



917MG1121020
12th October 2020
Page 1

Andy Watt
Senior Planning Officer
Mid Sussex District Council
Oaklands Road
Hayward Heath
West Sussex
RH16 1SS

Dear Andy

Outline Planning Application for single chapel Crematorium with a single abated cremator and Natural Burial Site with associated access, car parking, landscaping and drainage. All matters reserved apart from access. Turners Hill Burial Ground, Turners Hill Road, Turners Hill RH10 4PB. Reference: DM/20/2877

Further to our discussions last Friday, I have set out below set what I hope are points that we can agree with Virginia Pullan with respect to the landscape and visual issues associated with the above proposals. Please could you pass these on to Virginia in the course of your discussions.

I have also attached a further drawing (ref 917-MP-06) showing two sections, both of which run from the AONB to the south (through the location of Viewpoint 12 in the LVA) and which show section lines through the proposed crematorium (Section B-B') and through the existing approved chapel (Section C-C'). I hope these will assist with your judgement as to the comparable effects of the existing chapel approval and the current proposals as seen from both the AONB and Turners Hill Road, and with your assessment of the wider planning issues associated with the site.

PROPOSED POINTS OF AGREEMENT

For clarity and ease of understanding I have set these out under three headings as follows:

1. Points of agreement set out in Virginia Pullan's letters dated the 1st and 16th of September 2020 (paragraph references are given in the footnotes).
2. Points that are a matter of fact that I hope are easily agreed.
3. Other points that I hope we should be able to agree, but that may need further discussion.

1. Points of agreement set out in Virginia Pullan’s letters of the 1st and 16th September 2020:

- 1.1 The LVA report provides an accurate description of the baseline landscape and visual context for the site and surrounding area, and the methodology for the assessment is based on recognised good practice.¹
- 1.2 Whilst all landscapes have value, in terms of Paragraph 170a of the NPPF the site is not a “valued landscape”.²
- 1.3 The site is not within the High Weald AONB but lies immediately adjacent to it.³
- 1.4 The site sits within the Mid Sussex Landscape Character Assessment High Weald Forest Ridge Landscape character area.⁴
- 1.5 The visual impacts would be restricted to the local area.⁵
- 1.6 The conclusions of the LVA with regard to visual impacts on the AONB are not contested.⁶ These effects being stated in paragraph 9.3.8 as follows:

“From within the High Weald AONB, other than at viewpoint 11 directly opposite the southwest corner of the Site (see above), there would be no effects in summer, and only glimpses from the field between Turners Hill Road and Paddockhurst Road in winter. Effects on the wider AONB are so minimal as to be considered negligible.”

2. Points that are a matter of fact:

- 2.1 The site is not within a National Park, The Broads or an Area of Outstanding Natural Beauty, and therefore Paragraph 172 of the NPPF is not engaged.
- 2.2 The maximum number of car parking spaces proposed is 109. These proposals, if granted and implemented, would supersede the previous permissions.

3. Other points that I hope we should be able to agree:

In visual terms:

- 3.1 The estimated ZVI shown on Figure 7, Page 21 of the LVA is appropriate.
- 3.2 There are no Public Rights of Way (Roads, Footpaths, Bridleway, Byways etc) within the Zone of Visual Influence to the north of the Site (outside the site boundary).

¹ Virginia Pullan’s letter of 1/9/2020, para 2.4.

² Virginia Pullan’s letter of 1/9/2020, para 2.7.

³ Virginia Pullan’s letter of 1/9/2020, para 2.3.

⁴ Virginia Pullan’s letter of 1/9/2020, para 2.11

⁵ Virginia Pullan’s letter of 16/9/2020, para 2.3

⁶ Virginia Pullan’s letter of 16/9/2020, para 4.0

- 3.3 In terms of the users of Public Rights of Way, only people on a short section of Turners Hill Road and using the footpath crossing the site itself would be affected in summer.
- 3.4 In winter, other than from the point where footpath 69W emerges from the roadside vegetation opposite the southwest corner of the site, the visual effects on people using footpaths to the south of Turners Hill Road would have little effect on the scene.
- 3.5 From nearby private residences the proposals would scarcely be appreciated.

In terms of landscape character:

- 3.6 Whilst there would be some effects on the site itself, including both topography and tranquillity,⁷ effects on wider landscape character would be restricted to a very small area of the surrounding landscape.
- 3.7 Effects on the setting of the High Weald AONB would be minimal.

I trust this is useful. Please confirm that you will pass these comments and the drawings on to Virginia Pullan for her comments, and that you are in agreement with the principle of a site visit.

Finally, if you have any queries on this matter please do not hesitate to get in touch.

Yours sincerely

Mark Gibbins
Director
For and on behalf of
Indigo Landscape Architects Ltd.

cc Nick Rogers - Mid Sussex District Council
Lisa Jackson - Jackson Planning
Andrew Tabachnik QC - 39 Essex Chambers
Mark Brassey - Collins Benson Goldhill
Hartmires Investments

⁷ Virginia Pullan's letter of 1/9/2020, paras 2.9 and 2.10.