



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

Date: 9 April 2025  
Our ref: 02161

For the attention of: Planning Department, [planninginfo@midsussex.gov.uk](mailto:planninginfo@midsussex.gov.uk)

**Application ref:** DM/25/0016  
**Location:** Land West Of Turners Hill Road And North Of Huntsland  
Turners Hill Road Crawley Down West Sussex  
**Proposal/Description:** Outline planning application (appearance, landscaping, layout and scale reserved) for the erection of up to 150 dwellings, a 65 bed care home (Use Class C2), and community facility, and associated infrastructure including new access points off of Wychwood with associated spine road and car and cycle parking, together with provision of open space, play facilities, utilities infrastructure, surface water drainage features, and associated works. 'Additional information received on 27/03/25 regarding Transport, Flood Risk, Landscapes, Heritage and an updated access and movement parameter plan, illustrative masterplan.'

Thank you for reconsulting the Landscape Advisor to Mid Sussex District Council on the above application.

### **Review of the proposal/submitted information:**

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

In the context of Visual Effects, the assessed effects for Viewpoint 12 have also been reduced in response to additional mitigation measures.

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

We also welcome that the LVA Addendum addresses our recommendations through amendments to the submitted Illustrative Masterplan or through acknowledgement that these will be considered at the Reserved Matters stage, as has been outlined in Para 19

of the LVA Addendum.

We maintain our comments regarding setting development back from the western edge however recognise the plan is illustrative at this stage.

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

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

**Place Services – Landscape Team**

Email: [landscape@essex.gov.uk](mailto:landscape@essex.gov.uk)

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

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