscape surrounding the barns however the simple, still aesthetic aspects are detracted by the discordant, poorly managed features associated with the previous farm which included a farmshop. Until



Landscape Receptors	Value	Susceptibility	Sensitivity to the Proposed Change	Notes
				recently there would have been movement and vehicles associated with this use. There will be an increase in movement from traffic associated with the changes in use and the vehicular connections between the parcels. The simple, still landscape aesthetic and perceptual aspects of the site have a Medium/ Low sensitivity to the proposed change. This is mostly associated with Hurst Farm.
Overall Character				
Land consented for development under DM/25/0016	Community	Low	Medium/ Low	The land consented for development under DM/25/0016 has a low susceptibility to the proposed changes to the approval (noting the extent of the development will broadly remain the same). The sensitivity of the land consented for development under DM/25/0016 is assessed as Medium/ Low.
Hurst Farm	Community	Medium	Medium	Hurst Farm already contains built form and connections to the existing settlement edge. The relevant characteristics of the landscape have some ability to accommodate the proposed change without transformational adverse effects, taking account of the existing character and quality of the landscape. The overall character of Hurst Farm has a medium susceptibility to the proposed change. The sensitivity of the overall character of Hurst Farm to the proposed change is assessed as Medium.
Local area of Crawley Down Northern Fringe	Community	Medium	Medium	The consented schemes to the north and south of Huntsland extend the settlement edge of Crawley Down into the undulating rural landscape. The proposals at Hurst Farm will result in the replacement of existing built form and retention of the woodland which provides a sense of enclosure in the landscape adjacent to the existing settlement edge. The landscape receptor has a medium susceptibility to the proposed change as the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects. The sensitivity of the overall



Landscape Receptors	Value	Susceptibility	Sensitivity to the Proposed Change	Notes
				character of the local area of Crawley Down Northern Fringe is assessed as Medium.
High Weald – HW1 and Area 6	Community	Low	Medium/Low	The landscape to the west of Crawley Down is not designated for its scenic beauty, but is valued by the local communities who currently enjoy views across it from surrounding dwellings or PRoW. The consented schemes to the north and south of Huntsland will replace the gently sloping pasture fields with housing. The site's location adjacent to the existing settlement edge of Crawley Down and retention of the mature woodland to its boundaries will ensure that the landscape of the High Weald can accommodate the proposals without transformational effects on its wider character. The sensitivity of the overall character of the High Weald – HW1 and Area 6 to the proposed change is assessed as Medium/ Low. The site forms a small part of the wider High Weald landscape which is the largest of the character areas in the district. The landscape is not designated for its scenic beauty but is valued by the local communities who currently enjoy views across it. Whilst the site does display characteristics of the High Weald, the landscape does have the ability to accommodate the proposed change with limited effects on the distinctive features adjacent to the site boundaries (mature woodland) and with limited effects on the wider High Weald which extends across the district. The sensitivity of the High Weald to the proposed change is assessed as Medium / Low.
High Weald National Landscape	National	Low	Medium	The National Landscape is generally rural in character which would have a high susceptibility to the proposed development. However, as the High Weald National Landscape is approximately 1.7km from the site, and there are no views towards the site from within it, the proposed development would not directly affect the National Landscape. It has the ability to accommodate the proposed development without any adverse effects, reducing susceptibility



Landscape Receptors	Value	Susceptibility	Sensitivity to the Proposed Change	Notes
				further. The overall sensitivity of the High Weald National Landscape to the proposed change is assessed as Medium.



Table C-3: Assessment of Magnitude of Landscape Change

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Individual Elements and Features					
Gently sloping pasture fields consented for development under DM/25/0016	Negligible	Negligible	Permanent	Negligible	The consented scheme will introduce buildings into an area that is currently open pasture, and the new homes will become a locally dominant feature within the fields. The proposals present marginal changes to the consented scheme. The extent of the development will broadly remain the same. The proposals at Hurst Farm will replace existing built form and will not result in the loss of any pastoral landscape. The overall change to the gently sloping pasture fields consented for development under DM/25/0016 will be negligible.
Built form and infrastructure at Hurst Farm	Large	Large	Permanent	Substantial	The existing built form associated with Hurst Farm will be removed in its entirety and replaced with an improved access road, a new dwelling and the care home. Although Hurst Farm is partly previously developed land there are no existing structures or infrastructure which are likely to be retained in the context of the proposed change of use. The illustrative proposals and parameter plans allow for a revised scale and location of built form which will be more appropriate to the new use and will ensure protection of the woodland edges. The overall change to the built form and infrastructure at Hurst Farm will be Substantial.
Mature Woodland and Woodland Edges	Small	Small	Permanent	Slight	The proposed development would see all woodland edges retained and protected with appropriate buffers introduced. There will be no



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
					change to the proposals in relation to the buffers within the consented scheme. Within Hurst Farm the buffers would incorporate native planting which would result in a long term improvement to the woodland edges, thereby reinforcing the already enclosed landscape and increasing the visual containment offered by the existing boundaries. The proposed change would be small in scale, focused to Hurst Farm and permanent. The overall magnitude of change to the mature woodland and woodland edges would be Slight. .
Hedgerows and trees to field boundaries and adjacent to existing built form	Small	Small	Permanent	Slight	The proposed development would continue to retain the majority of the existing hedgerows and trees around the edges of, and within, the consented site. The only additional removals to those agreed through the consented scheme will be the removals associated with the clearance of existing built form at Hurst Farm and the removal of occasional groups of trees to enable vehicular access between the parcels. New hedgerows and tree planting will be introduced into the Hurst Farm site as part of the Green Infrastructure dividing the parcels and to improve the frontage onto Turners Hill Road. There will be no notable changes to the tree and hedgerow provisions offered through the consented scheme. The overall magnitude of change to hedgerows and trees to field boundaries and adjacent to the existing built form will be Slight.
Aesthetic and Perceptual Aspects					



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Medium scale and enclosed	Small	Small	Permanent	Slight	The site is of a medium scale, enclosed by vegetation and consented for development within its more exposed parts. The consented scheme will continue to reduce the sense of scale within the landscape and retain the sense of enclosure offered by the mature woodland edges. The proposed change will not change the medium scale and enclosed landscape associated with Hurst Farm although the enhancement of site boundaries will enhance the sense of enclosure in the long term. The overall change to the medium scale and enclosed aesthetic and perceptual aspects of the landscape will be Slight.
Simple, still landscape but with some diversity from adjacent settlement edge.	Small	Small	Permanent	Slight	The consented scheme will continue to extend the settlement edge associated with Wychwood Place into the land north of Huntsland. Hurst Farm already contains built form and connections with the existing settlement edge. There is some sense of stillness afforded in the landscape surrounding the barns however the simple, still aesthetic aspects are detracted by the discordant, poorly managed features associated with the previous farm which included a farmshop. Until recently there would have been movement and vehicles associated with this use. The overall magnitude of change to the simple, still landscape will be Slight.
Overall Character					
Land consented for development under DM/25/0016	Negligible	Negligible	Permanent	Negligible	The consented scheme introduces buildings into an area that is currently open pasture with the new homes becoming a locally dominant feature



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
					within the fields. The consented scheme retains the majority of the existing hedgerows and trees around the edges of, and within, the site. There remains ample space across the site to provide new hedgerow and tree planting as shown on the illustrative landscape masterplan. The proposed changes to the consented scheme are negligible in scale and focused to localised areas of the approved scheme. The overall change to land consented for development under DM/25/0016 will be Negligible.
Hurst Farm	Medium	Small	Permanent	Medium/ Slight	Hurst Farm already contains built form and connections to the existing settlement edge. The introduction of the new built form and movements associated with traffic entering the site from Turners Hill Road and between the parcels will change the character of Hurst Farm. Retention and enhancement of the existing boundaries would maintain the medium scale enclosed aesthetic and perceptual aspects of this part of the site. The overall change to the overall character of Hurst Farm will be Medium/ Slight.
Crawley Down Northern Fringe	Small	Small	Permanent	Slight	The consented schemes to the north and south of Huntsland extend the settlement edge of Crawley Down into the undulating rural landscape. The proposals at Hurst Farm will result in the replacement of existing built form and retention of the woodland which provides a sense of enclosure in the landscape adjacent to the existing settlement edge. The changes to the overall character of the Crawley Down Northern Fringe would be localized and permanent and the overall magnitude of change will be Slight.



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
High Weald – HW1 and Area 6	Small	Small	Permanent	Slight	The consented schemes to the north and south of Huntsland will replace the gently sloping pasture fields with housing and open space. The proposals at Hurst Farm will result in the replacement of existing built form and retention of the woodland which provides a sense of enclosure in the landscape associated with the local High Weald. The overall magnitude of change to the High Weald – HW1 and Area 6 will be Slight.
High Weald National Landscape	No change	No change	Permanent	None	As the ZTV illustrates, and the site survey confirms, there is no potential for views of the proposed development from within the High Weald National Landscape due to the intervening wooded landform which extends 1.7km south of the site towards the Turners Hill ridge. There would be no change to the overall landscape character of the High Weald National Landscape as a result of the proposals.



Table C-4: Assessment of Landscape Effects

Landscape Receptors	Sensitivity to the Proposed Change	Magnitude of Change	Landscape Effects (Bold type = important planning consideration)	Nature of Effect (Positive, Neutral or Negative)
Individual Elements and Features				
Gently sloping pasture fields consented for development under DM/25/0016	Medium/ Low	Negligible	Minor	Neutral
Built form and infrastructure at Hurst Farm	Low	Substantial	Moderate	Negative
Mature woodland edges	High/ Medium	Slight	Moderate	Neutral becoming Positive
Hedgerows and trees to field boundaries and adjacent to existing built form	Medium/ Low	Slight	Moderate/ Minor	Neutral becoming Positive
Aesthetic and Perceptual Aspects				
Medium scale and enclosed	Medium/ Low	Slight	Moderate/ Minor	Neutral becoming positive
Simple, still landscape but with some diversity from the extended settlement edge.	Medium/ Low	Slight	Moderate/ Minor	Negative
Overall Character				
Land consented for development under DM/25/0016	Medium/ Low	Negligible	Minor	Neutral
Hurst Farm	Medium	Medium/ Slight	Moderate	Negative becoming Neutral
Crawley Down Northern Fringe	Medium	Slight	Moderate/ Minor	Negative becoming neutral
High Weald – HW1 and Area 6	Medium/ Low	Slight	Moderate/ Minor	Negative becoming neutral
High Weald National Landscape	Medium	None	None	None





Appendix D Assessment of Potential Visual Effects

Landscape and Visual Appraisal

**Land to the West of Turners Hill Road and North of Huntsland, including land
at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex**

Wates Developments Limited

SLR Project No.: 402.065260.00001

February 2026

D.1 Introduction

The following tables assess the sensitivity of visual receptors to the proposed development and the magnitude of visual effects that those receptors would experience as a result of the proposed development, for each of the representative viewpoints.

In assessing the magnitude, the effects immediately following completion of construction have been assessed, as well as the effects approximately 15 years after construction once the proposed new mitigation planting has established and is semi-mature.

These tables should be read in conjunction with section 5.0 of the submitted LVA, which provides a full explanation of the potential visual effects of the development for each of the visual receptors groups (for example residents, walkers, vehicle users, etc.).



Table D-1: Analysis of Sensitivity of Viewpoints/Visual Receptors at Representative Viewpoints

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
1. Looking south west from Turners Hill Road	Low	Pedestrians Vehicle users Residents	High Medium High	Medium Medium/ Low Medium	Turners Hill Road is a busy road with regular traffic. Pavements are provided either side with mature hedgerows and woodland areas restricting views into private curtilages of large detached dwellings and access roads. Pedestrians are likely to be focused on views. Cyclists and horse riders are likely to be focused on views but are transitional viewers. There are no views of the site from this location. Refer to Viewpoints 16 and 17 for views around the site entrance at Hurst Farm.
2. Looking west from Huntsland and public footpath 33W	Medium	Recreational Walkers Vehicle users Residents	High Medium High	High/Medium Medium High/Medium	Pedestrians are likely to be focused on views which are contained by built form and boundary treatments along the route. Vehicle users would be more focused on the journey ahead. Glimpses of footpath 33W where it is included along the site's southern boundary are possible from this location.
3A. Looking north from public footpath 33W	Medium	Recreational Walkers	High	High/Medium	Views into the Field 2 are possible through a field gate between the derelict barns. The majority of the footpath is enclosed by mature tree belts limiting views north and south.
3B. Looking south from public footpath 33W	Medium	Recreational Walkers	High	High/Medium	Views across the High Weald landscape are possible through gaps between the derelict barns. The majority of the footpath is



Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
					enclosed by mature tree belts limiting views north and south. There are no views of the site in this direction of view. The consented development (DM/25/0016) to the south of Huntsland will be central to this view.
4. Looking south west along Turners Hill Road.	Low	Pedestrians Vehicle users Residents	High Medium High	Medium Medium/ Low Medium	Turners Hill Road is a busy road with regular traffic. Pavements either side are reduced at the road bridge where it crosses the Worth Way. Mature hedgerows and woodland areas generally restrict views into the site but an existing field gate provides access to field 6 and open views into the site. Pedestrians are likely to be focused on views. Cyclists and horse riders are likely to be focused on views but are transitional viewers. Vehicle users would be more focused on the journey ahead. There are no views of the site from this location. Refer to Viewpoints 16 and 17 for views around the site entrance at Hurst Farm.
5. Looking north west from the Worth Way Country Park	Medium	Recreational Walkers	High	High/ Medium	The majority of views along the Worth Way are enclosed by mature woodland. This view from a short path connecting to the Worth Way is valued by walkers within the Country Park. The consented development (under DM/25/0014) will obstruct views towards the site from this location.
6. Looking north east from public footpath 34W	Medium	Recreational Walkers Residents	High High	High/ Medium High/ Medium	The majority of views along the Worth Way are enclosed by mature woodland. The consented development (under



Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
					DM/25/0014) will obstruct views towards the site from this location.
7. Looking east from public footpath 34W	Medium	Recreational Walkers Residents	High High	High/ Medium	Representative of views valued by local walkers and by residents at Orchards Cottage and Orchards. There are no views of the site from this location.
8. Looking east from junction of public footpaths 32W, 33W and 34W	Medium	Recreational Walkers Residents	High High	High/ Medium	The site is visible in the left and centre of this view. Vegetation along footpath 33W filters views into Field 2. The consented Countryside Open Space to north and south of Huntsland will be openly visible in this view.
9. Looking west from Woods View	Medium	Residents Motorists	High Medium	High/ Medium Medium	Residents at Woods View currently have views across the countryside with mature trees and hedgerows positive elements in the view. The consented scheme north of Huntsland (DM/25/0016) will be visible beyond the retained vegetation. Pescott Wood obstructs views towards Hurst Farm although there may be views from upper floor windows towards the existing built form within Hurst Farm, where orientated towards the north.
10. Looking north from the Sussex Border Path and Worth Way	Medium	Recreational Walkers	High	High/ Medium	The majority of views along the Worth Way are enclosed by mature woodland. The consented development (DM/25/0014) will obstruct views towards the site from this location.
11. Looking south from public footpath 35W	Medium	Recreational Walkers	High	High/ Medium	Walkers are likely to be focused on views of the woodland. The barns at Hurst Farm, within Field 8, are partially visible and are



Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
					detractors in views out from the woodland. Refer to view 18 for a view from outside Westlands close to the northern boundary of Hurst Farm.
12. Looking east from near to public footpath 35W	Medium	Recreational Walkers	High	High/ Medium	This view is taken when stepping off the path and into Field 1 within the site. Walkers on the public footpath are likely to be focused on views of the woodland as they move along the footpath. The southern barn at Hurst Farm is openly visible in the view.
13. Looking north east from the Sussex Border Path, near Home Farm	Medium	Recreational Walkers Residents	High High	High/ Medium	A view from a National Trail. Walkers and residents at Home Farm are likely to be focused on views of the open countryside with woodland forming the backdrop to the view. Intervening woodland obstructs views towards the site.
14. Looking north from public footpath 68W	Medium	Recreational Walkers	High	High/ Medium	Walkers have open views across the undulating wooded landscape between Crawley Down and Turners Hill. The built-up areas are screened by intervening woodland. Glimpses of the site are possible but are barely perceptible in the wider view.
15. Looking north from the field north of St Leonards Church, Turners Hill	Medium	Visitors to the St Leonards Church	High	High/ Medium	Visitors to the Church have no views towards the site from within the churchyard or the church itself. The only views available are from within the field to the north. There are glimpses of the barns at Huntsland and the upper slopes of Fields 2 and 3.
16. Looking west from Turners Hill Road into Hurst Farm	Medium	Pedestrians Vehicle users	High Medium	Medium Medium/ Low	Turners Hill Road is a busy road with regular traffic. Pedestrians are likely to be focused



Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
		Residents	High	High/ Medium	on views. Vehicle users would be more focused on the journey ahead. Pedestrians and motorists have views into the existing Hurst Farm site entrance as they travel along Turners Hill Road. In these views Westlands (a Grade II listed building) is visible adjacent to the entrance to the site and the entrance to 35W. Signage and rear garden fencing associated with Hurst Farm are visible in the view as well as the entrance gate and the existing residential property set back from Turners Hill Road.
17. Looking south west from Turners Hill Road from outside the entrance to Westlands	Medium	Pedestrians Vehicle users Residents	High Medium High	Medium Medium/ Low High/ Medium	
18. Looking south from public footpath 35W, outside Westlands	Medium	Residents Recreational Walkers	High High	High/ Medium High/ Medium	Walkers and residents at Westlands have glimpsed views through the site's northern boundary vegetation towards the existing built form at Hurst Farm and Wychwood Place beyond,



Table D-2: Analysis of Magnitude of Visual Change at Representative Viewpoints

Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
1. Looking south west from Turners Hill Road	No change	No change	n/a	n/a	No change	No change	The proposed change will not result in any changes to views from existing residents overlooking Wychwood Place at Turners Hill Road. Refer to views 16 and 17 for assessment of effects associated with the main vehicular access at Hurst Farm.
2. Looking west from Huntsland and public footpath 33W	Small	Small	Small	Permanent	Slight	Slight	In accordance with the consented scheme, the pedestrian / cycle link crossing to public footpath 33W (and its associated tree clearance) will be visible in views when traveling east and west along footpath 33W. The existing built form (including the derelict barns) either side of the footpath will remain dominant in the view.
3A. Looking north from public footpath 33W	No change	No change	n/a	n/a	No change	No change	In accordance with the consented scheme, users of public footpath 33W (and residents at Huntsland Cottage and Shenley) when looking north will see a small change as a result of the consented areas of Countryside Open Space (and associated infrastructure) and the consented built form. The proposed changes to the consented scheme will not result in any additional changes to these views and the consented scheme will obstruct any views towards Hurst Farm at this location.
3B. Looking south from	No change	No change	n/a	n/a	No change	No change	There will be no change in the view as a result of the proposals. The consented



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
public footpath 33W							development (DM/25/0016) to the south of Huntsland will be visible in this view.
4. Looking south west along Turners Hill Road.	No change	No change	n/a	n/a	No change	No change	There will be no change in the view as a result of the proposals. The consented development (DM/25/0014) to the south of Huntsland will be visible in this view.
5. Looking north west from the Worth Way Country Park	No change	No change	n/a	n/a	No change	No change	There will be no change in the view as a result of the proposals. The consented development (DM/25/0014) to the south of Huntsland will be visible in this view and will obstruct views towards the site.
6. Looking north east from public footpath 34W	No change	No change	n/a	n/a	No change	No change	There will be no change in the view as a result of the proposals. The consented development (DM/25/0014) to the south of Huntsland will be visible in this view.
7. Looking east from public footpath 34W	No change	No change	n/a	n/a	No change	No change	There will be no change in the view as a result of the proposals. The consented development (DM/25/0014) to the south of Huntsland will be visible in this view.
8. Looking east from junction of public footpaths 32W, 33W and 34W	No change	No change	n/a	n/a	No change	No change	The consented developments (DM/25/0016 and DM/25/0014) to the north and south of Huntsland will be visible in this view. There will be no change in the view as a result of the proposals.



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
9. Looking west from Woods View	Small	Small	Small	Permanent	Slight	Slight	<p>Walkers, vehicular users and Residents at Woods View will continue to have filtered partial views of the consented scheme (DM25/0014) to the north of Huntsland.</p> <p>The proposed amendments to the consented scheme will reduce the length of hedgerow to be removed along the eastern boundary (from 30m in length to no greater than 15m in length).</p> <p>There may be glimpses of the new built form at Hurst Farm from upper floor windows where buildings are orientated towards the north.</p>
10. Looking north from the Sussex Border Path and Worth Way Country Park	No change	No change	n/a	n/a	No change	No change	The consented development (DM/25/0014) to the south of Huntsland will be visible in this view. There will be no change in the view as a result of the proposals.
11. Looking south from public footpath 35W	Medium	Small	Small	Permanent	Medium	Slight	Views into the site are possible through the woodland immediately north of the site. In these views the existing derelict barns associated with Hurst Farm are visible beyond the woodland and are a detractor in the view. The barns will be replaced with the new care home. Native planting to the site's northern boundary will reinforce the filtering of the views in the long term.
12. Looking east from	No change	No change	n/a	n/a	No change	No change	Views into the site are possible from the woodland edge where footpath 35W abuts



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
public footpath 35W							the site's western boundary. The path is contained within the woodland edge. View 12 is taken stepping off of the footpath to the field boundary. The consented development (DM/25/0016) to the north of Huntsland will obstruct views towards Hurst Farm and there will be no changes to the visual baseline associated with the consented scheme in this view.
13. Looking north from the Sussex Border Path near Home Farm	Negligible	Negligible	Small	Permanent	Negligible	Negligible	Mature woodland along the site's western boundaries will filter and obstruct views towards the site from the countryside to the west of Crawley Down. There may be glimpses of roof elements at Hurst Farm beyond the tree line but these will be barely perceptible in the context of the visual baseline associated with the consented scheme. The overall magnitude of any change to the view will be negligible.
14. Looking north from public footpath 68W	Negligible	Negligible	Small	Permanent	Negligible	Negligible	The undulating wooded landscape between Crawley Down and Turners Hill will filter and obstruct views towards the site from the countryside to the south of Crawley Down. There will be no changes to the visual baseline associated with the consented scheme in this view. Any glimpses towards the new built form at Hurst Farm will be barely perceptible in the view.
15. Looking north from the field north of St	Negligible	Negligible	Small	Permanent	Negligible	Negligible	The undulating wooded landscape between Crawley Down and Turners Hill will filter and obstruct views towards the site from the



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
Leonards Church, Turners Hill							countryside to the south of Crawley Down. There will be no changes to the visual baseline associated with the consented schemes in this view. Any glimpses towards the new built form at Hurst Farm will be barely perceptible in the view.
16. Looking west from Turners Hill Road into Hurst Farm	Medium	Small	Small	Permanent	Medium	Slight	Walkers and motorists travelling along Turners Hill Road will have open views of the vehicular access into Hurst Farm and partial to glimpsed views towards the new residential property and care home site.
17. Looking south west from Turners Hill Road	Small	Small	Small	Permanent	Slight	Slight	The existing access to Hurst Farm will be upgraded to provide vehicular access to the new housing and care home. Existing mature trees along the road frontage and along the northern boundary will be retained. Redundant signage and boundary treatments, including the close board fence of the existing residential property, will be removed and new native planting will provide a long term improvement to the visual qualities of the entrance. The nature of the effects on receptors experiencing these views will be Neutral at year 1 becoming Positive at year 15.
18. Looking south from public footpath 35W	Small	Small	Small	Permanent	Slight	Slight	All existing built form will be removed and replaced with the new care home and a single residential property. Outbuildings which are currently glimpsed along the northern boundary, close to the site entrance, will be permanently removed and



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
							new native planting will improve the site's enclosure and restrict views into the site in the long term. The nature of effects on views from 35W will be neutral.



Table D-3: Assessment of Visual Effects at Representative Viewpoints

Viewpoint	Potential Visual Receptors	Sensitivity	Magnitude (Year1)	Magnitude (after 15 years)	Visual Effects (Year 1) (Bold type = Important Effect)	Visual Effects (after 15 years) (Bold type = Important Effect)	Nature of Residual Effect (Negative, Positive, Neutral)
1. Looking south west from Turners Hill Road	Pedestrians Vehicle users Residents	Medium Medium/Low High/ Medium	No change	No change	None	None	None
2. Looking west from Huntsland and public footpath 33W	Recreational Walkers Vehicle users Residents	High/ Medium Medium/Low High/ Medium	Slight Slight Slight	Slight Slight Slight	Moderate Moderate/ Minor Moderate	Moderate Moderate/ Minor Moderate	Neutral Neutral Neutral
3A. Looking north from public footpath 33W	Recreational Walkers Residents	High/ Medium	No change	No change	None	None	None
3B. Looking south from public footpath 33W	Recreational Walkers Residents	High/ Medium	No change	No change	None	None	None
4. Looking south west along Turners Hill Road.	Pedestrians Vehicle users Residents	High/ Medium Medium High/ Medium	No change	No change	None	None	None
5. Looking north west from the Worth Way Country Park	Recreational Walkers	High/ Medium	No change	No change	None	None	None
6. Looking north east from public footpath 34W	Recreational Walkers Residents	High/ Medium High/ Medium	No change	No change	None	None	None



Viewpoint	Potential Visual Receptors	Sensitivity	Magnitude (Year1)	Magnitude (after 15 years)	Visual Effects (Year 1) (Bold type = Important Effect)	Visual Effects (after 15 years) (Bold type = Important Effect)	Nature of Residual Effect (Negative, Positive, Neutral)
7. Looking east from public footpath 34W	Recreational Walkers Residents	High/ Medium High/ Medium	No change	No change	None	None	None
8. Looking east from junction of public footpaths 32W, 33W and 34W	Recreational Walkers Residents	High/ Medium High/ Medium	No change	No change	None	None	None
9. Looking west from Woods View	Residents Walkers and Vehicle Users	High/ Medium Medium	Slight Slight	Slight Slight	Moderate Moderate	Moderate Moderate/ Minor	Negative
10. Looking north from the Sussex Border Path and Worth Way	Recreational Walkers	High/ Medium	No change	No change	None	None	None
11. Looking south from public footpath 35W	Recreational Walkers	High/ Medium	Medium	Slight	Major/Moderate	Moderate	Neutral
12. Looking east from public footpath 35W	Recreational Walkers	High/ Medium	Medium	No change	None	None	None
13. Looking north east from the Sussex Border Path	Recreational Walkers Residents	High/ Medium High/ Medium	Negligible	Negligible	Minor	Minor	Neutral



Viewpoint	Potential Visual Receptors	Sensitivity	Magnitude (Year1)	Magnitude (after 15 years)	Visual Effects (Year 1) (Bold type = Important Effect)	Visual Effects (after 15 years) (Bold type = Important Effect)	Nature of Residual Effect (Negative, Positive, Neutral)
14. Looking north from public footpath 68W	Recreational Walkers	High/ Medium	Negligible	Negligible	Minor	Minor	Neutral
15. Looking north from the field north of St Leonards Church, Turners Hill	Visitors to the St Leonards Church	High/ Medium	Negligible	Negligible	Minor	Minor	Neutral
16. Looking west from Turners Hill Road into Hurst Farm	Pedestrians Vehicle users Residents	Medium Medium/ Low High/ Medium	Medium Medium Negligible	Slight Slight Negligible	Moderate Moderate/ Minor Moderate/ Minor	Moderate/ Minor Moderate/ Minor Moderate/ Minor	Neutral
17. Looking south west from Turners Hill Road	Pedestrians Vehicle users Residents	Medium Medium/ Low High/ Medium	Slight Slight Negligible	Negligible Negligible Negligible	Moderate/ Minor Moderate/ Minor Moderate/ Minor	Minor Minor Moderate/ Minor	Neutral
18. Looking south from public footpath 35W	Pedestrians Vehicle users Residents	Medium Medium/ Low High/ Medium	Medium Medium Negligible	Slight Slight Negligible	Moderate Moderate/ Minor Moderate/ Minor	Moderate/ Minor Moderate/ Minor Moderate/ Minor	Neutral





Appendix F Figures

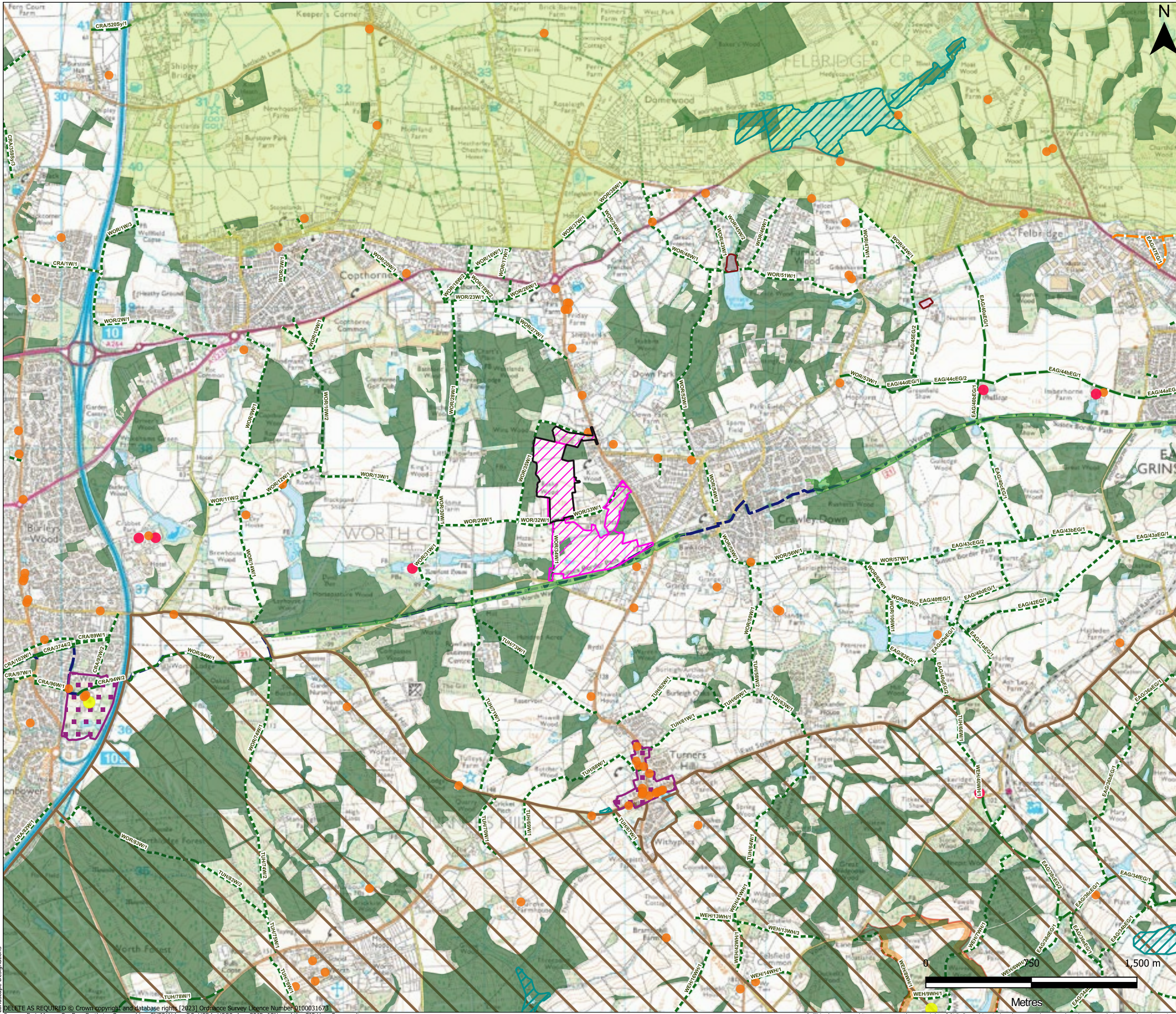
Landscape and Visual Appraisal

Land to the West of Turners Hill Road and North of Huntsland, including land at Hurst Farm, Turners Hill Road, Crawley Down, West Sussex

Wates Developments Limited

SLR Project No.: 402.065260.00001





Legend:

- Site Application Boundary
- Landscape Designations**
 - Ancient Woodland (Note 1)
 - Area of Outstanding Natural Beauty (Note 1)
 - Country Parks (Note 1)
 - Registered Parks and Gardens (Note 1)
 - Green Belt (Note 1)
- Historic Designations**
 - Listed Buildings:**
 - I (Note 2)
 - II (Note 2)
 - II* (Note 2)
 - Conservation Area (Note 3)
 - Scheduled Monument (Note 3)
- Ecological Designations**
 - Site of Special Scientific Interest (Note 1)
- Public Access:**
 - 20210802-WSCP-PrOW
 - Bridleway (Note 5)
 - Byway (Note 5)
 - Footpath (Note 5)
 - National Cycle Route (Note 5)
 - Draft Allocations DPA9 and DPA10 of The Submission Draft Mid Sussex District Plan (Reg 19), (Dec 2023)

Notes:
 1) Contains Public Sector Information. Licensed under Open Government Licence V3.0.
 2) Historic England 2024. Contains Ordnance Survey Data - Crown Copyright and database Right 2024.
 3) Mid Sussex District Council Interactive designation policy Map.
 4) Mid Sussex District Council Site Allocations Development Plan Document 2022.
 5) West Sussex County Council Public Rights of Way 2024.

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Rev	Amendments	Date	By	Chk	Auth



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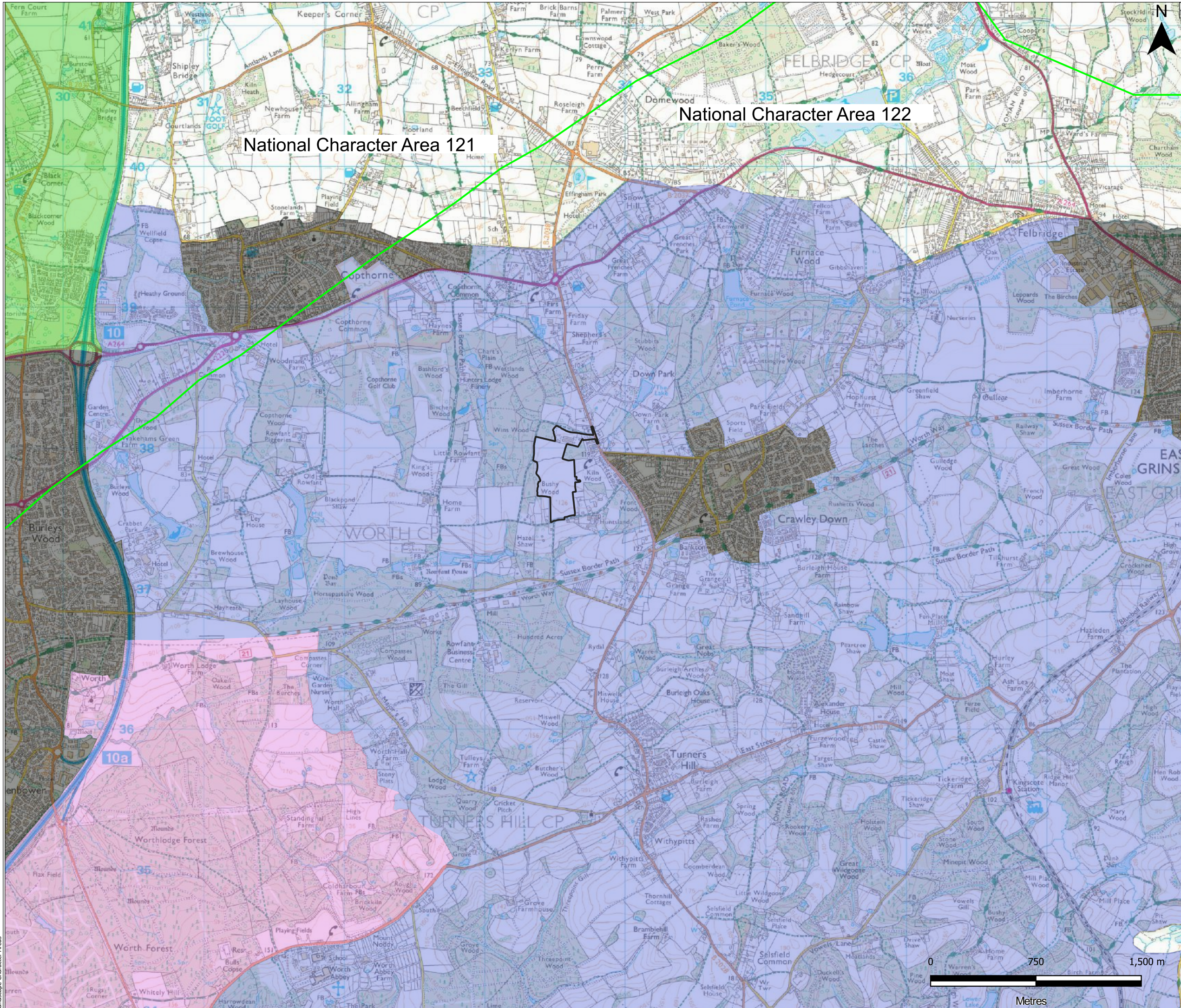
Drawing Status & Suitability Code
For Planning

Client
Wates Development Ltd.

Project
Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm

Drawing Title
Landscape Designation Plan

Scale 1:25,000.000026 @ A3		SLR Project No. 402.065260.00001	
Designed JH	Drawn JH	Checked CR	Authorised CH
Date FEB 2026	Date FEB 2026	Date FEB 2026	Date FEB 2026
Drawing Number CDHF-1			Rev. 00



Legend:

- Site Application Boundary
- National Character Area (Note 1)
- County Character Areas
- BUA (Note 2)
- High Weald (Note 2)
- High Weald Forests (Note 2)
- Northern Vales (Note 2)

Notes:
 1) Contains Public Sector Information Licenced under Open Government Licence V3.0.
 2) West Sussex County Council National Character Areas and Landscape Character Areas 2024.

00	First Issue	FEB 2026	JH	CR	CR
Rev	Amendments	Date	By	Chk	Auth



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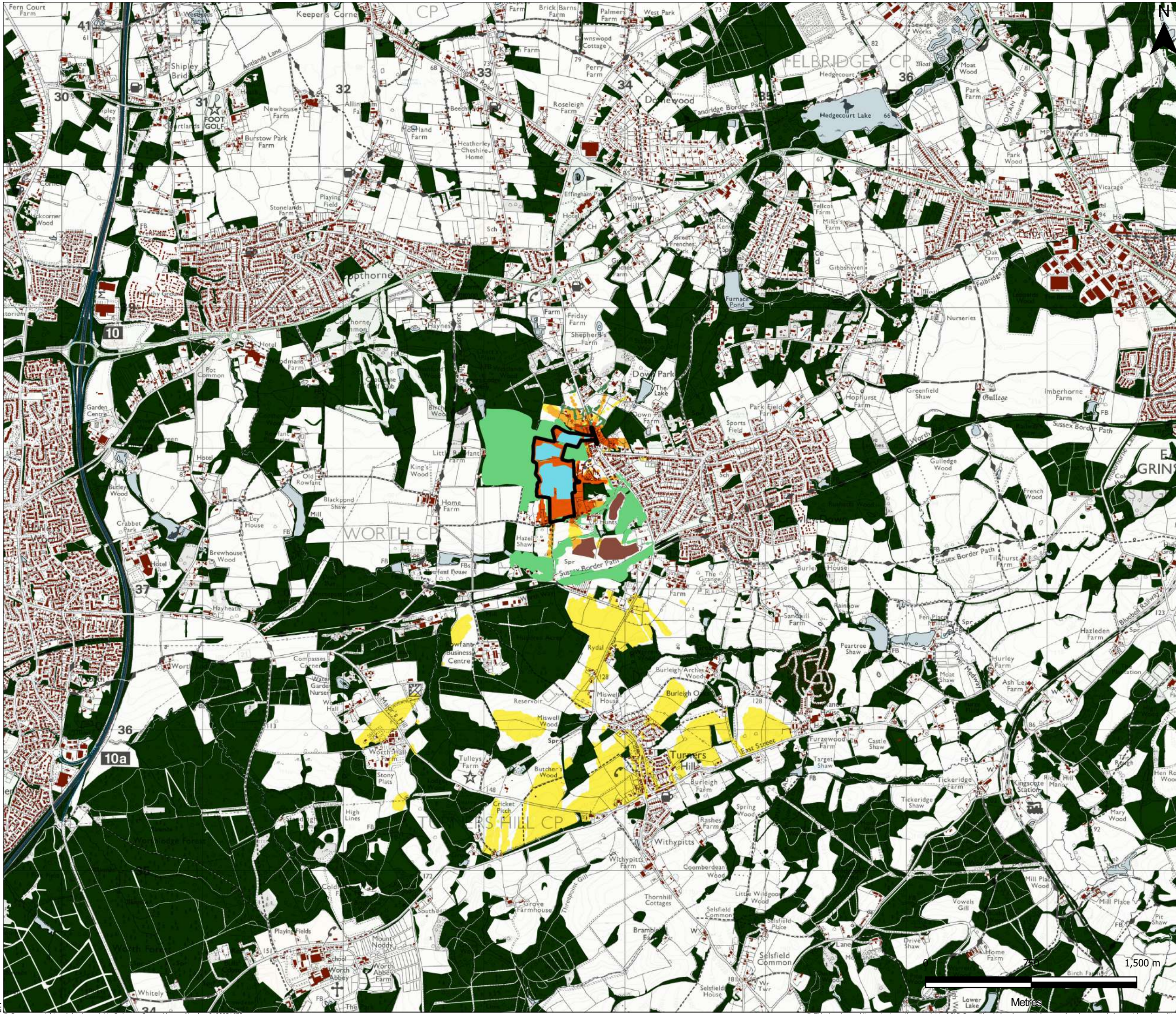
Wates Developments Ltd.
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Project
Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm

Drawing Title
Landscape Character Plan

Scale		SLR Project No.	
1:25,000.000026 @ A3		402.065260.00001	
Designed	Drawn	Checked	Authorised
JH	JH	CR	CR
Date	Date	Date	Date
FEB 2026	FEB 2026	FEB 2026	FEB 2026
Drawing Number			Rev
CDHF-2			00





- Legend:**
-  Site Application Boundary
 -  Proposed Development. Layout and heights based on drawing: Building Heights Parameter Plan by Mosaic
- Visual Barriers:
-  Existing built development shown at 9m (Outlines taken from Vector Map Local Mapping)
 -  Consented development to the south of Huntsland (planning ref DM/25/0014)
 -  Existing woodland blocks shown at 10m (Outlines taken from Vector Map Local Mapping)
 -  Existing woodland blocks shown at 10m (Outlines taken from Google Earth and Street View interrogation)
 -  Tree and hedgerow groups based on heights derived from Arboricultural surveys
- Zones of Theoretical Visibility:
-  Greater than 3 degrees visible vertical angle
 -  Between 1 and 3 degrees visible vertical angle
 -  Between 0.25 and 1 degree visible vertical angle

Rev	Amendments	Date	By	Chk	Auth



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Project
Land West of Turners Hill Road and North of Huntsland, including land at Hurst Farm

Drawing Title
Zone of Theoretical Visibility

Scale 1:25,000 @ A3		SLR Project No. 402.065260.00001	
Designed SH	Drawn SH	Checked CR	Authorised CR
Date FEB 2026	Date FEB 2026	Date FEB 2026	Date FEB 2026
Drawing Number CDHF-3			Rev. 00