



Landscape and Visual Appraisal

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

Wates Developments Ltd.

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Basis of Report

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1.0 Introduction

1.1 Objectives of the Report

1. This Landscape and Visual Appraisal (LVA) has been prepared on behalf of Wates Developments Limited (Wates) by SLR Consulting Limited (SLR).
2. It accompanies an application for the development described as follows:

'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.'

3. The findings of this appraisal have been based upon the illustrative masterplans and the proposed parameter plans prepared by Mosaic Ltd.
4. In accordance with best practice, SLR has worked with the wider design team to help shape the proposed masterplan for the development in order to reduce landscape and visual effects and to provide mitigation which is appropriate in the local context.
5. The main objectives of this report are to identify the potential landscape and visual effects of the proposed development on both the application site itself and its wider context. This report is not seeking to identify significant effects, however the appraisal follows the same format as an LVIA and important planning considerations are identified.

1.2 Methodology

6. This appraisal has been carried out by an experienced Chartered Landscape Architect in accordance with the recommendations of the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3, produced by the Landscape Institute and Institute of Environmental Management and Assessment) and TGN 02/21. The full methodology is provided in Appendix A.
7. The appraisal is based upon a desk top assessment of relevant plans, guidance and character assessments, as well as several site assessments carried out since May 2019. The most recent visits being during both the winter and summer months between March 2024 and December 2024.
8. Landscape, as defined in the European Landscape Convention, is '*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*', (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside. Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development.
9. It is important to note that it is best practice in landscape and visual appraisal to conclude that the introduction of built form to a green field site will result in negative landscape and visual effects. However, notwithstanding this, it is possible that good design of the proposed building and landscaping could still create successful places with attractive



scenic qualities. It is therefore important to consider placemaking and design alongside the conclusions of the LVA, and this is addressed at section 3.0 of this report.

1.3 Study Area

10. The Comprehensive Location Plan (Mosaic Drawing 1314_006) contains land to the north and south of Huntsland. The appraisal refers to fields within this area. The Landscape and Visual Appraisal Study Area (which is larger than the potential area of visibility for the purposes of providing landscape context) is illustrated on drawings CD-1.1 to CD-1.2.
11. The Zone of Theoretical Visibility (ZTV, drawing CD-1.3) illustrates that, even in a worst-case assessment of visibility, the visual effects of the proposed development would be largely focused upon the site itself and its immediate context, and consequently the selection of potential landscape and visual receptors reflects this localised nature of effects.



2.0 Planning Context

2.1 National Policy: National Planning Policy Framework (NPPF, December 2024)

12. Paragraph 11 sets out the fundamental principle of this document: that there is a presumption in favour of sustainable development. All development that is in accordance with the development plan should be approved *'without delay'* and that *'where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date'* permission should be granted for development *'unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.'*
13. In relation to landscape, the NPPF defines sustainability as including the protection and enhancement of the *'natural, built and historic environment'* (paragraph 8).
14. Paragraph 96 states that *'planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which (inter alia) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with ...'* Paragraph 96 also advocates the creation of *'well-designed, clear and legible pedestrian and cycle routes, and high quality public space'*, as well as *'safe and accessible green infrastructure'* and *'layouts that encourage walking and cycling'*.
15. Paragraph 105 relates to rights of way and access, stating that these should be *'protected and enhanced'*. It is noted that better facilities should be provided for users of rights of way, for example by *'adding links to existing rights of way including National Trails'*.
16. Paragraph 131 also states that *'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve'*.
17. Paragraph 135 states that developments should (at point b) be *'visually attractive as a result of good architecture, layout and appropriate and effective landscaping'* and at (c), be *'sympathetic to local character and history, including the surrounding built environment and landscape setting'*, whilst also at (d) *'establish or maintain a strong sense of place'*.
18. Paragraph 136 states that *'Trees make an important contribution to the character and quality of urban environments'* and notes that *'Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible'*.
19. Paragraph 187 (a) of the NPPF states that the planning system, *'should contribute to and enhance the natural and local environment by [inter alia] ...protecting and enhancing valued landscapes'* and (b) by *'recognising the intrinsic character and beauty of the countryside'*.
20. Paragraph 188 states that the planning system should *'distinguish between the hierarchy of international, national and locally designated sites'*.



2.2 Designations

21. The site is not within any National designations for valued landscapes, such as National Landscapes or National Parks.
22. The nearest landscape-related designations are summarised below and illustrated on Figure CD-1.1.
23. The High Weald National Landscape (previously referred to as an Area of Outstanding Natural Beauty) is located broadly south of the site, approximately 1.5km distant at its closest point.
24. Worth Way Country Park, following the route of Worth Way (Long Distance Path and National Cycle Route) lies adjacent to the southern boundary of the site.
25. Front Wood and Wallage Wood are areas of Ancient Woodland which abut the site's eastern and western boundaries. Wallage Wood extends into the site. Other areas of ancient woodland are located within the vicinity of the site. They include Bushy Wood, Pescotts Wood, Winns Wood and Kiln Wood to the north.
26. The nearest Conservation Area is at Turners Hill, approximately 1.2km to the south.
27. There are no Listed Buildings within, or immediately adjacent to, the site. Various Grade II listed buildings are scattered through Crawley Down to the east including Westlands, Heatherwood South and Heatherwood West (Formerly Oaklawn), East Cottage Farthings, Leigh Wood and Lemon Meadow Yew Tree Cottage. Rowfant House is a Grade II* listed building located approximately 980m west of the site.
28. The Church of St Leonard is a Grade II Listed Building which is visible in views out from the site. It is located at Turners Hill on the boundary of the High Weald National Landscape, approximately 1.5km south of the site.
29. Warren furnace is a scheduled monument located approximately 1.6km northeast of the site and a Moated site west of Avenue Wood, Felbridge is a scheduled monument located approximately 2.7km northeast of the site;
30. The Tandridge section of the London Green Belt is located approximately 1.5km to the north of the site.
31. Gravetye Manor is a Grade II* Listed Park and Garden located over 2.5km to the south west of the site.
32. Public Rights of Way (PRoW) within the surrounding area include:
 33. Footpath WOR/33W/1 runs east to west along Huntsland adjacent to the northern boundary of the site. It connects with Footpath WOR/34W/1 running adjacent to the western boundary and Footpath WOR32W/1 which extends to the west.
 34. Footpath WOR/35W/1 is located to the west and north of the site running through Bushy Wood and Wins Wood.
 35. Footpath WOR/29W/1 is located approximately 230m west of the site at its closest point and provides connectivity with the surrounding PRoW in the countryside broadly west of the site.



36. The Sussex Border Path and Worth Way is a Long Distance Trail running in an east west direction broadly parallel to, but outside of, the southern boundary of the site.
37. National Cycle Route 21 follows the route of Worth Way/ Sussex Border Path broadly parallel to, but outside of, the southern boundary of the site.
38. The Built up Area Boundary of Crawley Down is defined by the Mid Sussex District Plan (March 2018) and abuts the site along its eastern boundary at Turners Hill Road.
39. Consequently, the site is located within an area designated for the Protection and Enhancement of Countryside.
40. The southern reaches of the site fall within the 7km zone of influence of the Ashdown Forest Special Protection Area.
41. There are several Open Spaces within Crawley Down, the closest (as identified in the Crawley Down Neighbourhood Plan, Jan 2016) being that associated with the Worth Way along the southern boundary of the site; the allotments, King Georges Field and the Cricket Ground to the east of Turners Hill Road.

2.3 The Development Plan

42. The Development Plan for the application site comprises the following documents:
 - Mid Sussex District Plan 2014-2031 (March 2018);
 - Small Scale Housing Development Plan Document (April 2008);
 - Saved policies from the Mid Sussex Local Plan (May 2004);
 - Crawley down Neighbourhood Plan (September 2016); and
 - Mid Sussex Site Allocations DPD (June 2022).
43. Mid Sussex District Council is currently in the process of reviewing and updating the District Plan. Consultation on the draft District Plan (2021 – 2039) (Reg 19) has concluded and the Plan was submitted for Examination on the 8th July 2024. Stage 1 hearings took place in October 2024. Stage 2 hearings are expected to take place in spring 2025. As it is likely that changes to this plan may still occur, very limited weight is given to this document. However, for completeness, it has been referred to within this section.

2.3.1 Mid Sussex District Plan 2014-2031 (March 2018)

44. The District Plan covers the period up to 2031 and replaces the majority of the Mid Sussex Local Plan adopted in 2004. Those policies relevant to both the site and landscape have been set out below.
45. Policy DP12 Protection and Enhancement of Countryside states that '*The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside... provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*
 - *it is necessary for the purposes of agriculture; or*
 - *it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.*



...The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character’.

46. Policy DP15 New Homes in the Countryside states that *‘Provided that they would not be in conflict with Policy DP12, new homes in the countryside will be permitted where special justification exists’*. Special justification is defined as:

- *‘Where accommodation is essential to enable agricultural, forestry and certain other full time rural workers to live at, or in the immediate vicinity of, their place of work; or*
- *In the case of new isolated homes in the countryside, where the design of the dwelling is of exceptional quality and it enhances its immediate setting and is sensitive to the character of the area; or*
- *Affordable housing in accordance with Policy DP32: Rural Exception Sites; or*
- *The proposed development meets the requirements of Policy DP6: Settlement Hierarchy’.*

47. Policy DP16: High Weald Area of Outstanding Natural Beauty seeks to conserve and enhance the natural beauty of the designation. In relation to development close to the designation the policy also states that *‘development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design’.*

48. Policy DP22 Rights of Way and other Recreational Routes states that *‘Rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring development does not result in the loss of or does not adversely affect a right of way or other recreational routes unless a new route is provided which is of at least an equivalent value and which does not sever important routes. Access to the countryside will be encouraged by:*

- *Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes;*
- *Supporting the provision of additional routes within and between settlements that contribute to providing a joined up network of routes where possible; and*
- *Where appropriate, encouraging making new or existing rights of way multi-functional to allow for benefits for a range of users. (Note: ‘multi-functional will generally mean able to be used by walkers, cyclists and horse-riders’).*

49. Policy DP26 Character and Design states that *“All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and ‘the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:*

- *‘is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*



- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
 - *protects open spaces, trees and gardens that contribute to the character of the area;*
 - *protects valued townscapes and the separate identity and character of towns and villages;*
 - *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
 - *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
 - *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
 - *positively addresses sustainability considerations in the layout and the building design;*
 - *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element; and*
 - *optimises the potential of the site to accommodate development’.*
50. Policy DP37 Trees, Woodland and Hedgerows states that *‘The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting’.*
51. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.
52. Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.
53. Trees, woodland and hedgerows will be protected and enhanced by ensuring development:
- *‘incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme;*
 - *prevents damage to root systems and takes account of expected future growth;*
 - *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management;*
 - *has appropriate protection measures throughout the development process;*
 - *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change;*
 - *does not sever ecological corridors created by these assets’.*



2.3.2 The Submission Draft Mid Sussex District Plan (Regulation 19) (December 2023)

54. Policy DPN3 Green and Blue Infrastructure states that *'The protection of existing and provision of new green and blue infrastructure will be supported because it delivers a range of environmental, social and economic benefits including resilience to the effects of climate change, positive health and wellbeing effects, active travel opportunities, nature-based solutions and supporting nature recovery'*.
55. Green and blue infrastructure assets, links and the overall multi-functional network will be protected and enhanced by ensuring development:
1. *'Responds to and incorporates existing on-site and off-site green and blue infrastructure into the development design and layout;*
 2. *Provides new green and blue infrastructure integrated into the development design;*
 3. *Contributes to the wider green and blue infrastructure network by taking opportunities to improve, enhance, manage and restore green and blue infrastructure, and providing and reinforcing links to existing green and blue infrastructure including outside the development's boundaries to develop a connected network of multi-functional greenspace, including incorporating opportunities to contribute to strategic green and blue infrastructure';*
56. Applicants will need to consider from the outset the landscape assets of the site and how they may be used to create part of a coherent landscape structure that links to existing and proposed landscapes to form open space networks whenever possible, revealing existing landscape features.
57. Green and blue infrastructure design will be expected to demonstrate through a green and blue infrastructure masterplan and statement that opportunities have been taken to:
6. *Support health and wellbeing by providing access to green space, nature and rights of way; and*
 7. *Foster and improve understanding of green and blue infrastructure including natural greenspace and nature conservation features'.*
58. Policy DPN4 Trees, Woodland and Hedgerows states that *'Trees, woodland and hedgerows will be protected because they are valuable natural capital assets including for biodiversity, nature recovery, green infrastructure, health and wellbeing, and increasing resilience to the effects of climate change.*
59. *The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting.*
60. *Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/or that have landscape, historic or wildlife importance, will not normally be permitted.*
61. *The value of trees, woodland and hedgerows individually and cumulatively in providing connectivity and continuity across the landscape and a network for nature recovery will be taken into account so that habitat fragmentation, particularly of large and extensive woodland areas, is minimised.*



62. *Proposals for new trees, woodland and hedgerows must be of suitable species, usually native and from local or UK sourced stock, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows must be of a size and species that will achieve this purpose’.*
63. *‘Trees, woodland and hedgerows will be protected and enhanced by ensuring development:*
1. *Retains and incorporates existing trees, woodland and hedgerows, including along the boundaries, into the design of new development and its landscape scheme.*
 2. *Is orientated to have a positive edge to these features and the wider countryside.*
 3. *Is designed to avoid the overshadowing of residential gardens which can lead to pressure for the removal of trees.*
 4. *Prevents damage to root systems and takes account of expected future growth through respecting the root protection area.*
 5. *Has appropriate protection measures throughout the development and construction process.*
 6. *Secures appropriate long-term management and stewardship arrangements.*
 7. *Where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management and stewardship.*
 8. *Takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change.*
 9. *Does not sever ecological corridors created by these assets and makes a positive contribution to the local nature recovery network and green infrastructure network’.*
64. *‘Developments should integrate street trees and other urban greening measures into new streets and open spaces, and tree-lined streets will be encouraged. Appropriate species must be selected ensuring tree roots have sufficient space to support healthy, long-lived trees. Appropriate long-term management and stewardship arrangements will need to be in place and secured by planning conditions and/or planning obligations’.*
65. Policies DPC1 and DPC 2 provide policy on the Protection and Enhancement of the Countryside and Preventing Coalescence. DPC1 states that *‘Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the district including not adversely affecting the environmental and social benefits that the countryside delivers,..’* DPC 2 states *‘The individual towns and villages in the district each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next’.*
66. Policy DPB1 Character and Design states that *‘all new development must be of high quality and must respond appropriately to its context, be inclusive and prioritise sustainability. This includes the design and layout of new buildings and streets, alterations to existing buildings and the design of surrounding spaces’.*
67. *‘All development proposals will be required to demonstrate all of the following, to ensure that development:*



1. *Reflects the distinctive character of the towns and villages and protects their separate identity, heritage assets and valued townscapes.*
 2. *Creates a sense of place while addressing the character and scale of the surrounding buildings and landscape through the consideration of the scheme's design, layout, size, scale, height, massing, spacing, orientation, views, materials and relationship with the public realm'.*
68. Policy DPA9 Land to west of Turners Hill Road, Crawley Down is a proposed housing allocation for 350 dwellings which covers the same area as the land on the Mosaic Comprehensive Site Location Plan. The draft policy states that any proposed development would have to (inter alia):
3. *'Address any impacts associated with Ancient Woodland (on and adjacent to the site) including Front Wood, Wallage Wood, Wallage Lodge Shaw, Bushy Wood, Pescotts Wood (east and west parcels), which will be excluded from development.*
 4. *Provide a woodland buffer to existing vegetation along the southern boundary and set development back from the Worth Way to mitigate potential visual impact to the route and help enhance its setting.*
 5. *Provide a 5m landscape buffer to existing hedgerows.*
 6. *Integrate and enhance the existing PRowWs within the site and retain the character of PRowWs that border the site.*
 10. *Avoid development in the most sensitive areas, including the central ridge.*
 11. *Provide a country park in southern part of site and along western boundary linking the north and south parts of the site. It meets the requirements of other relevant development plan policies.*
 12. *Meet the requirements of other relevant development plan policies'.*



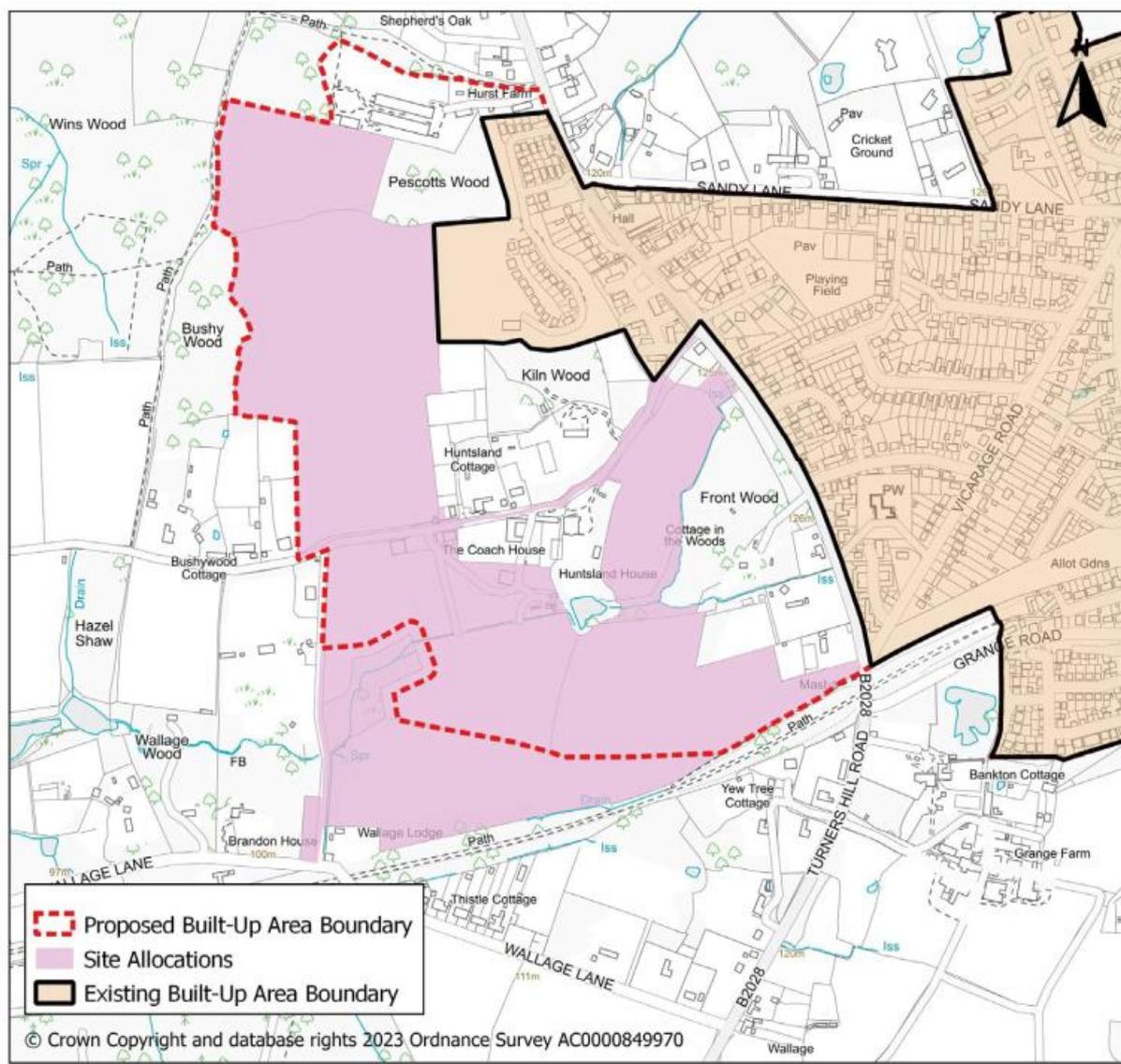


Plate 1: DPA 9 (The Submission Draft Mid Sussex District Plan (Reg 19)(Dec 2023)

69. Policy DPI5 Open Space, Sport and Recreational Facilities requires ‘*The provision of new, improved and/or enhanced open space, leisure, sport and recreational facilities (including allotments) to support healthy lifestyles in accordance with the strategic aims of the Playing Pitch Study, and other relevant studies as they are published and/or updated, will be supported where it meets the requirements of other relevant development plan policies. The design of open space and public realm should accord with the Mid Sussex Design Guide SPD.*

2.3.3 Crawley Down— Neighbourhood Plan (September 2016)

70. The Crawley Down Neighbourhood Plan was adopted in January 2016. This document sets out the vision for Crawley Down noting it as ‘*a thriving and attractive village community set in unspoilt and accessible countryside that provides an excellent quality of life for residents, visitors, and those who work in, or travel through, the area.*’ The neighbourhood plan sets out 11 policies which aim to ensure that new development will be sustainable and in accordance with the vision.



71. Policy CDNP05: Control of New Developments provides criteria for granting planning permission for new residential developments including (but not restricted to):

a) 'The scale height and form fit unobtrusively with the surrounding buildings and the character of the area or street scene and where appropriate, special regard should be had to sustaining and enhancing the setting and features of heritage assets and the Areas of Townscape Character.'

e) Open green spaces are provided in accordance with the Local Plan standard provisions. Where practical open spaces should provide linkage/connection to elements of the local footpath network'.

72. Policy CDNP08: Prevention of Coalescence requires that '*Development outside the village boundary will only be permitted if it can be demonstrated that:*

'It does not detract significantly from the openness and character of the landscape.

It does not contribute to 'ribbon development' along the roads or paths linking the village to neighbouring settlements of Copthorne, Felbridge, Turners Hill and Crawley.

It does not significantly reduce the gaps between the village and neighbouring settlements of Copthorne, Felbridge, Turners Hill and Crawley.'

73. Policy CDNP09: Protect and Enhance Biodiversity requires that new developments protect designated sites, protected species, ancient or species rich hedgerows, shaws, grasslands and woodlands through provision of buffers and that new developments provide appropriate planting of new native trees and hedges.

74. Policy CDNP11: Ashdown Forest Special Area of Conservation (SAC) and Special Protection Area (SPA) notes that '*Large schemes proposed adjacent or close to the boundary of the 7km zone of influence may require mitigation. Such proposals for development will be dealt with on a case-by-case basis'.*

75. Proposal 03 of the Neighbourhood Plan: Enhancement of Green Infrastructure proposes the implementation of a green infrastructure strategy that will deliver a combination of new and improved assets. These are to be secured through the development and improvement of land and support to village organisations. The assets include: a) Additional varied sports facilities; b) Natural open spaces; c) Informal recreational areas; d) Street tree planting; e) Sites of interest for nature conservation; f) Further Allotments or community gardens and g) Additional Play areas. The management of all new assets will be integrated with those currently existing in the ownership of the Parish Council. The use of site-specific management arrangements will be discouraged.

2.4 Setting of the High Weald National Landscape

76. To determine whether the site is within the setting of the High Weald National Landscape (formerly known as an Area of Outstanding Natural Beauty) the following policy and guidance has been reviewed:

1. Paragraph 189 within the 2024 NPPF states that '*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be*



sensitively located and designed to avoid or minimise adverse impacts on the designated areas’.

2. Paragraph 5(13) within the Technical Guidance Note LITGN-2021-01 (August 2024) states that *‘It should be noted that the setting of protected landscapes is generally created in policy and is not a designation (or a receptor) in its own right (unlike the settings of heritage assets). The extent of the setting of a designated landscape for LVIA purposes is not geographically defined and will vary with the nature of the development proposed. In LVIA, the question would remain whether changes in the setting (i.e. the landscape nearby but outside the designated area) would affect the designated landscape in terms of effects on its special qualities and, if so, to what degree. For example, a major development close to a designated landscape could generate noise, lighting and visual impacts that could erode the tranquillity, dark skies, and scenic quality of views’.*
3. Within the Mid Sussex District Plan 2014 – 2031 Policy DP16: High Weald Area of Outstanding Natural Beauty states that *‘the setting of the High Weald AONB is also important as landscapes connect ecologically, economically and socially. In particular, the views into and out of the AONB may be affected by activities outside of the designated area’.* Whilst this doesn’t provide clear guidance on how to determine the setting on the National Landscape it does indicate that visibility is a key consideration.
4. The High Weald AONB Management Plan 2024 - 2029 provides guidance on defining the setting of the National Landscape. The paragraph titled ‘AONB setting’ states that *‘The term ‘setting’ is used to refer to areas outside the National Landscape where development and other activities may affect land within a National Landscape. Its extent will vary depending upon the issues considered, however, due to the high synergy in character between the National Landscape boundary and the wider High Weald National Character Area (NCA), land within the NCA should be considered as falling within the setting of the National Landscape’.* The Management Plan also refers to Core Character Components of the High Wealds which include *‘intrinsically dark at night with our own galaxy visible’* and *‘the notion of a quintessential English pastoral landscape, intimacy of scale, a sense of history and timelessness; rurality and tranquillity; glimpsed long views; freedom to explore and make connections with the natural world, and a rich legacy of features and ideas left by writers, poets and gardeners inspired by the landscape’.*
77. Both paragraph 189 of the NPPF and paragraph 5(13) within the GLVIA3 Notes and Clarifications indicate that the extent of the setting of the National Landscape (former AONB) is largely defined by the scale and nature of the proposed development. For instance, a larger or more anomalous development close to the National Landscape may have more potential to affect the special qualities of the National Landscape compared to a smaller development that is already characteristic of the landscape.
78. The proposed residential development would extend the existing settlement pattern into the countryside to the west of the village of Crawley Down. It is located 1.5km to the north and north east of the boundary of the High Weald National landscape.
79. The ZTV in drawing CS-1.3 illustrates that there is very little opportunity for visibility of the proposals within the designation with the Turners Hill ridge restricting views from public rights of way within the National Landscape. Site visits in winter months have confirmed that views from the Turners Hill Ridge are from outside of the designated landscape (refer to View 15). Consequently, it would be unlikely that the proposed development would have any substantive negative effects on the special qualities of the National Landscape. On this basis it can be concluded that the site is not within the setting of the National Landscape.



80. In response to Policy DP16 of the Mid Sussex District Plan 2014 – 2031, the site survey found that there was no intervisibility between the National Landscape and the site due to the intervening vegetation and landform. Given that the site is 1.5km away from the National Landscape, it has been found that they also do not '*connect ecologically, economically and socially*'. Therefore, on this basis, the site does not form part of the setting of the High Weald National Landscape.
81. However, the AONB Management Plan has effectively provided an additional test for defining the setting of the National Landscape, by stating that , '*land within the NCA [122] should be considered as falling within the setting of the National Landscape*'. On this basis, given that the site is located within NCA 122 (High Weald), it could then be perceived as forming part of the setting of the High Weald. However, such a pre-defined boundary to the setting of the designation clearly contradicts the latest guidance in LITGN 2024-01 (which was written after the Management Plan) and also does not flow logically from paragraph 189 of the NPPF, nor the first part of the definition of setting in the AONB Management Plan. Therefore, when reviewing this guidance as a whole it has been determined that the proposals would not have any notable, adverse impact on the Special Qualities of the National Landscape, and consequently the site does not form part of the setting of the designation.

2.5 Relevant Planning History

82. The site has not been subject to any previous planning applications.
83. A planning application (refs DM/15/3979 and DM/15/3614) for a residential development comprising 44 dwellings 250m to the north of the site was submitted in 2019. It was granted on appeal in January 2020.
84. In allowing the appeal the Inspector concluded (at para 323) that '*...when the proposals are viewed in the context of the wider, surrounding area it is my conclusion that a well-designed, high quality and well-landscaped development, such as could be achieved by either application scheme, would not have an unacceptably adverse impact in character or appearance terms, especially as open, undeveloped land would still exist to the west. As such I find no conflict with the first criterion of CDNP policy CDNP08, which requires development outside the village boundary to not detract significantly from the openness and character of the landscape*'.
85. This development has since been completed and forms part of the baseline. It is hereafter referred to as Wychwood Place. It extends the Crawley Down settlement edge west of Turner's Hill Road to the north east of the site.
86. There are no other planning applications within the study area, both recent and current, which would alter the site's landscape and visual context.

2.6 Summary of Planning Context

87. In summary, the site does not lie within any national or local designations. It falls within the countryside west of Crawley Down. It is not allocated for development within the current Local Plan but is allocated as a housing site within the emerging Mid Sussex District Plan Review 2021 – 2039 (Regulation 19) for 350 dwellings within the site, under draft policy DPA9.
88. Public footpaths run adjacent to its northern and western boundaries and connect to the surrounding PRow network. A long distance route and Country Park (Worth Way) is



located to the south of the site. There are areas of Ancient Woodland within the site and on its boundaries.

89. The site has not been subject to any previous planning applications within the site. Wychwood Place presents a recent extension of the settlement edge of Crawley Down, to the north-east of the site and forms part of the existing baseline.
90. The High Weald National Landscape is approximately 1.5km to the south and south-west of the site. Whilst views to the site are possible from the ridge forming the National Landscape's northern boundary, there is no visibility to the site (or the proposed development) from within the designated landscape itself.
91. The site would not affect physical or ecological connections to the National Landscape. It is concluded that the site does not form part of the setting of this National Landscape.
92. Mature vegetation (including ancient woodland, mature hedgerows and veteran trees), the undulating topography and public rights of way associated with its countryside setting have informed the wording of the draft allocation for the site and the land to the north. The proposals will need to consider relevant National, Local and Neighbourhood policy in this regard and the LVA which follows seeks to address the wording and objectives of all adopted and relevant emerging policies.



3.0 Aspects of the Development which have the Potential to Cause Landscape and Visual Effects

3.1 Introduction

93. The Illustrative landscape masterplan (drawing reference CD-1.6) illustrates one potential form of the proposed development within the context of emerging allocation DPA9. The parameter plans for the application define the proposed extent of development, building heights, densities and green infrastructure.

94. The application includes the following elements that are of particular relevance to this appraisal:

- 200 new homes, 30% of which are proposed as affordable;
- Two vehicular accesses from Turners Hill Road. One south of Huntsland Lodge and one north of the Worth Way Country Park;
- The existing public footpath AW33 along Huntsland will be retained;
- A new pedestrian and cycle link will offer north south connectivity between the application site and the remainder of the allocation to the north of Huntsland;
- Countryside Open Space to the south adjacent to, and directly accessible from, the existing public rights of way network;
- Two Local Equipped Areas of Play;
- Local Areas of Play offering doorstep play provision;
- Native structure planting to reinforce the sense of enclosure along existing public rights of way both within, and adjacent to the site;
- Provision of landscape buffers, especially along the central ridge (immediately north and south of public footpath AW33, Huntsland) and along the site's boundaries where adjacent to the existing settlement edge and individual dwellings;
- Provision of natural and semi-natural space to ensure retention, protection and enhancement of existing (including ancient) woodland, trees, shrubs and hedgerows (min 5m buffer) around the edges of, and within, the application site;
- Provision of 15m buffers to ancient woodland within, and adjacent to, the site; and
- Provision of amenity green space within the built-up area and to provide recreational facilities for all age groups.

95. SLR's landscape architects have worked closely with Mosaic Ltd. on the illustrative masterplan and parameter plans, advising for example on the overall placing, height and density of the development, the form and character of green spaces, and the treatment of the site's boundaries.

96. The following sections identify the main aspects of the development which have potential to cause landscape and visual effects.

3.2 Location and Extent

97. The site occupies a total of 20.05ha.



98. The northern boundary abuts, but excludes, Huntsland (which contains AW33) and the grounds of Huntsland Barn, Primrose Lodge, the Coach House and Huntsland House. The eastern boundary extends to Turners Hill Road. It abuts Front Wood and the grounds of properties Winch Well and Minors at Turners Hill Road.
99. The southern boundary extends to the Worth Way Country Park (containing the Worth Way and Sussex Border Path).
100. The western boundary butts, but excludes, the southern arm of Huntsland where it connects with Wallage Lane. The lane provides access to the properties of Orchards, Orchards Cottage and Shenley whose boundaries abut the lane which is enclosed by a mature managed hedgerow with trees. The south western boundary abuts the boundary to the grounds of Wallage Lodge which are open to the lower reaches of the site.
101. The fields are distinctively undulating, dropping from 127m AOD (Above Ordnance Datum) along the eastern boundary with Turners Hill Road and 120m along the northern boundary AW33 to 100m AOD within the central and south western low points adjacent to Wallage Wood and Wallage Lodge.
102. Wallage Wood is an area of ancient woodland which extends into the western parts of the site. Front Wood is an area of ancient woodland which abuts the site's eastern boundaries.

3.3 Height and Density

103. The majority of the proposed dwellings, would be 2-storey with occasional 2.5 storey elements to allow for an interesting and varied built form.

3.4 Access

104. Vehicular access would be from Turners Hill Road, south of Huntsland and immediately north of the Worth Way.
105. The existing public footpath 33W along Huntsland (outside of the site) will be retained.
106. A new pedestrian and cycle link will offer north south connectivity between the application site and the remainder of the allocation to the north / south of Huntsland.

3.5 Lighting

107. Lighting within the new housing would respond to the existing settlement edge at Wychwood Place. Lighting within the Countryside Open Space and natural and semi-natural space (which generally forms the buffers to retained woodland and hedgerows) would be kept to a minimum and limited to low level lighting to key pedestrian / cycle links.

3.6 Proposed Mitigation

108. Landscape mitigation is incorporated into the scheme proposals as shown on the Illustrative Landscape Masterplan (CD-1.6). In summary these mitigation measures would include:
 - Wherever possible, existing vegetation along the site's boundaries and within the site would be retained, and reinforced where necessary;



- Native woodland planting would be proposed along the site's western and southern boundaries to reduce the effects on views from residents overlooking the site and from users of the adjacent rights of way;
- Additional planting in the form of native shrubs, orchard trees, street trees, species-rich grassland and ornamental planting would be proposed across the site to help integrate the development, enhance the landscape and soften landscape and visual effects;
- Both retaining and enhancing existing vegetation, and proposing these various types of planting within the site, would adhere to the West Sussex and Mid-Sussex land management guidance for the character areas that the site is located within;
- Built form would be exempt from the south facing slopes of the central ridge in F3 to the south of 33W and Huntsland to help contain the proposed development and reduce visual effects; and
- Housing heights and densities have been selected to reflect the existing developments within Crawley Down and at Wychwood Place; ensuring they are appropriate for this sensitive landscape and limiting landscape and visual effects.

3.7 Response to Draft Allocation Policy Requirements of DPA 9

109. The scheme proposals respond to the draft policy requirements as follows:

- Appropriate buffers are provided to all woodland edges with a minimum of 15m for areas of Ancient Woodland to address any potential impacts (Policy requirement 2);
- Minimum 5m landscape buffers are provided to all retained hedgerows (Policy requirement 5);
- The character of the existing rights of way adjacent to the site boundaries (33W, 34W and the Worth Way) will be retained. Their sense of enclosure from adjacent hedgerows and trees belts will be reinforced through new native structure planting within the Countryside Open Space. Pedestrian connections will be provided from footpath 32W into the Countryside open space (in fields 3 and 7), providing recreational walking routes and a means to access the homes at land south of Huntsland. A further short connection is proposed into field 5 from Huntsland. This is in addition to an existing connection to Wychwood Green, which will in turn lead to the vehicular access into land north of Huntsland. (Policy requirements 6 and 8);
- A north-south cycle route will connect Worth Way south of the site and Hurst Farm in the north, crossing, and enabling pedestrian access to, Huntsland. A new access (in the form of a pedestrian / cycle route) will provide connectivity from footpath 33W to Turners Hill Road. This will form part of the wider connectivity to the remainder of the land within DPA9 and to DPA 10 to the north (Policy requirements 6 and 8);
- Connections will be provided along the site's northern, western and southern boundaries. (Policy requirement 6);
- The sense of enclosure (of existing rights of way) from adjacent woodland edges, hedgerows and trees belts will be reinforced through new native structure planting both within the Countryside Open Space and within the Natural and Semi-Natural Space.
- Development has been avoided from the most sensitive area of the site, namely the south facing ridge within Field 3 (Policy requirement 10);



- An area of Countryside Open Space is provided within the south western parts of the site extending to the Worth Way Country Park (Policy requirement 11).



4.0 Potential Landscape Effects

4.1 Introduction

110. The following landscape assessment is based upon both a desk-top assessment of existing character assessments and plans as well as site-based assessments carried out in the summer and winter months of 2024. In accordance with GLVIA3 the main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character), which have the potential to be affected by the proposed development have been identified and their sensitivity to the proposed development has been assessed by considering their value and susceptibility. The magnitude of change which would occur for each of these receptors has then been assessed primarily by determining the size and scale of change, but also based upon the geographical extent of that change, and its duration and reversibility.
111. By combining the sensitivity of receptors and the magnitude of effect the potential level of landscape effect has been assessed. Effects which are assessed as being major or major/moderate are assessed as being important planning considerations. Moderate effects are not generally considered to be important planning considerations, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances.
112. This section of the LVA provides the main analysis of potential landscape effects, but supporting assessment matrices are also included in Appendix D.

4.2 Existing Landscape Character Assessments

113. There is a nested series of existing character assessments which provide a useful context to the character of the site. Drawing CD-1.2 summarises the classification provided by these assessments, but further details of each are set out below.

4.2.1 National Landscape Character

Natural England National Character Areas (2014)

114. The site is located wholly within National Character Area (NCA) 122, the High Weald.
115. Characteristics of NCA 122 that are of particular relevance to the site include the following:
- *“A faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east-west...”;*
 - *A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridge top villages founded on trade and non-agricultural rural industries, with a dominance of timber-framed buildings with steep roofs often hipped or half-hipped, and an extremely high survival rate of farm buildings dating from the 17th century or earlier;*
 - *Ancient routeways in the form of ridge top roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wildflower rich verges and boundary banks. Church towers ... on the ridges are an important local landmark...;*
 - *An intimate, hidden and small scale landscape with glimpses of far-reaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber framed buildings anywhere in Europe...*



- *Strong feeling or remoteness due to very rural, wooded character. A great extent of interconnected ancient woods...;*
- *Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland;*
- *Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing; and*
- *A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle”.*

4.2.2 County Landscape Character

West Sussex Landscape Character Assessment (2005)

116. The Landscape Character Assessment of West Sussex is formed by Land Management Guidelines and ‘A Strategy for the West Sussex Landscape (October 2005)’. The strategy document was based on a Landscape Assessment of West Sussex published in 1995.
117. The Land Management Guidelines identify the site as falling within HW1: High Weald, this area is described as having “numerous gill streams [which] have carved out a landscape of twisting ridges and secluded valleys. The ancient, densely wooded landscape of the High Weald is seen to perfection in the area.” The key characteristics of HW1: High Weald relevant to the study area are extracted below:
- *‘Wooded, confined rural landscape of intimacy and complexity within the High Weald Area of Outstanding Natural Beauty (AONB).*
 - *Plateau, ridges and deep, secluded valleys cut by gill streams.*
 - *Long views over the Low Weald to the downs, particularly from the high Forest Ridge.*
 - *Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees.*
 - *Pattern of small, irregular-shaped assart fields, some larger fields and small pockets of remnant heathland.*
 - *Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland.*
 - *Dense network of twisting, deep lanes, droveways, tracks and footpaths.*
 - *Dispersed historic settlement pattern on high ridges, hilltops and high ground, the principal settlements East Grinstead and some expanded and smaller villages’.*
118. A number of Land Management Guidelines are included for HW1: High Weald, outlined below:
- *“Maintain and restore the historic pattern and fabric of the woodland and agricultural landscape for scenic, nature conservation and recreational purposes.*
 - *Avoid skyline development and ensure that any new development has a minimum impact on long and other views and is integrated within the landscape, paying particular attention to the siting of telecommunications masts.*
 - *Plan for long-term woodland regeneration, the planting of new broad-leaved woodlands, the appropriate management of existing woodland, and reduce rhododendron invasion and bracken cover in woodlands and on heathland.*



- *Extend existing woodland areas rather than creating new woodland features, reinforcing existing, distinctive landscape patterns.*
- *Plant trees in drifts and avoid straight lines running across the grain of the land.*
- *Increase tree cover in and around villages, agricultural and other development and on the rural urban fringe, along the approach roads to settlements, and along busy urban routes including within the Crawley–East Grinstead corridor.*
- *Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees and replant hedgerows where they have been lost.*
- *Conserve the landscape of the gills and sandrock crags, including wet woodland, and protect the nationally-rare sandrock plant and other communities associated with them.*
- *Seek to protect the tranquil and historic character of rural lanes and manage road verges to enhance their nature conservation value.*
- *Continue to maintain the natural setting of the Worth Way.*
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.'*

119. The county-wide landscape guidelines, as published in 'A Strategy for the West Sussex Landscape (November 2005)' provides an overall vision for the landscape of the High Weald, five strategic objectives and county-wide landscape guidelines. The strategy objectives are to:

1. *'ensure high quality new development which contributes to, and reinforces, landscape character;*
2. *conserve and enhance historic landscape character;*
3. *ensure the maintenance and renewal of the agricultural landscape*
4. *conserve and enhance semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features; and*
5. *promote and celebrate the value and variety of the West Sussex landscape.'*

A Strategy for the West Sussex Landscape (West Sussex County Council, October 2005)

120. This purpose of the Strategy is 'to protect and enhance the landscape of West Sussex as an asset for future generations.'

121. Specific reference to the High Weald is made at Section 2.0, setting out the County Council's vision for the landscape of the High Weald as follows:

'The characteristic mixture of highly distinctive and extensive woodlands, many of them ancient, including shaws and steep valley woodlands in the deep ghylls, is managed as a woodland resource and as wildlife habitats, with new plantings linking up once-isolated woodland features.

Distinctive characteristics such as sandstone outcrops, the pattern of small, irregular fields bounded by shaws, historic routeways and rural lanes, old iron working sites and hammer ponds, are protected and conserved.

The characteristic pattern of small fields is well-managed and is being maintained.



New development of high quality fits with the characteristic settlement pattern of scattered villages, hamlets and dispersed farmsteads.

The local distinctiveness of villages and their settings is evident, with a return to the greater availability and use of traditional local materials’.

4.2.3 District Landscape Character

A Landscape Character Assessment for Mid-Sussex (November 2005)

122. At a district scale the landscape within which the site is located is described within ‘A Landscape Character Assessment for Mid Sussex (November 2005)’. This document describes ten landscape character areas which are located within the district. The site remains within High Weald (Area 6) as described within the West Sussex Landscape Land Management Guidelines.

Mid Sussex Landscape Capacity Assessment (HDA, July 2007)

123. This study aims to assess the capacity of landscapes around settlements to accommodate residential development. The concept of assessing the capacity of a landscape to accommodate development is now somewhat dated, having been replaced by the Natural England Guidance on Landscape Sensitivity Assessment (2019). Nevertheless, this document makes judgements about landscape sensitivity and landscape value which are of relevance to this LVA.
124. The study area is included in Zone 2. The site is contained within parcel 03: Crawley Down Northern Fringe The parcel includes the landscape surrounding the village, north of the Worth Way.
125. Para 5.1.2 reads as follows: *‘In order to assess the sensitivity of the landscape to development, assumptions have been made as to the likely built form of any new development areas. It has been assumed that buildings would be largely 2 or 3 storeys in height with occasional landmark buildings of 4-5 storeys. There would be open space provision and a strong landscape framework with tree planting of appropriate scale, area and design to ensure that the development achieves a good fit in the landscape’.*
126. The landscape sensitivity of Parcel 03 is assessed as ‘substantial’: the second of the five categories. Reference is made to ‘substantial areas of woodland and intact hedgerows’ and ‘on sloping ground, sloping away to the north of Crawley Down’.
127. The landscape value is assessed as ‘slight’ the second lowest of the five categories. Reference it made to the ancient woodland.
128. The overall capacity for development is assessed as ‘Low/Medium’.
129. Of the 75 assessment parcels considered, 58 have a capacity lower than Parcel 03, and 4 sites have the same capacity as Parcel 03. Only 12 sites have a higher capacity than Parcel 03. Paragraph 5.2.2 states that *‘a low or negligible rating for landscape capacity indicates that development would have a significant effect on the character of the landscape as a whole and/or on the setting to the existing settlement or outstanding assets within the District’.* *‘A rating of Medium identifies a landscape character area with the capacity for limited development, in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.’*



Capacity of Mid Sussex District to Accommodate Development (LUC, June 2014)

130. The aim of this Study was also to assess the capacity of landscapes around settlements in the District to accommodate development, but the assessment covers additional areas and used slightly different criteria. The assessment scale for capacity judgements is also simplified, with only a five point scale (compared with the nine point scale in the 2007 assessment).
131. The application site remains part of assessment parcel 03 Crawley Down Northern Fringes and within the High Weald.
132. Para 5.14 reads as follows: *'Figure 5.3 shows that the more sustainable locations in the District are likely to be around the edges of the main urban settlements of East Grinstead, Haywards Heath and Burgess Hill, as well as Hurstpierpoint, Hassocks, Keymer, Bolney, Crawley Down and Copthorne, although these areas still have up to three secondary constraints that would need to be considered when assessing their suitability to accommodate development.'*
133. Landscape Sensitivity remains assessed as substantial and landscape value as slight but the overarching capacity is concluded as Medium. Table 3 defines Medium Capacity as:
'A Medium capacity rating indicates that there is the potential for limited smaller-scale development to be located in some parts of the character area, so long as there is regard for existing features and sensitivities within the landscape.'
134. Of the 80 parcels assessed, 63 have a lower capacity than Parcel 03, and 14 have the same capacity as Parcel 03. Only 2 sites have a higher capacity than Parcel 03.
135. Paragraph 3.15 of the study states that *'it is important to note that these scores are only indicative of potential capacity and would need to be tested through more detailed assessment at the site-specific level when proposals for specific development locations are known'*.



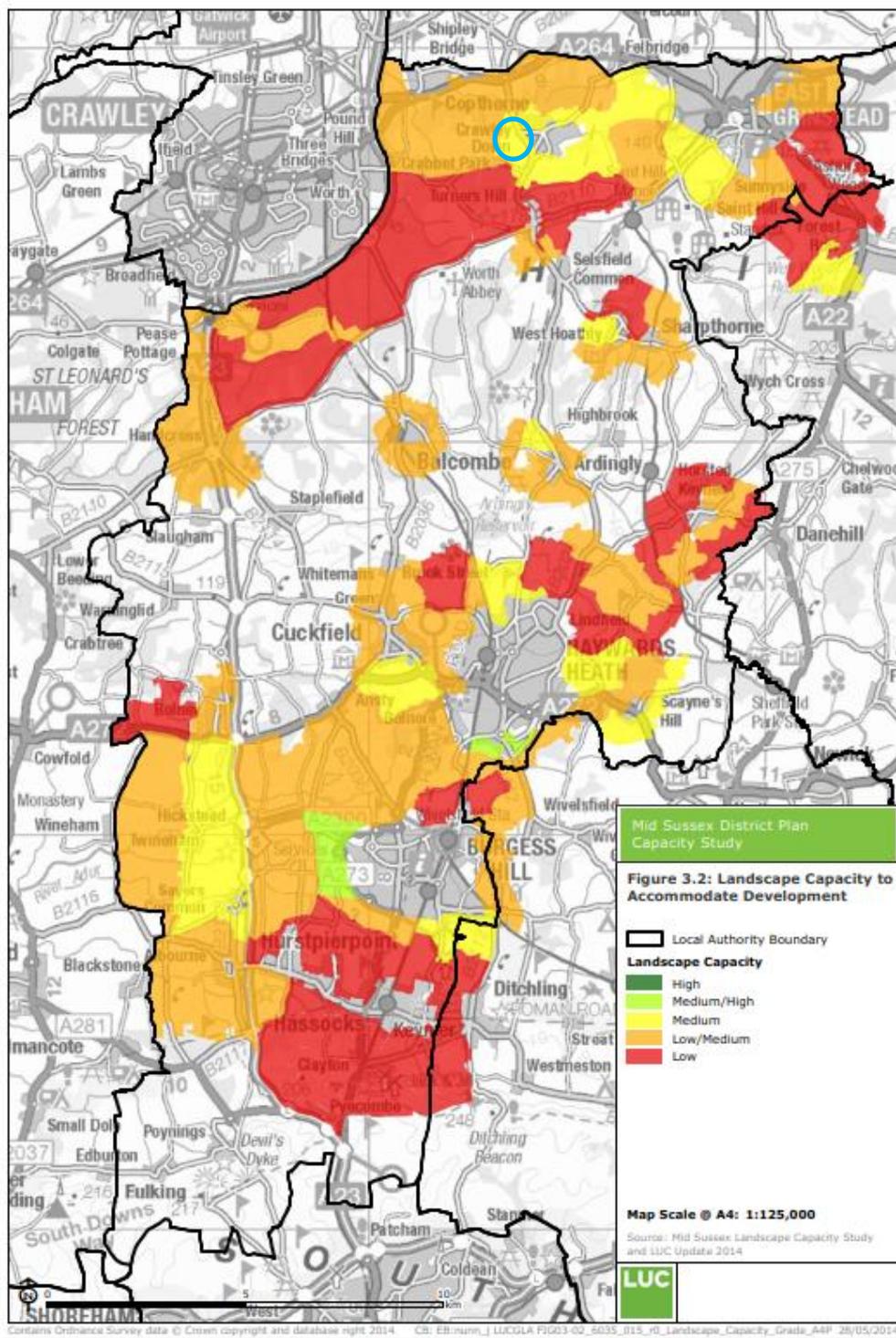


Plate 2: Figure 3.2 of LUC Capacity Study with the approximate location of the site indicated as a blue circle

136. Paragraph 6.20 considers the more sustainable locations in the District to be 'likely to be around the edges of the main urban settlements of East Grinstead, Haywards Heath and Burgess Hill, as well as Hurstpierpoint, Hassocks, Keymer, Bolney, Crawley Down and Copthorne, although these areas still have up to three secondary constraints that would need to be considered when assessing their suitability to accommodate development (see Figure 5.3)'.



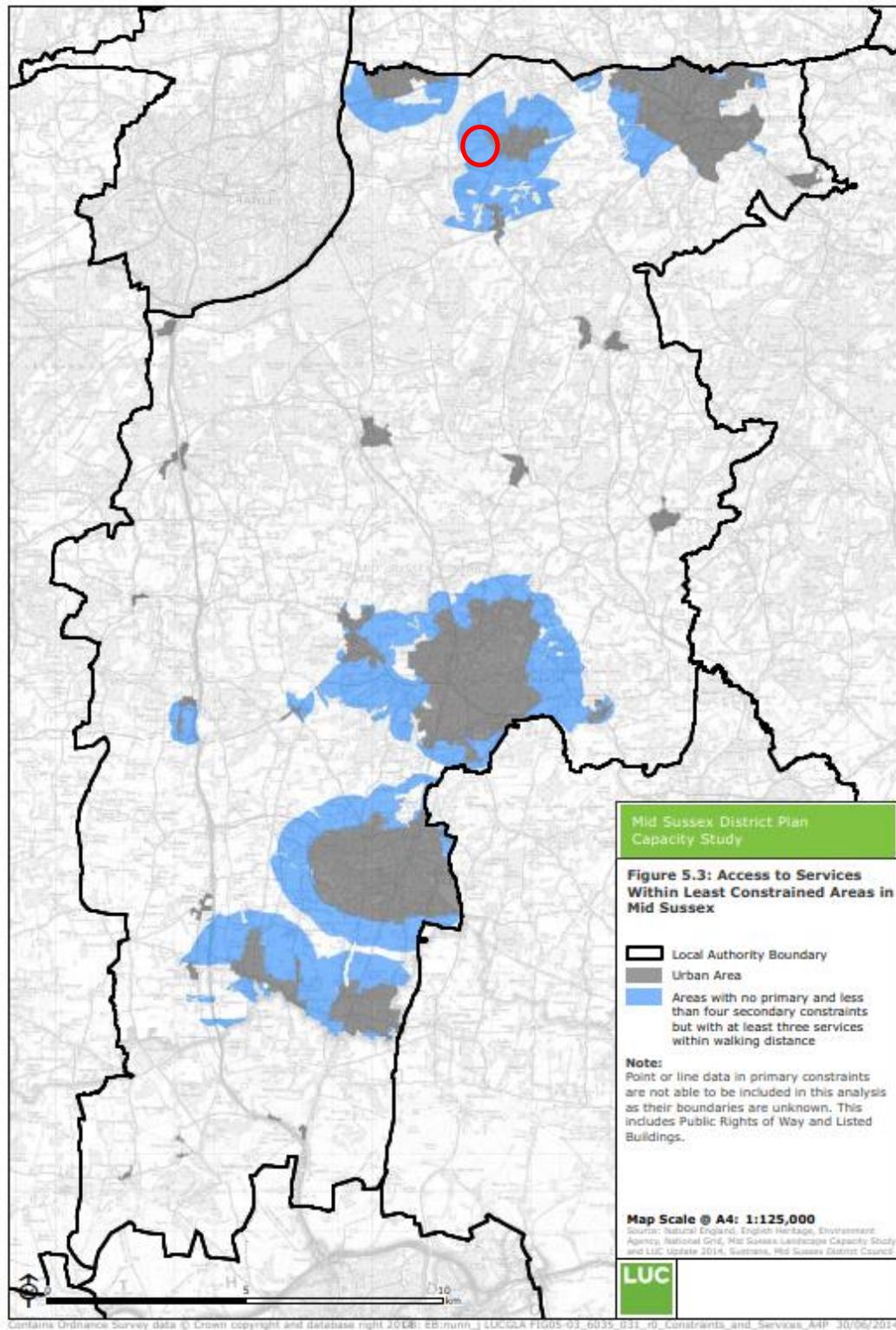


Plate 3: Figure 5.3 of the LUC Landscape Capacity Study with approximate location of the site indicated as a red circle



137. Since the LUC report of 2014 the appeal at Wychwood Place, which is contained within the Crawley Down Northern Fringe, has been allowed. This scheme has been implemented and is now occupied.
138. The Mid Sussex District Council (Regulation 19) Sustainability Appraisal (November 2023) considers the site within Policy Option DPA9 and, with regard to landscape impact, states: '*A minor negative effect would be likely to remain in relation to natural resources (SA Objective 6) owing to the loss of undeveloped land as a result of the development*'.
139. In selecting sites for housing Mid Sussex District Council has prepared Site Selection Paper 3 – housing Appendix B housing Site Proformas. This considers the site within Site ID 688. It identifies landscape as a neutral planning constraint and trees as a negative planning constraint with reference to the ancient woodland areas within it and along its boundaries. It acknowledges that mitigation is required and that the size of site ID 688 enables affected areas to be avoided.

4.3 The Landscape of the Site and its Context

140. GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:
 - The elements that make up the landscape (physical, land cover and the influence of human activity)
 - Aesthetic and perceptual aspects
 - The overall character of the area.
141. An assessment of the landscape baseline is set out in the following paragraphs.

4.3.1 Individual Elements and Features

142. The site and fields adjacent are named 1 to 7 for ease of reference in describing their character and the views across them.





Plate 4: Field References as identified on the Mosaic Constraints Plan

143. The site comprises of 5 undulating pastoral fields (F3 – 7) dropping from the south western edge of Crawley Down and Huntsland to the low lying landscape associated with the Worth Way Country Park.



144. Fields 3 and 5 are elevated and form the south facing slopes of a knoll at the end of gentle east west ridge extending from the centre of Crawley Down. Field 3 is notably exposed with views out to the south possible from the elevated slopes immediately south of public footpath 33W. Field 5 is enclosed by mature vegetation along Huntsland and by the edges of Front Wood (ancient woodland).
145. Fields 4 and 6 are enclosed by the woodland edges of Wallage Wood (ancient woodland within the site) and Front Wood and by mature hedgerows with trees which divide the fields.
146. Field 7 is low-lying and enclosed by the mature woodland at Wallage Wood and along the southern boundary formed by the Worth Way Country Park.
147. Standalone veteran trees are a distinctive feature within Fields 4 and 7.
148. Mature garden boundaries to properties west of Turners Hill Road and along Huntsland reduce visibility into the mature gardens of the detached dwellings and beyond to the built up area of the village. Views of derelict barns at Huntsland to the north, Wallage Lodge to the south and Orchards Cottage to the west provide a sense of being connected to the sporadic, dispersed settlement which extends west of Turners Hill Road.
149. Plate 3, below, is an extract from the CPRE's Dark Skies map. These interactive maps were produced with satellite images captured at 1.30 am throughout September 2015. The detailed map illustrates the level of lighting across 9 colour bands, with reds, oranges and yellows denoting more urban areas, yellows and greens indicating suburban levels of lighting, and light to dark blues denoting dark skies.
150. The map extract below illustrates that, whilst there are dark sky areas associated with the designated landscape to the south and south west, the landscape associated with the site is influenced by the settlement areas which extend east of the built up area of Crawley.

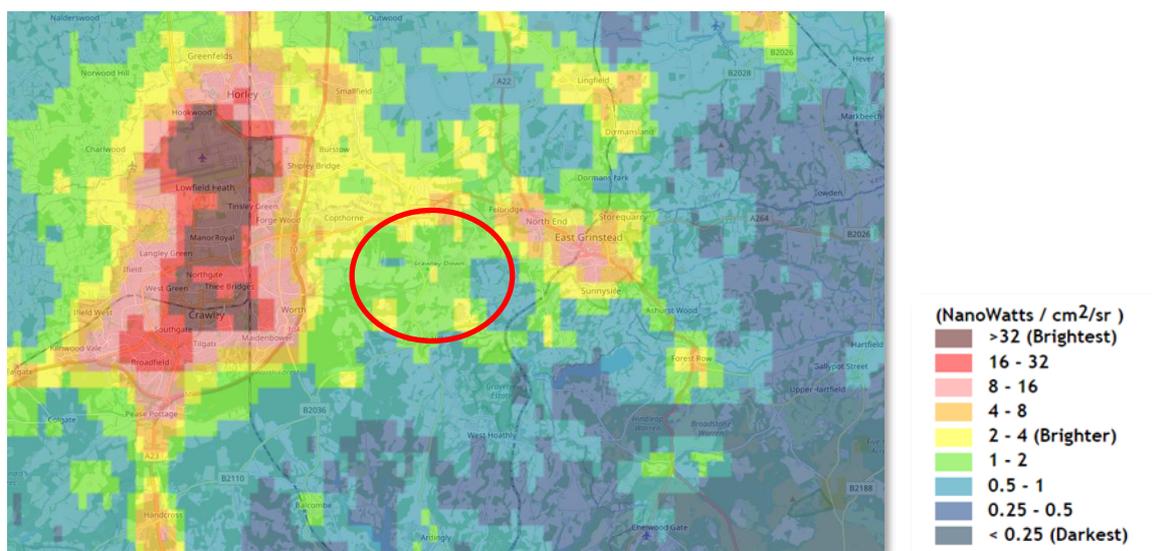


Plate 5: Extract from the CPRE's Dark Skies Map, with the study area marked by a red oval centred on the site.

4.3.2 Aesthetic and Perceptual Aspects

151. The majority of the site comprises medium scale fields, with a strong sense of enclosure from surrounding and internal woodland, hedgerows, trees and landform. However, the



south facing ridge to the south of Huntsland (and public footpath 33W), within F4, has a greater perception of openness with middle distance views possible towards the ridgeline associated with Turners Hill to the south. Wooded skyline views (with the Church of St Leonard tower visible) contributes to the aesthetic and perceptual aspects associated with views across the undulating wooded High Weald landscape.

152. The site is generally simple due to the narrow range of colours, forms and textures associated with the rural landscape. There is some diversity introduced by glimpsed views of built form associated with the dispersed settlement which extends west of Turners Hill Road.

4.3.3 Overall Character

153. 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.

4.3.4 The Changing Landscape

154. GLVIA3 recommends that consideration should be given to the site not only as it is, but also as it would become. In this case there are no planning permissions or applications on or adjacent to the site that would result in notable changes to the site's landscape and visual context. The Regulation 19 Local Plan allocates the site for residential use, but this plan is not fully adopted and, therefore, whilst a material consideration, it should be given limited weight.
155. It is therefore concluded that, in the absence of the proposal, the site would remain in the same use as at present and therefore would be of similar character.

4.4 Landscape Receptors

156. The main landscape receptors which are likely to be affected by the development include the following individual elements and features:
- Undulating pasture fields;
 - Mature woodland and woodland edges;
 - Standalone veteran trees;
 - Hedgerows and trees to field boundaries.
157. As well as the following aesthetic and perceptual aspects:
- Medium scale and enclosed; and
 - A simple, still landscape with views across the undulating wooded pasture and its distinctive features.
158. The overall landscape character to be assessed would be:



- The site and its immediate setting within the Crawley Down Northern Fringe as defined by Mid Sussex District Council;
- The High Weald landscape assessed at a County Level (as HW 1) and District Level (as Area 6);
- Given the views out from the site towards St Leonards Church (which is located on the boundary of the High Weald National Landscape) potential effects on this national designation are assessed.

4.5 Sensitivity of Landscape Receptors

159. In accordance with GLVIA3 the sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.

4.5.1 Value of the Landscape

160. In determining the value of landscapes, GLVIA3 recommends that the starting point should be to consider landscape-related designations. In this context it is important to note that neither the site nor its immediate vicinity is included within a statutory or non-statutory landscape designation.
161. GLVIA3 then goes on to state that the value of undesignated sites should also be considered. Table 1 of Landscape Institute Technical Guidance Note 2/21 supersedes Box 5.1 of GLVIA3 and provides a helpful guide for assessing these sites. A full assessment against these criteria is included in Table C1, Appendix C. This assessment considers not only the value of the landscape of the site, but also the site's immediate context.
162. Using these criteria it is concluded that 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 adjacent to its boundaries allows for occasional glimpses and enjoyment of these special views and qualities.
163. In preparing its Local Plan, MSDC have identified the landscape as having a medium capacity to accommodate housing. The council identifies (through its Site Selection) landscape as a neutral planning constraint and trees as a negative planning constraint with reference to the ancient woodland areas within it and along its boundaries. In 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 concluded that the site is valued at a Local Authority / Community level.
164. The site is not a 'valued landscape' in the sense of paragraph 187(a) of the NPPF. Notwithstanding this overall judgement, there are elements of the site which have slightly higher value, notably the woodland and woodland edges and veteran trees which reinforce the sense of enclosure and the scenic qualities of the gently undulating pastoral landscape.
165. The rural landscape associated with the Crawley Down Northern Fringe is valued within the wider High Weald at a Community Level. This value is likely to increase moving further away from the settlement edge. The High Weald National Landscape which lies over 1.5km to the south of the site is valued at a National Level.



4.5.2 Sensitivity of Landscape Receptors

166. The overall sensitivity of landscape receptors is assessed in Table C2 of Appendix C and summarised below.
167. The most sensitive landscape receptors to the proposed change are the mature woodland and woodland edges and the standalone veteran trees. They are valued at a Local Authority level and present distinctive features in the landscape. 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 and veteran trees 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. The sensitivity of the woodland, woodland edges and veteran trees to the proposed change is assessed as High/ Medium.
168. The **undulating pasture fields** have an inherently high susceptibility to residential development, although this susceptibility is marginally reduced by the influence of the dispersed settlement associated with Huntsland. They are valued at a community level. The sensitivity of the undulating pasture fields to the proposed change is assessed as **Moderate**.
169. 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. The sensitivity of the hedgerows and trees to field boundaries to the proposed change is assessed as **Medium/Low**.
170. The **medium scale and enclosed aesthetic and perceptual aspects** of the site and its setting are valued at a community level. 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. The sensitivity of the medium scale and enclosed aesthetic and perceptual aspects to the proposed change is assessed as **Medium / Low**.
171. The **simple, still landscape receptor** is valued at a community level and has a high / medium susceptibility to change. The proposed development would introduce various colours and textures into a predominantly rural site. The sensitivity of the simple, still aesthetic and perceptual aspects is assessed as **Medium**.
172. In terms of overall character, the local area of the **Crawley Down Northern Fringe** is valued at a community level. It 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. The sensitivity of the overall character of the Crawley Down Fringe to the proposed change is assessed as **Medium**.
173. The site forms a small part of the **wider High Weald landscape** which is the largest of the character areas in the district. The landscape is not designated for its scenic beauty but is valued by the local communities who currently enjoy views across it. Whilst the site does display characteristics of the High Weald, the landscape does have the ability to accommodate the proposed change with limited effects on the distinctive features



adjacent to the site boundaries (mature woodland) and with limited effects on the wider High Weald which extends across the district. The sensitivity of the High Weald to the proposed change is assessed as **Medium / Low**.

174. 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. The sensitivity of the **High Weald National Landscape** to the proposed change is assessed as **Medium**.

4.6 Magnitude of Landscape Change

175. In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to:
- The Size and Scale of Change;
 - The Geographical Extent of Change; and
 - The Duration and Reversibility of Change.
- (see also Table C3 in Appendix C):
176. The proposed development would introduce buildings into a site which is currently open pasture. A large portion of the pasture would be converted into an area of Countryside Open Space. 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 to the undulating pasture fields will be Substantial.**
177. 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 to the woodland and woodland edges would be Slight.**
178. 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. **The overall magnitude of change to the veteran trees will be negligible.**
179. 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 magnitude of change to the hedgerows and trees to field boundaries would be slight.



180. The aesthetic and perceptual aspects of the site would undergo a medium magnitude of change: there would be a large/medium size of change for the simple/still landscape receptor, but this would be focused on the small geographical extent of the site itself. Similarly, the medium scale and enclosed receptor would undergo a medium scale of change over a small geographical extent. **The overall magnitude of change to the medium scale and enclosed and simple still aesthetic receptors will be Medium.**
181. 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 localised, due to the appropriate location of proposed residential parcels and the visual enclosure of the site by mature, existing vegetation on all sides. The proposed changes would be permanent. **The overall magnitude of change to the Crawley Down Northern Fringe in the vicinity of the site will be Slight.**
182. 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.**
183. 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.**

4.7 Assessment of Landscape Effects

4.7.1 Summary of Landscape Effects

184. Table C4 in Appendix C summarises the potential effects on each of the landscape receptors.
185. In overview, the landscape effects resulting from the proposed development would be highly localised. This is due to the appropriate siting of the new built form in the context of appropriate landscape buffers and the introduction of an area of Countryside Open Space along the south facing slopes.
186. The effects of the proposals upon the **undulating pasture fields** would be **Major/moderate**. The nature of the effects would be **Negative** since the proposals would introduce prominent new housing, infrastructure and public open spaces to an agricultural and largely rural area.
187. The effects on the **mature woodland and woodland edges** would be **Moderate**. The nature of the effects would be **Neutral** at year 1. The new areas of woodland and native planting within the existing woodland edge buffers will mature in time resulting in a residual **Positive** effect on the woodland within the site.
188. The **hedgerows and trees** receptor would be affected to a **Moderate/minor** degree. In the short-term the nature of that change would be **Neutral** as, whilst two sections of hedgerow would be removed, ample amounts of planting would be proposed across the site. Overtime, as this planting establishes, the nature of that change would become **Positive**.



189. The **medium scale and enclosed receptor** would be affected to a **Moderate/ minor** extent. The nature of this change associated with introducing housing and road traffic into a rural landscape will be **Negative**. Similarly, the **simple and still receptor** would undergo **Moderate** effect. The nature of the effects will be **Negative**.
190. There will be a **Moderate/ minor** effect on the **Crawley Down Northern Fringe** in the vicinity of the site. The nature of the effects associated with extending the settlement edge into the countryside will be **Negative**.
191. There will be a **Moderate/ minor** effect on the **wider High Weald landscape** within which the site is located. The nature of the effects associated with introducing housing into the countryside will be **Negative**.
192. There will be **no effects on the overall character of the High Weald National Landscape**.

4.8 Summary of Landscape Appraisal

193. The landscape appraisal has been based upon a desk top assessment and various site assessments carried out in both the winter and summer months between March 2024 and November 2024.
194. At a national level the site has been classified as being part of NCA 122, High Weald. Both West Sussex County Council and Mid Sussex District Council identify the site as being within the High Weald – the largest of the character areas extending across the district.
195. Mid-Sussex District Council have carried out a Landscape Capacity Study for the district and identify the site as falling within the Crawley Down Northern Fringes – an area with a moderate capacity for change.
196. The Mid Sussex District Council (Regulation 19) Sustainability Appraisal (November 2023) considers the site within Policy Option DPA9 and, with regard to landscape impact, states: ‘A minor negative effect would be likely to remain in relation to natural resources (SA Objective 6) owing to the loss of undeveloped land as a result of the development’.
197. In selecting sites for housing Mid Sussex District Council has prepared Site Selection Paper 3 – housing Appendix B housing Site Proformas. This considers the site within Site ID 688. It identifies landscape as a neutral planning constraint and trees as a negative planning constraint with reference to the ancient woodland areas within it and along its boundaries. It acknowledges that mitigation is required and that the size of site ID 688 enables affected areas to be avoided.
198. The emerging Local Plan allocates the site for 350 houses and identifies the key landscape sensitivities (which align with the findings of the Capacity Study) within its draft policy wording.
199. The relevant land management guidelines for the High Weald have been adhered to when progressing the proposal alongside the draft policy for site allocation DPA9.
200. An assessment of landscape value has concluded that the application site and its immediate setting is of Community / Local Authority value due to those features within and adjacent to it which are valued by Mid-Sussex District Council in their landscape



capacity study and in drafting the allocation for the site. The site is not considered to form part of the setting of the High Weald National Landscape (which lies 1.5km to the south). It is not considered a valued landscape in the sense of paragraph 187(a) of the NPPF.

201. As noted in section 1.0 of this report, the introduction of built form to a green field site will always result in negative landscape effects. This appraisal has concluded that the landscape effects resulting from the proposed development would be highly localised as the proposed built form would be located in areas outside of buffers to valued features within and adjacent to the site. Furthermore, the provision of Countryside Open Space would ensure the extended settlement edge is successfully integrated into the Crawley Down Northern Fringe. The new built form will be enclosed by well-established vegetation.
202. There would be major/ moderate and negative effects on the fields which forms the application site, and moderate and negative landscape effects for the aesthetic and perceptual aspect of a simple still landscape. All other effects on landscape receptors would be moderate/ minor and negative at most. There would be no effects on the High Weald National Landscape
203. It is important to note that this assessment assumes that the baseline for the site remains the site in its existing condition; the fact that the site is a draft allocation for residential development in the emerging Local Plan has not been factored into either the sensitivity of landscape receptors or the magnitude of landscape effects. This appraisal therefore represents a worst-case assessment of potential medium to long term landscape effects.



5.0 Potential Visual Effects

5.1 Introduction

204. The following visual assessment is based upon a desk top review and several site assessments carried out in both the winter and summer months between March 2024 and November 2024. A worst-case assessment of the potential visibility of the proposed development has been considered.
205. Numerous locations were visited during the site visits, but for this assessment they have been reduced to fifteen viewpoint locations. The objective in selecting these locations has been to represent the range of views of the proposed development which would be available and capturing the worst case scenario of visibility. Sensitive locations which are not publicly accessible but may also be affected by the proposed development have also been accessed, however understandably there is no representative viewpoints.
206. In accordance with GLVIA3 the sensitivity of the visual receptors and the potential magnitude of visual effects has been assessed in order to determine the potential visual effects at each viewpoint. This detailed assessment of the potential effects for receptors at each viewpoint is set out in Appendix E of this appraisal.
207. The location of all viewpoints is illustrated on drawing CD-1.4. For each of the viewpoints, photographs of the existing views have been included (see drawings CD-1.5 to 1.20).
208. These focused, viewpoint assessments, then form part of a systematic identification of likely effects on the various visual receptor groups, (as required by GLVIA3 paragraph 6.26). This over-arching assessment is set out within this section of the LVA, but supporting assessment matrices are also included in Appendix E.
209. By combining the sensitivity of receptors and the magnitude of effect the potential level of visual effects has been assessed. Effects which are assessed as being major or major/moderate are considered to be important planning considerations. Moderate effects are not generally considered to be important planning considerations, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances.

5.2 Overall Visibility

210. The visibility of the proposed development has been determined with the aid of specialist software, and then checked by site assessment. Drawing CD-1.3 illustrates the Zone of Theoretical Visibility (ZTV) for the proposed development, based upon the proposed maximum building heights (as indicated on the Mosaic Building Heights Parameter Plan), the tree survey information for the site, a detailed terrain model for the site and the wider site context and conservative estimates for the height of tree belts and hedgerows in the wider landscape. It is notable that this model does not include proposed planting, and that many smaller areas of vegetation, including the majority of hedgerows, have also not been included. The ZTV therefore provides a worst-case assessment of the potential visibility of the proposed development.
211. Despite this worst-case basis, drawing CD-1.3 illustrates that the potential visibility of the proposed development is largely localised upon the site itself and the immediate landscape associated with the Crawley Down Northern Fringe. The ZTV illustrates some potential for wider views from the south, but visibility is contained by the Turners Hill ridge.



No views are possible from within the High Weald National Landscape which extends south and south-west of the Turners Hill ridge.

212. The ZTV not only illustrates the potential extent of visibility, but also defines the potential vertical angle of visibility, subtended at the eye, at each location: darker orange shading indicates areas with a potential for obtaining views with a vertical angle greater than 3 degrees, pale orange shading denotes areas that could obtain angles between 1 and 3 degrees, and yellow shading indicates areas that could potentially obtain angles of view between 0.25 and 1 degree. The methodology for the production of the ZTV is included at Appendix B.

5.3 Potential Visual Receptors

213. Within the visual envelope identified by the ZTV, the following types of visual receptors have the potential to experience changes in their views:

- Recreational Walkers, Cyclists and Horse Riders
 - On PRoWs such as footpaths 32W, 33W and 34W which run adjacent to the site boundaries;
 - On the Worth Way (and Sussex Border Path long distance trail);
 - On middle distance footpaths along the north facing Turners Hill Ridge (such as footpath 68W).
- Pedestrians, cyclists and vehicle users / motorists
 - To the east along Turners Hill Road
- Residents
 - Fronting onto Turners Hill Road (including Holme View, South View, Huntsland Lodge, Minors and #1 Turners Hill Road);
 - To the north and south of Huntsland (including Kiln Wood, Huntsland House, The Coach House, Primrose Lodge, Huntsland Barn and Huntsland Cottage);
 - Fronting onto footpath 32W (including Shenley);
 - Fronting onto footpath 34W (including Orchards Cottage, Orchard and Wallage Lodge);
 - Within the wider countryside to the west of the site (including Home Farm).

5.4 Assessment of Sensitivity of Visual Receptors, and the Magnitude of Change, at each Viewpoint

214. Tables D1, D2 and D3 in Appendix D summarise the sensitivity of the receptors at each of the viewpoints, the magnitude of potential visual effects, and the overall level of effects. The criteria used for this analysis are taken from GLVIA 3 paragraphs 6.31 to 6.41.
215. Further reference to the effects on individual viewpoints is made in the overall appraisal of visual effects for each receptor group, below.



5.5 Assessment of Potential Visual Effects for Visual Receptors

5.5.1 Recreational Walkers, Pedestrians, Horse Riders and Cyclists

216. These receptors have been grouped together as they have a High susceptibility to the proposed development since they are likely to be focused on views of the countryside.
217. Some of the viewpoints are of Medium (Local Authority) value as they are located along **public rights of way**. As a consequence, the receptors in these locations are assessed as being of **High/Medium** sensitivity.
218. For those viewpoints along a **standard, non-designated road** of Low value, the receptors have been given a **Medium** sensitivity.
219. **Walkers travelling along Turners Hill Road** will see a small to medium change in their views (eg viewpoint 1 and viewpoint 4) as a result of the removal of woodland and tree planting and the introduction of the new vehicular access road. The scale of the change will vary depending on the proximity of the receptor. The overall magnitude of change will be **Slight** when considered in the context of the existing road character where access roads, driveways and breaks in the roadside woodland and hedgerows is a common feature of the streetscape. The effects on walkers travelling along Turners Hill Road will be **Moderate/Minor**. The nature of effects will be **Neutral** as the change in the view will be consistent with the characteristics of the existing streetscape.
220. The pedestrian / cycle link crossing to **public footpath 33W** (and its associated tree clearance) will be visible in views when travelling east and west. The existing built form (including the derelict barns) either side of the footpath will remain dominant in the view (View 2). The removal of trees to facilitate the pedestrian / cycle crossing will allow for views south of the footpath into the new area of Countryside Open Space. This small change to a short length of the route will be permanent and will result in an overall **Slight** change in the view.
221. Existing views out from public footpath 33W to the south (view 3B) 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. The overall change to the view will be **Slight**.
222. The effects on users of public footpath 33W will be **Moderate**. The new areas of Countryside Open Space will bring positive elements into the view in the long term but the nature of the effects resulting from introducing new housing into a greenfield site will be **Negative**.
223. Walkers approaching **the Worth Way (and Sussex Border Path)** from Turners Hill Road will see a large change in their views for a short length of the route where it abuts, and is level with, the site's south-eastern boundary (view 5). There will be views of the new housing within Field 6. Native planting within the open space and landscape buffers along the southern edge of the new housing will, in time, reduce visibility to the built form and reinforce the existing sense of enclosure within the Worth Way Country Park. The change in views will be **large at year 1, reducing to medium at year 15**. Views into the pastoral landscape will be permanently changed. The effects on walkers approaching the Worth Way from Turners Hill Road will be **Major at year 1, reducing to Major/ Moderate at year 15** as native planting into the foreground matures and filter views to the new housing beyond. The new areas of Countryside Open Space will bring positive elements into the



view in the long term but the nature of the effects resulting from introducing new housing into a greenfield site will be **Negative**.

224. Occasional glimpses are also possible from the **Worth Way** itself during winter months (View 10). The size and scale of change in these localised views will be small at year 15 with occasional glimpses into the pastoral landscape permanently changed and resulting in an overall **Slight** magnitude of change. The effects on walkers along the Worth Way (and the Sussex Border Path) will be **Moderate, reducing to Minor at year 15** once new woodland and structure planting within the Countryside Open Space has matured to reinforce the enclosed wooded character of the long distance trail and Country Park. The new areas of Countryside Open Space will bring positive elements into the view in the long term but the nature of the effects resulting from introducing new housing into a greenfield site will be **Negative**.
225. Users of **footpath 32W, 33W and 34W** (views 6 to 8) to the west of the site will have partial to glimpsed views of the Countryside Open Space beyond the mature hedgerows which form the site's western 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 routes. The overall magnitude of change will be **Slight**. The effects on walkers will be slight. The effects on users of footpath 32W, 33W and 34W when looking towards the site from the west will be Moderate. The new structure planting within the Countryside Open Space will reinforce the sense of enclosure along the rights of way and will obstruct views to the new housing in the distance. The nature of the residual effects will be **Neutral**.
226. 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, for example from the **Sussex Border Path (view 13)**. There may be glimpses of roof elements beyond the tree line but these will be limited and difficult to see in the context of the wider view. The overall magnitude of any change to the view will be **Negligible**. The effects on walkers looking north from the Sussex Border Path near Home Farm will be **Minor**. The nature of the effects will be **Neutral** as there will be no change to the open views across the countryside with the wooded skyline beyond.
227. 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 views from the north facing slopes of the **Turners Hill ridge (including footpath 68W and the field north of St Leonards Church (view 14 and 15))** 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**. The effects of any changes in the view will be **Minor**. The nature of the effects will be **Neutral** as the undulating wooded pastoral landscape will be unaffected.

5.5.2 Vehicle Users

228. Vehicle Users are more likely to experience transitional views and are often less focused on views of the countryside: as a consequence, they are less susceptible to visual change and would have a Medium susceptibility.
229. The viewpoints are located along a standard, non-designated road. Therefore, they are of Low value. When combined with the Medium susceptibility, these receptors have been given a **Medium/ Low sensitivity**.



230. Vehicle users travelling along **Turners Hill Road** will see a small to medium change in their views (eg viewpoint 1 and viewpoint 4) as a result of the removal of woodland and tree planting and the introduction of the new vehicular access road. The scale of the change will vary depending on the proximity of the receptor. The overall magnitude of change will be **Slight** when considered in the context of the existing road character where access roads, driveways and breaks in the roadside woodland and hedgerows are a common feature of the streetscape. The effects on vehicular users travelling along Turners Hill Road will be **Moderate/Minor**. The nature of effects will be **Neutral** as the change in the view will be consistent with the characteristics of the existing streetscape.
231. Vehicular uses along **Huntsland** are predominantly residents using a private road to access their dwellings. They may have glimpses of the proposed housing in Field 5 and of the pedestrian / cycle crossing at footpath 33W. The overall magnitude of any changes to their views will be **Slight**. The effects on vehicular users along Huntsland will be **Moderate/ Minor**. The nature of effects will be **Neutral**.

5.5.3 Residential Receptors

232. Residents have a High susceptibility to the proposed development since they are likely to experience visual changes regularly and for longer periods of time.
233. Within this assessment, most of the locations of existing dwellings are along standard, non-designated road. Therefore, these views are of Low value, and when combined with the high susceptibility, the receptors have been given a **Medium** sensitivity.
234. For those dwellings located along roads associated with public rights of way, they are of Medium (Local Authority) value. As a consequence, the receptors in these locations are assessed as being of **High/ Medium** sensitivity.
235. For a number of the following residential receptors, representative, publicly accessible views were not available and therefore a worst case scenario has been adopted and there are no representative viewpoints.
236. 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.
237. 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 the views. Residents at Minors and #1 Turners Hill Road may have glimpses of the new road junction from within their curtilage.
238. The overall magnitude of change to views from **residents along Turners Hill Road** will be **Slight** when considered in the context of the existing road character where access roads, driveways and breaks in the roadside woodland and hedgerows are a common feature of the streetscape. The effects on residents at Turners Hill Road will be **Moderate**. The nature of effects will be **Neutral** as the change in the view will be consistent with the characteristics of the existing streetscape.
239. 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. The existing woodland will remain a prominent feature in the views. The overall change to views will be **Slight**. The effects on residents to the south of Huntsland will be **Moderate**. The nature of the effects of introducing housing into a greenfield site will be **Negative**.

240. 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**. The effects on residents at Wallage Lodge will be **Major/Moderate at year 1 reducing to Moderate at year 15**. Although the Countryside Open Space will introduce positive elements into the view the overall nature of the effects of introducing housing into a greenfield site will be **Negative**.
241. 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 possible through gaps in the hedgerow in winter months. The overall magnitude of change will be **Slight**.
242. 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**.
243. The effects on residents at Shenley, Orchards Cottage and Orchards will be **Moderate**. Native planting within the Countryside Open Space will reinforce the existing characteristics of the view and will obstruct views towards the new built form in the distance. The nature of effects will be **Neutral**.
244. 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 and from **Home Farm**. There may be glimpses of roof elements beyond the tree line but these will be limited and difficult to see in the context of the wider view. The overall magnitude of any change to the view will be **negligible**. Any effects on the residents at Home Farm will be **Minor**. The nature of effects will be **Neutral**.

5.5.4 Summary of Visual Effects

245. The visual appraisal of the proposed development has been based upon a desk top assessment and several site assessments carried out in both the winter and summer months between March 2024 and November 2024. The potential visibility of the proposals has been assessed with the aid of a computer-generated Zone of Theoretical Visibility (ZTV).
246. The assessment considers all of the visual receptor groups that have potential to obtain views of the proposed development, including those that are not publicly accessible, however for these views no representative photography was obtained. Fourteen viewpoint



locations were visited and photographed to represent the range of views and receptors likely to be affected by the proposed development.

247. As noted in section 1.0 of this report, the introduction of built form in a green field is likely to result in negative visual effects. However, this appraisal found that visual effects of the proposed development would be highly localised and primarily limited to the site's immediate context (viewpoints 1-8 and 10) due to the site and its immediate context being largely enclosed by the site's mature boundaries and the wooded undulating landscape to the west of Turners Hill.
248. Walkers using the footpath connecting Turners Hill Road to the Worth Way will see a major and negative effect for a short stretch of the route where adjacent to the boundary of Field 6. These effects will be reduced in time to Major/Moderate by the introduction of native planting along the site's south eastern boundary.
249. Major/moderate and negative effects are identified for residents at Wallage Lodge (view 6). Visual effects would reduce to moderate and negative by Year 15 as the proposed native planting within the Countryside Open Space would mature to soften views of the proposed dwellings.
250. From further afield, views of the proposed development would be predominantly screened by the combination of the landscape's well-established vegetation and undulating landform. There would no visual effects experienced from either the High Weald National or any other designated landscape.
251. As with the landscape appraisal, it is important to note that this assessment assumes the baseline as the site in its existing condition; the fact that the site is a draft allocation for residential development in the emerging Local Plan has not been factored into the magnitude of potential visual effects. This appraisal therefore represents a worst-case assessment of potential medium to long term visual effects.

6.0 Consideration of Prevention of Coalescence

252. Maintaining gaps between settlements is important in order to respect the separate identities of settlements, the setting of those settlements, and the landscape character of the wider area. In many authorities, gaps are robustly defended with the aid of special designations, such as Strategic Gaps or Green Wedges. In the case of Copthorne and Crawley Down no such designation exists, but Policy CDNP08: requires that *'Development outside the village boundary will only be permitted if it can be demonstrated that: (f) It does not significantly reduce the gaps between the village and neighbouring settlements of Copthorne, Felbridge, Turners Hill and Crawley.'*
253. It is worth noting that, in determining the weight to be attributed to the Crawley Down Neighbourhood Plan, in an independent report made to Mid Sussex District Council of the Examination of the Crawley Down Neighbourhood Plan (14th August 2015) the examiner recommended (at para 4.12.9) that *'Until such time as the properly defined local gaps are identified, I recommend that all references to 'local gaps' should be deleted from the CDNP.'*
254. As the examiner's recommendations were not taken on board when the Neighbourhood Plan was made, this policy holds little weight. Nor does it appear to hold any weight in the context of the emerging Local Plan.



255. The assessment that follows therefore considers the potential for any reduction in the gap between the nearest settlements to Crawley Down as a result of the proposals.
256. One methodology that is frequently used for assessing the effectiveness of gaps between settlements, and for assessing the potential effects of development upon those gaps, is the Eastleigh Criteria. These criteria were first devised in 1998 by the Inspector for the Eastleigh Local Plan Inquiry, and they were subsequently quoted in a report prepared by the Office of the Deputy Prime Minister ('Strategic Gap and Green Wedge Policies in Structure Plans, Main Report', ODPM, 2003).
257. The nine criteria, set out at paragraph 4.15 of the ODPM report are set out below.
- **Distance** (both the straight-line distance between settlements and the distance that would be travelled between settlements);
 - **Topography** (distinctive topography can differentiate settlements on either side of a gap, or can make the gap more effective at creating a sense of separation);
 - **Landscape character/type** (the nature of the landscape character between the settlements can help to define the sense of separation);
 - **Vegetation** (well-established vegetation in a gap can enhance the sense of separation between settlements);
 - **Existing uses and density of buildings** (if a gap contains buildings this may reduce the sense of separation between settlements);
 - **Nature of urban edges** (the sense of separation between settlements is not only dependent upon the nature of the gap, but also distinctions between the edges);
 - **Inter-visibility** (the ability to see one edge from another – in many cases if the two settlement edges are visible from one another this reduces the sense of separation);
 - **Intra-visibility** (the ability to see both edges from a single point – again, if this occurs it can reduce the sense of separation);
 - **The sense of leaving a place and arriving somewhere else** (this is the ultimate test for a gap – does it provide a sense of travelling between two different places across an intermediate, distinct landscape?).
258. The nearest settlements (when considering Built Up Area boundaries in the adopted Local Plan) are Copthorne (1.5km to the north west); Turners Hill (1.3km to the south) and Crawley (3.4km to the west).
259. Figure CD-1.1 illustrates that the gaps between the settlements are characterised by a wooded gently undulating landscape in which ancient woodland is prominent and reinforces the separation of the settlements. Turners Hill Road and Copthorne Common (A264) are the main transport corridors connecting the settlement areas. The M23 is a major transport corridor which defines the eastern edge of Crawley.
260. The landscape and visual appraisal demonstrates that the proposals will retain the undulating wooded character of the landscape which separates the settlements and that there will be limited visual effects which would reduce the sense of separation between the built up areas. When travelling between the built up areas the sense of leaving one place and arriving at another will not be affected by the proposed development. Overall the proposed development will not contribute to the coalescence of the settlements listed in policy CDNP 08 and has the ability to accord with policy DCP2 of the Submission Draft (Regulation 19) of the emerging Mid Sussex District Plan 2021-2039.



7.0 Summary and Conclusions

7.1 Introduction

261. SLR was instructed to carry out a Landscape and Visual Appraisal (LVA) to accompany an outline planning application for the development of up to 200 dwellings with associated car parking, landscaping and community facilities, including Countryside Open Space at land West of Turners Hill Road, south of Huntsland Crawley Down. The assessment was carried out by an experienced landscape architect using a method which follows the guidance of GLVIA3.
262. The assessment is based upon a desk top assessment of all relevant character assessments, maps and policies, several site assessments carried out in both the winter and summer months between March 2024 and November 2024, and the potential landscape and visual effects has also been assessed with the aid of a computer-generated Zone of Theoretical Visibility (ZTV).
263. The proposed masterplan, prepared by architects at Mosaic Ltd., has been prepared with regular guidance and input from SLR on landscape and visual matters.
264. It is important to note that this assessment assumes that the baseline for the site remains the site in its existing condition and the fact that the site is a draft allocation for residential development has not been factored in (other than considering the council's own assessment of its capacity to accommodate change). Therefore, this appraisal represents a worst-case scenario.

7.2 Planning Context

265. The site is not within any national, landscape or landscape-related designations. It falls within the countryside west of Crawley Down. It is not allocated for development within the current Local Plan but forms part of a wider area allocated as a housing site within the emerging Mid Sussex District Plan Review 2021 – 2039 (Regulation 19) for 350 dwellings within the site, under draft policy DPA9.
266. Public footpaths run adjacent to its northern and western boundaries and connect to the surrounding PRow network. A long distance route and Country Park (Worth Way) is located to the south of the site. There are areas of Ancient Woodland within the site and on its boundaries.
267. The site has not been subject to any previous planning applications within the site. Wychwood Place presents a recent extension of the settlement edge of Crawley Down, abuts the site's north-eastern boundary and forms part of the existing baseline.
268. The High Weald National Landscape is approximately 1.5km to the south and south-west of the site. Whilst views to the site are possible from the ridge forming the National Landscape's northern boundary, there is no visibility to the site (or the proposed development) from within the designated landscape itself.
269. The site would not affect physical or ecological connections to it. It is concluded that the site does not form part of the setting of this National Landscape.



270. Mature vegetation (including ancient woodland, mature hedgerows and veteran trees), the undulating topography and public rights of way associated with its countryside setting have informed the wording of its draft allocation.

7.3 Landscape Effects

271. At a national level the site has been classified as being part of NCA 122, High Weald. Both West Sussex County Council and Mid Sussex District Council identify the site as being within the High Weald – the largest of the character areas extending across the district. Mid-Sussex District Council have carried out a Landscape Capacity Study for the district and identify the site as falling within the Crawley Down Northern Fringes – an area with a medium capacity for change. The emerging Local Plan allocates the site for 350 houses and identifies the key landscape sensitivities (which align with the findings of the Capacity Study) within its draft policy wording.
272. The Mid Sussex District Council (Regulation 19) Sustainability Appraisal (November 2023) considers the site within Policy Option DPA9 and, with regard to landscape impact, states: ‘A minor negative effect would be likely to remain in relation to natural resources (SA Objective 6) owing to the loss of undeveloped land as a result of the development’.
273. In selecting sites for housing Mid Sussex District Council has prepared Site Selection Paper 3 – housing Appendix B housing Site Proformas. This considers the site within Site ID 688. It identifies landscape as a neutral planning constraint and trees as a negative planning constraint with reference to the ancient woodland areas within it and along its boundaries. It acknowledges that mitigation is required and that the size of site ID 688 enables affected areas to be avoided.
274. The relevant land management guidelines for the High Weald have been adhered to when progressing the proposal alongside the draft policy for site allocation DPA9.
275. An assessment of landscape value has concluded that the application site and its immediate setting is of Community / Local Authority value due to those features within and adjacent to it which are valued by Mid-Sussex District Council in their landscape capacity study and in drafting the allocation for the site. The site is not considered to form part of the setting of the High Weald National Landscape (which lies 1.5km to the south). It is not considered a valued landscape in the sense of paragraph 187(a) of the NPPF.
276. As noted in section 1.0 of this report, the introduction of built form to a green field site will always result in negative landscape effects. This appraisal has concluded that the landscape effects resulting from the proposed development would be highly localised as the proposed built form would be located in areas outside of buffers to valued features within and adjacent to the site. Furthermore the provision of Countryside Open Space would ensure the extended settlement edge is successfully integrated into the Crawley Down Northern Fringe. The new built form will be enclosed by well-established vegetation.
277. There would be major/ moderate and negative effects on the fields which form the application site, and moderate and negative landscape effects for the aesthetic and perceptual aspect of a simple still landscape. All other effects on landscape receptors would be moderate/ minor and negative at most. There would be no effects on the High Weald National Landscape
278. This appraisal represents a worst-case assessment of potential medium to long term landscape effect taking account of the current baseline with no adjustment made in the context of the emerging allocation DPA9.



279. The emerging policy requirements have informed the scheme proposals so as to reduce the landscape effects raised in the evidence base which has informed the site's draft allocation.

7.4 Visual Effects

280. The visual appraisal of the proposed development has been based upon a desk top assessment and several site assessments carried out in both the winter and summer months between March 2024 and November 2024. The potential visibility of the proposals has been assessed with the aid of a computer-generated Zone of Theoretical Visibility (ZTV).
281. The assessment considers all of the visual receptor groups that have potential to obtain views of the proposed development, including those that are not publicly accessible, however for these views no representative photography was obtained. Fourteen viewpoint locations were visited and photographed to represent the range of views and receptors likely to be affected by the proposed development.
282. As noted in section 1.0 of this report, the introduction of built form in a green field is likely to result in negative visual effects. However, this appraisal found that visual effects of the proposed development would be highly localised and primarily limited to the site's immediate context (viewpoints 1-12) due to the site and its immediate context being largely enclosed by the site's mature boundaries and the wooded undulating landscape to the west of Turners Hill.
283. Walkers using the footpath connecting Turners Hill Road to the Worth Way will see a major and negative effect for a short stretch of the route where adjacent to the boundary of Field 6. These effects will be reduced in time to Major/Moderate by the introduction of native planting along the site's south eastern boundary.
284. Major/moderate and negative effects are identified for residents at Wallage Lodge (view 6). Visual effects would reduce to moderate and negative by Year 15 as the proposed native planting within the Countryside Open Space would mature to soften views of the proposed dwellings.
285. From further afield, views of the proposed development would be predominantly screened by the combination of the landscape's well-established vegetation and undulating landform. There would no visual effects experienced from either the High Weald National or any other designated landscape.

7.5 Effects on Coalescence

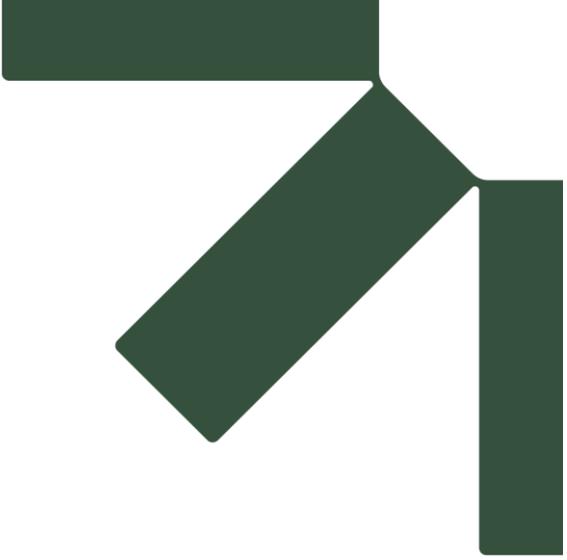
286. The landscape and visual appraisal demonstrates that the proposals will retain the undulating wooded character of the landscape which separates, and defines, the settlements and that there will be limited visual effects which would reduce the sense of separation between the built up areas. When travelling between the built up areas the sense of leaving one place and arriving at another will not be affected by the proposed development. Overall the proposed development will not contribute to the coalescence of the settlements listed in policy CDNP 08 and has the ability to accord with policy DCP2 of the Submission Draft (Regulation 19) of the emerging Mid Sussex District Plan 2021-2039.



7.6 Conclusion

287. This Landscape and Visual Appraisal concludes that land West of Turners Hill Road does have the ability to accommodate the proposed change without any residual negative effects which would be deemed important in planning terms. The provision of buffers to existing valued landscape features and the introduction of the Countryside Open Space ensures that the new housing will be successfully integrated into the countryside and that any landscape and visual effects above moderate will be reduced in the long term.
288. The scheme proposals have the ability to comply with planning policy at a National, Local and Neighbourhood level by presenting an attractive extension to Crawley Down which is well designed and reflects the distinctive character of the village within its High Weald setting.
289. The scheme proposals have the ability to respond to the objectives of the 2024 NPPF and policies within the adopted Mid Sussex District Plan, Crawley Down Neighbourhood Plan and Submission Draft (Regulation 19) of the emerging Mid Sussex District Plan 2021-2039, in particular DPC1: Protection and Enhancement of the Countryside. Landscape features which are valued by the local community and by Mid Sussex District Council (through their own Landscape Capacity Study and draft allocation wording) will be respected and celebrated through the provision of new public open space areas which will offer a range of benefits to existing and future residents and allow for a greater appreciation of, and access to, the countryside which forms the village's setting.





Appendix A Method used in Assessing Landscape and Visual Effects

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

Wates Developments Ltd.

SLR Project No.: 403.V06269.00044 402_065260_00001

16 January 2025

A.1 Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on “*landscape as an environmental resource in its own right and on people’s views and visual amenity*” (GLVIA3, paragraph 1.1). GLVIA3¹ (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

“*Notes and Clarifications on aspects of GLVIA3*” (Landscape Institute Technical Guidance Note 2024/01, published August 2024) makes it clear at section 2.0 that Townscape and Seascape assessments should follow the same process as LVIA, and therefore also follow the guidance in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action. This method of assessment assesses landscape and visual effects.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view. LI TGN 2024/01 notes at section 3(7) that the assessment of the level of effect and the nature of effect should be independent of each other.

Landscape and visual effects can result directly from the development itself (direct effects), or may be indirect changes (which are not a direct result of the development but occur as a result of a more complex pathway, such as changes to drainage patterns or perceptual changes further from the proposed development).

Landscape and visual effects can also be cumulative, which are the additional changes caused by a proposed development in conjunction with other developments, particularly those which are recently consented or which have been applied for.

In LVIAs which form part of an Environmental Impact Assessment (EIA), it is necessary to identify significant and non-significant effects. In non-EIA LVIAs, also known as Landscape and Visual Appraisals, (LVAs), the same principles and process as LVIA may be applied but,

¹ Landscape Institute and Institute of Environmental Management and Assessment ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, April 2013)



in so doing, it is not required to establish whether the effects arising are significant or are not given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

A.2 Landscape Effects

Landscape, as defined in the European Landscape Convention², is defined as “*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or National Landscapes, also referred to as Areas of Outstanding Natural Beauty (AONBs)) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

1.2.1 Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining an assessment of the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, paragraph 5.39).

1.2.2 Value Attached to Landscape Receptors

Landscape receptors may be valued at low, community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table A1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

Table A1: Interpretation of Landscape Designations

Designation	Description	Value
World Heritage Sites	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their	International

² Natural England ‘Guidelines for Implementing the European Landscape Convention. Part 1: What does it mean for your organisation?’ (April 2009)



Designation	Description	Value
	settings especially where these contribute to the special qualities for which the landscape is valued.	
National Parks, National Landscapes, National Scenic Areas	Areas of landscape identified as being of national importance for their natural beauty (and in the case of National Parks the opportunities they offer for outdoor recreation). Consideration should be given to their settings ³ especially where these contribute to the special qualities for which the landscape is valued.	National
Registered Parks and Gardens of Special Historic Interest	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II.	National/Local Authority
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents	Areas of landscape identified as having importance at the local authority level. Landscapes which demonstrate the presence of a number of indicators of landscape value, as set out in Table 1 of TGN 02/21, or which have just one indicator of particular importance.	Local Authority
Undesignated landscapes of community value	Landscapes which do not have any formal designation, and lack the indicators of landscape value set out in Table 1 of TGN 02/21, but which are assessed as having value to local communities.	Local Authority/Community
Landscapes of low value	Landscapes in poor condition or fundamentally altered by the presence of intrusive man-made structures.	Low

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the Table A2 below. This is based on Table 1 of Landscape Institute Technical Guidance Note 02/21. These factors are not fixed, and should be reviewed on a case by case basis. When assessing landscape value of a site it is important to consider not only the site itself but also its context.

Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape, or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria, or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

An overall assessment is made for each landscape receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape

³ LI TGN 2024/01 states at section 5(13) that the setting of protected landscapes is “generally created in policy and is not a designation (or a receptor) in its own right (unlike the settings of heritage assets). The extent of the setting of a designated landscape for LVIA purposes is not geographically defined and will vary with the nature of the development proposed. In LVIA, the question would remain whether the changes in the setting (i.e the landscape nearby but outside the designated area) would affect the designated landscape in terms of effects on its special qualities and, if so, to what degree”.



designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value.

Table A2: Criteria Considered in Assessing the Value of Non-Designated Landscapes

Factor	Criteria
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest. Presence of wildlife and habitats that contribute to the sense of place. Landscape which contains valued natural capital assets that contribute to ecosystem services.
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest. Landscape which contributes to the significance of heritage assets. Landscape which offers a dimension of time depth.
Landscape Condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. Absence of detracting/incongruous features.
Associations	Landscape which is connected with notable people, events and the arts.
Distinctiveness	Landscape that has a strong sense of identity or place. Presence of distinctive features that are characteristic of a place, or presence of rare/unusual features that confer a strong sense of place. Includes landscape that makes an important contribution to the character or identity of a settlement.
Recreational	Landscape offering recreational opportunities where experience of landscape is important. Includes open access areas, common land and rights of way where appreciation of the landscape is an important element of the experience. Landscape that forms part of a view that that is important to the enjoyment of a recreational activity.
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense. Distinctive features, or distinctive combinations of features. Strong aesthetic qualities. Visual diversity or contrasts. Memorable/distinctive views or landmarks, or landscape that contributes to these.
Perceptual (Wildness and Tranquillity)	Landscape with a strong perceptual value notably remoteness, wildness, tranquillity and/or dark skies.
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. Natural hydrological systems, important parts of the green infrastructure network, pollinator rich habitats. Landscapes that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities.

1.2.3 Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to “accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies”. 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, and makes reference to the criteria set out in Table A3 below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and



aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

Table A3: Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has 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.

1.2.4 Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change as indicated in Figure A1 below. This summarises the general nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case by case basis in determining sensitivity of individual receptors with the figure only serving as a guide.

Table A4 below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor, with the table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.



Figure A1: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

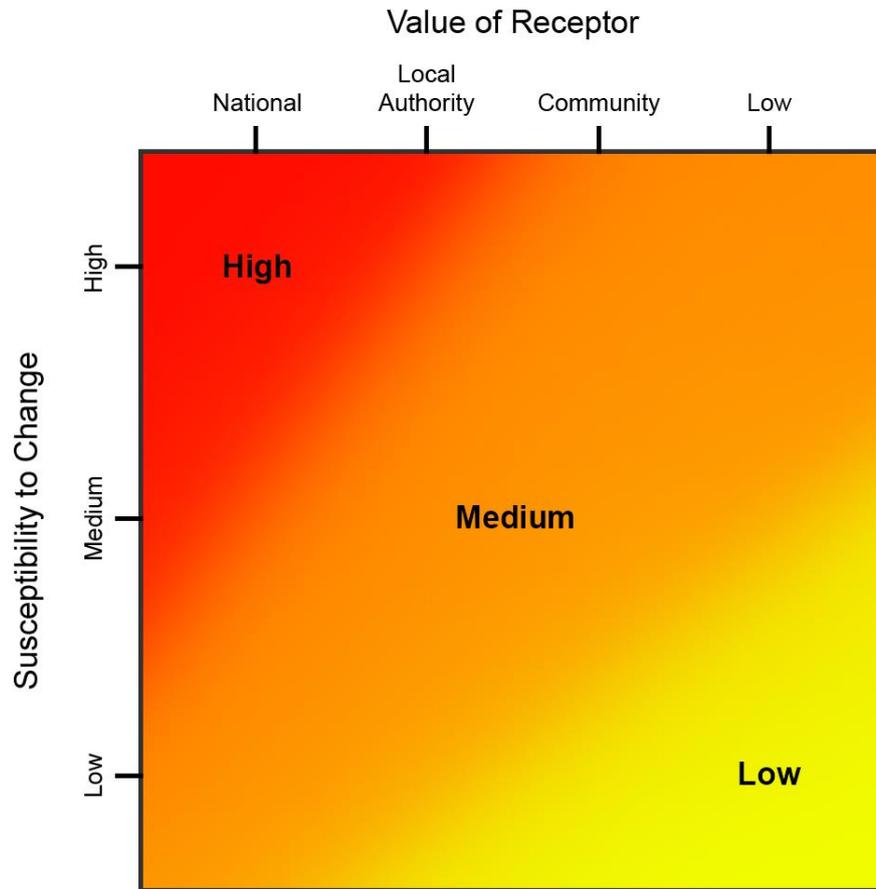


Table A4: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

Sensitivity	Examples
High	The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development.
Medium	The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development. OR The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development
Low	The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development.

1.2.5 Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change. LI TGN 2024/01 states at section 3(3) that “*it is likely that size/scale of effect will be the most important factor, with geographical extent and duration/reversibility considered as ‘modifiers’*”.

1.2.6 Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table A5 below.



Table A5: Magnitude of Landscape Change: Size/Scale of Change

Category	Description
Large level of landscape change	There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development: becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or would dominate important visual connections with other landscape types, where this is a key characteristic of the area.
Medium level of landscape change	There would be a medium level of change in landscape character, and especially to the key characteristics if, for example: the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.
Small level of landscape change	There would be a small level of change in landscape character, and especially to the key characteristics if, for example: there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.
Negligible/no level of landscape change	There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor.

1.2.7 Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table A6. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

Table A6: Magnitude of Landscape Change: Geographical Extent

Category	Description
Large extent of landscape change	Affects a wider area, far from the site itself, or affects a large proportion of the landscape receptor.
Medium extent of landscape change	Landscape change extends beyond the site boundaries, or affects a medium proportion of the landscape receptor.
Small extent of landscape change	Change affecting a localised area, often focused on the site itself, or affects a small proportion of the landscape receptor.
Negligible extent of landscape change	The change will affect only a negligible extent of the landscape receptor under consideration.

1.2.8 Duration and Reversibility of Change

The duration of the landscape change is categorised in Table A7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.



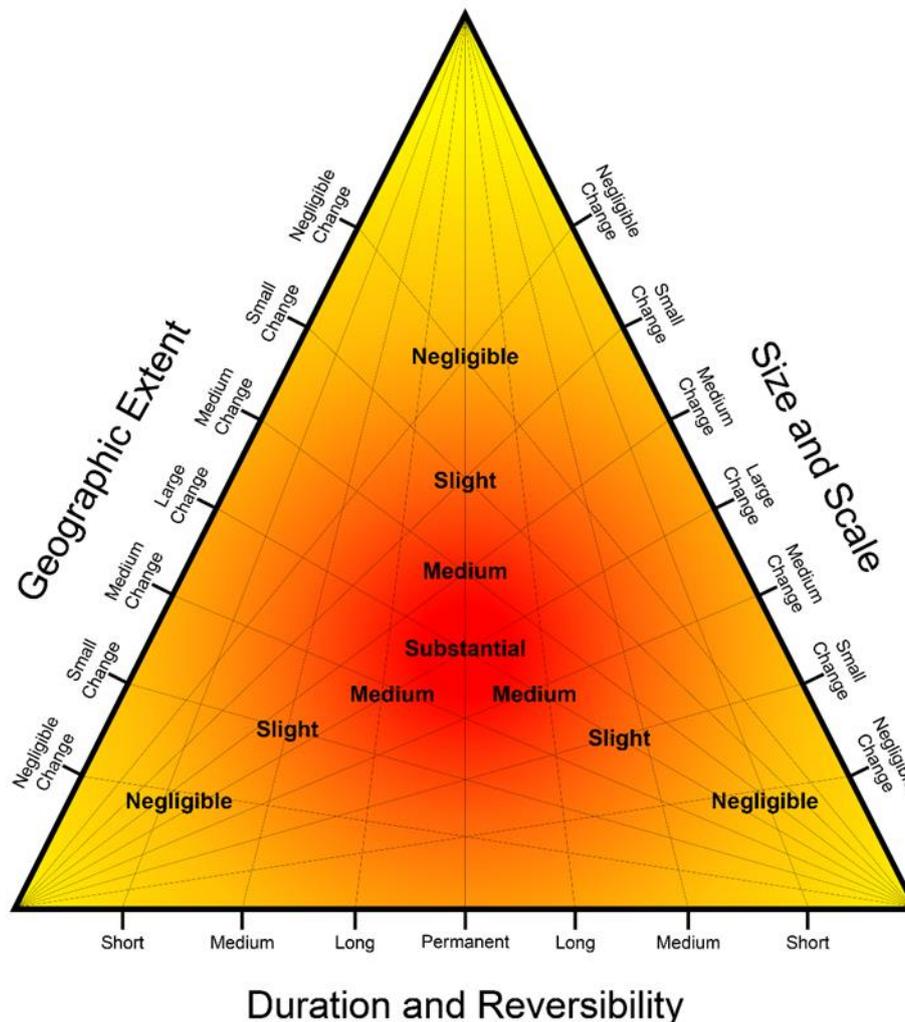
Table A7: Magnitude of Landscape Change: Duration and Reversibility

Category	Description
Permanent/Irreversible	Effects that are deemed to be irreversible.
Long term reversible	Effects that last for over 10 years and are theoretically reversible.
Medium term reversible	Effects that will last up to 10 years and are theoretically reversible.
Temporary/Short term reversible	Effects that will last from 0 to 5 years – likely to include construction effects.

1.2.9 Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Figure A2 below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the figure.

Figure A2: Determining the Magnitude of Landscape Change



1.2.10 Assessment of Landscape Effects

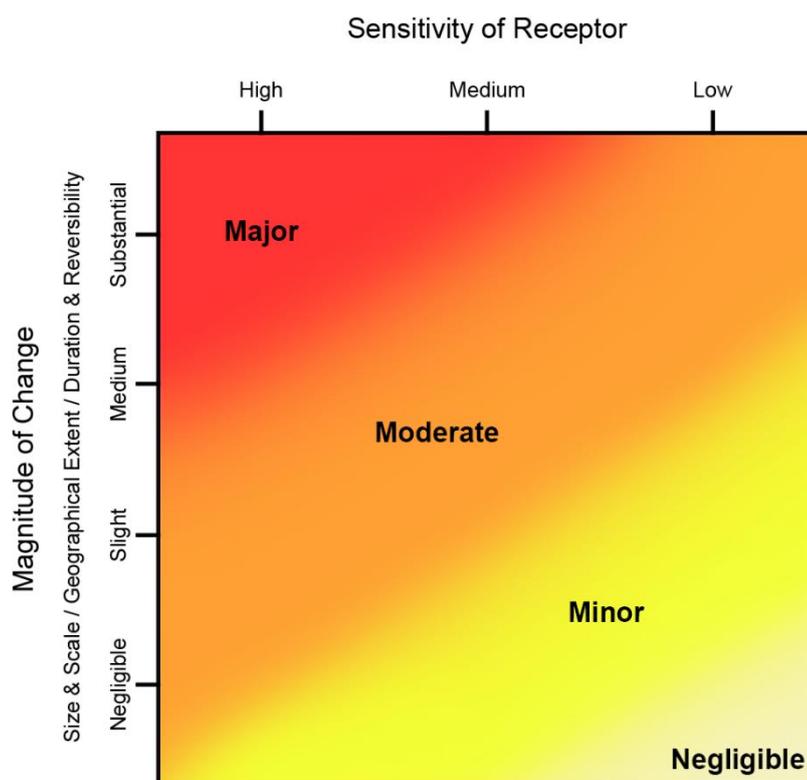
The assessment of overall landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. Figure A3 below



summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this figure as a guide.

Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments). Moderate effects are not generally considered to be important planning considerations/significant effects, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances: for example, there may be a concentration of several moderate effects in one location, or a moderate effect may occur for a particularly sensitive receptor or be of a particularly high magnitude.

Figure A3: Assessment of Landscape Effects



A.3 Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties;
- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;



- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- People at their place of work.

LI TGN 2024/01 states at section 6(1) that visual assessment should focus on the way that communities experience views from public locations. It notes that “*views from houses and individual properties are a matter of private amenity, noting that it is an established planning principle that there is no right to a view*”.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

1.3.1 Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

1.3.2 Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.

The assessment of the value of views is summarised in Table A8 below. These criteria are provided for guidance only.



Table A8: Criteria Considered in assessing the Value Attached to Views

Value	Criteria
High	Views from nationally (and in some cases internationally) known viewpoints, which: have some form of planning designation; or are associated with internationally or nationally designated landscapes or important heritage assets; or are promoted in sources such as maps and tourist literature; or are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or have important cultural associations. Also may include views judged by assessors to be of high value.
Medium	Views from viewpoints of some importance at regional or local levels, which: have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or are promoted in local sources; or are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or have important local cultural associations. Also may include views judged by the assessors to be of medium value.
Low	Views from viewpoints which, although they may have value to local people: have no formal planning status; or are not associated with designated or otherwise high quality landscapes; or are not linked with popular visitor attractions; or have no known cultural associations. Also may include views judged by the assessors to be of low value.

1.3.3 Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

As LI TGN 2024/01 states at section 6(2), “*visual susceptibility is not influenced by the development type, which would be assessed as part of the magnitude of effect*”.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A9 below. However, as noted in GLVIA3 “*this division is not black and white and in reality there will be a gradation in susceptibility to change*”. Therefore the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

Table A9: Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Residents;



Susceptibility	Criteria
	<p>People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views;</p> <p>Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience;</p> <p>Communities where views contribute to the landscape setting enjoyed by the residents.</p>
Medium	<p>Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views.</p> <p>People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.</p>
Low	<p>People engaged in outdoor sport or recreation, which does not involve appreciation of views;</p> <p>People at their place of work whose attention is focused on their work</p> <p>Travellers, where the view is incidental to the journey.</p>

1.3.4 Defining Sensitivity

The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. Figure A4 below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. Table A10 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

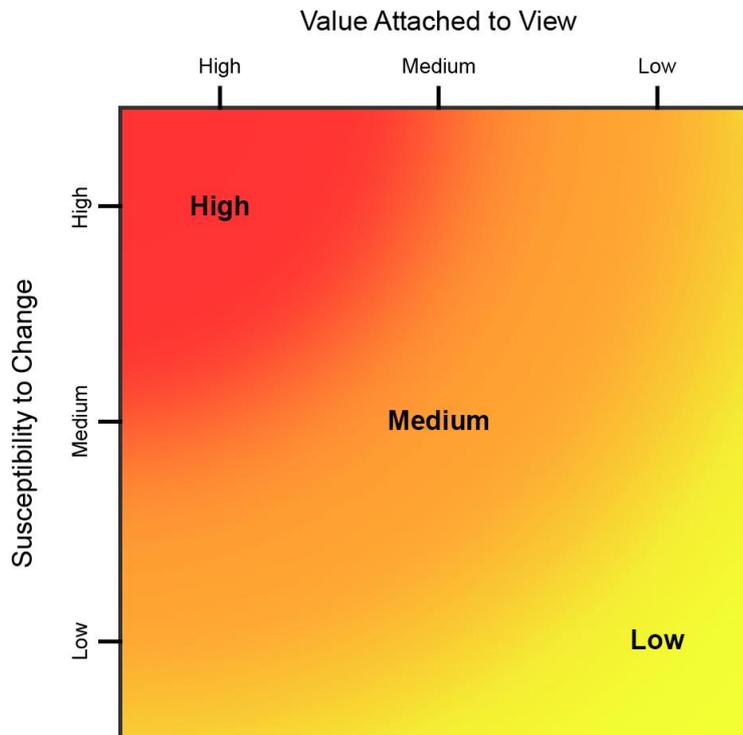
Table A10: Example Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

Sensitivity	Examples
High	<p>The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value</p> <p>OR</p> <p>The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value</p> <p>OR</p> <p>The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level.</p>
Medium	<p>The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level</p> <p>OR</p> <p>The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level</p> <p>OR</p> <p>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.</p>
Low	<p>The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level</p> <p>OR</p> <p>The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level</p>



Sensitivity	Examples
	OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.

Figure A4: Levels of Sensitivity Defined by Value attached to View and Susceptibility of Visual Receptor Groups



1.3.5 Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change. LI TGN 2024/01 states at section 3(3) that “it is likely that size/scale of effect will be the most important factor, with geographical extent and duration/reversibility considered as ‘modifiers’”.

1.3.6 Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and



- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the Table A11 below.

Table A11: Magnitude of Visual Change: Size/Scale of Change

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features in or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

1.3.7 Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work, and consideration of the criteria in Table A12 below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

LI TGN 2024/01 states at section 6(8) that geographic extent should primarily refer to the extent of the viewing area that is affected (for example the length of a footpath or the proportion of a community).

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.



Table A12: Magnitude of Visual Change: Geographical Extent of Change

Category	Description
Large extent of visual change	The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive.
Medium extent of visual change	The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive.
Small extent of visual change	The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small.
Negligible extent of visual change	The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible.

1.3.8 Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A13 below, which considers whether views will be permanent and irreversible or temporary and reversible.

Table A13: Duration and Reversibility

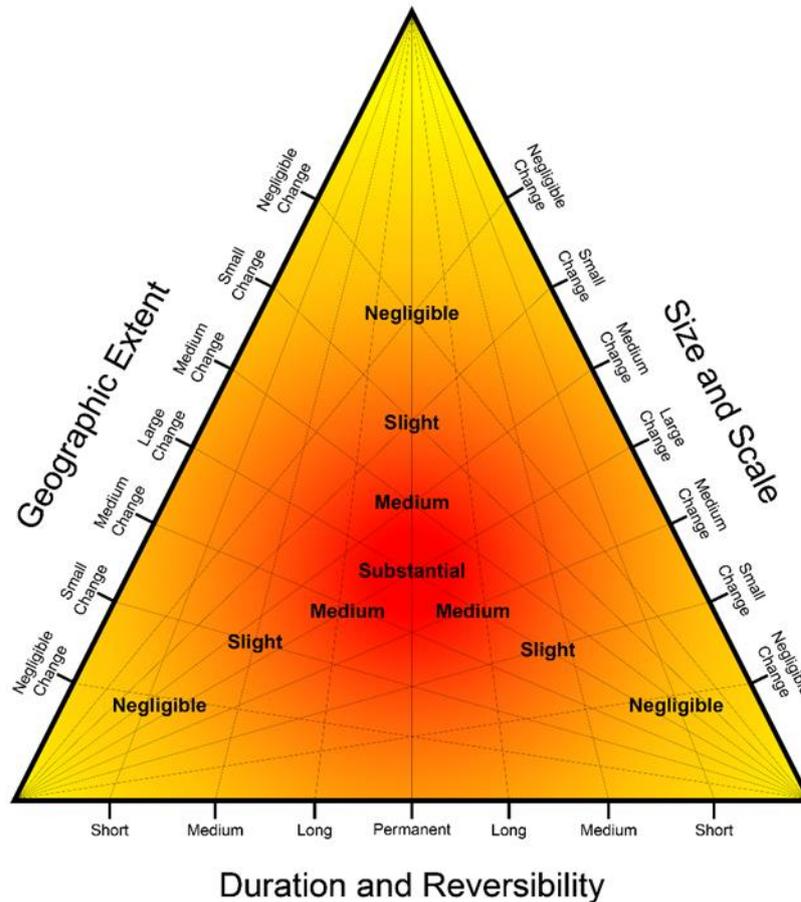
Category	Description
Permanent/ Irreversible	Effects that are deemed to be irreversible.
Long term reversible	Effects that last for over 10 years and are theoretically reversible.
Medium term reversible	Effects that will last up to 10 years and are theoretically reversible.
Temporary/Short term reversible	Effects that will last from 0 to 5 years – likely to include construction effects.

1.3.9 Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure A5, below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the figure.



Figure A5: Determining the Magnitude of Visual Change



1.3.10 Assessment of Visual Effects

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. Figure A6 below summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this figure as a guide.

Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments). Moderate effects are not generally considered to be important planning considerations/significant effects, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances: for example, there may be a concentration of several moderate effects in one location, or a moderate effect may occur for a particularly sensitive receptor or be of a particularly high magnitude.



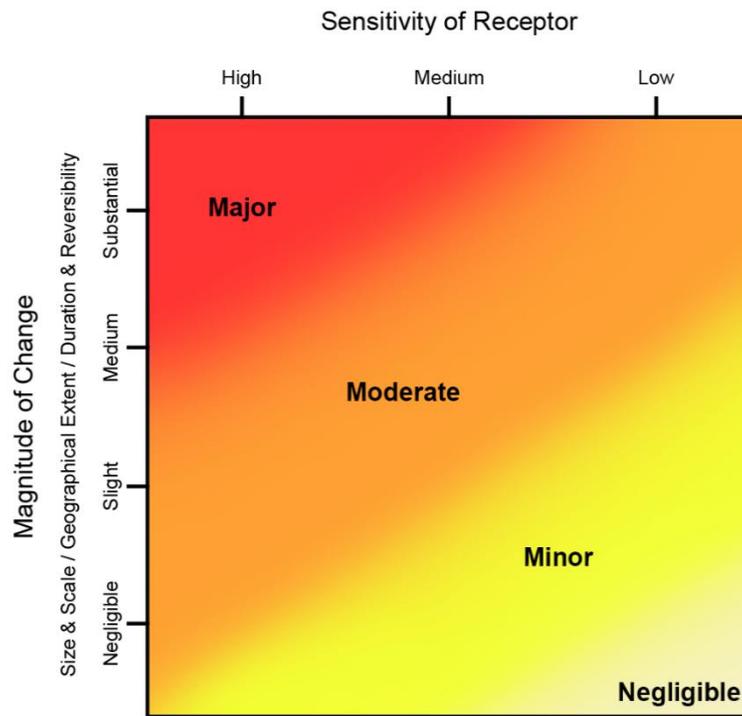


Figure A6: Assessment of Visual Effects







Appendix B Methodology for Preparing Zone of Theoretical Visibility (ZTV)

Landscape and Visual Appraisal

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

Wates Developments Ltd.

SLR Project No.: 403.V06269.00044

16 January 2025

B.1 Introduction

A Zone of Theoretical Visibility (ZTV) has been produced (refer to **drawing CD-1.3**) to provide an objective assessment of the potential theoretical visibility of the proposed development. The proposed design is taking from the building heights parameter plan prepared by Mosaic Ltd.

The ZTV includes only the most significant areas of existing vegetation, such as larger hedgerows and trees, and does not include any proposed mitigation planting. The height of trees on the site is taken from the arboricultural survey and LiDAR data, but vegetation heights in the wider landscape are based upon site assessment and apply conservative height estimates (for example 10 metres for woodland blocks is approximately half of the height of many mature trees in this part of England). Therefore, the extent of visibility as defined on the ZTV is conservative.

B.2 Existing Features

Data for the landform is derived from topographic survey data for the site and its immediate context, and OS Terrain data for the wider context. Tree heights around the site are taken from arboricultural survey data. For barriers offsite, vegetation heights are derived from a combination of LiDAR data and conservative estimates.

B.3 Proposed Development

The ZTV has been based on the layouts provided on the Illustrative Layout, which was provided in 3D computer model for by the architects. **Building heights of 10m to ridge were used in the model for all proposed new homes in order to provide a worst-case assessment of visibility**

To generate the ZTV the receptor point grid interval was set to a 25m grid with an eye height of 1.5m. This means that LSS was able to calculate, for every point at 25 metre intervals in the surrounding landscape, whether the proposed development would be visible. In addition to the grid intervals representative target points were selected across the target area.

The ZTV output file from LSS calculates, for every receptor point, not just whether the development can be seen, but also what vertical angle of the development can be seen. This provides a useful guide as to what the likely magnitude of visual impact will be at any point around the site. For comparison, a two-storey house, at an average height of 8m, would subtend a vertical angle of 4.58° at 100m, 2.29° at 200m, 0.92° at 500m and 0.46° at 1km.

This ZTV assessment includes all visible angles over 0.25 degrees, since field survey identified that vertical angles of less than 0.25 degrees would be screened by intervening vegetation and/or buildings.





Appendix C Assessment of Potential Landscape Effects

Landscape and Visual Appraisal

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

Wates Developments Ltd.

SLR Project No.: 403.V06269.00044402_065260_00001

16 January 2025

The following tables set out 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 report, 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.



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				
Local area of Crawley Down Northern Fringe	Community	High/Medium	Medium	The site and its immediate setting within the Crawley Down Northern Fringe is moderately susceptible to the proposed development because the relevant characteristics of the landscape (as described above) have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
High Weald – HW1 and Area 6	Community	Low	Medium/Low	The site forms a small part of the wider High Weald landscape which is the largest of the character areas in the district. The landscape is not designated for its scenic beauty but is valued by the local communities who currently enjoy views across it. Whilst the site does display characteristics of the High Weald, the landscape does have the ability to accommodate the proposed change with limited effects on the wider High Weald which extends across the district.



Landscape Receptors	Value	Susceptibility	Sensitivity to the Proposed Change	Notes
High Weald National Landscape	National	Low	Medium	The National Landscape is generally rural in character which would have a high susceptibility to the proposed development. However, as the High Weald National Landscape is approximately 1.5km from the site, and there are no views towards the site from within it, the proposed development would not directly affect the National Landscape. It has the ability to accommodate the proposed development without any adverse effects, reducing susceptibility further.



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.
Overall Character					
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,



Landscape Receptors	Size and Scale	Geographical Extent	Duration/ Reversibility	Magnitude	Notes
					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.
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.



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				
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 D Assessment of Potential Visual Effects

Landscape and Visual Appraisal

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

Wates Developments Ltd.

SLR Project No.: 403.V06269.00044

16 January 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 this report, 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	The pedestrian / cycle link crossing to public footpath 33W (and its associated tree clearance) will be visible in views when traveling east and west along footpath 33W. The existing built form (including the derelict barns) either side of the footpath will remain dominant in the view.
3a. Looking south from public footpath 33W	Small Medium (residents south of Huntsland)	Small Medium (residents south of Huntsland)	Small Small	Permanent	Slight Medium / Slight (residents south of Huntsland)	Slight	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. 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	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



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
along Turners Hill Road.							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 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



Viewpoint	Size and Scale of Change (Year1)	Scale of Change (after 15 years)	Geographical Extent	Duration and Reversibility	Magnitude (Year 1)	Magnitude (Year 15)	Notes
							the 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	<p>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.</p> <p>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.</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
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.
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	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
public footpath 35W							
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 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



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
							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
3b. Looking north from public footpath 33W	Recreational Walkers	High/ Medium	No change	No change	None	None	None
	Residents						



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)
4. Looking south west along Turners Hill Road.	Pedestrians Vehicle users Residents	High/ Medium Medium High/ Medium	Slight Slight Slight	Slight Slight Slight	Moderate Moderate/Minor Moderate	Moderate Moderate/Minor Moderate	Neutral Neutral 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 Residents	High/ Medium High/ Medium	Slight Medium	Slight Slight	Moderate Major/Moderate	Moderate Moderate	Neutral Negative
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



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)
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
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 E Figures

Landscape and Visual Appraisal

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

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