



Landscape and Visual Appraisal Addendum

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

Wates Developments Limited

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Basis of Report

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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/25/0014 and DM/25/0015, 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 and Visual Amenity and a response to the 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.

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. 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 Crawley Down Northern Fringe and 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 153 of the LVA states that "*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 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 1.5km to the south.*"
8. Paragraph 173 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.

9. 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 117 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, varied topography and the characteristic pattern of small fields which are well-managed.
10. The LVA demonstrates that the proposed development will see all ancient woodland protected and enhanced and will see a small change to the internal hedgerow structure and vegetation to the site boundaries to facilitate access. The new development will replace the undulating pasture fields with housing but the provision and location of the Countryside Open Space will ensure that the local 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.
11. Paragraph 1 on page 4 of the Place Advice reads as follows: "*We question whether the judged effects for the local area of Crawley Down Northern Fringe are too low being assessed as moderate/minor negative effects. The experience of this character on the edge of Crawley Down can be well-experienced owed to the number of PRoWs and the character is uniquely separate from the character of the village itself, owed to the extent of vegetation on the village edge. However, where our judgements may differ these are not deemed substantial.*

The application site is representative of the characteristics of the local relevant LCAs, where features such as the significant surrounding woodland cover and sense of enclosure have contributed to increasing the susceptibility of the site to development. Whilst we would have judged the effects on character higher than that included within the assessment, we note that the effects are contained to the character of the site itself and no further into the countryside."

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 overall character of the undulating pasture 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 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 undulating pasture fields within the site with housing and a large area of Countryside Open Space 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 site's distinctive topography and its visibility from adjacent receptors has been key to establishing the parameters and the illustrative proposals and that the effects of the proposed change would be highly localised.
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 undulating pasture 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 3 of page 4 reads as follows: "*Our primary concern is in regard to the views from Viewpoints 5 (Figure 1) and 10 (Sussex Border Path/Worth Way) which provide open views of the proposed built development without a large, vegetated buffer. Views into the site are more prevalent from the eastern extent of the footpath joining Worth Way where the path runs alongside the boundary with very limited intervening vegetation (Figure 1). Close-distance views are available from this footpath to the field which is proposed for development.*"
17. To clarify, Figures 1 and 2 of the Place Advice are both taken from a route connecting from Turners Hill Road to the Sussex Border Path / Worth Way and not from a route identified on the Definitive Rights of Way map. However the route is clearly well used and signposted and forms the edge of the Worth Way Country Park. Views into the site at this location have been an important consideration when developing the proposals and, where possible, native buffers have been proposed to filter views to the new housing and access road.
18. The Place Advice suggests additional views for inclusion in the LVA. It is important to note that the views included in the LVA are representative. They should be viewed alongside Section 5.5 of the LVA which considers the potential effects on each receptor.
19. Paragraph 223 summarises the potential effects on walkers approaching the Worth Way, whilst paragraph 224 considers the effects on the walkers and cyclists using the Worth Way (Sussex Border Path) itself.
20. In response to the comments in relation to views from public footpath 33W into Field 5, paragraph 231 of the LVA considers views from motorists travelling along Huntsland and concludes that there may have glimpses into Field 5. To clarify, the potential for views through limited and localised gaps in vegetation along Huntsland (as illustrated in Figure 3 of the Place Advice) would also apply to walkers along this section of the route. Walkers and motorists travelling along Huntsland and public footpath 33W along the boundary with Field 5 (closer to the junction with Turners Hill Road) may have glimpses of the proposed built form beyond the site's boundary vegetation and at occasional localised gaps in the site's boundary hedgerow. The retention and enhancement of the site's boundary



vegetation will ensure that any changes to the existing wooded character of the views when travelling along this route are small.

21. In response to the suggestion for additional planting to site boundaries to reduce the effects on adjacent receptors, Appendix C of this Addendum provides a revised Illustrative Landscape Masterplan and Illustrative Landscape Sections to demonstrate that the proposals, in their current form, have the ability to accommodate appropriate buffers with additional native planting where possible to reduce the residual visual effects.
22. Appendix B of this Addendum provides a Revised Assessment of Visual Effects acknowledging with additional narrative to clarify the above. 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

23. The Place Advice provides nine recommendations (in bullet form) at pages 8-9. A response to each is provided below.

- The Place Advice suggests a year round accessible walkway using a no-dig treatment for the pedestrian route connecting Field 5 and Field 6. This has been reviewed with both the ecologist and arboricultural consultant. It is confirmed that this proposed route uses an existing farm access across a raised bund, and therefore is not a new pedestrian access as such. The ecological appraisal states the following in this regard: *“An emergency, cycle and pedestrian link is proposed through W2 (forming ASNW), utilising an existing farm access across a raised bund over the watercourse. This will be installed using a no-dig approach, with a cellular confinement system laid across the existing track filled with granular fill, permitting water and air flow to the soil. A post and rail fence would be erected at the edges to prevent encroachment into the woodland. As such, construction would be limited to the existing trackway, with adjacent trees and associated root protection areas safeguarded, avoiding any impacts on Ancient Woodland trees, flora or soils.”*
- 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.
- The Place Advice recommends that consideration is had for how some views are to be maintained from Worth Way and the adjacent footpath which runs along the site boundary. It is in the above sections acknowledged that there will be views from the route leading to the Worth Way along the site’s southern boundary. The Illustrative Landscape Masterplan offers a connection from the proposed Countryside Open Space to the Worth Way at its southern boundary and suggests an interpretation board which will present an opportunity to enhance wayfinding and celebrate views of the new habitats and amenity features offered within the Countryside Open Space.



- The 5th bullet suggests an omission from the Tree Protection Plan in relation of the access into Field 5. Reference should be made to SJA Trees drawing 'TREE PROTECTION PLAN -NORTH, SJA drawing number TPP 24409-041' which identifies all tree removals associated with Field 5.
- The Place Advice suggests additional native planting is proposed along the site's northern boundary, immediately south of the barns adjacent to Huntsland. The Illustrative Landscape Masterplan has been updated to include this additional planting and is included at Appendix C of this Addendum;
- The Place Advice suggests additional planting is required along the site's southern boundary to respond to the comments made on visual amenity from the Worth Way and route connecting to it. Two Illustrative Landscape sections have been prepared to demonstrate that, although there will be direct views from short sections of the route immediately adjacent to the site's southern boundary, the proposed parameters suggest an appropriate width of Green Infrastructure (varying from 15m to 50m) to enable native planting to filter views towards the new housing along the route as it joins the Worth Way (Sussex Border Path).
- 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,*' the parameter plans in their current form allow for some flexibility in building heights. The location of taller buildings within these parameters will be explored at the detailed design stage.
- Similarly the detailed design of built form overlooking the public open space will be explored at the detailed design stage and a key consideration will be to ensure an attractive frontage onto the public open space.

5.0 Conclusions

24. 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."

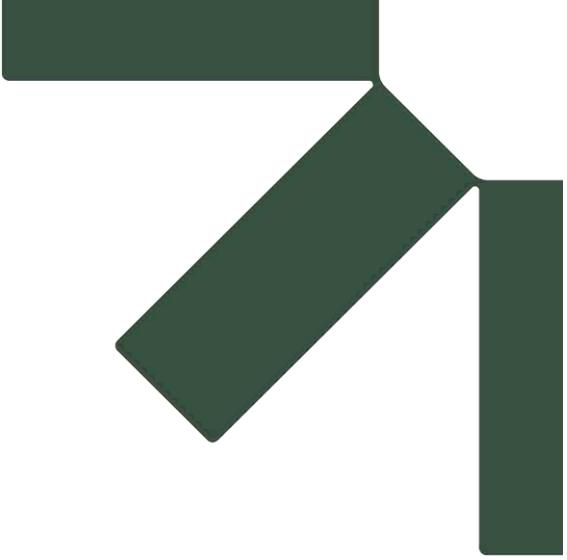
25. SLR's approach on all LVA work is based on the principle that it is best practice in landscape and visual appraisal to conclude that the introduction of built form into a greenfield site will result in negative landscape and visual effects. However, it is possible for good architectural and landscape 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.
26. 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 only 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 undulating pasture fields with housing, which would fundamentally change the site's overall landscape character.

27. The retention of existing woodland at the site boundaries, the location of the Countryside Open Space 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, South of Huntsland, Crawley Down

Wates Developments Limited

SLR Project No.: 403.V06269.00044402_065260_00001

20th 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
Natural Heritage	Local Authority	<p>The site comprises pasture fields, contained by hedgerows and trees, with some hedgerows within the site. Ancient woodlands abut the site boundaries.</p> <p>The undulating topography associated with the central sandstone ridge provides some evidence of geomorphological interest.</p> <p>Wallage Wood (ancient woodland) extends into the site. There are five oak trees (nos. 1068, 5160, 5164, 5369 and 6023) in the tree survey schedule) which display attributes consistent with them being ‘Veterans’. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site’s biodiversity, cultural and heritage value</p>
Cultural Heritage	Community	<p>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.</p>
Landscape condition	Community	<p>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.</p> <p>The distinctive landform of the site remains clear and is reinforced by the mature woodland and hedgerows along field boundaries.</p> <p>Further afield, the wooded landscape remains in good condition and reinforces the sense of enclosure within the site.</p>
Associations	Low	<p>No associations in literature, art or other media for the site itself</p>
Distinctiveness	Community	<p>The undulating wooded landscape is typical of the wider character of the High Weald and views across it from public rights of way are distinctive. There is a strong sense of place which varies across the undulating landscape and is reinforced by elevated views from the northern parts, contrasted with a strong sense of enclosure within the lower reaches adjacent to the Worth Way Country Park.</p>
Recreational	Community	<p>Footpaths 33W and 34W run adjacent to the northern and western boundaries. The latter falls within the application site but there is no access to the site. The Worth Way Country Park runs adjacent to the southern boundary. There is currently no access from the existing rights of way into the site.</p>
Perceptual (Scenic)	Community	<p>The wooded undulating landscape is visually attractive and appeals to the senses. Views to the distant wooded skyline at Turners Hill with the Church of St Leonard tower glimpsed above the trees has strong aesthetic qualities. The woodland edges reinforce the sense of undulation and presents strong visual contrasts. The veteran trees and managed hedgerows, set within pasture are memorable and distinctive features which are pleasing to the visual sense.</p>



Factor	Assessment	Notes
Perceptual (Wilderness and tranquillity)	Community	The mature boundaries to the site present a strong sense of enclosure and there are limited views to the settlement edge. The undulating wooded characteristics of the site enhance the sense of wildness and tranquillity afforded by the countryside setting.
Functional	Local Authority	<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 site is 1.5km from the edge of the High Weald National Landscape. As the ZTV in drawing CD-1.3 illustrates visibility from within the designated landscape is restricted by the undulating wooded landscape.</p> <p>The emerging Local Plan identifies the south western parts of the site as having the potential for Countryside Open Space which could form an extension to the Worth Way Country Park which runs adjacent to the site's southern boundary.</p>

The site, and its immediate setting, is most valued for the mature woodland, hedgerows and veteran trees which reinforce the undulating pastures and present an attractive, memorable landscape with distinctive features which are typical of the High Weald. The site is currently not accessible to the public although the existing rights of way network along its boundaries allows for occasional glimpses and enjoyment of these special views and qualities. In preparing its Local Plan, MSDC have identified the landscape as having a moderate capacity to accommodate housing and its emerging Local Plan MSDC have identified the site as having the potential to offer an area of Countryside Open Space which would allow for appreciation of the site's distinctive features and could present a connection to the Worth Way Country Park. It is valued at a **Local Authority / 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
Individual Elements and Features				
Undulating pasture fields	Community	High/Medium	Medium	The pastoral fields (within a rural landscape containing predominantly remote farmsteads) have an inherently high susceptibility to residential development.
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 with the exception of a small area of woodland along Turners Hill Road to the south of Huntsland to facilitate a new vehicular access.
Standalone veteran trees	Local Authority	High	High/Medium	The standalone veteran trees 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 would see these features retained as features within the public open space.
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. Localised hedgerow removals will allow for the vehicular accesses from Turners Hill Road and 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.



Landscape Receptors	Value	Susceptibility	Sensitivity to the Proposed Change	Notes
Aesthetic and Perceptual Aspects				
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.
Simple, still landscape with views across the undulating wooded pasture and its distinctive features.	Community	High/Medium	Medium	The proposed development would introduce various colours and textures into a rural site, as well as movement from traffic. However, as some existing built form at Huntsland can be seen at the northern edges of the site susceptibility is marginally reduced.
Overall Character				
The Site	Community	High/Medium	Medium	The site has an inherently high susceptibility to residential development. 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. The location of the Countryside Open Space ensures that valued features within the site, including the mature hedgerows, veteran trees and undulating topography can be protected in the long term.
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.



Landscape Receptors	Value	Susceptibility	Sensitivity to the Proposed Change	Notes
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 views across it from surrounding dwellings or PRow. The proposed development will see ancient woodland protected and enhanced and will see a small change to the internal hedgerow structure and boundary trees to enable access. The new development will replace part of the undulating pasture fields with housing. The location of the Countryside Open Space ensures that valued features in the High Weald, including the mature hedgerows, veteran trees and undulating topography can be protected in the long term. The High Weald landscape in the vicinity of the site can accommodate the proposals without transformational effects on its wider character.
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
Individual Elements and Features					
Undulating 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 and Woodland Edges	Small	Small	Permanent	Slight	The proposed development would see all woodland and woodland edges retained and protected with appropriate buffers introduced. A small area of woodland would be removed to facilitate the new vehicular access from Turners Hill Road. Additional woodland areas would be introduced across the site to mitigate for these effects. There would be an overall increase of woodland areas across the site. The new buffers would incorporate native planting which would result in a long term improvement to the woodland edges. Any changes to the woodland and woodland edges would be small in scale, focussed to the site itself and permanent. The overall magnitude of change would be slight.
Standalone veteran trees	Negligible	Negligible	Permanent	Negligible	All veteran trees within the site will be retained and protected as distinctive and attractive features in the landscape. Works within their root protection areas would be restricted and managed and monitored to ensure the trees continue to thrive in the public open space areas.



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. Localised hedgerow removals will allow for the vehicular access from Turners Hill Road and 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.
Aesthetic and Perceptual Aspects					
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 with views across the undulating wooded pasture and its distinctive features.	Large/ Medium	Small	Permanent	Medium	The proposed development would introduce various colours and textures into a rural site, as well as movement from traffic. However, as some existing built form at Huntsland can be seen at the northern edges of the site susceptibility is marginally reduced.



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
Overall Character					
The Site	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 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 location of the Countryside Open Space ensures that valued features within the site, including the mature hedgerows, veteran trees and undulating topography can be protected in the long term. 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 focussed to those areas where the housing replaces the rural landscape. Changes to character would be contained to within the site boundary.
Crawley Down Northern Fringe	Medium	Small	Permanent	Medium/Slight	The proposed development would result in a small change to the undulating pastoral landscape forming the northern fringe of Crawley Down. The retention of all woodland, provision of appropriate buffers and introduction of a large area of Countryside Open Space will ensure that the new built form is appropriate in scale and successfully integrated into its countryside setting. The changes to character would be localized and permanent and the overall magnitude of change will be slight.



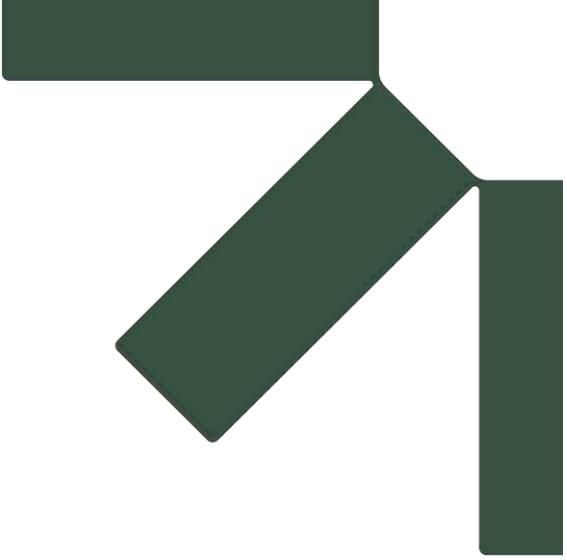
Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
High Weald – HW1 and Area 6	Small	Small	Permanent	Slight	The proposed development would see a localised change to the wider High Weald landscape which extends across the district. Any changes will be focused 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)
Individual Elements and Features				
Undulating pasture fields	Medium	Substantial	Major/ Moderate	Negative
Mature woodland and woodland edges	High/Medium	Slight	Moderate	Neutral becoming Positive
Standalone veteran trees	High/Medium	Negligible	Moderate/ Minor	Neutral
Hedgerows and trees to field boundaries	Medium/Low	Slight	Moderate/ Minor	Neutral becoming Positive
Aesthetic and Perceptual Aspects				
Medium scale and enclosed	Medium/ Low	Medium	Moderate/ Minor	Negative
Simple, still landscape with views across the undulating wooded pasture and its distinctive features.	Medium	Medium	Moderate	Negative
Overall Character				
The Site	Medium	Substantial	Major/ Moderate	Negative
Local area of 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

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

Wates Developments Limited

SLR Project No.: 403.V06269.00044

20th 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: 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	Small to Medium	Small	Small	Permanent	Slight	Slight	The removal of woodland to facilitate the vehicular access from Turners Hill will occur opposite the entrance to Holme View and South View and will result in a small to medium change for residents along a short stretch of the road between Wynlea Close and Huntsland, directly south of Huntsland Lodge. The size and scale of change will vary depending on the proximity of each receptor and the extent to which they currently have views from within their curtilage across Turners Hill Road towards the site. Motorists and walkers travelling along Turners Hill Road will see a small to medium change in their views as they approach and pass the site and the change will only be experienced for a short section of the route. The new housing will be set back from Turners Hill Road and the new built form will be glimpsed beyond retained woodland either side of the access road. New roadside hedgerows and tree planting (subject to visibility splays) either side of the road will integrate the access road into its wooded setting and present an appropriate junction to Turners Hill. The existing retained woodland and either side of the road will mature in time and reduce the scale of change at year 15.



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
2. Looking west from Huntsland and public footpath 33W	Small	Small	Small	Permanent	Slight	Slight	<p>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.</p> <p>Walkers and motorists travelling along Huntsland and public footpath 33W along the boundary with Field 5 (closer to the junction with Turners Hill Road) may have glimpses of the proposed built form beyond the site's boundary vegetation and at occasional localised gaps in the site's boundary hedgerow. The retention and enhancement of the site's boundary vegetation will ensure that any changes to the existing wooded character of the views when travelling along this route are small.</p>
3a. Looking south from public footpath 33W	Small Medium (residents south of Huntsland)	Small Medium (residents south of Huntsland)	Small Small	Permanent	Slight Medium / Slight (residents south of Huntsland)	Slight	<p>Existing views out from public footpath 33W to the south will be retained and the barns will remain a dominant detractor in the views. New housing will be visible in the middle distance with the wooded skyline formed by the ridge at Turners Hill remaining a positive visual feature with the Church of St Leonards tower glimpsed. New native planting is proposed to filter these views in the long term.</p>



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
							Residents south of Huntsland (including Huntsland Lodge, Huntsland House, The Coach House, Primrose Lodge and Huntsland Barn) may see medium changes in their views from upper floor windows where orientated towards Fields 4, 5 and 6.
3b. Looking north from public footpath 33W	None	None	n/a	n/a	n/a	n/a	There will be no change in views to the north of footpath 33W when looking north
4. Looking south west along Turners Hill Road.	Small	Small	Small	Permanent	Slight	Slight	A small group of Ash and sycamore trees will be removed at the southern entrance to facilitate the second vehicular access from Turners Hill Road. This will be a widening of the existing field access and will result in a small change in views for motorists and walker passing the site and approaching it from Vicarage Road. Residents at Minors and #1 Turners Hill Road may have glimpses of the new road junction from within their curtilage. The overall magnitude of change will be slight.
5. Looking north west from the Worth Way Country Park	Large	Medium	Small	Permanent	Substantial	Medium	There will be views of the new housing within Field 5 from the footpath connecting Turners Hill Road to the Worth Way, within the Worth Way Country Park. Native planting within the open space and landscape buffers along the southern edge of the new housing will, in time, reduce



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
							visibility to the built form and reinforce the existing sense of enclosure within the Worth Way Country Park. The change in views will be substantial at year 1, reducing to medium at year 15.
6. Looking north east from public footpath 34W	Small (walkers) Medium (residents)	Small (walkers) Small (residents)	Small	Permanent	Slight (walkers) Medium (residents)	Slight (walkers) Slight (residents)	Walkers on footpath 34W will have glimpses of the housing through gaps in the woodland as they head north from the Worth Way. The change in views will be small. Residents at Wallage Lodge currently enjoy open views across the site (Field 7). The new housing will be visible beyond the retained hedgerow. The existing woodland and veteran trees will remain features of the view but the new built form beyond will cause a noticeable change. Structural planting within the Countryside Open Space will filter the views in the long term reducing the overall magnitude of change from medium at year 1 to slight at year 15.
7. Looking east from public footpath 34W	Small	Small	Small	Permanent	Slight	Slight	Walkers on footpath 34W will have partial views of the Countryside Open Space beyond the hedgerows which form the site boundaries. The change in views will be small as any new built form will be set back within the view with the Countryside Open Space and structural planting in the foreground reinforcing the sense of enclosure along the route.



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
							Residents at Orchards Cottage and Orchards may have elevated views from within their curtilages. The new housing will be visible beyond the retained hedgerow but it will be in the distance beyond the wooded valley between fields 3 and 4. The existing hedgerow and woodland will remain features of the view. Structural planting within the Countryside Open Space will filter the views in the long term but the overall magnitude of change will remain slight due to the permanent change from an undeveloped greenfield site to a new area of public open space with housing beyond. The overall magnitude of change will be slight.
8. Looking east from junction of public footpaths 32W, 33W and 34W	Small	Small	Small	Permanent	Slight	Slight	Walkers on footpath 32W and 33W and residents at Shenley will see a small change in their view resulting from the introduction of new structural planting within the Countryside Open Space and localised clearance along 33W to facilitate the pedestrian / cycle access. Glimpses of the housing beyond the Countryside Open Space may be glimpsed through gaps in the hedgerow in winter months. The overall magnitude of change will be slight.
9. Looking west from Woods View	None	None	None	N/a	N/a	N/a	There will be no change in these views.



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
10. Looking north from the Sussex Border Path and Worth Way Country Park	Small	Negligible	Small	Permanent	Slight	Negligible	There will be glimpses of the new housing within Fields 5 and 6 from the Worth Way Country Park during winter months. Native planting within the open space and landscape buffers will, in time, reduce visibility to the new built form and reinforce the existing sense of enclosure within the Country Park. The size and scale of change in views will remain as small at year 15 with occasional glimpses into the pastoral landscape permanently changed and resulting in an overall slight magnitude of change.
11. Looking south from public footpath 35W	None	None	None	N/a	N/a	N/a	There will be no change in these views.
12. Looking east from public footpath 35W	None	None	None	N/a	N/a	N/a	There will be no change in these views.
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



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 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. 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	Medium	Slight	Slight	Moderate/Minor	Moderate/Minor	Neutral
	Vehicle users	Medium/Low	Slight	Slight	Moderate/Minor	Moderate/Minor	Neutral
	Residents	High/ Medium	Slight	Slight	Moderate	Moderate	Neutral
2. Looking west from Huntsland and public footpath 33W	Recreational Walkers	High/ Medium	Slight	Slight	Moderate	Moderate	Neutral
	Vehicle users	Medium/Low	Slight	Slight	Moderate/ Minor	Moderate/ Minor	Neutral
	Residents	High/ Medium	Slight	Slight	Moderate	Moderate	Neutral
3a. Looking south from public footpath 33W	Recreational Walkers	High/ Medium	Slight	Slight	Moderate	Moderate	Negative
Residents							
3b. Looking north from public footpath 33W	Recreational Walkers	High/ Medium	No change	No change	None	None	None
Residents							
4. Looking south west along Turners Hill Road.	Pedestrians	High/ Medium	Slight	Slight	Moderate	Moderate	Neutral
	Vehicle users	Medium	Slight	Slight	Moderate/Minor	Moderate/Minor	Neutral
	Residents	High/ Medium	Slight	Slight	Moderate	Moderate	Neutral
5. Looking north west from the Worth Way Country Park	Recreational Walkers	High/ Medium	Substantial	Medium	Major	Major/Moderate	Negative
6. Looking north east from public footpath 34W	Recreational Walkers	High/ Medium	Slight	Slight	Moderate	Moderate	Neutral
Residents	High/ Medium	Medium	Slight	Slight	Major/Moderate	Moderate	Negative

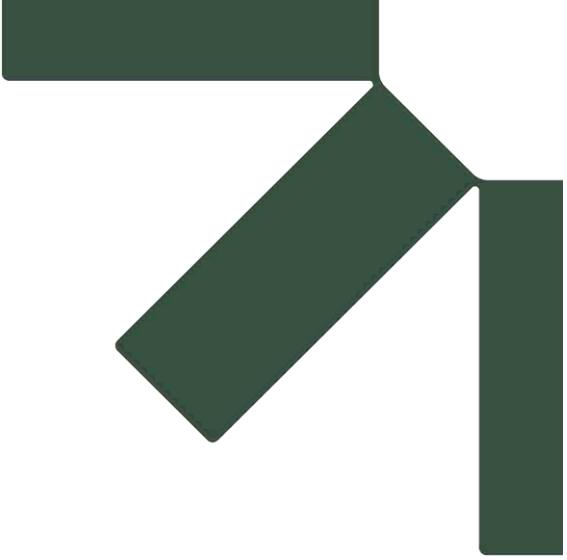


Viewpoint	Potential Visual Receptors	Sensitivity	Magnitude (Year1)	Magnitude (after 15 years)	Visual Effects (Year 1) (Bold type = Important Effect)	Visual Effects (after 15 years) (Bold type = Important Effect)	Nature of Residual Effect (Negative, Positive, Neutral)
7. Looking east from public footpath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

Wates Developments Limited

SLR Project No.: 403.V06269.00044

20th March 2025



- Legend:**
-  EXISTING PROW
 -  NATIONAL CYCLE ROUTE
 -  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 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.

Rev	Description	Date	By	Chk	Auth
06	Minor amendments	03/25	AC	CR	CR
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 and path amendments	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



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

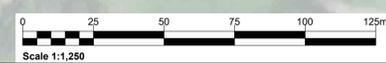
Client: **Wates Developments Ltd**

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

Drawing Title: **Illustrative Landscape Masterplan**

Scale: 1:1250	@ A1	SLR Project No: 402.065260.00001
Design: CR	Drawn: EW	Checked: CR
Date: MAR 2025	Date: MAR 2025	Date: MAR 2025
Authorised: CR	Authorised: CR	Authorised: CR

Drawing Number: CD-1.6	Rev: 05
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Play on the way

Native planting to fill in any gaps in existing vegetation along Huntsland

Additional structure planting to eastern boundary of Huntsland House. To include evergreen trees to maximise screening value.

Boardwalk or similar provides year round controlled access through woodland between housing

Native planting to southern boundary filters views to new housing

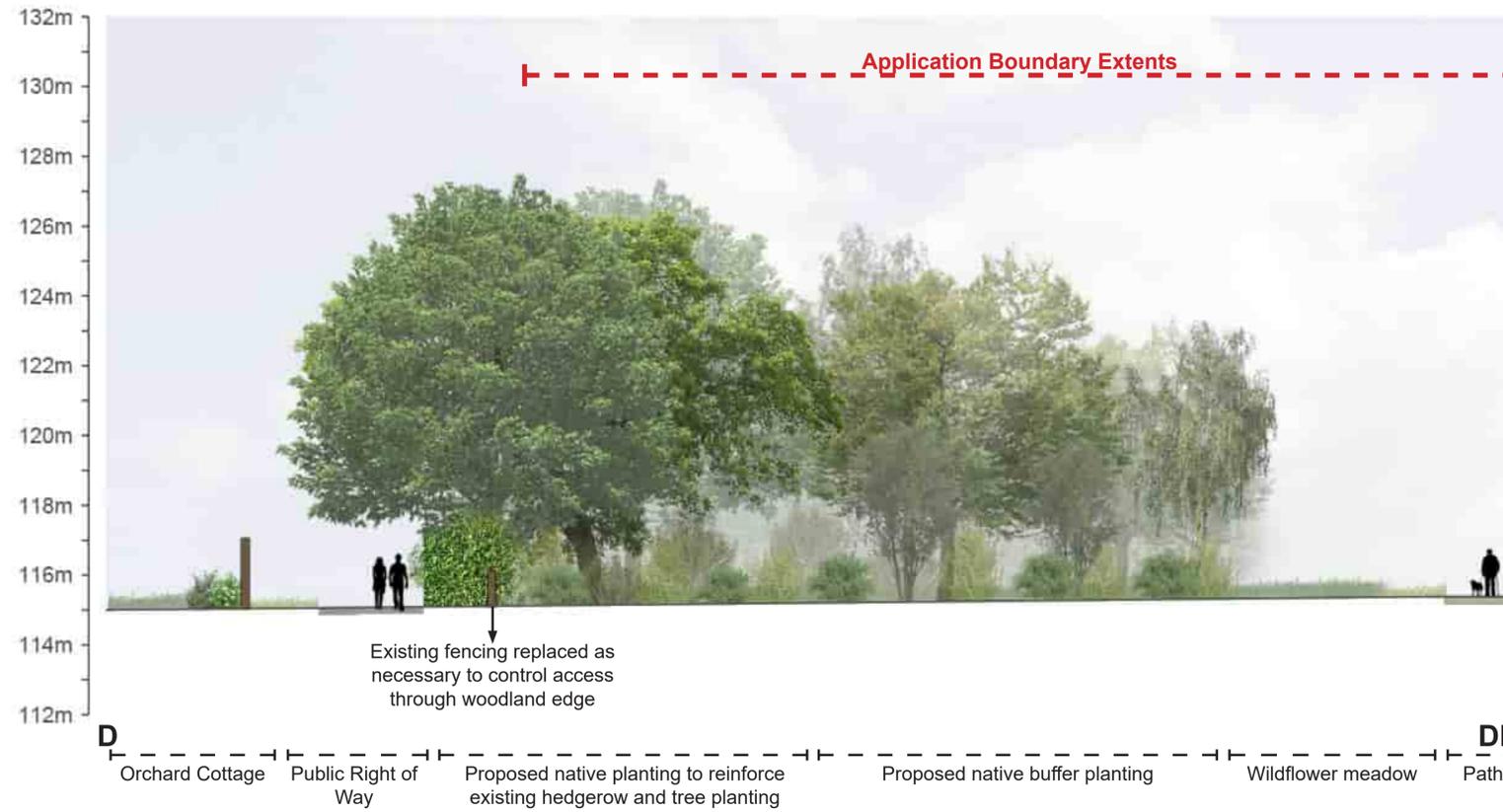
Approximate alignment of connection from Turners Hill Road to Worth Way and National Cycle Route 21

Native planting to western boundary of site

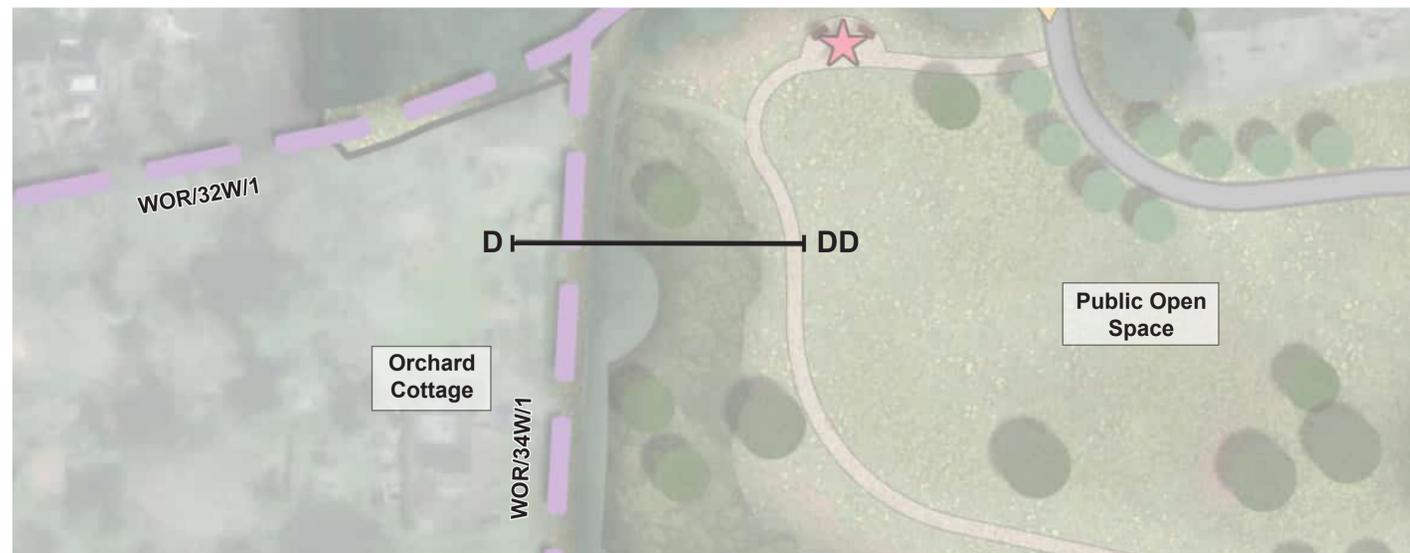
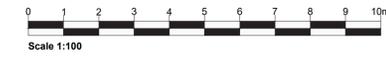
Views maintained from Wallage Lodge

25/03/2025

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SECTION D: PUBLIC OPEN SPACE TO ORCHARD COTTAGE AND PUBLIC FOOTPATH WOR/34W/1 (1:100 @A1)



SECTION D 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-1.6 Illustrative Landscape Masterplan".

00	First Issue	03/25	EW	CR	CR
Rev	Amendments	Date	By	Chk	Auth

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For Planning

Client
Wates Developments Ltd

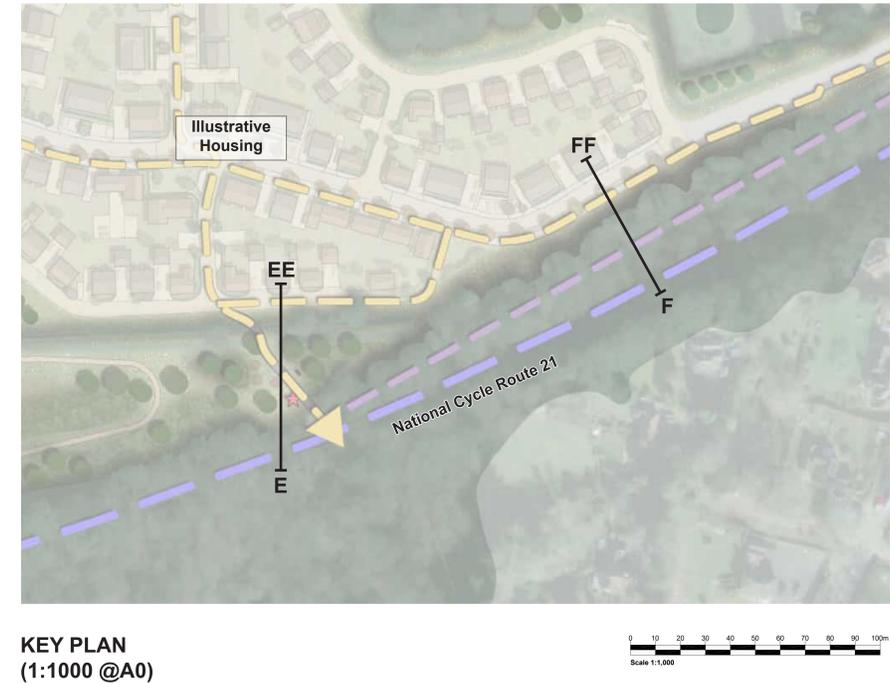
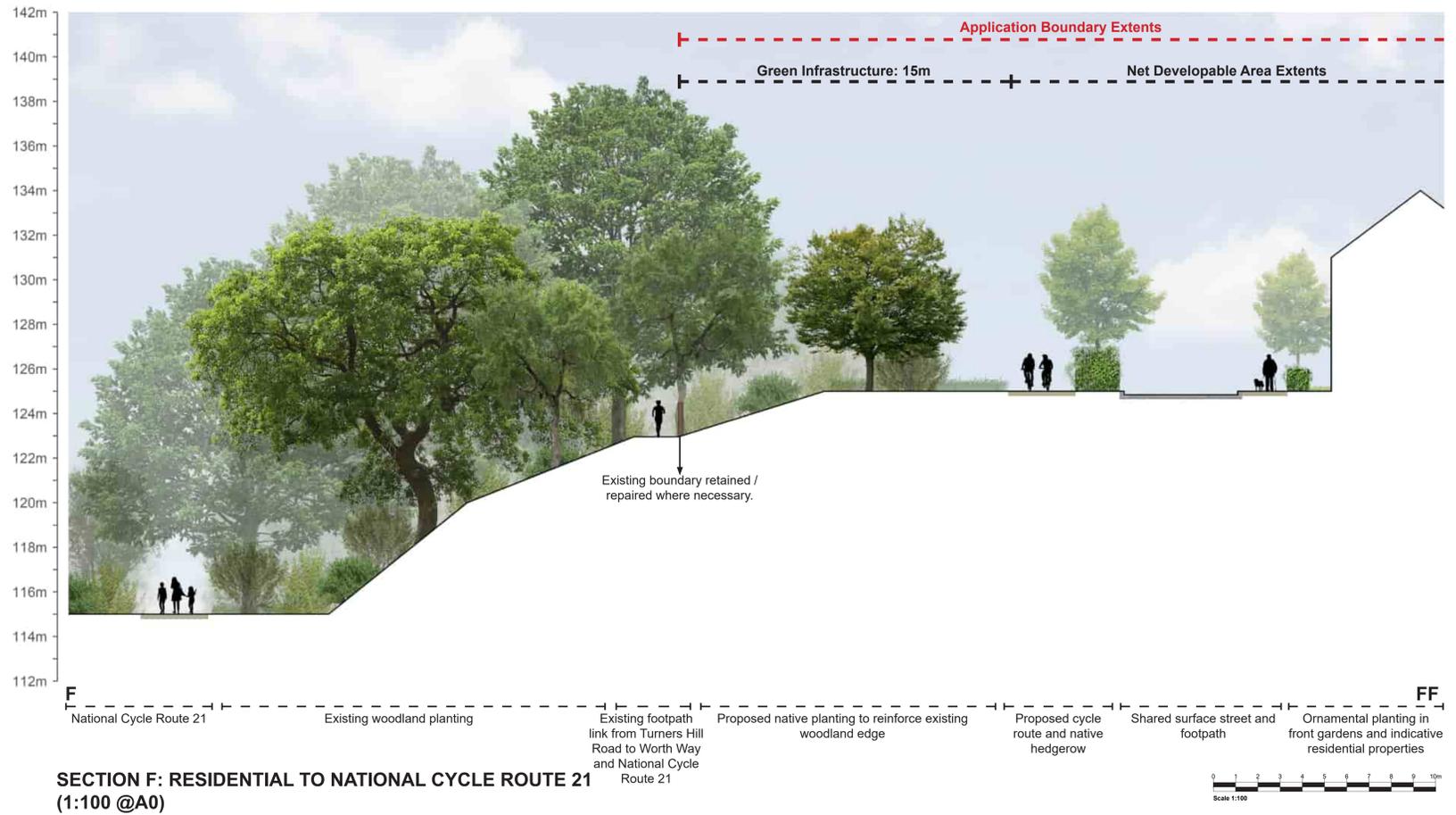
Project
Land to the West of Turners Hill Road - South of Huntsland

Drawing Title
Illustrative Section D - Public Open Space to Orchard Cottage

Scale
Varied @ A1 SLR Project No. 402.065260.00001

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

Drawing Number
CD-1.7 Rev: **00**



- 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: "008-09A Parameter Plans" from Mosaic.
 - Site layout information taken from dwg: "008-09A Parameter Plans" from Mosaic.
 - Proposed planting details and key plans taken from dwg: "CD-1.6 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 - South of Huntsland**

Drawing Title: **Illustrative Sections E & F - Residential to National Cycle Route 21**

Scale	@ A0	402 065260 00001			
Designed	EW	Checked	CR	Approved	CR
Date	MAR 2025	Date	MAR 2025	Date	MAR 2025
Drawing Number	CD-1.8	Rev	01		

