



2 storey house with tile hanging and brick facade along North Street



St Leonard's C of E Church along Turners Hill Road



2 storey house with timber detailing and red brick facade along Church Road

## CONTEXTUAL STUDY

The area surrounding the site comprises an eclectic mix of houses, service buildings and commercial units, of mixed age displaying a variety of traditional, rural and farmland architectural styles and materials. The houses display a mix of red brick, tile hanging and white weatherboarding. The scale of these is largely 2 storeys. (See photographs below):



2 storey house with tile hanging and brick facade along Mount Lane



2 storey house with Victorian timber detailing and yellow brick facade along East street



2 storey house with stone facade along Church Road

## LOCAL AMENITIES

An assessment of available local amenities and services has been undertaken to ensure that there are suitable local amenities within a sustainable distance to the proposed development site.

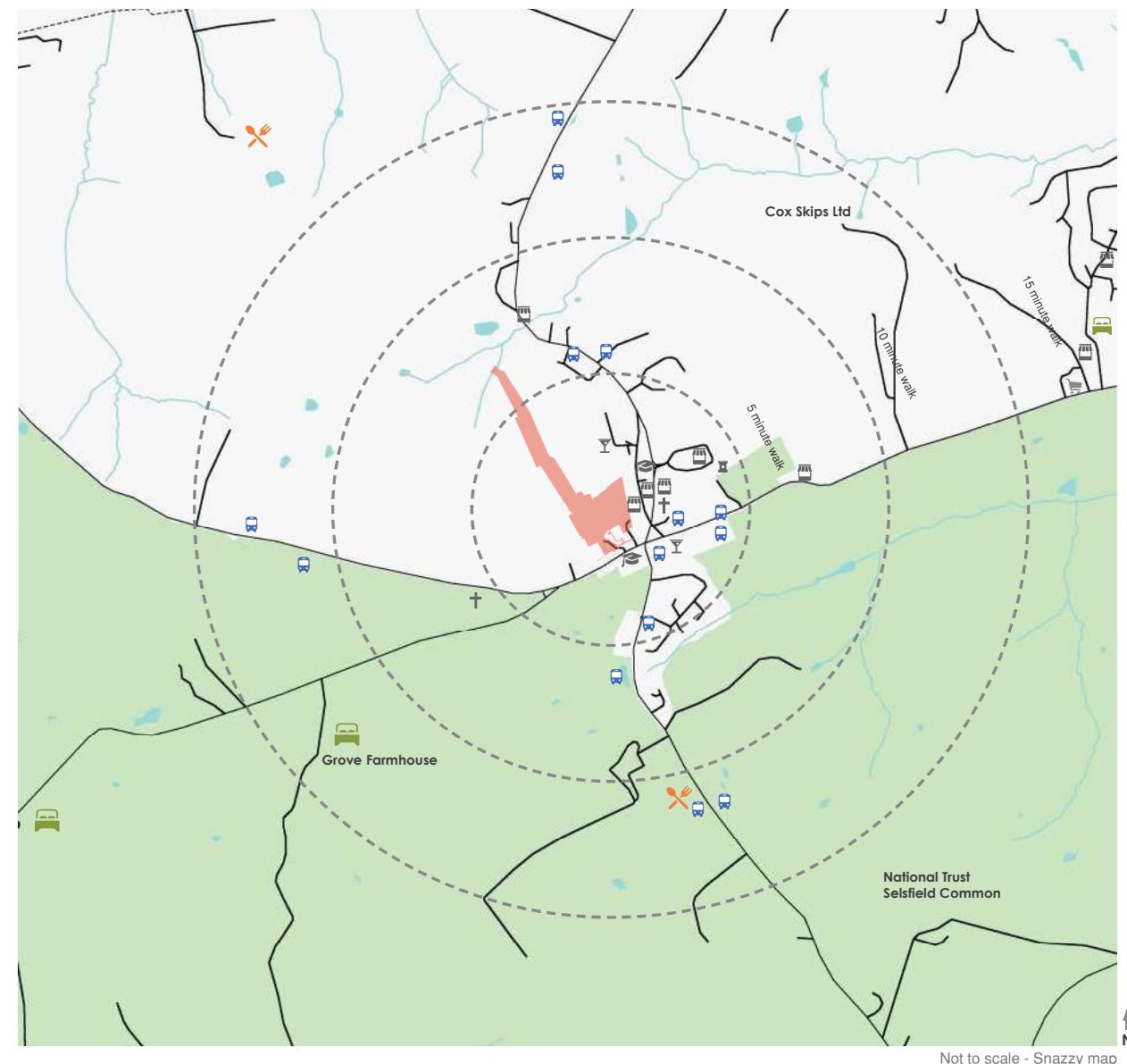
These services are outlined below:

Key

- The Site
- Green space and parks
- Historic Building
- Bus Stop
- Shops
- Lodge
- Pub
- Restaurant/Cafe
- School
- Supermarket

Distance from Site:  
Crawley town centre  
London

15 Minute (Drive)  
1hr (Public Transport)



# 03

## Old Vicarage Field, Turners Hill

## Evaluation

## OPPORTUNITIES AND CONSTRAINTS



## ARBORICULTURAL REPORT

The arboricultural report was produced by Barrell Tree Consultancy and conducted through a series of investigations into the location, quality and category of the trees on site. Key specimens and areas were identified and boundaries concluded outside which construction could not occur in order to best preserve the highest quality trees on site. These areas are highlighted on the following plan.

Key:



Tree No.	Species	Category	III: All dead trees & logs	IV: All dead trees & logs	Corry net safety check and one site to 3 m as necessary	Tree Works
G1	Beech	C	2.4	-	-	-
T2	Beech	C	6.0	-	-	-
G3	Beech	C	6.0	-	-	-
T4	Tree	B	6.0	-	-	-
T5	Holly	C	3.0	-	-	-
T6	Beech	B	6.0	-	-	-
G7	Holly	B	6.6	-	-	-
T8	Beech	C	1.8	-	-	<b>Full Indication section</b>
T9	Beech	B	6.6	-	-	<b>Full Indication section</b>
T10	Eucalyptus	B	9.0	-	<b>Full</b>	-
T11	Beech	B	3.3	-	-	-
T12	Beech	C	3.0	-	-	-
T13	Cherry	C	3.0	-	-	-
T14	Holly	C	3.0	-	-	-
T15	Holly	C	3.0	-	-	-
T16	Hornbeam	C	1.8	-	<b>Full</b>	-
T17	Hazel	C	5.4	-	<b>Full</b>	-
T18	Apple	C	5.4	-	<b>Full</b>	-
T19	Rhododendron	C	3.3	-	<b>Full</b>	-
G19	Cypress	B	6.0	-	<b>Full</b>	-
T20	Cypress	C	4.8	-	<b>Full</b>	-
T21	Sweet chestnut	B	6.0	-	<b>Full</b>	-
T22	Pine	C	3.3	-	<b>Full</b>	-
G23	Wych Elm, cedar, cypress	C	5.4	-	<b>Full</b>	-
T24	Sweet chestnut	C	6.0	-	-	-
T25	Sweet chestnut	C	6.0	-	-	-
T26	Larch	C	2.4	-	-	-
T27	Apple	C	4.9	-	-	-
T28	Norway maple	C	2.7	-	<b>Full</b>	-
T29	Maple	C	2.4	-	<b>Full</b>	-
T30	Beech	C	4.8	-	<b>Full</b>	-
T31	Cypress	C	4.8	-	<b>Full</b>	-
T32	Sweet chestnut	C	7.2	-	<b>Full</b>	-
T33	Norway maple	C	3.9	-	<b>Full</b>	-
T34	Norway maple	C	3.9	-	<b>Full</b>	-
G35	Cypress	C	6.0	-	<b>Full</b>	-
T36	Larch	C	3.6	-	<b>Full</b>	-
T37	Holly	C	2.4	-	-	-
T38	Holly	C	1.2	-	-	-
T39	Cypress	C	3.0	-	<b>Full</b>	-
T40	Cypress	C	3.0	-	<b>Full</b>	-
T41	Spurce	B	9.6	-	<b>Full</b>	-
T42	Oak	A	13.2	-	-	-
T43	Oak	C	9.6	-	-	-
T44	Oak	A	11.6	-	-	-
T45	Oak	A	11.6	-	-	-
T46	Oak	A	12.6	-	-	-
T47	Oak	A	10.0	-	-	-
T48	Oak	A	9.0	-	-	-
T49	Oak	A	9.2	-	-	-
T50	Oak	B	11.7	-	-	-
G51	Holly	B	5.4	-	-	-
T52	Beech	C	6.6	-	-	-
T53	Holly	B	3.0	-	-	-
T54	Cherry	B	7.2	-	-	-
T55	Beech	C	10.5	-	-	-
T56	Holly	B	5.4	-	-	-
T57	Beech	C	4.6	-	-	-

Tree No.	Species	Category	BPA Status	Tree Woods
All veterans trees & saplings				Carry out tree check and lift over site to 3-4 m as necessary
760	Beech	B	9.6	-
760	Beech	B	10.2	-
1661	Loropetalum	C	1.2	-
1662	Elm	C	4.8	Fell
1663	Ash	C	6.0	Fell
1664	Apple	C	5.7	Fell
1665	Apple	C	4.2	Fell
1666	Apple	C	5.4	Fell
1667	Apple	C	3.0	Fell
1668	Yew	B	36.2	-
1669	Mulberry	C	2.4	Fell
1670	Holly	C	1.6	-
1711	Hawthorn	C	4.2	-
1722	Yew	C	4.8	-
1733	Hazel	C	4.2	-
1744	Ash	C	6.6	-
1755	Mulberry, hawthorn, yew	C	4.8	-
1766	Hawthorn	C	3.3	Fell
1777	Ash	C	4.8	Fell
1788	Mulberry, hawthorn, hazel	C	3.6	Fell
1799	Beech	C	4.6	-
1800	Beech	C	2.4	-
1811	Oak	C	4.5	-
1822	Lime	B	5.4	-
1833	Oak	C	7.4	-
1844	Oak	C	5.4	-
1855	Oak	A	10.0	-
1866	Oak	A	10.0	-
1877	Oak	A	10.0	-
1888	Oak	A	9.0	-
1899	Oak	B	9.2	-
1900	Oak	B	6.6	-
1911	Oak	B	8.5	-
1922	Oak	C	8.4	-
1933	Oak	B	8.4	-
1944	Oak	B	10.0	-
1955	Ash	B	10.3	-
1966	Ash	B	9.0	-
1977	Oak	C	4.8	-
1988	Oak	C	9.0	-
1999	Oak	A	11.3	-
House & other trees				
2100	Oak	B	9.0	-
2101	Oak	C	14.4	-
2102	Ash	B	5.6	-
2103	Ash	C	3.0	-
2104	Oak	B	4.5	-
2105	Hawthorn	C	4.2	-
2106	Ash	B	9.2	-
2107	Oak	B	12.0	-
2108	Oak	B	6.0	-
2109	Ash	C	6.4	-
2110	Ash	C	9.0	-
2111	Ash	C	9.6	-
2112	Lime	B	9.6	-
2113	Ash	C	7.2	-
2114	Alder	C	3.2	-
2115	Alder	C	9.8	-



Tree Protection Plan by Barrell Tree Consultancy



Not to scale **N**

## LANDSCAPE VISUAL ASSESSMENT

A Landscape and Visual Impact Assessment has been undertaken by Fabrik and is included as part of this application.

The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the Site and the context from roads, public rights of way and properties.

Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf.

The plans that follow show the actual visual summary of the existing Sites from the immediate environs. The photographs 1-26 then describe each of these views. The range of views includes:

### A - Open Views:

An open, unobstructed and clear view of a significant proportion of the ground plane of the site; or its boundary elements; or a clear view of part of the site and its component elements in close proximity.

### B - Partial Views:

A view of part of the site, a filtered or glimpsed view of the site, or a distant view where the site is perceived as a small part of the wider view;

### C - Truncated Views:

No view of the site, or the site is difficult to perceive.

Photographs were taken at 1.57m height above ground with a Nikon DSLR camera with a 35mm lens (and a 2/3rds sensor) to achieve an equivalent 52.5mm focal length.

The visibility of the Site is influenced by the topography of the surrounding area, together with the presence of built form and vegetation. The topography of the area is illustrated in Figure 4.1. The visual assessment was carried out on 25th April 2025 and the assessment therefore represents a spring view with deciduous species partially in leaf.



Landscape and Visual Impact Assessment by Fabrik

## ECOLOGY

An Ecological Impact Assessment, Shadow Habitats Regulations Assessment and Baseline Biodiversity Net Gain Assessment has been prepared by Sam Watson Ecology. The report accompanies this planning application (Report ref: SWE-P23-0006-R1).

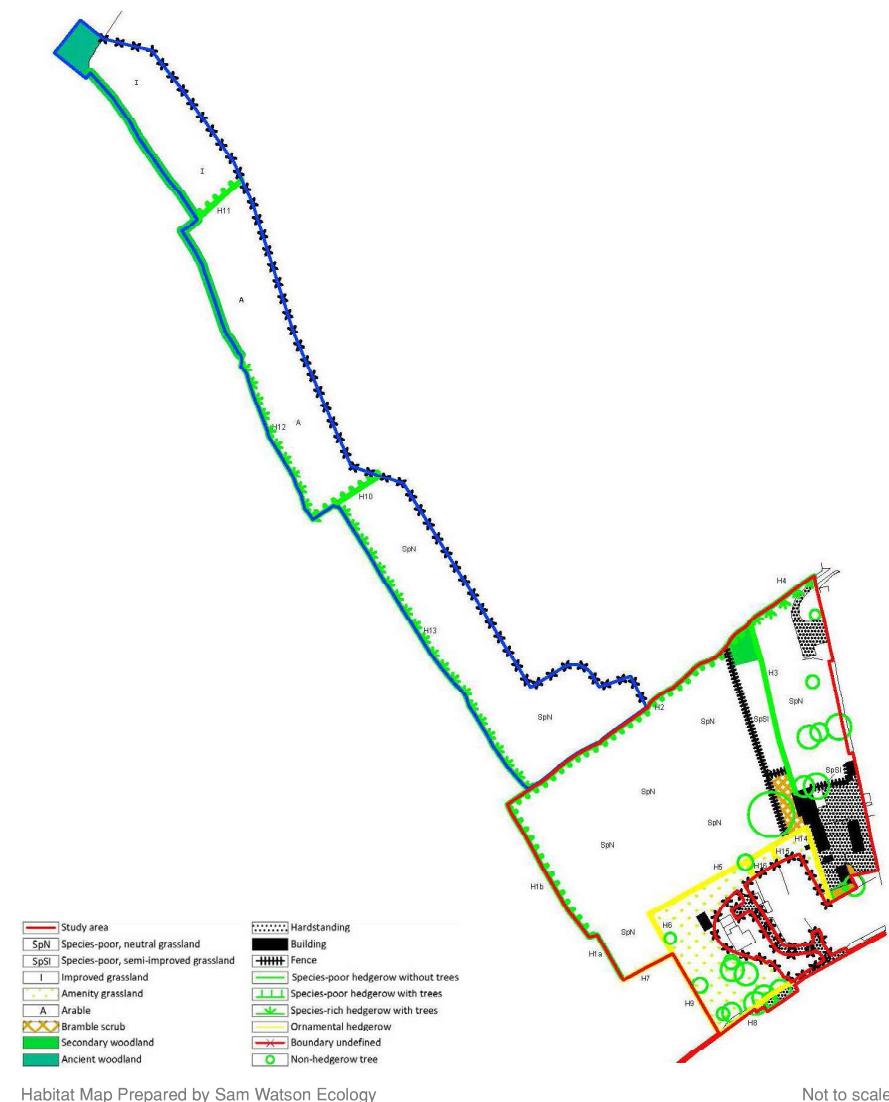
### Designations Summary

- » No part of the site has a statutory or non-statutory nature conservation designation
- » The site is within 7km of Ashdown Forest SSSI, SAC, and SPA
- » Ashdown Forest is designated for its heathland habitat and internationally important species (e.g. Dartford warbler, nightjar)
- » Potential indirect impacts on Ashdown Forest from development are considered under the Conservation of Habitats and Species Regulations 2017
- » Turners Hill SSSI lies ~120m west of the site but is a geological designation and not further assessed
- » Northern end of the site includes ancient, semi-natural woodland (non-statutory) per MAGIC website
- » NPPF (para 193 c)) advises refusal of development causing loss or harm to irreplaceable habitats like ancient woodland, unless exceptional reasons and compensation exist

### Summary of Report

The proposed development at Turners Hill has been subject to comprehensive ecological assessment. No significant constraints to development were identified, with habitats, fauna, and designated sites all evaluated. Mitigation measures, including dormouse habitat replacement and sensitive lighting design, ensure compliance with ecological legislation.

Any loss of habitat caused by development, will be offset through off-site enhancements to achieve the statutory 10% Biodiversity Net Gain. With these provisions, the project is ecologically acceptable and capable of delivering measurable environmental benefits.



## HERITAGE ASSESSMENT

This application is supported by a Heritage Statement (prepared by Smith Jenkins, Planning & Heritage & Townscape) on behalf of Elivia Homes Eastern.

The site is located within Turners Hill near Crawley. Part of the site sits within the boundary of the Turners Hill Conservation Area, and much of the site will be visible within views into and out of the rest of the conservation area. There are no listed buildings within the site, however there are a number within close proximity of the boundary including The Old School House, Forge House (Grade II) and The Crown Hotel (Grade II). There are also a number of non-designated heritage assets within the vicinity of the site.

### Turners Hill Conservation Area

The historic core of the area is defined by the cross-roads and adjacent development whilst more modern development constructed to the northern edge of the area is not visible in views owing to the varied topography. Although there are striking differences in styles, much of the character of the village depends on a symmetry of repeated designs and architectural detailing; there is a prevalent use of large chimneys, gables and tiling which contributes to the domestic historic appearance and fosters picturesque outlines. Its rural setting has been largely retained which minimal development encroaching into the surrounding fields although its important location has detracted from its residential feel and domestic historic appearance.

As the site is partly situated within Turners Hill Conservation Area, the proposal will have direct impact on this area. The proposal sits on the western side of the conservation area to the rear of the row of listed buildings that line The Bank, and consists of primarily undeveloped land, with the southeast corner consisting of hard standing and dilapidated agricultural outbuildings.

In conclusion, there will be 'less than substantial' harm caused by the application proposals to the Turners Hill Conservation Area and the listed buildings along The Bank. The character and appearance of the section of the conservation area within the site boundary will be altered, becoming residential rather than rural, with additional alterations to a small number of views through the conservation area, including those looking at the aforementioned listed buildings.

Refer to Heritage Statement prepared by Smith Jenkins for further details.



Extract of 1874 Ordnance Survey Plan



Extract of 1909 Ordnance Survey Plan



Extract of 1957 Ordnance Survey Plan



Extract of 2023 Ordnance Survey Plan



Not to scale

## THE NATIONAL DESIGN GUIDE

The proposed development aims to display good design and address fully the ten key characteristics set out in the National Design Guide – ensuring an efficient, suitable and sustainable development enhancing the local area.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.



The 10 characteristics of a well designed place

[National Design Guide]

- Context** – The proposed design of the development relates to the existing buildings in the local area and replicates characteristics in materials, detailing and scale. Refer to page 11 of this document for further details.
- Identity** – The proposal strives to draw from the identity and character of the surrounding area in order to inform a more sensitive development, incorporating relevant materials and details in order to produce a more attractive and appropriate design which enhances local identity and is fitting to the location.
- Built form** – The scale of the development has been considered in detail taking on board the size of local existing buildings as well as aiming to respond to and mitigate impact on buildings in the immediate local vicinity. Refer to page 28 of this document for further details.
- Movement** – Movement to and from the site as well as within and around the site ensures good accessibility and connection. Visibility splays are built into the design ensuring the safe movement of vehicles around the site as well as to and from Church Road.
- Nature** – Well designed spaces incorporate existing nature and enhance the biodiversity of the site. Landscaping will be a key tool for bringing diversity to the site. Preservation and maintenance of boundary foliage will ensure this. In addition the creation of a grassed swale will further enrich the biodiversity over the open areas of the site.
- Public spaces** – The proposal provides safe, social and inclusive spaces for future residents. The improvement of the landscaped pedestrian access through the site contributes further to this communal open space.
- Uses** – The development will provide 40 no. dwellings in a range of sizes. These are tailored to the current and projected local housing needs of the area.
- Homes and buildings** – The homes and their construction will be functional, efficient and sustainable. The layout and design will promote a healthy and inclusive space able to accommodate a range of people. Careful consideration of the means to facilitate comfortable living, services and storage has been undertaken in the design.
- Resources** – The development will, where possible, utilise local materials and styles which are best suited to the local climate and weather conditions. This will offer a resilience as well as a passive design strategies to effectively drain, insulate and ventilate the homes.
- Lifespan** – The longevity of the site is achieved through a consideration for the ownership and maintenance from the very start. This will sustain the visual attraction of the site, encouraging maintenance by those who dwell in the development. Good, considerate design encourages a sense of ownership both for the community and the scheme and an active use and maintenance of the site.

# 04 Design

Old Vicarage Field, Turners Hill