

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):



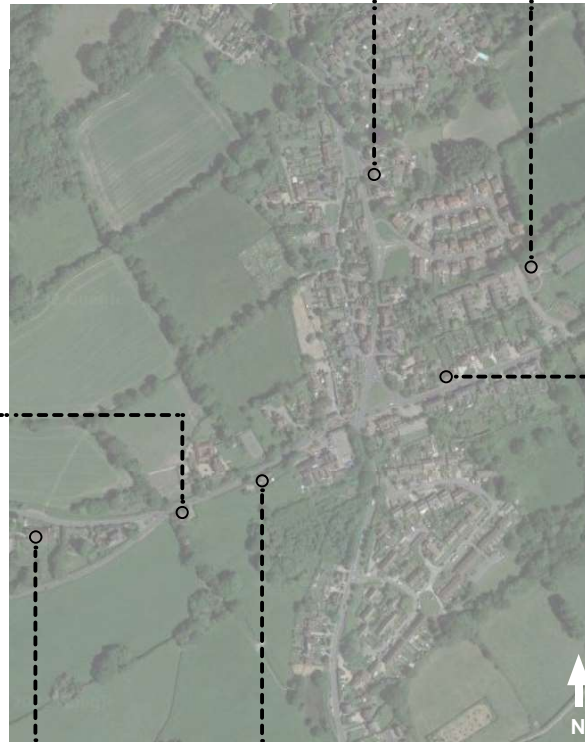
2 storey house with tile hanging and brick facade along North Street



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



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



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



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



2 storey house with stone facade along Church Road

LOCAL AMENITIES

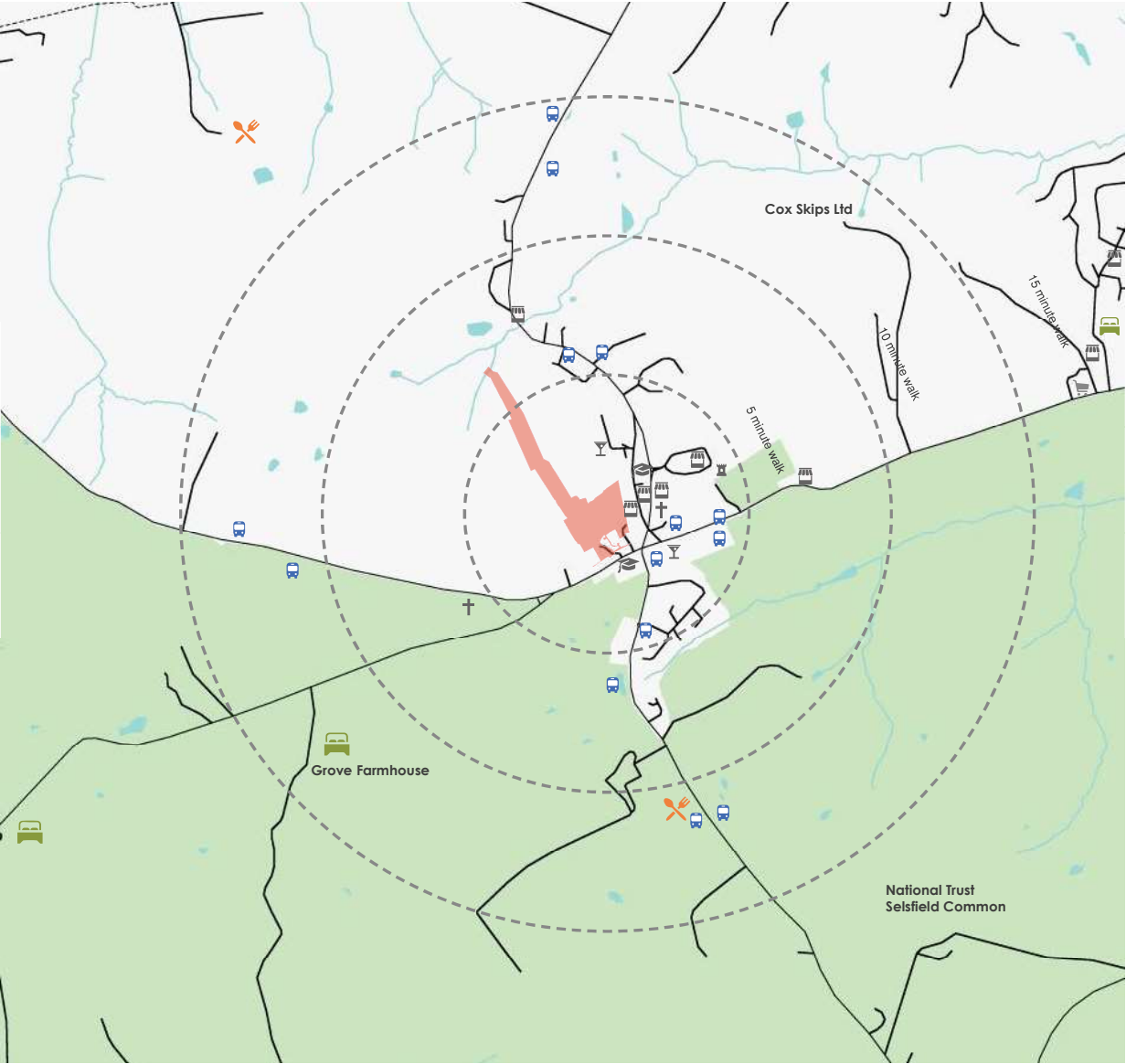
An assessment of available local amenities and services has been undertaken to ensure that there are suitable local amenities within a sustainable distance to the proposed development site.

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)



Not to scale - Snazzy map

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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:

BB category A

Trees of high quality

BB category B

Trees of moderate quality

BB category C

Trees of low quality

BB category U

Trees unsuitable for retention

TX

Trees to be removed

Proposed layout

Estimated tree positions not included on original and survey and/or adjusted crown spreads

Protective barrier/fencing

Construction exclusion zone (CEZ)

Precautionary Areas:

- Installation of new permeable surfacing
- Installation of new drainage connections

Construction exclusion zone protected by ground protection

Road protection area (RPA) boundaries for category A and B trees

Road protection area (RPA) boundaries for category C trees

Tree No.	Species	Category	RPA Radius	Tree Status	Tree No.	Species	Category	RPA Radius	Tree Status
All retained trees & heights				Carry out safety check and lift over the 2.4m if necessary	All retained trees & heights				Carry out safety check and lift over the 2.4m if necessary
G11	Beech	C	2.4	-	T109	Beech	B	9.6	-
T12	Beech	C	6.0	-	T60	Beech	B	10.2	-
G13	Beech	C	6.0	-	H61	Lonicera	C	1.2	Fall
T14	Tree	B	6.0	-	T62	Beech	C	4.8	Fall
T15	Holly	C	3.0	-	T63	Ash	C	6.0	Fall
T16	Beech	B	6.0	-	T64	Apple	C	5.7	Fall
G17	Holly	B	6.0	-	T65	Apple	C	4.2	Fall
H8	Beech	C	1.8	Fall indicated section	T66	Apple	C	5.4	Fall
T19	Beech	B	4.8	Fall	T67	Holly	C	3.0	Fall
T100	Koeleria	B	9.0	Fall	T68	Tree	B	10.2	-
T111	Beech	B	3.3	-	G69	Holly, ash	C	2.4	Fall
T112	Cherry	F	4.0	-	H70	Holly	F	1.8	-
T113	Holly	C	3.0	-	T71	Hawthorn	C	4.2	-
T114	Holly	C	3.0	-	T72	Tree	C	4.8	-
T115	Blueberry	C	1.8	Fall	G73	Hazel	C	4.2	-
T116	Hazel	C	3.0	Fall	T78	Ash	C	5.6	-
T117	Apple	C	5.4	Fall	G75	Holly, Hawthorn, yew	C	4.8	-
T118	Rhododendron	C	3.3	Fall	G76	Ash	C	3.3	Fall
G79	Cypress	B	6.0	Fall	T77	Ash	C	4.8	Fall
T20	Cypress	C	4.8	Fall	G79	Holly, ash, hazel	C	3.6	Fall
T21	Sweet chestnut	B	6.0	Fall	T79	Beech	C	4.8	-
T22	Pine	C	3.3	Fall	G80	Beech	C	2.4	-
G83	Western red cedar, cypress	C	3.0	Fall	T81	Tree	B	4.8	-
T24	Sweet chestnut	C	6.0	-	G82	Tree	B	5.4	-
T25	Sweet chestnut	C	3.0	-	T83	Oak	C	7.4	-
H26	Larval	C	2.4	-	T84	Oak	B	5.4	-
T27	Apple	C	4.8	-	T85	Oak	A	12.6	-
G28	Norway maple	C	2.7	Fall	T86	Oak	A	10.8	-
H29	Holly	C	2.4	Fall	T87	Oak	A	6.3	-
T30	Beech	C	4.8	Fall	T88	Oak	B	9.2	-
T31	Cypress	C	4.8	Fall	T89	Oak	B	4.8	-
T32	Sweet chestnut	C	7.2	Fall	T91	Beech	C	4.8	-
T33	Norway maple	C	3.0	Fall	T92	Oak	B	8.4	-
T34	Norway maple	C	3.0	Fall	T93	Oak	B	8.4	-
G35	Cypress	C	6.0	Fall	T94	Oak	A	12.0	-
T36	Larval	C	3.6	Fall	T95	Ash	U	10.8	Fall for management
T37	Holly	C	2.4	-	T96	Oak	C	4.8	-
T38	Holly	C	1.2	-	T97	Oak	C	9.0	-
T39	Cypress	C	3.6	-	T98	Oak	A	13.8	-
T40	Cypress	C	3.0	-	G99	Holly, Hawthorn	C	3.6	-
T41	Spruce	B	9.6	-	T100	Oak	B	9.0	-
T42	Oak	A	11.2	-	T101	Oak	A	14.4	-
T43	Oak	C	9.6	-	T102	Ash	U	5.4	-
G44	Holly	B	3.6	-	T103	Ash	C	3.0	-
T45	Oak	A	11.8	-	G44	Ash	F	4.0	-
T46	Oak	A	12.6	-	T105	Hawthorn	C	4.2	-
T47	Oak	A	10.8	-	T106	Ash	B	9.2	-
T48	Oak	A	10.2	-	T107	Oak	B	12.0	-
T49	Oak	A	10.2	-	T108	Ash	C	6.6	-
T50	Oak	B	11.7	-	T109	Ash	C	6.6	-
G51	Holly	B	3.4	-	T110	Ash	U	9.0	-
T52	Beech	C	4.8	-	T111	Ash	C	9.6	-
G53	Holly	B	3.6	-	T112	Tree	B	9.6	-
T54	Larval	B	7.2	-	T113	Ash	C	7.2	-
T55	Beech	C	10.8	-	T114	Alder	C	2.2	-
T56	Holly	B	5.4	-	T115	Ash	C	10.8	-
T57	Beech	C	4.8	-					
T58	Oak	A	10.8	-					



Tree Protection Plan by Barrell Tree Consultancy

SGN 1 Monitoring tree protection

Always:

- Have a pre-construction meeting with the tree protection team
- Use the tree protection team to monitor tree protection during development
- Use the tree protection team to monitor tree protection during development
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SGN 2 Fencing protected trees

Always:

- Install protection before development starts
- Make sure protection is in place during the development
- Keep protection in place until there is no risk of damage to the tree
- Get the tree protection team to monitor tree protection during development

SGN 4 Pollution control

Always:

- Keep tree protection away from trees

SGN 7 Excavating in RPAs

Always:

- Use the tree protection team to monitor tree protection during excavation
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SGN 9 Installing/upgrading surfacing in RPAs

Always:

- Use the tree protection team to monitor tree protection during surfacing
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SGN 11 Installing services in RPAs

Always:

- Use the tree protection team to monitor tree protection during service installation
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SGN 12 Landscaping in RPAs

Always:

- Use the tree protection team to monitor tree protection during landscaping
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How to use plan

1. This plan shows the location of all trees on the site and the boundaries of the RPAs. It also shows the location of all services and the boundaries of the RPAs.

2. The RPAs are defined by the boundaries of the RPAs. The RPAs are defined by the boundaries of the RPAs.

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15 OLD VICARAGE FIELD, TURNERS HILL: DESIGN AND ACCESS STATEMENT

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).

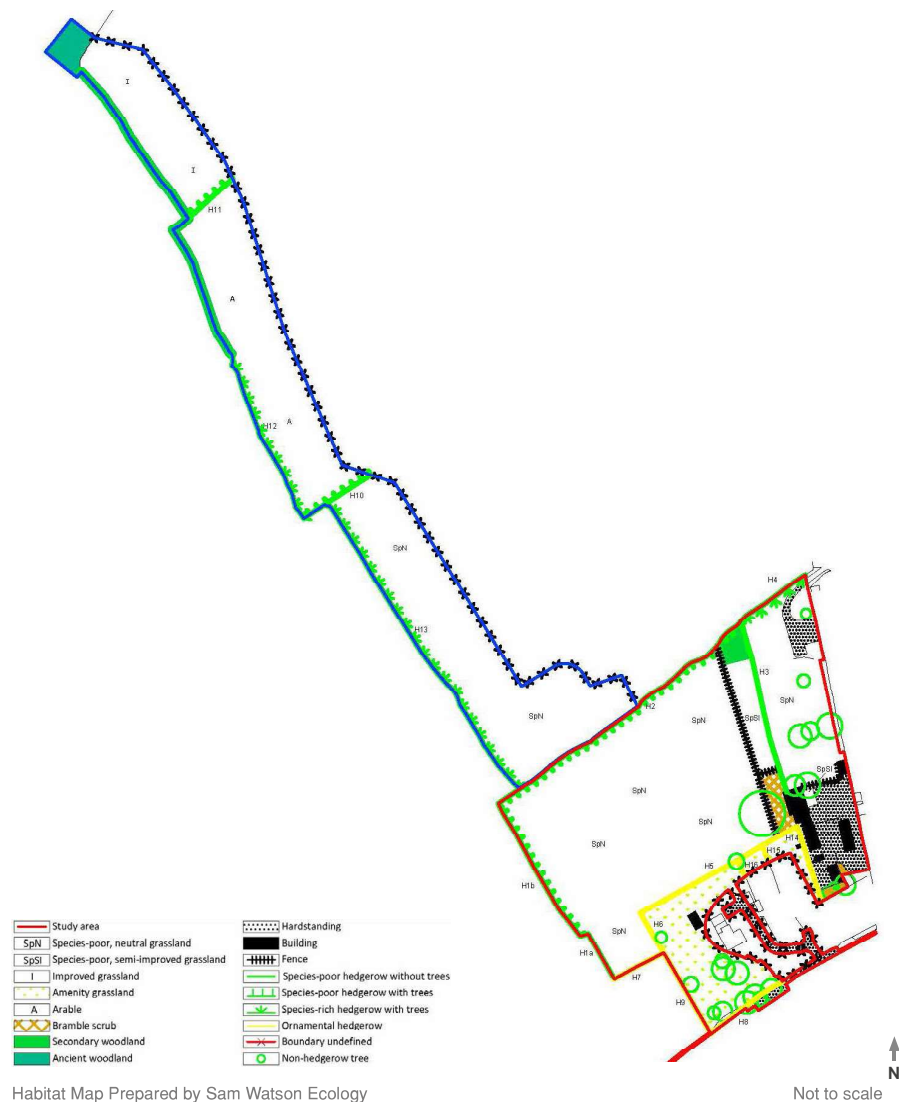
Designations Summary

- » 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]

- 1. 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.
- 2. 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.
- 3. 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.
- 4. Movement** – Movement to and from the site as well as within and around the site ensures good accessibility and connection. Visibility plays are built into the design ensuring the safe movement of vehicles around the site as well as to and from Church Road.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.

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Old Vicarage Field, Turners Hill

Design