

Email only – Copy Nick Rogers

December 1, 2020

Andy Watt
Senior Planning Officer
Mid Sussex District Council
Oaklands Road
Haywards Heath
West Sussex
RH16 QSS



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 -Landscape Matters

I write in response to the sixth version of the landscape response from Virginia Pullan to the above application. Whilst I understand you are now finalising your report and Nick Rogers' email of the 19th of November confirmed that this would be the final version of the assessment of the landscape impact of the application, I do want to repeat the points made previously on this so you can better reflect the overall planning balance in your assessment.

In summary, Virginia Pullan's assessment has numerous flaws including the following:

- The assessment is not balanced, it accentuates the inevitable (and acknowledged) localised impacts rather than considering the more limited wider impact in the round
- The assessment does not include or acknowledge the common ground set out in your email of 13/11/20
- The assessment suggests the detailed scheme could have significantly different impact to the outline proposal; this is not the case, the submitted parameters plans fix the limits of development including maximum scale and location of the building.
- The assessment identifies impacts on tranquillity without appearing to understand the operation of the site or providing any evidence of what these impacts would be
- There is no serious consideration of the landscape impact of this proposal against the fallback position
- The assessment is misleading in the support it takes from the previous appeal decisions

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- The assessment fails to acknowledge that over time the site will become wooded as this is the pattern of planting already consented. Whilst this is a reserved matter, any variation in planting character at year one will be soon lost as the planting matures as woodland
- The assessment overlooks the fact that approval of reserved matters and planning conditions give the planning authority ultimate control over the ultimate design quality of the development, including the detailed approach to the planting of woodland / memorial tree planting areas.

Conclusion

Given that Virginia Pullan accepts that impacts are entirely local and that you must conclude that such impacts are consistent with the previously consented schemes on the site, and the inevitable consequence of development, this must be considered and weighed against what is the significant qualitative and quantitative need for the development.

As we have demonstrated this proposal would bring about a significant qualitative improvement and community benefit serving 120,000+ people to meet the specific need for a crematorium for the community that cannot be located within an urban area. This proposal is therefore entirely consistent with Policy DP25 and offers a sustainable solution to this significant identified community need in Mid Sussex. We can therefore see no reason to recommend refusal despite the continued landscape objection.

Yours sincerely

Lisa Jackson MA BSc MRTPI