



# Landscape and Visual Appraisal Addendum

Land to the West of Turners Hill Road, and North of  
Huntsland, Crawley Down

**Wates Developments Limited**

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## 1.0 Introduction

1. This Landscape and Visual Appraisal Addendum has been prepared on behalf of Wates Developments Limited (Wates) by SLR Consulting Limited (SLR).
2. It provides clarifications and additional information in response to the Specialist Landscape Advice from Place Services Ltd, to Mid Sussex District Council (MSDC), on planning applications DM/25/0016 and DM/25/0017, Land West of Turners Hill Road, and North of Huntsland, Crawley Down, as set out in their letter dated 26/02/2025 (hereafter referred to as 'the Place Advice').
3. The Place Advice generally agrees with the findings of the submitted Landscape and Visual Appraisal (LVA), with some minor areas of disagreement raised. It offers recommendations to be considered and embedded in any proposals coming forward to reduce the effects on both the landscape character and the visual amenity.
4. This Addendum is set out to reflect the Place Advice headings below 'Review of Submitted Information', that is: Landscape Character, Visual Amenity, and Response to Recommendations. A Conclusion is provided at the end.
5. The Addendum refers to the submitted LVA and revised and / or additional information provided at Appendix A, B and C, below. Reference is also made to masterplanning responses to the Place Advice in relation to the flexibility in relation to the location of the Care Home (1314 012 'Alternative Care Home Locations' prepared by Mosaic Ltd.)

## 2.0 Landscape Character

6. The Place Advice states, at the final paragraph of the un-numbered page 3: "*We disagree with the justification that the sensitivity is reduced owed the development being comparably smaller than the LCA in which it sits in. The harm cannot be dependent on the scale at which the landscape character assessment report has been undertaken, and whether the LCA boundary is larger than other surrounding LCAs. As stated in the LI's Notes and Clarifications (TGN 2024/01), "the focus should be on what would be affected and where, not restricted to the proportion of a landscape character area or designated area affected"* (Para 3(3))."
7. Paragraphs 3 and 4, on page 4 of the Place Advice reads as follows: "*The proposed development would therefore have a far greater impact on the local/surrounding character and LCAs owed to the recreational experience of this perceptually more rural location. We therefore judge that the LVIA has underassessed the impacts on the local/surrounding character and HW1/Area 6*".
8. In response, the submitted LVA does not seek to downplay the sensitivity of the overall character of the local landscape within which the site lies (namely the High Weald published as HW1 and LCA 6). Instead, the LVA explores the characteristics of the landscape and the qualities which are valued, as established by the published assessments. The LVA then goes on to identify the extent to which the proposed development of the site would affect or reduce these qualities. Paragraph 149 of the submitted LVA acknowledges that the site displays many of the characteristics of the High Weald character area (HW1/LCA6), stating that it "*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*". However, it also acknowledges the recent residential development to the east which influences character at this edge of the site.

9. Paragraph 169 of the submitted LVA, alongside the tables at Appendix C, refer to the site as forming "*a small part of the wider High Weald landscape which is the largest of the character areas in the district*". It is appreciated that this may have led a reader to infer that the LVA assessment of landscape sensitivity at the site level, is reduced.
10. To clarify, it is agreed that the susceptibility (and subsequent sensitivity) of the High Weald landscape at the local level, to the proposed change, should not be reduced by reason of the scale of that change in comparison with the scale of the overall landscape character area. The methodology at Appendix A of the submitted LVA clarifies that the 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. The definition of low susceptibility reads as follows: "*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, taking account of the existing character and quality of the landscape.*" Paragraph 115 of the submitted LVA lists the key characteristics of the HW1: High Weald. Reference is made to the highly distinctive and extensive woodlands, many of them ancient, the dense network of hedgerows and hedgerow trees and the characteristic pattern of small fields which are well-managed.
11. The LVA demonstrates that the proposed development will see all woodland protected and enhanced and will see a small change to the internal hedgerow structure. The new development will replace the gently sloping pasture fields with housing but 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. It remains appropriate to conclude that the High Weald landscape has a Medium/Low sensitivity to the proposed change.
12. Section 4.6 of the submitted LVA explores the overall magnitude of change to the individual features and elements of the site, the aesthetic and perceptual aspects of the site, and to the overall character of the site and the published character areas within which it lies. The LVA concludes that the only large change identified from the proposed development, is to the gently sloping pastoral fields; and that, due to the retention of the mature woodland at the site's boundaries, and proposed supplementary planting to this, the magnitude of change to the overall character of the Crawley Down Northern Fringe and High Weald character area (HW1/LCA6) beyond the site itself, will be slight.
13. To address the Place Advice comments in relation to a potential under-assessment of effects on landscape character, an additional landscape receptor could be included under Overall Character, namely 'The Site'. This would demonstrate that the effects associated with replacing the gently sloping pastoral landscape within the site with housing will be localised, and that this was considered to be an important planning consideration which has informed the scheme proposals.
14. This does not affect the overarching conclusions of the LVA that, as with all residential developments in greenfield locations, the introduction of housing would result in localised negative landscape effects. There is no intention to under-assess the scale or nature of these effects. However the LVA does seek to demonstrate that the effect on the wider High Weald landscape character would be limited.



15. A revised summary table of landscape effects is provided at Appendix A of this Addendum. The only landscape effects which are considered to be important planning considerations (those in bold type) are the landscape effects associated with the change from gently sloping pastoral fields to residential development, and the resultant landscape effects on the overall character of the site. These are intended to replace Tables C-1 to C-4 of the submitted LVA. Any changes to the assessment tables are shown in red italics for ease of review.

### 3.0 Visual Amenity

16. Paragraph 1 of page 5 of the Place Advice states: *“Significant mitigation planting must be proposed along the western boundary of the site, particularly where PRoW 35W runs close to the edge of the woodland (Figure 3). Whilst it is stated that planting will be proposed, the LVIA (Table D-2) states that the magnitude of change for Viewpoint 12 will not reduce from medium from Year 1 to 15. Additional planting should be proposed to help reduce the magnitude of effect over time. At present, views from the western edge along the PRoW are valuable as they offer a sense of rurality and tranquillity away from the built edge of Crawley Down, despite being fairly close to the village.”*
17. An additional visit to the site in February 2025 was undertaken to ensure a full appreciation of the extent to which the site is visible from PRoW 35W. View 12 of the submitted LVA is taken from within the site, looking north-east, to communicate the character of the woodland edge which contains the right of way as it follows the site’s western boundary. It is acknowledged that there would also be intermittent glimpses into part of the site and proposed development from this right of way, where the level of the PRoW is higher and there are gaps between the woodland trees. Whilst the landform of the site itself, which rises both to the east and south limits views, albeit to the north, it is possible to see the upper section of some dwellings at Wychwood Way that are adjacent to the site.
18. Appendix C of this Addendum provides a revised Illustrative Landscape Masterplan which includes additional native planting within the landscape buffer along the western edge of the proposed housing to ensure that the sense of enclosure within the woodland is reinforced and to limit the potential for views towards new built form. Three Illustrative Sections are also provided at Appendix C to demonstrate that the width of the reinforced buffer would, at a minimum of 10m, be sufficient to reduce the long term visual effects for users of the PRoW to the west. Appendix B of this Addendum provides a Revised Assessment of Visual Effects acknowledging that the effects on the views of walkers on PRoW 35W will be reduced in the long term. These replace Tables D-1 to D-3 of the submitted LVA. Any changes to the assessment tables are shown in red italics for ease of review.

### 4.0 Response to Recommendations

19. The Place Advice provides eight recommendations (in bullet form) at pages 6-7. A response to each is provided below.
- The Illustrative Landscape Masterplan has been revised to show additional native planting immediately to the north of Huntsland (and PRoW to respond to comments in relation to Viewpoint 3 of the submitted LVA. The specification of planting will be subject to Reserved Matters and Condition Clearance.
  - The Illustrative Landscape Section (A-Aa) at Appendix C demonstrates that, without changing the proposed development parameters, there is sufficient space



to allow for additional native planting along the western edge of the development that would contribute to reducing the perception of built development from PRoW 35W. It is not considered necessary to set the development any further back to maintain a sense of rurality for users of this stretch of the PRoW.

- Whilst the illustrative masterplan is just that – illustrative and provides an indication of just one way in which the proposed development could be accommodated on the site, given comments about the location of the 65-bed care home, alternative options have been proffered by the design team as illustrated on Mosaic drawing 1314 012 ‘Alternative Care Home Locations’. All four of the alternative design options bring the care home away from the western edge in response to the Place Advice. Illustrative Landscape Sections B-Bb and C-Cc present two scenarios and demonstrate how the development parameters can accommodate either a residential or care home use within the net developable area, whilst retaining and enhancing the existing landscape structure along the western edge of the site. The exact location of this feature will however be a matter for the reserved matters application.
- The Place Advice comments that “*DPA9 requires a country park to the south and along the western boundary.*” Draft Policy DPA9 of the Submission District Plan (Reg 19) graphically shows the proposed built-up area boundary as re-drawn along the western boundary of the site. It also shows a Country Park in the south-western corner of the development allocation, beyond the proposed built-up area boundary to the south of Huntsland. The Policy requirements also require (at sub-text 10) that the proposals “*avoid development in the most sensitive areas, including the central ridge*”; and (at sub-text 11) that the proposals “*Provide a country park in southern part of site and along western boundary linking the north and south parts of the site.*” It is not a requirement of the Policy for the Country Park to extend along the western edge of the site allocation along its entirety.
- With reference to the immediately preceding bullet point, the parameter plans allow for sufficient native planting along the western edge of the development, to enhance the wooded and enclosed character of the landscape immediately to the west of the site, and to reduce the effects on the sense of rurality experienced from PRoW 35W.
- The Place Advice to maximise native planting to SuDS features is accepted. The specification of planting to SuDS features will be subject to Reserved Matters and Condition Clearance. Native planting within swales corridors would reinforce the objectives described above but would be subject to detailed drainage advice and discussions with the relevant maintenance operative.
- 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.
- In response to the Place Advice to ensure that ‘*any higher storey buildings should be located towards the eastern edge of the site, closer to the existing urban edge of Crawley Down,*’ this will be explored at the detailed design stage. The submitted Parameter Plans and the Mosaic ‘Alternative Care Home Location Options’ maintain flexibility to the final development layout, at this outline planning application stage.



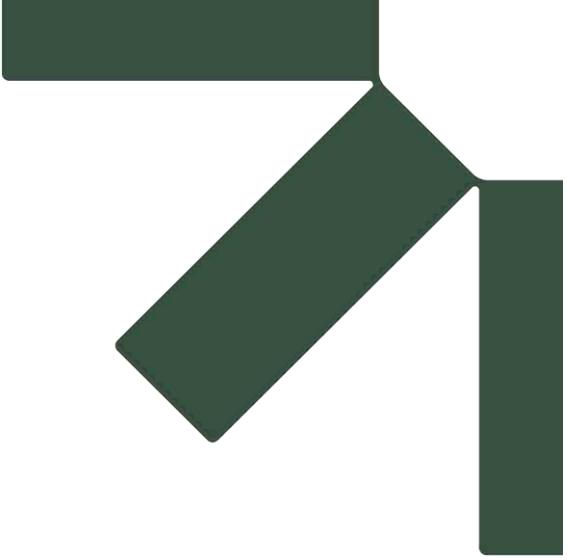
## 5.0 Conclusions

20. The Place Advice provides the following summary in their letter to MSDC:

*“The proposed development will cause permanent impacts on the landscape character which can be partially mitigated through some additional layout amendments and mitigation measures. We recognise the Reg 19 Allocation for Site DPA9 and judge that there is some capacity to accommodate development within the site. We advise that the recommendations included within this letter are considered and embedded in any proposals coming forward are considered to reduce the impacts on both the landscape character and the visual amenity.”*

21. SLR’s approach on all LVA work is based on the principle that it is best practice in landscape and visual appraisal to conclude that the introduction of built form into a greenfield site will result in negative landscape and visual effects. However, it is possible for good architectural and landscape design principles to be established to create successful places with attractive scenic qualities. It is therefore important to consider placemaking and design alongside the preparation of the LVA.
22. This Addendum has explored these recommendations and provides clarifications and additional information in response. The Addendum reinforces the overarching conclusions of the submitted LVA, that the landscape and visual effects associated with the proposed development will be highly localised. The effects which are considered to be important planning considerations (those in bold type at Appendix A and B) are the landscape and visual effects associated with the replacement of the gently sloping pastoral fields with housing, which would fundamentally change the site’s overall landscape character. This is as would be expected for any greenfield site where housing is introduced.
23. The retention of existing woodland at the site boundaries, and the provision of appropriately planted buffers to the proposed built form ensures that these effects would be highly localised and that the new housing would be successfully integrated into its settlement edge location in the long term.





# **Appendix A    Revised Assessment of Potential Landscape Effects**

## **Landscape and Visual Appraisal Addendum**

**Land to the West of Turners Hill Road, and North of Huntsland, Crawley Down**

**Wates Developments Limited**

SLR Project No.: 403.V06269.00044402\_065260\_00001

14<sup>th</sup> March 2025

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
<b>Natural Heritage</b>	Community	The site comprises pasture fields, contained by hedgerows and trees, with some hedgerows within the site. Ancient woodlands about the site boundaries.  The undulating topography associated with the central sandstone ridge provides some evidence of geomorphological interest.
<b>Cultural Heritage</b>	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 over 1.5km to the south.
<b>Landscape condition</b>	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.  Further afield, the wooded landscape remains in good condition and reinforces the sense of enclosure within the site.
<b>Associations</b>	Low	No associations in literature, art or other media for the site itself
<b>Distinctiveness</b>	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.
<b>Recreational</b>	Community	There is no formal public access to the site. Footpath 33W falls partially within the application site along its southern boundary but no access is provided into the site. Footpath 35W comes close to the north western boundary but is mostly contained within, and enclosed by, Wins Wood.
<b>Perceptual (Scenic)</b>	Community	Most of the site is characterised by views over pastoral fields towards woodland edges with glimpses of the existing settlement edge at Wychwood Place.
<b>Perceptual (Wilderness and tranquillity)</b>	Community	There are views of the settlement edge from within the site which reduce any sense of wildness or tranquillity. Any sense of remoteness increases in the northern field where views are contained by the mature woodland edges and treed hedgerow boundary.
<b>Functional</b>	Community	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.



Factor	Assessment	Notes
		<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 site is over 1.5km metres from the edge of the High Weald National Landscape. As the ZTV in drawing <b>CD-2.3</b> illustrates visibility from within the designated landscape 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 of Wychwood Place. There is no public access to the site. Its topography forms part of a wider sandstone ridge which provides evidence of geomorphological interest. Overhead telegraph poles and views to the settlement edge at Wychwood Place reduce any sense of wildness or remoteness in the landscape. It is valued at a **Community** level.



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

Landscape Receptors	Value	Susceptibility	Sensitivity to the Proposed Change	Notes
<b>Individual Elements and Features</b>				
Gently sloping pasture fields	Community	High/Medium	Medium	The pastoral fields have an inherently high susceptibility to residential development, although this susceptibility is marginally reduced by the influence of existing built form to the east.
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. They have a high susceptibility to the proposed development which restricts built form within appropriate buffers to ensure retention and enhancement of the woodland edges in the long term.
Hedgerows and trees to field boundaries	Community	Medium	Medium/Low	The proposed development would retain the majority of the existing hedgerows and trees around the edges of, and within, the site. A group of 5 hedgerow trees (Ash) will be removed to facilitate vehicular access between the two fields. A c20m long section of hedge will be removed to facilitate vehicular access to Wychwood Place. Two Ash trees and a 10m length of hedge will be removed to facilitate the pedestrian / cycle access to Footpath 33W to the south. Other localised hedgerow removals will allow for connection to the wider footpath network to the north and south. There is ample space across the site to provide new hedgerow and tree planting as shown on the illustrative masterplan.
<b>Aesthetic and Perceptual Aspects</b>				
Medium scale and enclosed	Community	Medium	Medium/ Low	The introduction of new built form, with gardens and streetscapes, has potential to increase the degree of enclosure and thus reduce the perceived scale. However, as the site is already of a medium scale and enclosed by vegetation, the susceptibility to these effects is reduced.



Landscape Receptors	Value	Susceptibility	Sensitivity to the Proposed Change	Notes
Simple, still landscape but with some diversity from settlement edge.	Community	High/Medium	Medium	The proposed development would introduce various colours and textures into a predominantly rural site, as well as movement from traffic. However, as some existing built form at Wychwood Place can be seen at the eastern, and southern edges of the site susceptibility is marginally reduced.
<b>Overall Character</b>				
The Site	Community	High/Medium	Medium	The site has an inherently high susceptibility to residential development, although this susceptibility is marginally reduced by the influence of existing built form to the east. The proposed development restricts built form to the area within appropriate buffers to ensure retention and enhancement of the woodland edges, which in turn, provide a sense of enclosure in the landscape.
Local area of Crawley Down Northern Fringe	Community	High/Medium	Medium	The site and its immediate setting within the Crawley Down Northern Fringe is moderately susceptible to the proposed development because the relevant characteristics of the landscape (as described above) have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
High Weald – HW1 and Area 6	Community	Low	Medium/Low	The site is representative of the published description of the High Weald landscape character at a local level, being generally rural and enclosed by hedgerows and woodland with occasional views out across the undulating wooded rural landscape. The landscape is not designated for its scenic beauty, but is valued by the local communities who currently enjoy some views across it from surrounding dwellings or PRow. The proposed development will see all woodland protected and enhanced and will see a small change to the internal hedgerow structure. The new development will replace the gently sloping pasture fields with housing but 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.



Landscape Receptors	Value	Susceptibility	Sensitivity to the Proposed Change	Notes
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 1.5km 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.



**Revised Table C-3: Assessment of Magnitude of Landscape Change**

Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
<b>Individual Elements and Features</b>					
Gently sloping pasture fields	Large	Large	Permanent	Substantial	The proposed development would introduce buildings into an area that is currently open pasture, and the new homes would become a locally dominant feature within the fields. The scale of change for this receptor would therefore be large. The landscape effects would be localised and focused on the site itself due to the existing vegetation and built form enclosing the site but they would affect the majority of the receptor. The change would be permanent. The magnitude of change will be substantial.
Mature Woodland Edges	Small	Small	Permanent	Slight	The proposed development would see all woodland edges retained and protected with appropriate buffers introduced. The new buffers would incorporate native planting which would result in a long term improvement to the woodland edges. This change would be small in scale, focussed to the site itself and permanent. The overall magnitude of change would be slight.



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Hedgerows and trees to field boundaries	Small	Small	Permanent	Slight	The proposed development would retain the majority of the existing hedgerows and trees around the edges of, and within, the site. A group of 5 hedgerow trees (Ash) will be removed to facilitate vehicular access between the two fields. A c20m long section of hedge will be removed to facilitate vehicular access to Wychwood Place. Two Ash trees and a 10m length of hedge will be removed to facilitate the pedestrian / cycle access to Footpath 33W to the south. Other localised hedgerow removals will allow for connection to the wider footpath network to the north and south. There is ample space across the site to provide new hedgerow and tree planting as shown on the illustrative masterplan. Any changes to the hedgerows and trees would be small in scale, focussed to the site itself and permanent. The overall change would be slight.
<b>Aesthetic and Perceptual Aspects</b>					
Medium scale and enclosed	Medium	Small	Permanent	Medium	The introduction of new built form, with gardens and streetscapes, has the potential to increase the degree of enclosure and thus reduce the perceived scale. However, as the site is already of a medium scale and enclosed by vegetation, the susceptibility to these effects is reduced. These landscape effects would be localised and focused on the site itself due to the existing vegetation and built form enclosing the site and containing landscape effects. The proposed changes would be permanent.
Simple, still landscape but with some diversity from adjacent settlement edge.	Large/ Medium	Small	Permanent	Medium	The proposed development would introduce various colours and textures into a predominantly rural site, as well as movement from traffic. However, as some existing built form at Wychwood Place can be seen at the eastern, and southern edges of the site susceptibility is marginally reduced.



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
					<p>These landscape effects would be localised and focused on the site itself due to the existing vegetation and built form enclosing the site and containing landscape effects.</p> <p>The proposed changes would be permanent.</p>
<b>Overall Character</b>					
The Site	Large	Large	Permanent	Substantial	<p>The proposed development would introduce buildings into an area that is currently open pasture, and the new homes would become a locally dominant feature within the fields. The proposed development would retain the majority of the existing hedgerows and trees around the edges of, and within, the site. There is ample space across the site to provide new hedgerow and tree planting as shown on the illustrative landscape masterplan. Any changes to the hedgerows and trees would be small in scale, focussed to the site itself and permanent. The overall change to the character of the site would be large. The change would be permanent. The magnitude of change to the character of the site will be substantial but these changes would be contained to within the site boundary.</p>
Crawley Down Northern Fringe	Medium	Small	Permanent	Medium/Slight	<p>The proposed development would result in a small change to the pastoral landscape forming the northern fringe of Crawley Down. The retention of all woodland, provision of appropriate buffers and Countryside Open Space will ensure that the new built form is appropriate in scale and successfully integrated into its countryside setting. It will be seen to form a logical extension to the existing settlement edge at Wychwood Place.</p> <p>The changes to character would be localized and permanent and the overall magnitude of change will be slight.</p>



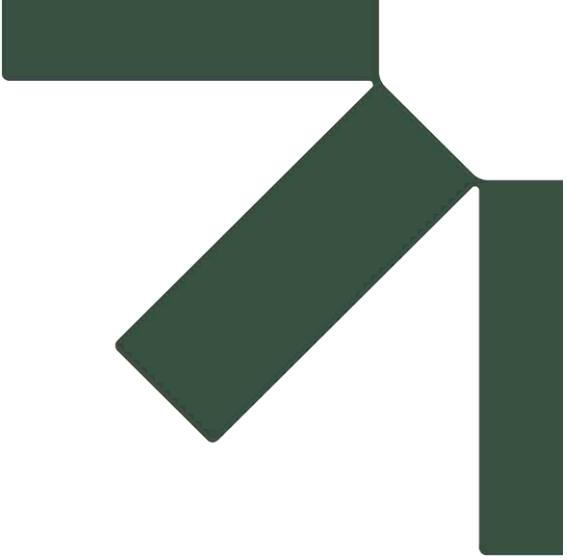
Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
High Weald – HW1 and Area 6	Small	Small	Permanent	Slight	The proposed development would see a localised change to the wider High Weald landscape which extends across the district. Any changes will be focused to the site itself and will be permanent. The overall change to the wider High Weald 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 1.5km 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.



**Revised Table C-4: Assessment of Landscape Effects**

Landscape Receptors	Sensitivity	Magnitude	Landscape Effects (Bold type = important planning consideration)	Nature of Effect (Positive, Neutral or Negative)
<b>Individual Elements and Features</b>				
Gently sloping pasture fields	Medium	Substantial	<b>Major/ Moderate</b>	Negative
Mature woodland edges	High/Medium	Slight	Moderate	Neutral becoming Positive
Hedgerows and trees to field boundaries	Medium/Low	Slight	Moderate/ Minor	Neutral becoming Positive
<b>Aesthetic and Perceptual Aspects</b>				
Medium scale and enclosed	Medium/ Low	Medium	Moderate/ Minor	Negative
Simple, still landscape but with some diversity from settlement edge.	Medium	Medium	Moderate	Negative
<b>Overall Character</b>				
<b>The Site</b>	<b>Medium</b>	<b>Substantial</b>	<b>Major/ Moderate</b>	<b>Negative</b>
Crawley Down Northern Fringe	Medium	Slight	Moderate/ Minor	Negative
High Weald – HW1 and Area 6	Medium/Low	Slight	Moderate/ Minor	Negative
High Weald National Landscape	Medium	None	None	None





# **Appendix B   Revised Assessment of Potential Visual Effects**

## **Landscape and Visual Appraisal Addendum**

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**Wates Developments Limited**

SLR Project No.: 403.V06269.00044

20<sup>th</sup> March 2025

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. Vehicle users would be more focused on the journey ahead.
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.
3a. 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 enclosed by mature tree belts limiting views north and south.
3b. Looking north from public footpath 33W	Medium	Recreational Walkers	High	High/Medium	Views into the pastoral field 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.
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



Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
					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.
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, across the pastoral landscape which forms its setting is valued by walkers within the Country Park.
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. This view from a short path connecting to the Worth Way, across the pasture landscape which forms its setting is likely to be valued by walkers within the Country Park. Residents at Wallage Lodge enjoy open views across the pastoral landscape.
7. Looking east from public footpath 34W	Medium	Recreational Walkers Residents	High High	High/ Medium	Views across the pastoral landscape with limited detractors and the woodland forming the backdrop to the view. Representative of views are valued by local walkers and by residents at Orchards Cottage and Orchards.
8. Looking east from junction of public footpaths 32W, 33W and 34W	Medium	Recreational Walkers Residents	High High	High/ Medium	Views across the pastoral landscape with limited detractors and the woodland forming the backdrop to the view. Representative of



Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
					views valued by local walkers and by residents at Orchards Cottage and Shenley.
9. Looking west from Woods View	Medium	Residents Motorists	High Medium	High/ Medium Medium	Residents at Woods View value views from their front elevations across the countryside with mature trees and hedgerows positive elements in the view.
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. Occasional glimpses across the pastoral landscape which forms its setting are valued by walkers within the Country Park.
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 Huntsland are detractors in views out from the woodland towards the pastoral landscape.
12. Looking east from public footpath 35W	Medium	Recreational Walkers	High	High/ Medium	This view is taken when stepping off the path and into the woodland edge to look into the site. Walkers on the public footpath are likely to be focused on views of the woodland.
13. Looking north east from the Sussex Border Path	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.
14. Looking north from public footpath 68W	Medium	Recreational Walkers	High	High/ Medium	Walkers have open views across the undulating wooded landscape between Crawley and Turners Hill. The built up areas are screened by intervening woodland.



Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity	Notes
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.



**Table D-2: Revised 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	There will be no changes to views from existing residents overlooking Wychwood Place which would form the access point from Turners Hill Road to the north view 1.
2. Looking west from Huntsland and public footpath 33W	Small	Small	Small	Permanent	Slight	Slight	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 south from public footpath 33W	No change	No change	n/a	n/a	No change	No change	There will be no change in the view.
3b. Looking north from public footpath 33W	Small	Small	Small	Permanent	Slight	Slight	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 new areas of Countryside Open Space (and associated infrastructure) and the new housing introduced beyond the central ridge in the distance. The upper elements of roofs may be visible at year 1 but new native structure planting within the view, and along the crest of the ridgeline will, in



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
							time, obstruct views to the new housing and reduce the size and scale of any changes in the view. The change in the view (to a wooded skyline) will be reduced with woodland being a characteristic feature of the existing view but the overall magnitude of change will remain slight.
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.
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.
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.
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.
8. Looking east from junction of public footpaths 32W, 33W and 34W	No change	No change	n/a	n/a	No change	No change	There will be no change in the view.



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	Medium	Small	Small	Permanent	Medium	Slight	Walkers, vehicular users and Residents at Woods View will have filtered partial views of the new housing and open views of the new vehicular access where it connects to Wychwood Place. A section of hedgerow (approximately 30m length) will be removed to facilitate the access and visibility splays but the retained hedgerow and mature trees will continue to filter views to the new housing for the majority of residents overlooking the site's eastern boundary. Glimpses of the pastoral landscape and wooded backdrop will be permanently altered and the overall magnitude of change will be medium at year 1. At year 15 native planting within the buffer to the retained trees and hedgerows will mature and reduce the overall magnitude of change to slight.
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	There will be no change in the view.
11. Looking south from public footpath 35W	Negligible	Negligible	Small	Permanent	Negligible	Negligible	There will be limited views to the proposed development from walkers using footpath 35W which is, for the most part, enclosed by Pescotts Wood. Where glimpses to the site are possible the barns at Huntsland will obstruct views to the new housing and 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
							overall magnitude of change will be negligible.
12. Looking east from public footpath 35W	Medium	Small	Small	Permanent	Medium	Slight	Views into the site are possible from the woodland edge where footpath 35W abuts 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. Partial views of the new housing through the woodland edge will be possible resulting in a medium scale of change for a short length of the overall route. The new housing will be set back from the woodland edge and new native planting will reinforce the sense of enclosure along the footpath in the long term.
13. Looking north from the Sussex Border Path and Worth Way	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 beyond the tree line 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.
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. Any changes in the view will be negligible and for short sections of public rights of way where breaks in the distant woodland allow.



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
							The overall magnitude of change will be negligible.
15. Looking north from the field north of St Leonards Church, Turners Hill	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 may be distant glimpses of the new housing within Field 1 and Field 5 but the changes in the view will be negligible and are only possible from private land to the north of the Church. The overall magnitude of change will be negligible.



**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 south from public footpath 33W	Recreational Walkers Residents	High/ Medium	No change	No change	None	None	None
3b. Looking north from public footpath 33W	Recreational Walkers Residents	High/ Medium	Slight	Slight	Moderate	Moderate	Negative
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

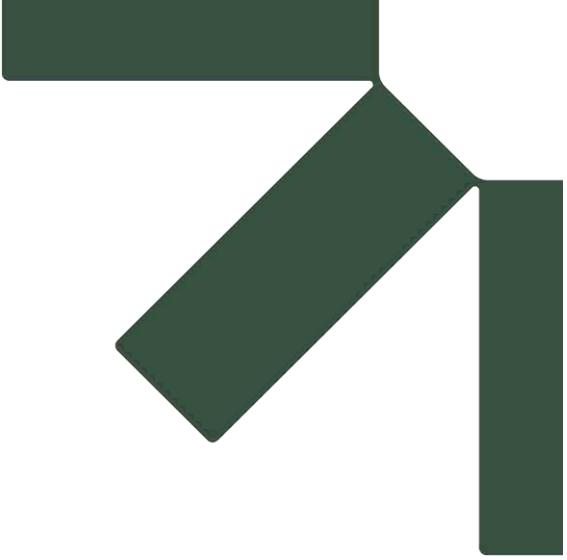


Viewpoint	Potential Visual Receptors	Sensitivity	Magnitude (Year1)	Magnitude (after 15 years)	Visual Effects (Year 1) (Bold type = Important Effect)	Visual Effects (after 15 years) (Bold type = Important Effect)	Nature of Residual Effect (Negative, Positive, Neutral)
7. Looking east from public footpath 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	Medium Medium	Slight Slight	<b>Major/Moderate</b> 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	Negligible	Negligible	Minor	Minor	Neutral
12. Looking east from public footpath 35W	Recreational Walkers	High/ Medium	Medium	Slight	<b>Major/ Moderate</b>	<b>Moderate</b>	Negative
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





# Appendix C Updated / Additional Figures

## Landscape and Visual Appraisal Addendum

Land to the West of Turners Hill Road, and North of Huntsland, Crawley Down

Wates Developments Limited

SLR Project No.: 403.V06269.00044

20<sup>th</sup> March 2025



**Legend:**

- EXISTING PROW
- PROPOSED CYCLE AND PEDESTRIAN ROUTE
- EXISTING TREES AND VEGETATION RETAINED
- PROPOSED DEVELOPMENT PARCELS AND ROADS
- INDICATIVE LOCATION FOR ALLOTMENTS - IF REQUIRED, EXACT LOCATION AND SIZE TO BE RESOLVED THROUGH RESERVED MATTERS
- PROPOSED PUMPING STATIONS
- PROPOSED BAND STAND
- PROPOSED NATIVE STRUCTURE PLANTING
- PROPOSED NATIVE HEDGEROW
- PROPOSED OPEN SPACE TREES
- PROPOSED AVENUE TREES
- PROPOSED ORCHARD
- PROPOSED SWALE
- PROPOSED ATTENUATION BASIN
- PROPOSED WET SPECIES RICH GRASSLAND
- PROPOSED SPECIES RICH GRASSLAND
- PROPOSED SECONDARY OPEN SPACE PATHS
- PROPOSED TIMBER DECKING
- PROPOSED NEAP
- PROPOSED LEAPs
- PROPOSED LAPs
- PROPOSED PLAY ON THE WAY
- PROPOSED INTERPRETATION BOARDS/ WAYFINDING NODES
- PROPOSED BENCHES

- Notes:**
1. For outline planning purposes only and not to be relied upon for construction.
  2. Development area taken from "008-09B Parameter Plans" CAD by MOSAIC Ltd.
  3. Existing tree retention taken from "SJA TCP 22100-014a n1 Crawley Down Phase 3 - mosaic" by SJA and removal information taken from "008-09B Parameter Plans" CAD by MOSAIC Ltd. Retention and removal of trees is subject to detailed design and confirmation by Arboriculturist
  4. Location and design of play areas and paths within public open space subject to confirmation of proposed levels/gradients and detailed design.
  5. Locations of trees and other planting is indicative only and dependent on location of services and detailed design.
  6. All proposed landscaping is illustrative and will be detailed in accordance with ecologist's recommendations and requirements to maximise Biodiversity Net Gain across the site.

05	Amendments after revised drainage layout	03/25	AC	CR	CR
04	Adjustment to footpath and planting	03/25	AC	CR	CR
03	Additional planting on western boundary	03/25	EW	CR	CR
02	Site Boundary Amendment	01/25	EW	CR	CR
01	Planting adjustment	12/24	EW	CR	CR
00	First issue	12/24	EW	CR	CR
Rev	Amendments	Date	By	Chk	Auth



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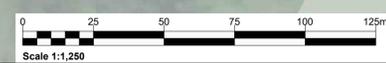
Drawing Status & Suitability Code: **For Planning**

Client: **Wates Developments Ltd**

Project: **Land to the West of Turners Hill Road - North of Huntsland**

Drawing Title: **Illustrative Landscape Masterplan**

Scale: <b>1:1250</b>	@ <b>A1</b>	SLR Project No: <b>402.065260.00001</b>
Design: <b>CR</b>	Drawn: <b>EW</b>	Checked: <b>CR</b>
Date: <b>JAN 2025</b>	Date: <b>JAN 2025</b>	Date: <b>JAN 2025</b>
Drawing Number: <b>CD-2.6</b>	Rev: <b>05</b>	



Native planting to reinforce sense of enclosure to western boundary adjacent to public footpath WOR/35W/1

Wins Wood

Play along the way

Native planting to eastern boundary of Shenley (minimum 12m wide)

Pescotts Wood

Wychwood Place

Kiln Wood

Native planting to north of Huntsland and PRow WOR/33W/1

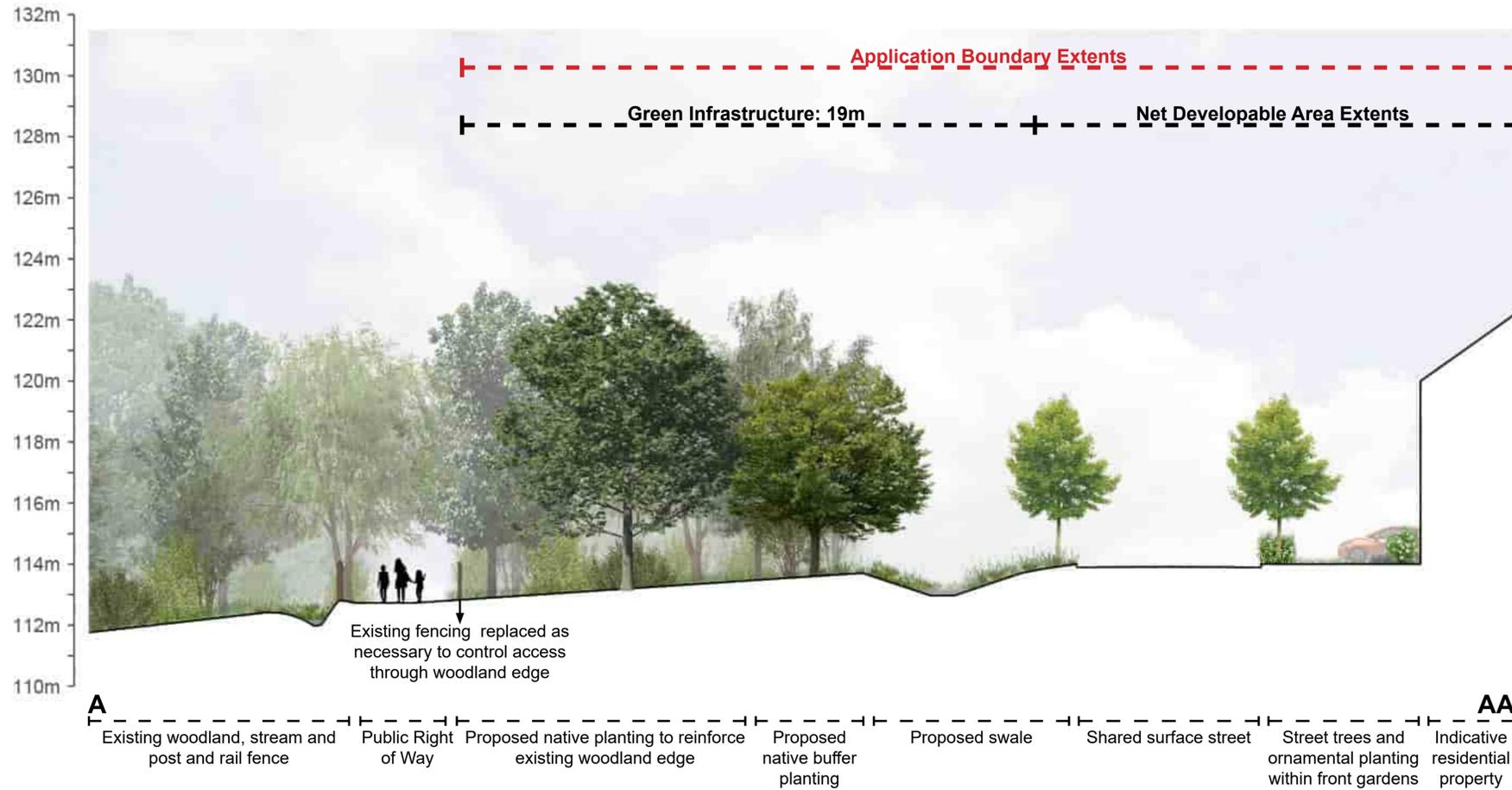
Turners Hill Road

WOR/32W/1

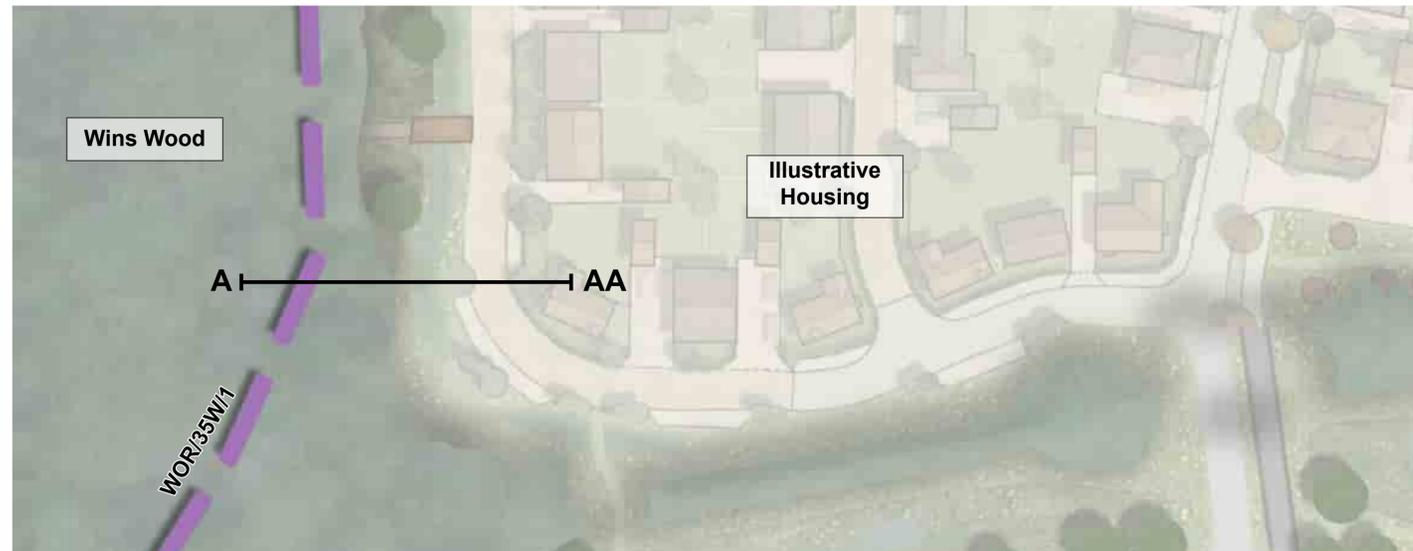
WOR/33W/1

WOR/34W/1

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**SECTION A: RESIDENTIAL TO WINS WOOD AND PUBLIC FOOTPATH WOR/35W/1  
(1:100 @A1)**



**SECTION A KEY PLAN  
(1:2000 @A1)**

- Notes:**
- All sections are illustrative and for planning only.
  - Topography information taken from OS license Data and dwg: "1702047 - Crawley Down Combined mosaic".
  - Existing vegetation information taken from dwg "SJA TCP 22100-014a n1 Crawley Down Phase 3 - mosaic".
  - Site layout information taken from dwg: "008-09A Parameter Plans" from Mosaic.
  - Proposed planting details and key plans taken from dwg "CD-2.6 Illustrative Landscape Masterplan".

Rev	Amendments	Date	By	Chk	Auth
01	Key plan updated to reflect updated masterplan	03/25	AC	CR	CR
00	First Issue	03/25	EW	CR	CR



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Drawing Status & Suitability Code **For Planning**

Client  
Wates Developments Ltd

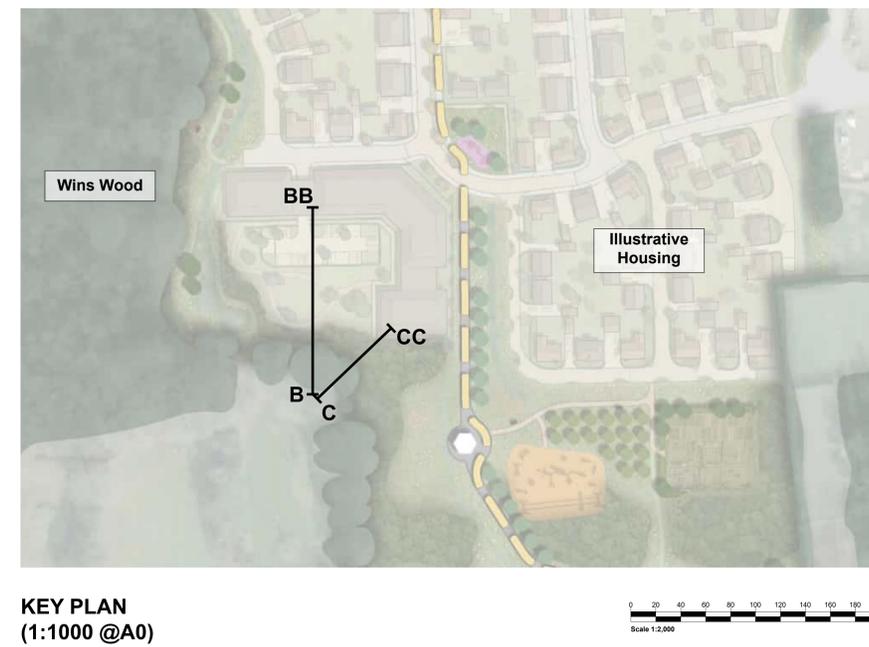
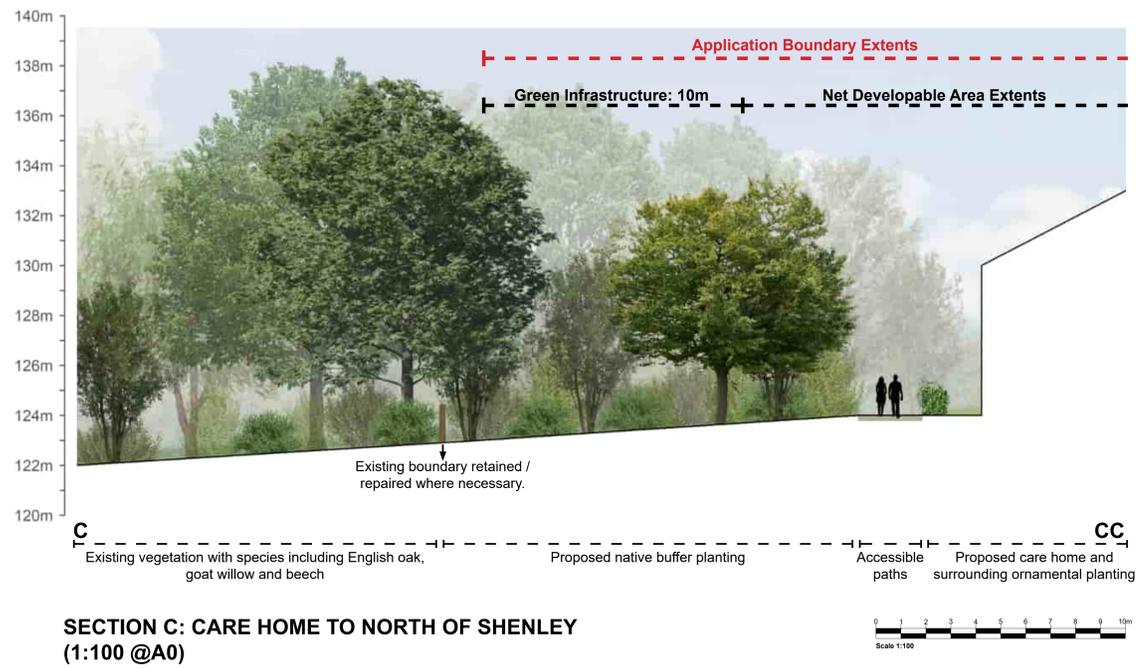
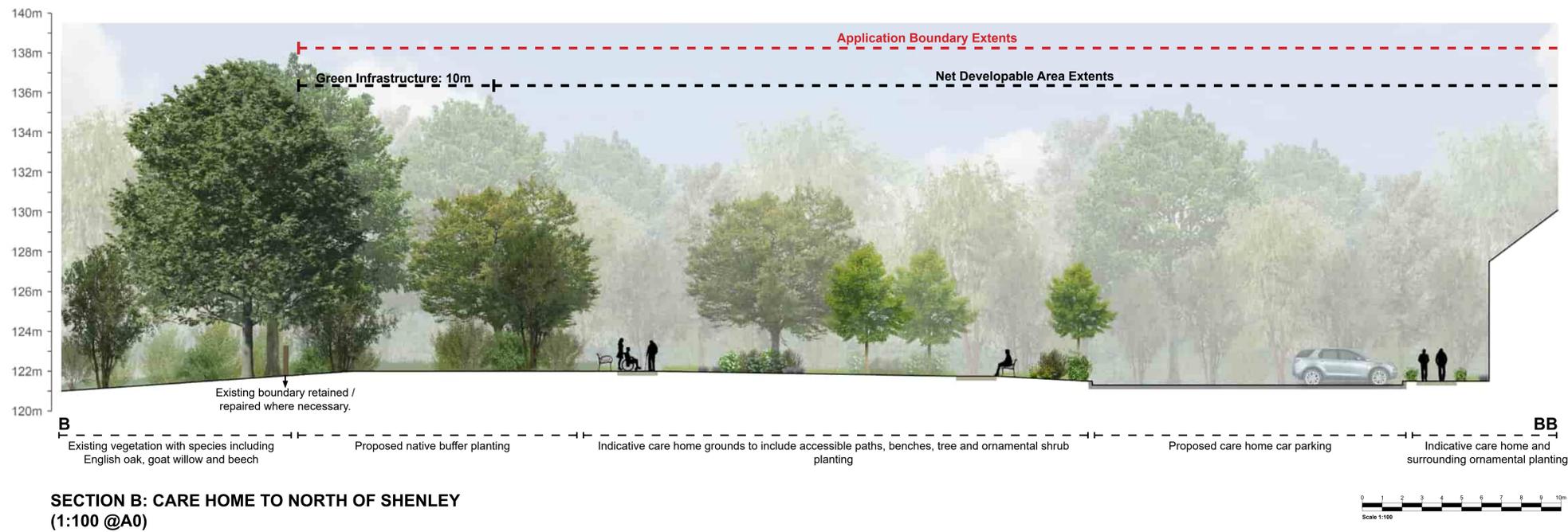
Project  
Land to the West of Turners Hill Road - North of Huntsland

Drawing Title  
Illustrative Sections- Section A

Scale Varied @ A1 SLR Project No. 402.065260.00001

Designed	Drawn	Checked	Authorised
CR	EW	CR	CR
Date	Date	Date	Date
MAR 2025	MAR 2025	MAR 2025	MAR 2025

Drawing Number **CD-2.7** Rev: **01**



- Notes:**
- All sections are illustrative and for planning only.
  - Topography information taken from OS license Data and dwg: "1702047 - Crawley Down Combined mosaic".
  - Existing vegetation information taken from dwg "SJA TCP 22100-014a ni Crawley Down Phase 3 - mosaic".
  - Site layout information taken from dwg: "008-09A Parameter Plans" from Mosaic.
  - Proposed planting details and key plans taken from dwg "CD-2.6 Illustrative Landscape Masterplan".

01	Key plan updated to reflect updated masterplan	03/25	AC	CR	CR
00	First issue	03/25	EW	CR	CR
Rev	Amendments	Date	By	Chk	Auth



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For Planning

Client  
Wates Developments Ltd

Project  
Land to the West of Turners Hill Road - North of Huntsland

Drawing Title  
Illustrative Sections B & C - Care Home to north of Shenley

Scale  
Varied @ A0

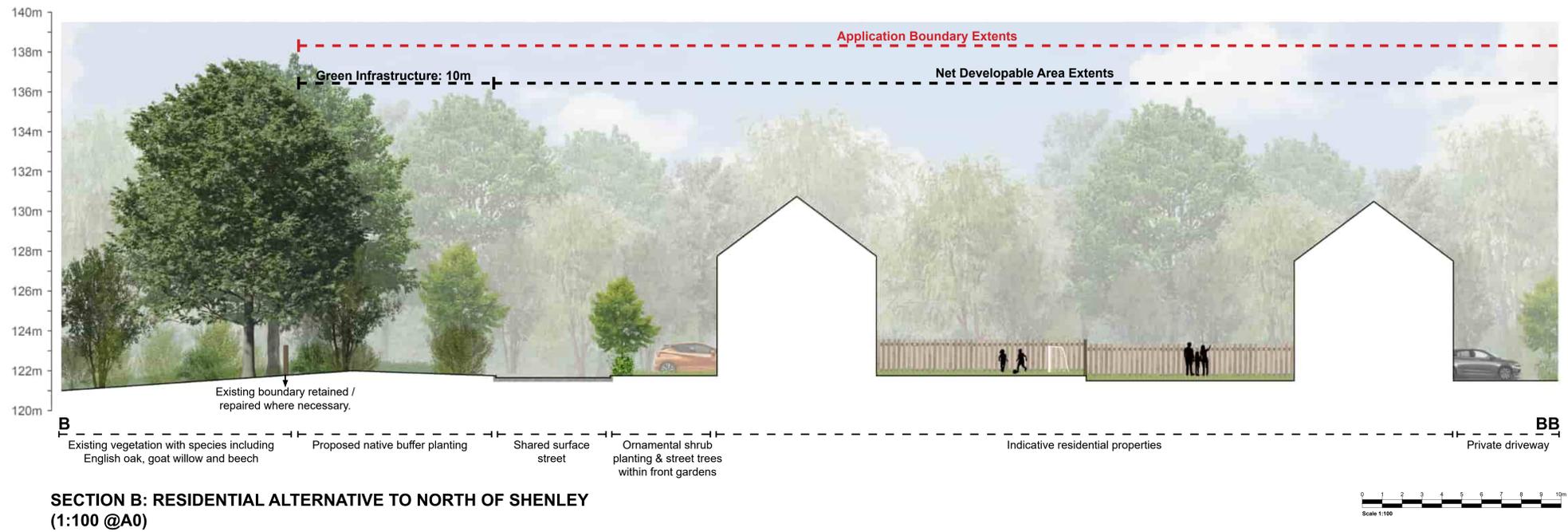
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402 065260 00001

Designed	Drawn	Checked	Approved
EW	EW	CR	CR

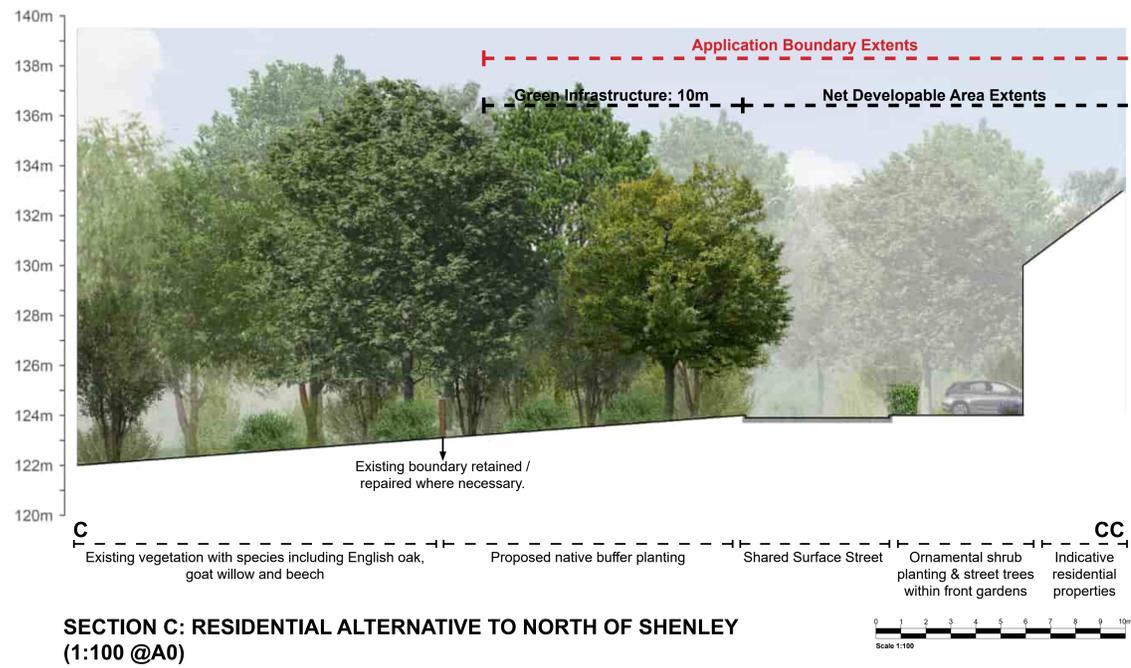
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MAR 2025	MAR 2025	MAR 2025	MAR 2025

Drawing Number  
CD-2.8

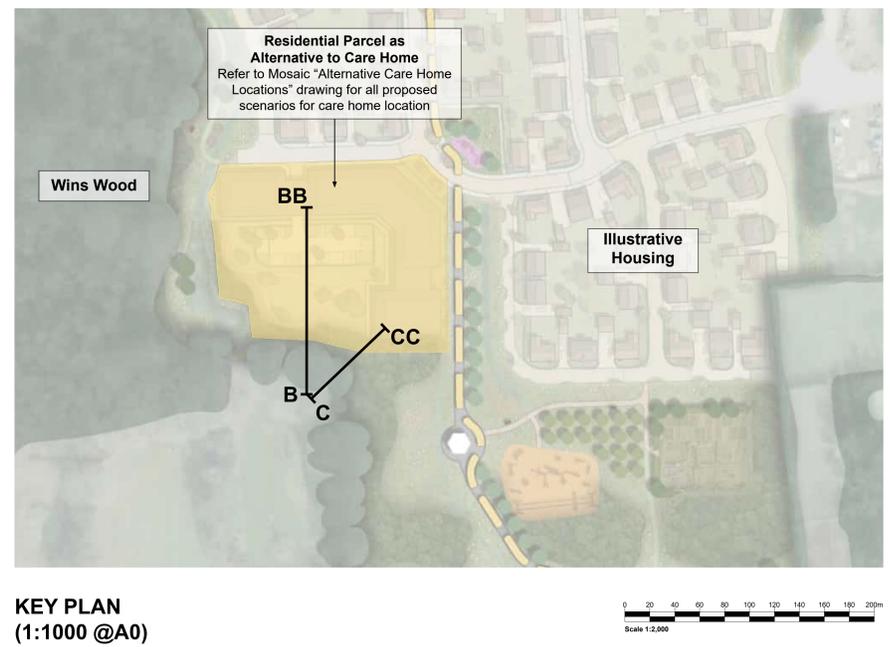
Rev  
01



**SECTION B: RESIDENTIAL ALTERNATIVE TO NORTH OF SHENLEY (1:100 @A0)**



**SECTION C: RESIDENTIAL ALTERNATIVE TO NORTH OF SHENLEY (1:100 @A0)**



**KEY PLAN (1:1000 @A0)**

- Notes:**
1. All sections are illustrative and for planning only.
  2. Topography information taken from OS license Data and dwg: "1702047 - Crawley Down Combined mosaic".
  3. Existing vegetation information taken from dwg "SJA TCP 22100-014a n1 Crawley Down Phase 3 - mosaic".
  4. Site layout information taken from dwg: "008-09A Parameter Plans" from Mosaic.
  5. Proposed planting details and key plans taken from dwg "CD-2.6 Illustrative Landscape Masterplan".

02	Key plan updated to reflect updated masterplan	03/25	AC	CR	CR
01	Minor amendments	03/25	AC	CR	CR
00	First issue	03/25	EW	CR	CR
Rev	Amendments	Date	By	Chk	Auth

**SLR**  
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For Planning

Client: Wates Developments Ltd

Project: Land to the West of Turners Hill Road - North of Huntsland

Drawing Title: Illustrative Sections B & C - Residential Alternative to North of Shenley

Scale: Varied	@ A0	402 065260 00001
Designed: EW	Drawn: EW	Checked: CR
Date: MAR 2025	Date: MAR 2025	Date: MAR 2025
Drawing Number: CD-2.9	Rev: 02	

