



Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Date: 9 April 2025
Our ref: 02157

For the attention of: Planning Department, planninginfo@midsussex.gov.uk

Application ref: DM/25/0014
Location: Land West Of Turners Hill Road And South Of Huntsland
Turners Hill Road Crawley Down West Sussex
Proposal/Description: Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 200 dwellings, and associated infrastructure including new access points off of Turners Hill Road with associated spine roads and car and cycle parking; the provision of open space and associated play facilities; utilities infrastructure, surface water drainage features, and associated features, on land west of Turners Hill Road and south of Huntsland, Crawley Down, West Sussex. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'

Thank you for reconsulting with Place Services on the above Outline planning application.

Review of the proposal/submitted information:

We welcome the Landscape Character (Section 2.0) justifications made within the submitted LVA Addendum and the inclusion of revisions to the assessed effects outlined in Table C-4. We also recognise that any other differences in judgement are a difference of opinion and are not deemed substantial.

In the context of Visual Effects, additional notes are provided for Viewpoints 2 and 3a within Table D-2 with no amendments to the assessed impacts.

We welcome the inclusion of a wider vegetated buffer to mitigate views represented by Viewpoints 7 and 8 on the western boundary. This has been demonstrated by the inclusion of Para 21/22 in the LVA Addendum and the Summary of Key Changes plan (Dwg no. SK001-03).

We also welcome that the LVA Addendum addresses our recommendations through amendments to the submitted Illustrative Masterplan or through acknowledgement that these will be considered at the Reserved Matters stage, as has been outlined in Para 23 of the LVA Addendum.

Overall, we welcome the information submitted within the LVA Addendum (21st March 2025).

Please do not hesitate to contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: landscape@essex.gov.uk

Place Services provide landscape advice on behalf of Mid Sussex District Council.

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.