

DRAWINGS CAN BE SCALED FOR PLANNING PURPOSES ONLY. DO NOT SCALE FOR ANY OTHER PURPOSE. ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT IMMEDIATELY.

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**Legend**

- LVIA Views
- Line of visual massing
- Development "rope lines"
- Highest site levels
- Mid site levels
- Lowest site levels
- Existing buildings
- Opportunity for development



**Opportunities:**

- To retain buildings of value
- To make use of views from site
- To create open space areas at the upper parts of the site, for new and existing residents to enjoy views from the Site out towards the AONB landscape and St Leonard's Church at Turners Hill
- To provide additional trees to the southern and eastern boundaries, to filter views and provide a sense of privacy between Withypitts Farmhouse and the new residential and open space areas
- To enhance existing access from Selsfield road
- To enhance the western boundary with additional native trees to provide a long term enhancement to the landscape
- To provide a robust boundary treatment to the northern boundary which is appropriate to the rural setting and provides a green edge to the development in views from the Paddockhurst ridge and Turner's Hill Conservation Area. Along this boundary, with a native hedge with trees would be most appropriate and would reinforce the field patterns and soften the visible built form from the north.
- To ensure detailed proposals respond to the High Weald Design Guide and all relevant SPGs to provide an attractive development which is viewed positively in the landscape. Reference to the historic farm use should be considered where possible.

**Constrains:**

- To reduce visual massing from North
- To prevent obstructing views to the AONB landscape from Withypitts Farmhouse or to affect skyline views
- To retain existing access from Selsfield road
- To retain the existing Scots Pine trees along the western boundary which are currently visible in the landscape.
- Condition the built form fronting onto the road to ensure views from adjacent receptors is improved in the long term
- To avoid extensive areas of cut and fill and work with the existing levels as much as possible to demonstrate consideration of the undulating landscape

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Client: The Trustees of Paddockhurst Estate  
 Job: Withypitts Farm  
 Address: Selsfield Road, Turners Hill

Drawing: Opportunities and Constrains	
Scale: NTS	<b>SKETCH</b> For plan development only, not for construction
Drawn: BM	
Checked: DRC	
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