

Landscape and Visual Technical Note

Land North of Horsham Road, Pease Pottage

March 2026

Turley

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Client

A2 Dominion

Our reference

A2DS3001-HTAL

March 2026

1. Introduction

1.1 This Landscape and Visual Technical Note has been prepared by Chartered Landscape Architects at Turley Landscape and VIA on behalf of A2 Dominion and Denton Homes. It relates to a site known as 'Land North of Horsham Road, Pease Pottage' which is being put forward for residential development and open space as part of the Mid Sussex Local Plan Review. This submission is made in response to Mid Sussex District Council's 'Request for Site Information' which is being undertaken as a result of the Inspector's comments during the recent Local Plan Examination sessions.

1.2 The purpose of the Technical Note is to provide the following:

- Landscape and Visual Appraisal of the Site and its context (Sections 2 - 4);
- Evaluation of the contribution of the Site to the High Weald National Landscape (Section 5);
- A review of the Council's evaluation of the Site (contained within the 'Assessment of the Impact of the SHELAA Sites on the High Weald Area of Outstanding Natural Beauty' MSDC, July 2024 (Section 6);
- Summary of the key landscape and visual effects likely to arise if the Site were to be developed (Section 7); and,
- Conclusions on the suitability of the Site in landscape and visual terms to accommodate residential development (Section 8).

1.3 The analysis and advice in this Note have been prepared by an experienced chartered landscape architect from Turley and have been informed by a site visit and a desktop review of relevant mapping and published landscape studies including the following:

- National Character Area Profile 122: High Weald, Natural England, 2020
- A Landscape Character Assessment for Mid Sussex (Mid Sussex District Council, 2005)
- High Weald National Landscape Storymap datasets
- Assessment of the Impact of the SHELAA Sites on the High Weald Area of Outstanding Natural Beauty, MSDC, July 2024 (and supporting appendices)
- The High Weald National Landscape AONB Management Plan 2024 – 2029
- Sussex Historic Landscape Characterisation (report and GIDS datasets), Nicola Bannister, 2014
- OS mapping 2026 and historic OS mapping
- Aerial photography (Google Earth Pro 2026 and historic aerial imagery)

- 1.4 The Technical Note builds on previous landscape analysis and advice provided by an experienced chartered landscape architect from Leyton Place Landscape Planning and which informed the initial landscape framework and development proposals for the Site.

Surveys

- 1.5 A preliminary desk study was undertaken to establish the physical components of the Site and its surroundings and the current published landscape studies including the Mid Sussex Landscape Character Assessment and the High Weald AONB Management Plan 2024 - 2029. Potential key visual receptors with views towards the Site from the surrounding area were also identified. Ordnance Survey (OS) maps and aerial photography were utilised to identify these features.
- 1.6 A field study was undertaken by a chartered landscape architect from Turley Landscape and VIA in March 2026 when visibility conditions were good. The field study recorded the landscape features within the Site and the surrounding context and verified the key visual receptors identified in the desk study. It also involved travelling throughout the study area and producing a working photographic record.

2. Site Location and Description

- 2.1 The Site comprises two land parcels (SHELAA refs 674 and 219) located on the north-western edge of Pease Pottage, within the district of West Sussex and wholly within the Civil Parish of Slaughan.



Figure 2.1: Extract from MSDC's SHELAA Map for Slaughan



Figure 2.2: OS map of the Site and surrounding area including Pease Pottage and Crawley - illustrating the close relationship of the Site with the existing settlement edge of Pease Pottage on two sides. (Plan reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown Copyright and database right [2026]. All rights reserved. Ordnance Survey Licence number [100020449]) Site Location

- 2.2 To the south and east of the Site are areas of recent residential development and to the south-east is an area of mature deciduous woodland (Ancient Woodland). To the north is a mature tree belt beyond which is a cemetery and a Scout camp site and the A244 road corridor. To the west is Cottesmore School (and associated grounds) beyond which is Cottesmore Golf Course and to the south-west are a radar tower and water tower, both of which are tall structures enclosed by mature trees some of which is Ancient Woodland.
- 2.3 The Site forms the eastern end of a large area which was developed in the 1970s as the Cottesmore Golf Course. Land to the west remains an operational golf course but the Site ceased to form part of the operational golf course in 2013. When originally designed, the Site comprised fairways and greens, set within mown grassland and subdivided with mixed-species tree clumps. The northern part of the Site (Site 674) has remained as open grassland, part of which is currently in use for target archery. The remainder of the Site is unused vacant land; in places young trees and scrub are establishing. Evidence of the former golf course remains but overall, the Site has a weak strength of character.
- 2.4 An aerial photograph of the Site which illustrates the site features and local surrounding context is provided in Figure 2.3 below and is followed by some site photos which illustrate the current character of the Site.



Figure 2.3: Aerial photograph of Site and surrounding context -Source: Emapsite – illustrating surrounding landscape features, nucleated settlement pattern of Pease Pottage and substantial new residential development east of the M23



Photo 2.1: View west across eastern field in Site 674 – illustrating that parts of the Site still retain a golf course character



Photo 2.2: View south across western field in Site 674 – illustrating current use of the Site for archery and mature tree clump with evergreen species (likely planted when golf course use established)



Photo 2.3: View east from northern edge of Site 219 – illustrating tree and shrub cover in this part of the Site.



Photo 2.4: View south across southern field (former driving range) in Site 219 – illustrating relationship with recent development forming existing settlement edge of Pease Pottage



Photo 2.5: View east along former fairway in Site 219

3. Landscape Context

Designations and Public Rights of Way

- 3.1 The Site lies on the northern edge of the High Wealds National Landscape (formerly AONB) and adjoins the existing settlement edge of Pease Pottage. Most of the settlement of Pease Pottage to the west of the M23 lies outside the designated area but a large area of new residential development to the east of the M23 lies within the designated landscape.

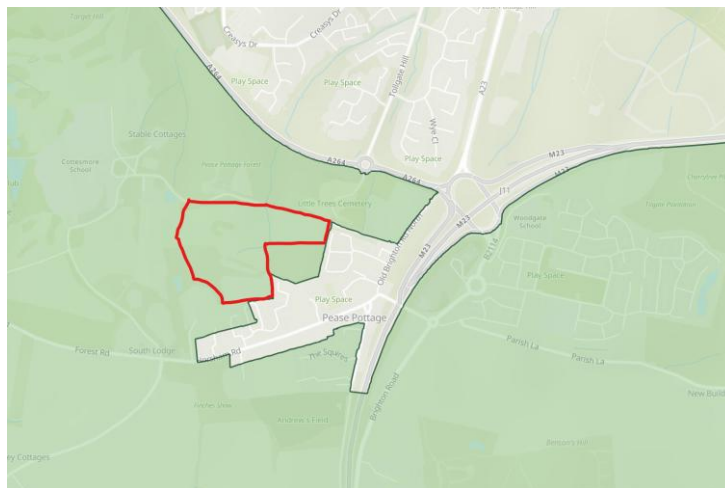


Figure 3.1: Boundary of High Weald National Landscape around Pease Pottage and approximate Site boundary (in red)

- 3.2 There are no public rights of way within or close to the Site and there is no public access to the Site. The closest public right of way to the Site is a Public Bridleway c. 200m west of the Site which follows the access road to Cottesmore School and connects Horsham/Forest Road with the southern edge of Crawley (via a subway under the A264). There is no intervisibility between the public bridleway and the Site due to the presence of mature vegetation in the intervening area.

Landscape Character Context

- 3.3 The landscape character assessments of relevance to the Site are summarised in Table 3.1 below:

Table 3.1: Landscape Character Assessments of relevance to the Site

Landscape Character Assessment	Landscape Type (LT) and Landscape Character Area (LCA) of relevance to the Site
National Level Landscape Character Area Profile (Natural England)	Site lies within NCA 122 High Weald
A Landscape Character Assessment for Mid Sussex (Mid Sussex District Council, 2005)	Site forms part of Worth Forest Landscape Character Area (8)

National Level Landscape Character Assessment - NCA122: High Weald

- 3.4 The High Weald NCA covers the ridged and faulted sandstone core of the Kent and Sussex Weald. It is described as *‘an area of ancient countryside and one of the best surviving medieval landscapes in northern Europe’*. It comprises *‘a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Wild flower meadows are now rare but prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws (narrow woodlands) remain fundamental to the character of the landscape’*.

Landscape Character Assessment for Mid Sussex - Worth Forest LCA8

- 3.5 The Mid-Sussex Landscape Character Assessment (MSLCA) forms the most recent published landscape character study. However, this is now over 20 years old and is in need of updating to reflect the landscape change that has occurred during this period. Nonetheless, it provides some useful information on the landscape character context of the Site.
- 3.6 The Site lies on the north-western edge of LCA8: Worth Forest (Figure 3.2).

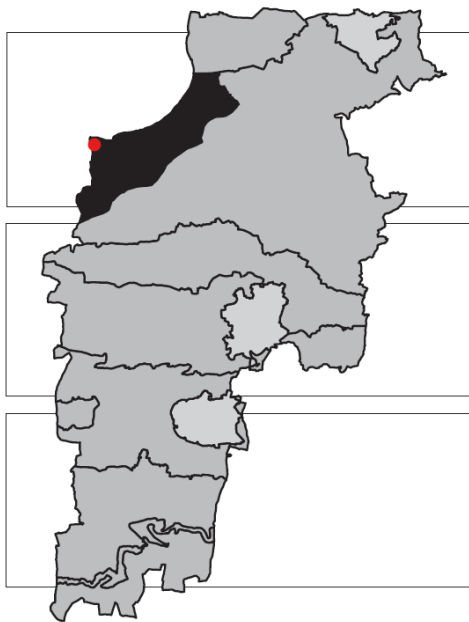


Figure 3.2: Location and extent of Worth Forest LCA (Red dot identifies approximate location of the Site)

- 3.7 The following summary and key characteristics of the Worth Forest LCA are identified in the MSLCA (identified in 2005).

Summary and key characteristics

Heavily-afforested, dissected plateau landscape enclosing a post-medieval rural landscape cut from the forest. Includes the western end of the High Weald Forest Ridge. Adjoins Crawley and the M23 Motorway.

- Densely wooded, confined, dissected plateau landscape with extensive coniferous and mixed afforestation.
- The Worth forests mark the plateau-like western end of the High Weald Forest Ridge, drained by the Rivers Mole and Ouse.
- Long views over the Low Weald to the downs but fewer long views north.
- Large, regularly-enclosed and some smaller, irregular, assart fields within a woodland setting comprising an arable and pastoral landscape enclosed by shaws, hedgerows and fencing.
- Despite the closeness of Crawley to the north, a secluded, tranquil nature exists in many parts of the forests.
- Clearance and re-planting of large tracts of ancient woodland.
- Heathland remnants and significant areas of rich woodland biodiversity.
- Spares network of ridge-top roads and lanes, droveways, tracks and footpaths.
- Sparse, dispersed settlement pattern of farmsteads.
- Bounded to the west and north by the the M23 Motorway and to the south east by the B2110.
- The London to Brighton Railway Line crosses the area via the Balcombe Tunnel.
- Sizeable hammerponds, lakes and ponds.
- Varied traditional rural buildings built with diverse materials including timber-framing, Wealden stone and varieties of local brick and tile-hanging.
- Exotic treescapes in places including rhododendron hedgerows.

3.8 The MSLCA identified a number of landscape and visual sensitivities of the Worth Forest LCA. These are set out below together with commentary on their relevance to the Site today.

Landscape and visual sensitivities of the Worth Forest LCA (identified in the Mid Sussex Landscape Character Assessment)	Commentary on relevance to the introduction of development on the Site (Turley)
<i>Woodland and forest cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity.</i>	The Site is strongly contained by woodland and tree belts which reduces its visual sensitivity and potential impacts of development on the surrounding area. Trees on the Site include a substantial number of evergreen and non-native species.
<i>Large blocks of assart pastures impart breadth and depth to the scenic quality to the landscape.</i>	Site does not contain assart pastures (Source: High Weald National Landscape 'Storymap' of Fieldscapes). The existing open areas within the site are former parts of a golf course. They are not visible from the surrounding landscape and therefore make limited contribution to the scenic quality of the landscape.

<i>Heathland remnants and significant areas of rich woodland biodiversity are vulnerable to loss and change.</i>	Site contains no heathland remnants and the former design and use of the land as golf course has resulted in reduced biodiversity value of the Site. Development on the Site provides the opportunity to increase its biodiversity value.
<i>Network of lanes, droveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking and for the appreciation of nature.</i>	None present on the Site. Development provides the opportunity to create some new recreational routes which would provide enhanced opportunities for appreciation of the nature of the surrounding area.
<i>Sparse settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures</i>	Settlement pattern in the area surrounding the Site is not sparse.

- 3.9 In conclusion, the Site is not typical or representative of the wider Worth Forest LCA and demonstrates few of the identified landscape and visual sensitivities for the character area. It is therefore considered to be of lower sensitivity than the wider Worth Forest LCA.

4. Visual Context

- 4.1 The visibility of the Site has been established through both a desktop analysis of the surrounding area and by confirming on site the localised screening effect of the landform, vegetation and surrounding built form.
- 4.2 An approximate zone of visual influence (ZVI) of the Site was identified which represents the extent of area clearly visible (from within the Site) and from which development on the Site is likely to be noticeable.
- 4.3 The approximate ZVI of the Site is indicated on Figure 4.1 below. This illustrates the very few visual receptors that have views of the Site.

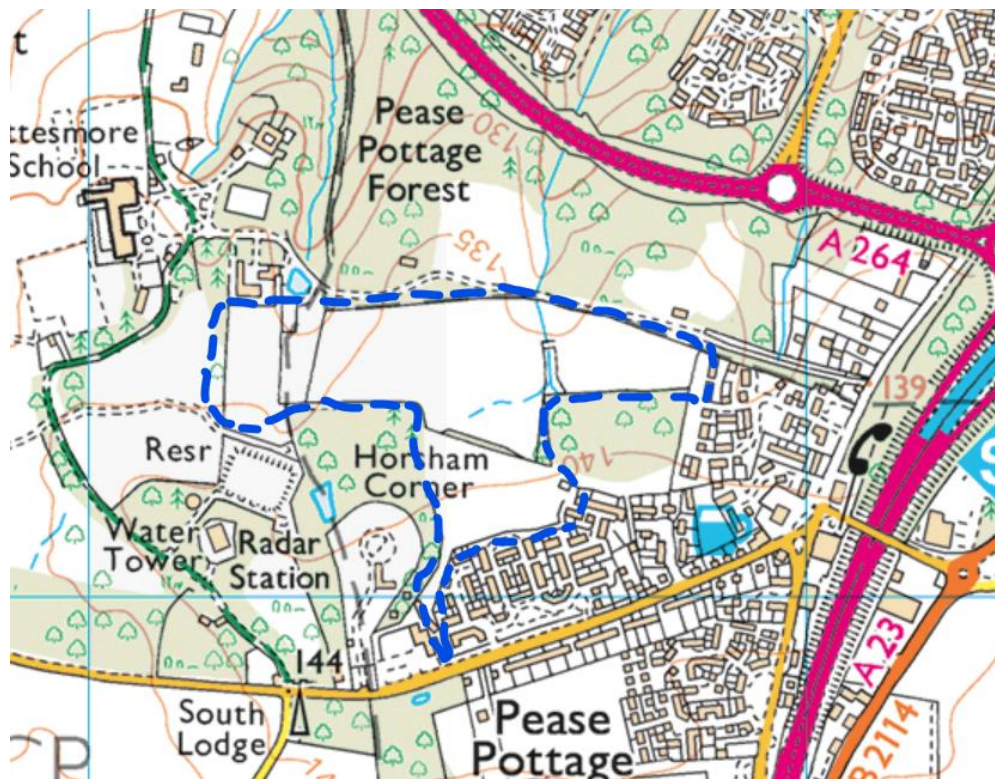


Figure 4.1: Approximate Zone of Visual Influence (ZVI) of the Site

Existing Visibility

- 4.4 The Site visit confirmed that surrounding mature vegetation and built development provide the Site with a high level of screening and visual containment. There are no long views into or out of the Site and public views of the Site are restricted to the edges of the adjoining residential areas (northern end of Whalebone Wood Road, Hansom Way and the north-western end of Brougham Lane) (photo 4.1). It is notable that the strong visual enclosure of the Site contrasts with other parts of the National Landscape nearby which are characterised by long open views across the landscape (photo 4.2).



Photo 4.1: View south-east across Site 219 – illustrating containment of views by surrounding vegetation and built form



Photo 4.2: View south from Horsham Road (c.180m west of Site access point) – illustrating long distance views across the National Landscape which contrasts with the Site which is strongly contained by surrounding vegetation

Key Views

- 4.5 The Site does not fall within the viewing corridor of any viewpoints that are identified in national or local planning policy.

Key visual receptors

- 4.6 Visual receptors are defined as individuals and/or defined groups of people who have the potential to be affected by development of a Site. These include users of public highways, public rights of way and public open space and residents of surrounding residential properties.
- 4.7 The key visual receptors with existing views towards the Site are very limited and are summarised below.

Residents of properties and road users at north end of Whalebone Wood Road adjacent to north-eastern corner of the Site

- 4.8 From a short (c. 35m long) stretch of Whalebone Wood Road, at the northern end, there are currently glimpsed views towards the Site. A line of mature trees with shrub understorey along the Site boundary partly screens these views (particularly in summer when vegetation is in leaf).



Photo 4.3: View west from northern end of Whalebone Wood Road adjacent to residential properties on eastern edge of the Site – illustrating filtered views towards the Site.

Residents and road users of residential area to the south of the Site (including Hansom Way and Brougham Lane)

- 4.9 Residential properties on the northern edge of the residential development, which adjoins the Site to the South, have filtered views across the Site. There are also views from Hansom Way as it passes adjacent to the Site and from the northern end of Brougham Lane. These views are partly filtered by a mature tree line along the Site boundary.



Photo 4.4: View north-east towards the Site from Hansom Lane

Summary and Conclusion on Visual Context

- 4.10 The Site is strongly enclosed on all sides by mature vegetation, including dense woodland blocks, mature tree belts and clumps of trees (which separated the former fairways when the land was in use as a golf course). Further visual enclosure is provided by the recent built development which lies to the east and south. This means that the Site is very well screened and, other than the residential roads immediately adjoining the Site, the Site is screened from view from the surrounding area.
- 4.11 Overall, the site has a very high level of visual containment and, for a site of this size, has an exceptionally low level of visibility from the surrounding area.

5. Role and Contribution of the Site to the North Weald National Landscape

- 5.1 The Site lies at the northern edge of the North Weald National Landscape and forms part of an area which wraps around Pease Pottage and the southern edge of Crawley (see Figure 2.1).
- 5.2 The High Weald National Landscape Management Plan 2024 – 2029 does not identify Special Qualities but instead sets out the following eight ‘Core Character Components’ of the natural beauty of the National Landscape which it seeks to conserve and enhance:



- 5.3 A review of the High Weald Core Character Components, and whether the Site contributes to these, has been undertaken and is summarised in Table 5.1 below.

Table 5.1: Assessment of Contribution of the Site to the defined Core Character Components of the High Weald

Character Component	Contribution of the Site to Character Component
Natural systems (geology, soils, water and climate)	Minor – Site contains some small ponds and watercourses but does not demonstrate the distinctive sandstone outcrops or dramatic ridge

	topography which are characteristic of the wider National Landscape
Dispersed historic settlement pattern	None – No historic farmsteads or traditional wayside cottages within or close to the Site. Site adjoins Pease Pottage which is a nucleated settlement with some significant twentieth and twenty-first century residential extensions
Historic Routeways (roads, tracks, droveways, bridleways and paths)	None – No historic routeways cross the Site
Ancient woodlands	Minor – a small area of Ancient Woodland is present on the south-eastern edge of the Site and further areas lie beyond the Site boundary to the east and west.
Fieldsapes and Heath	None – No heathland present on the Site and a review of the historic mapping indicates that the Site was in use as part of Cottesmore Golf Course from the late 20th century onwards. Mapping produced by the High Weald National Landscape ¹ shows the Site as being within an area of Late twentieth century 'Other Field Systems' (not Medieval)
Dark night skies	Minor – The Site is currently unlit but dark sky mapping produced by the High Weald National Landscape ² show that the Site is not within an area of dark skies due to light spill from the urban area of Crawley.
Aesthetic and perceptual qualities (pastoral landscape, intimacy of scale, sense of history, timelessness, rurality, glimpsed long views, freedom to explore, cultural associations)	None – Site is a former golf course, a relatively recent landscape, has no public access, affords no long views and has no known cultural associations with writers, painters etc,

5.4 As shown in Table 5.1 above, the Site demonstrates very few of the defined Character Components of the National Landscape and overall, its contribution to the National Landscape is considered to be very small.

¹ <https://storymaps.arcgis.com/collections/3bae1549efe642ec9ab0dd724fcbf8f2?item=7>

² <https://storymaps.arcgis.com/collections/3bae1549efe642ec9ab0dd724fcbf8f2?item=8>

6. Potential Landscape and Visual Effects of Draft Development Proposals

6.1 An initial assessment has been undertaken of potential landscape and visual effects if residential development were introduced on the Site. This is based on the draft framework masterplan prepared by A2 Dominion (March 2026) (Figure 6.1).

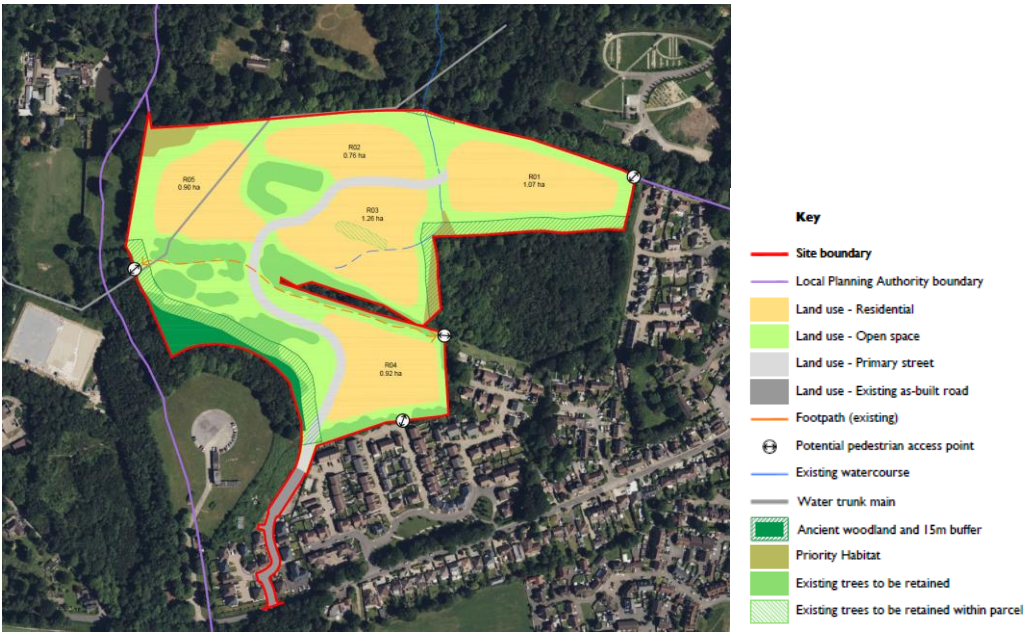


Figure 6.1: Draft Development Framework for the Site (March 2026)

Effects on the High Weald National Landscape

6.2 Proposals would introduce residential development into an area of the National Landscape which is currently vacant land (formerly a golf course). This would change the character and appearance of the Site itself but impacts beyond the Site would be negligible. Table 6.1 below provides an assessment of the likely impacts of development on the defined Character Components of the High Weald together with potential opportunities for enhancing the Character Component as part of the development proposal.

Table 6.1: Assessment of the impact of development proposals on the defined Core Character Components of the High Weald

Character Component	Impact of development proposals on the Character Component and potential opportunities for enhancement
Natural systems (geology, soils, water and climate)	None – Existing water features within the Site would be retained within the development area. Other key natural features characteristic of the wider National Landscape are not present on the Site and would not be impacted.

	<i>Opportunity</i> - potential for landscape strategy to deliver enhancements to water features on the Site and introduce regular management regime (secured through a LEMP).
Dispersed historic settlement pattern	None – The dispersed historic settlement pattern of the wider National Landscape is not a characteristic of the Pease Pottage area. Proposals would integrate with the existing area of nucleated settlement at Pease Pottage. The pattern of historic farmsteads and traditional wayside cottages present within the wider National Landscape would not be impacted.
Historic Routeways (roads, tracks, droveways, bridleways and paths)	None – No historic routeways cross the Site. <i>Opportunity</i> – potential to create new pedestrian routes through the Site to connect with surrounding network of PROW and historic routes.
Ancient woodlands	None – The small area of Ancient Woodland within the Site would be retained. <i>Opportunity</i> – potential to enhance Ancient Woodland and increase woodland cover by: removal of inappropriate non-native species adjacent to the Ancient Woodland; introduction of new woodland planting of native species adjacent to the Ancient Woodland; and introduction of regular woodland management regime.
Fieldsapes and Heath	None – No heathland or historic field boundaries recorded on the Site. <i>Opportunity</i> – potential to reinstate field boundary (which follows alignment of stream) with planting of new hedgerow.
Dark night skies	Negligible – The Site is not within an area of dark skies. Introduction of development would potentially introduce additional lighting but light emissions could be reduced to an acceptable level through restricting lighting within the development area and detailed design measures to minimise light spill.
Aesthetic and perceptual qualities (pastoral landscape, intimacy of scale, sense of history, timelessness, rurality, glimpsed long	Negligible – The Site does not currently demonstrate any special aesthetic or perceptual qualities. The introduction of development on the Site would change the appearance and activity levels on the Site but would not

views, freedom to explore, cultural associations)	impact the aesthetic or perceptual qualities of the wider National Landscape due to its strong containment. <i>Opportunity</i> – potential to deliver landscape improvements in the areas of public open space and provide new opportunities for recreation and enjoyment and appreciation of the National Landscape. Potential for introduction of interpretation boards and waymarked routes to increase understanding of the National Landscape.
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6.3 Table 6.1 demonstrates that the introduction of a residential development on the Site would have a negligible impact on the Core Components of the National Landscape and that development on the Site provides opportunities for the enhancement of a number of these Core Components. Overall, it is considered that (subject to appropriate detailed design) the introduction of development on the Site would comply with the statutory requirement³ to conserve and enhance the natural beauty of the High Weald National Landscape.

6.4 The Site and proposed development framework have also been reviewed against the Council's 'Recommendations'⁴ for the design and function of the SHELAA sites which are based on the High Weald AONB Statement of Significance. It is considered that the development framework either already complies with these recommendations or, where the recommendation relates to a detailed design matter, compliance could reasonably be expected to be achieved at the detailed design stage.

Impacts on Landscape Character

6.5 The development proposals would result in a localised large-scale change to the landscape character of the Site itself, arising from the introduction of built development in an area which is currently undeveloped land. The changes would affect an area with an existing weak strength of character (due to its twentieth century development as part of a golf course) and relatively low value (demonstrated by its weak contribution to the natural beauty core components of the National Landscape). Existing landscape features within the Site (ponds, hedgerows, Ancient Woodland etc) would be retained and landscape enhancements introduced within the areas of proposed open space.

6.6 Potential landscape enhancements, which would contribute to local landscape character (and strengthening of the core components of the National Landscape) are identified in Table 6.1 and include: increased tree cover (which would strengthen the woodland character of the area), strengthened hedgerows, new footpath routes and connections and new ponds.

³ The Countryside and Rights of Way Act 2000 (CROW) Section 84

⁴ Set out in Appendix 2 of 'Assessment of the Impact of the SHELAA Sites on the High Weald Area of Outstanding Natural Beauty' MSDC

mitigating potential visual effects (particularly in summer). Visibility of the development could be further reduced with the introduction of additional planting around the boundary of the Site (although it may be preferable to retain some visual connections between the existing and proposed residential areas to assist with integrating the two areas).

- 6.11 Within the wider landscape, the visibility of the proposed development area would be negligible. No publicly accessible viewpoints have been identified in the surrounding area from which the development would be discernible.
- 6.12 Overall, the impact of development proposals on views and visual amenity would be Very Low.

7. Review of Council’s Landscape Analysis of the Site

- 7.1 To assess the SHELAA sites for their potential impact on the High Weald AONB, the Council undertook a high level assessment of each site. The results of this are set out in: ‘Assessment of the Impact of the SHELAA Sites on the High Weald Area of Outstanding Natural Beauty (MSDC, July 2024)’.
- 7.2 The assessment considered the potential impact of the SHELAA sites on specific components that comprise the natural beauty of the High Weald AONB (identified in the AONB Management Plan). For each site, supporting information is provided (in Appendix 4 of the main report) which responds to a series of questions for each component of natural beauty. Each character component was then given a conclusion based on the presence or absence of features and how development of the SHELAA site may impact on the High Weald AONB landscape.
- 7.3 The methodology notes that the assessment was undertaken as a desk-top exercise along with site visits. However, it notes that generally sites were viewed from publicly accessible places (e.g. roads and PRow) but that *‘not all sites were able to be seen due to limited views from the publicly accessible places’*. As the Site (SHELAA Sites 674 and 219) has only very limited visibility from publicly accessible places, this has resulted in a significantly reduced understanding of the Site. Consequently, some of the Council’s assessment is inaccurate and incomplete (this is discussed further below).
- 7.4 A detailed review of the Council’s assessment of sites 674 and 219 has been undertaken and is provided in Appendix 2 to this report. In this, the Council’s assessment (which appears not to have been informed by a visiting the Site itself or a full landscape and visual appraisal) is compared with Turley’s assessment, (which was informed by a full Site visit and a more detailed landscape and visual appraisal). For a significant proportion of the assessment, the Turley findings differ from those identified by the Council. Evidence and justification for Turley’s assessment is provided in Appendix 2.
- 7.5 The key constraints to development identified by the council in relation to site 674 are summarised and responded to in Table 7.1 below.

Table 7.1: Summary review of Council Assessment of impact of development on Site 674 on the High Weald AONB

Character Component	Council Assessment of impact on the High Weald AONB	Turley Assessment of impact on the High Weald AONB
Geology, landform and water systems	<i>Higher impact</i> – due to presence of ponds and watercourse (drain) and	<i>Lower impact</i> – the development framework demonstrates that ponds and watercourse (drain) can be incorporated within proposal. The

	underlying sandstone geology	underlying sandstone geology would be unaffected by the proposal.
Settlement	<i>Higher impact</i> – scale and extent of development area considered to not relate well to the existing settlement pattern and would reduce the green gap between Pease Pottage and Crawley.	<i>Lower impact</i> - eastern end adjoins existing settlement edge on Whalebone Wood Road. Development framework demonstrates that new development could connect with this and form a logical extension. Total residential area of Pease Pottage is currently c. 55ha (33ha east of M23 and 22ha west of M23) Proposed development area is c. 4ha which is proportionate in size to the settlement. Site is part of a gap between Crawley and Pease Pottage but development would not result in coalescence and the A264 and mature woodland to the north would ensure a strong sense of physical and visual settlement separation would be maintained.
Field and Heath	<i>Higher impact</i> – due to potential loss of historic field boundaries	<i>Lower impact</i> – only one historic hedgerow identified within the Site. Development framework demonstrates that this could be retained (and enhanced) within the development proposals

- 7.1 The key constraints to development identified by the Council in relation to site 219 are summarised and responded to in Table 7.2 below.

Table 7.2: Summary review of Council Assessment of impact of development on Site 219 on the High Weald AONB

Character Component	Council Assessment of impact on the High Weald AONB	Turley Assessment of impact on the High Weald AONB
Geology, landform and water systems	<i>Higher impact</i> – due to presence of ponds and watercourse (drain) and underlying sandstone geology	<i>Lower impact</i> – the development framework demonstrates that ponds and watercourse (drain) can be incorporated within the proposal. The underlying sandstone geology would be unaffected by development.
Woodland	<i>Higher impact</i> – due to potential for	<i>Lower impact</i> – all Ancient Woodland within the Site would be retained. In

	development to directly impact on the AONB woodland character component.	addition, potential to increase overall tree canopy cover within the Site with introduction of new planting within and around the proposed development area. Also, potential opportunity to remove inappropriate non-native tree species if desired.
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8. Summary and Conclusions

- 8.1 In conclusion, the Site (comprising SHELAA sites 674 and 219) is an area adjacent to the existing settlement edge of Pease Pottage which is strongly contained by mature woodland and the existing settlement edge. It forms part of the North Weald National Landscape but is an area which was substantially altered during the twentieth century when it was developed as a golf course. Golfing activities have now ceased on the Site and the land is currently unused (other than limited use for target archery). The Site demonstrates very few of the defined Character Components of the National Landscape and overall, its contribution to the National Landscape is considered to be very small. The landscape value of the Site is therefore significantly lower than the wider National Landscape and the strength of character is significantly weaker.
- 8.2 There are no long distance views in to or out of the Site and public views towards the Site are limited to short sections of roads in the adjoining residential areas. Overall, the site has a very high level of visual containment and, for a site of this size, has an exceptionally low level of visibility from the surrounding area.
- 8.3 As with any development of greenfield sites, the development (as proposed in the Development Framework (A2 Dominion and Denton Homes – March 2026), would inevitably result in some landscape harm and this would need to be identified in an LVIA which accompanied a future planning application. However, for the scale of development proposed, and for a Site within a nationally designated landscape, the scale of effect and level of harm is unusually low. There is also sufficient space within the masterplan to introduce new native planting (appropriate to the local character) and remove some non-native vegetation. This would bring some landscape and ecological benefits and assist in mitigating potential adverse effects.
- 8.4 The development also offers opportunities to deliver enhancements which would strengthen the identified Core Components of the natural beauty of the National Landscape and overall, the introduction of development on the Site would comply with the statutory requirement⁵ to conserve and enhance the natural beauty of the High Weald National Landscape.
- 8.5 In conclusion, subject to appropriate design and mitigation measures, it is very likely that potential adverse landscape and visual effects of development on the Site could be reduced to an acceptable level. Any residual adverse landscape and visual effects of the proposals will need to be balanced against the other planning benefits of the proposal (economic, housing supply, green infrastructure etc).

⁵ The Countryside and Rights of Way Act 2000 (CROW) Section 84

Appendix 1: Figures



Client
A2 Dominion Group

Project
Land North of Horsham Road,
Pease Pottage

Drawing
Site Location (Aerial)

Project Number
A2DS3001

Drawing Number	Date
101	March 2026

Revision	Checked By
-	JE

Scale	Status
NTS	Final

 Site Boundary

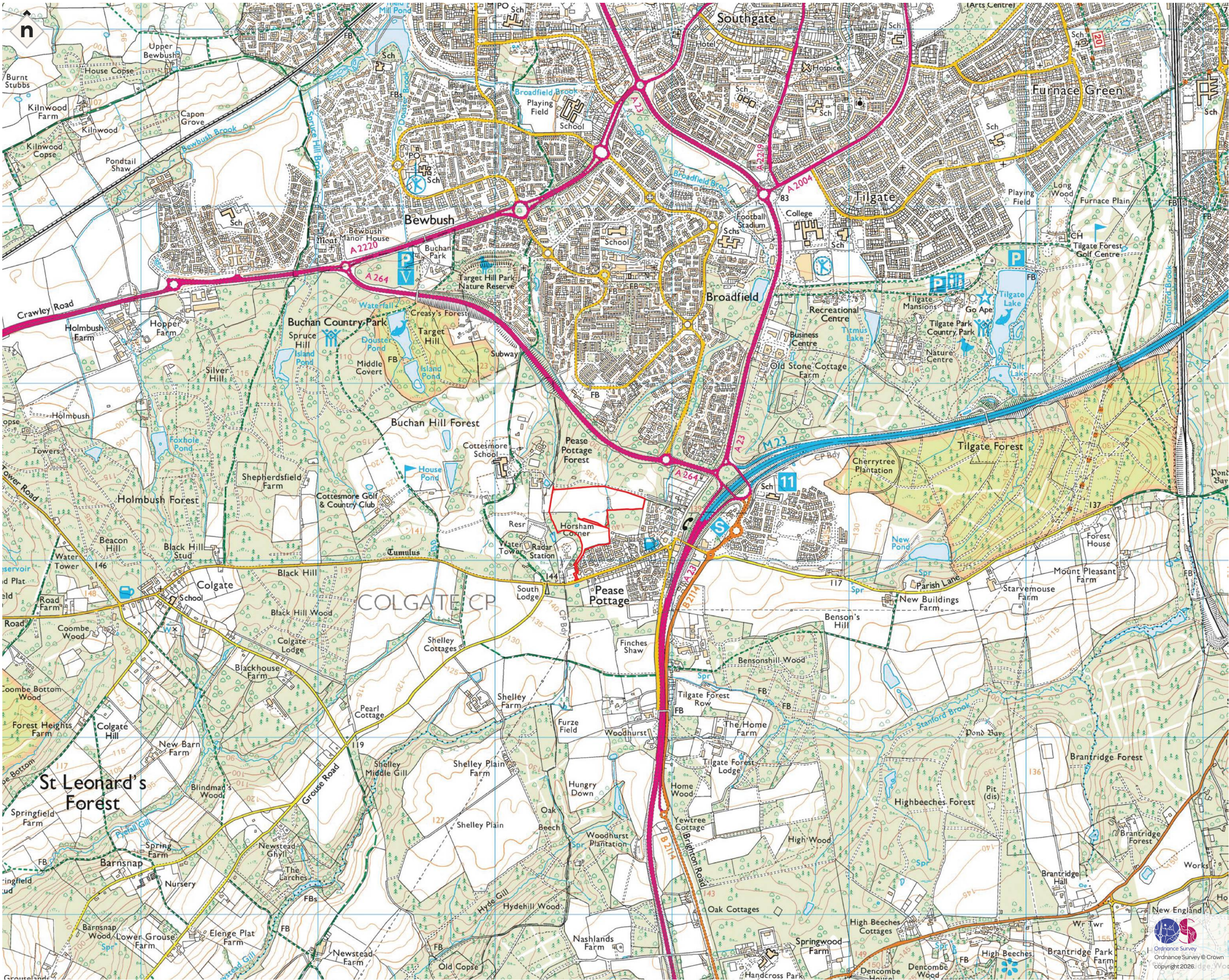
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Turley



Client
A2 Dominion Group

Project
Land North of Horsham Road,
Pease Pottage

Drawing
Site Location (OS Map)

Project Number
A2DS3001

Drawing Number **Date**
102 March 2026

Revision **Checked By**
- JE

Scale **Status**
NTS Final

 Site Boundary

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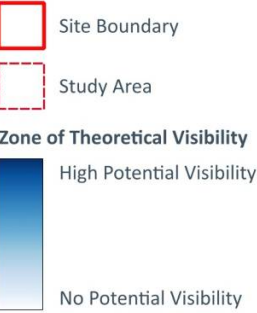




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Notes:-
This viewshed was created using Lidar data from the Scottish Remote Sensing Portal. The most recent data to cover this area is from Phase 5. This was captured between 2020 and 2021. The inset map shows the building heights (in metres from ground level) used for the viewshed.



CLIENT:
A2 Dominion Developments Ltd (London - The Point)

PROJECT:
Land North of Horsham Road, Pease Pottage

DRAWING:
Zone of Theoretical Vision

PROJECT NUMBER:
A2DS3001

DRAWING NUMBER:
tbc

CHECKED BY:
JE

REVISION:
1.0

STATUS:
Draft

DATE:
March 2026

SCALE:
1:12,000 @A2

**Appendix 2: Analysis of Council Assessment of
impact of development on SHELAA
Sites 674 and 219 on the High
Weald AONB**

	Assessment of potential for an impact on AONB purposes for which the area has been designated (Comparison of Council's July 2024 Assessment set out in Appendix 4 to the 'Assessment of the Impact of the SHELAA Sites on the High Weald AONB' with March 2026 assessment by Turley)				
Character Component of the Natural Beauty of the High Weald National Landscape		Site 674 - Council's analysis	Site 674 -Turley analysis (Text in red indicates where Turley assessment differs from Council assessment)	Site 219 Council analysis	Site 219 -Turley analysis (Text in red indicates where Turley assessment differs from Council assessment)
Geology, landform and water systems	Is the topography high or steep?	Uncertain	No - Neither (the Site is a plateau landform with some minor local undulations)	Uncertain	No - Neither (the Site is a plateau landform with some minor local undulations)
	Would development of the site require significant cut and fill?	Uncertain	No - localised undulations in topography can be accommodated within the development	Uncertain	No - localised undulations in topography can be accommodated within the development
	Are there any particular geological features such as sandstone outcrops?	No	No – none present or nearby	No	No - none present or nearby
	Are there any springs, ponds or watercourses on or downslope from the site?	Yes	Yes – pond and small watercourses present. These can be accommodated in the development and retained	Yes	Yes – pond and small watercourses present. These can be accommodated in the development and retained
Settlement	Is the site well-related to an existing settlement?	No	Yes – eastern end adjoins existing settlement edge on Whalebone Wood Road. New development (particularly in the eastern field) could connect with this and form a logical extension	Yes	Yes – southern edge adjoins existing residential development on settlement edge
	Is the proposed scale of development proportionate to the size of the existing settlement?	No	Yes – Total residential area of Pease Pottage is currently c. 55ha (33ha east of M23 and 22ha west of M23) Proposed development area is c. 4ha which is proportionate in size to the settlement.	Yes	Yes - Proposed development area is c. 0.9ha which is proportionate in size to the settlement
	Does the site form part of the separation between settlements (including farmsteads) and would its development result in their coalescence?	Yes	Partly – Site is part of a gap between Crawley and Pease Pottage but development would not result in coalescence and the A264 and mature woodland to the north would ensure a strong sense of physical and visual settlement separation would be maintained	No	No
	Could it be developed in a way that would reflect the historic settlement pattern?	No	Partly – development is larger scale than the historic nucleated hamlet of Pease Pottage but could be developed to integrate with the settlement pattern of the recently developed areas to the east of the Site and via an existing access road to the south.	Yes	Yes - Site could be developed to integrate with the settlement pattern of the recently developed areas to the south
	Would this impact on the capacity of the site?	Yes	Possibly - Potential capacity is indicated on Development Framework plan.	No	No
	Are there any historic buildings on or near the site that would be affected?	No	No	No	No
Routeways	Is the site accessed via historic routeways?	Yes	No - Site would be accessed via Forester Way which is not an historic routeway. (Horsham Road, which connects to Forester Way, is an historic Ridgeway	Yes	No - Site would be accessed via Forester Way which is not an historic routeway. (Horsham Road, which connects to Forester Way, is an historic

			route but no changes to Horsham Road are proposed as part of the development).		Ridgeway route but no changes to Horsham Road are proposed as part of the development).
	Would accessing the site impact on the features or ecological function of these routeways?	No	N/A	No	N/A
	Are there any historic routeways (including PROWs) crossing the site?	No	No – None present within or close to the Site	No	No – None present within or close to the Site
	Could these be retained on their historic alignment with any accompanying features (ditches, banks etc) protected?	N/A	N/A	N/A	N/A
	Could their setting and public enjoyment be conserved?	N/A	N/A	N/A	N/A
	How would the above impact on the capacity of the site?	No Impact	No Impact	No Impact	No Impact
Woodland	Is there ancient woodland on or adjacent to the site?	Yes	Yes	Yes	
	How would retaining a minimum of 15m buffer to this ancient woodland impact on the capacity of the site?	No Impact	TBC - Access arrangements will be designed to ensure that they are acceptable, having regard to the presence of ancient woodland to the west. Such measures will include the design of the proposals, plus the implementation of a Construction Environmental Management Plan.	Reduced	TBC - Access arrangements will be designed to ensure that they are acceptable, having regard to the presence of ancient woodland to the west. Such measures will include the design of the proposals, plus the implementation of a Construction Environmental Management Plan.
	Is there other woodland (especially priority habitat) on or near the site?	Yes	Yes	Yes	Yes
	Are there trees or hedgerows on or near the site?	Yes	Yes – Development can be designed to allow retention of key trees	Yes	Yes – Development can be designed to allow retention of key trees
	Can the site be accessed and developed without affecting these?	Uncertain	Yes – see comment above	Yes	Yes
	How would retention of these features impact on the capacity of the site?	Reduced	No Impact – development framework plan illustrates that capacity can be maintained	Reduced	No Impact – development framework plan illustrates that capacity can be maintained
Field and Heath	Does the site form part of a medieval field system according to the Historic Landscape Characterisation	Part	No – HLC identifies site as ‘Golf Courses – Post-medieval to Modern’	No	No
	Does the site have historic field boundaries	Yes	Yes – One historic field boundary present in eastern field. Development Framework demonstrates that this could be retained (and enhanced) within a development proposal	No	No
	Is the field associated with a historic farmstead?	No	No – Nearest historic farmstead is c.1km west of the Site	No	No – Nearest historic farmstead is c.1km west of the Site

	Are there any visible historic features within the site such as banks, ditches or former building platforms	Uncertain	No – none identified. Site is a former area of golf course	Uncertain	No – none identified. Site is a former area of golf course
	Is there any information available about the ecology of the site (for instance priority habitat or recent phase 1 survey)	Basic	Yes – The following surveys have been completed by ‘The Ecology Co-op’: PEA, three wintering bird surveys and a dormice survey.	Basic	Yes – The following surveys have been completed by ‘The Ecology Co-op’: PEA, three wintering bird surveys and a dormice survey.
	Does the site impact on heathland?	No	No – Site is former golf course and contains no heathland habitats	No	No – Site is former golf course and contains no heathland habitats
	Would the capacity of the site allow for on-site biodiversity net gain?	Uncertain	Yes	Uncertain	Yes
Land-based economy and related rural life	Would the capacity of the site enable the provision of affordable housing	Yes	Yes	Yes	Yes
	Is it being put forward as a wholly affordable housing site?	No	No	No	No
	If it is an employment site will it support land-based industries such as agriculture, horticulture or forestry?	N/A	N/A	N/A	N/A
	Will it add to community facilities to support local communities?	No	No	No	No
Other qualities	Is the site in a tranquil area?	Yes	Moderate – Site is quiet but tranquillity is reduced due to noise and visual intrusion from nearby road corridors and the existing settlement edge of Pease Pottage	Yes	Moderate – Site is quiet but tranquillity is reduced due to noise and visual intrusion from nearby road corridors and the existing settlement edge of Pease Pottage
	Is the area particularly dark?	Yes	No – Site is not within an area of identified in National Landscape Dark Sky mapping as having ‘Dark skies’	Yes	No – Site is not within an area of identified in National Landscape Dark Sky mapping as having ‘Dark skies’
	Are there long views into or out of the site?	Uncertain	No – The Site is strongly enclosed by development and mature vegetation and there are No long views into or out of the Site	Uncertain	No – The Site is strongly enclosed by development and mature vegetation and there are No long views into or out of the Site
	Are any recreation assets affected by the development?	No	No – There are no recreation assets within or nearby that would be affected and the development offers opportunities for delivery of new recreational spaces	No	No – There are no recreation assets that would be affected and the development offers opportunities for delivery of new recreational spaces
	Are there any cultural associations of the site or its surroundings that would be affected by its development	No	No - there are no known cultural associations that would be affected	No	No - there are no known cultural associations that would be affected