THAKEHAM

District Plan Examination

Mid Sussex District Plan 2021-2039

Hearings Statement relating to: Matter 7 - MM90 - Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage

Submitted by Thakeham Homes

October 2026

MM 90: Land to the West of Woodhurst Farm, Old Brighton Road South, Pease Pottage

Issue a) National Landscape: strategic-level exceptional circumstances and the public interest

2.1. As set out in Thakeham's response to the Main Modifications Consultation, the principle of an allocation at Land West of Woodhurst Farm, Pease Pottage, is **strongly supported**. The allocation clearly directs development to where it is needed (and may be delivered at a greater pace), close to Crawley and at the heart of the Gatwick Diamond.

2.2. It is recognised that paragraphs 176 and 177 of the 2023 NPPF identify that the scale and extent of development within areas of National Landscape , and that in the development management context, permission for development should be refused for major development other than in exceptional circumstances and where it can be demonstrated that development is in the public interest. As a result, it is clear that development in the National Landscape can be acceptable and allowed by national policy, subject to suitable justification – at the development management stage, but also informed by the relevant strategic policy at the Local Plan stage. The is no outright prohibition on major development in the National Landscape, indeed there is local precedent, of a sustainable community within the National Landscape at Woodgate ('Pease Pottage 1') allocated in a previous MSDC Local Plan, and now built out in full. This is the pragmatic approach – and allows for other sustainable development objectives to be met – utilising parts of the National Landscape which are (comparatively) not as sensitive to development.

2.3. As highlighted in the course of the Local Plan hearings (notably Thakeham's Hearing Statement in relation to *Matter 5 - The Spatial Strategy*), the comments of the Inspector, and the post-hearing guidance provided to the council by the Inspector, there is a clear, well-evidenced need for additional housing delivery in Mid Sussex, both in order to meet Mid Sussex's own needs, but to assist in delivering the identified needs of neighbouring, highly-constrained authorities (such as Crawley and Brighton). Accordingly, MSDC was directed to explore additional sites to increase housing delivery over the plan-period to 1,200-1,300dpa, to address clear identified deficiencies in housing delivery from the wider Sussex Coast Housing Market Area and other, more northern parts that are firmly within the Gatwick Diamond and at the edge of Crawley (North West Sussex HMA). As set out in MS-TP4, this is to include an additional 3,753 units to account for approximately half of Crawley's unmet need, and a further 1,075 dwellings to address Brighton's unmet need (which impacts upon the southern housing market area).

2.4. MM90, and its proposed site allocation of 700 dwellings on *Land to the West of Woodhurst Farm, Pease Pottage,* is proposed as a housing site to assist in meeting the identified housing shortfall. The allocation is part of a proportionate response by MSDC to a housing supply and delivery issue that is a strategic matter which stretches beyond the boundaries of Mid Sussex District. The logical first step, to meet half of Crawley's unmet need, is to robustly assess the opportunities for growth close to the town.

2.5. The approach taken by MSDC towards identifying suitable sites has, following the direction of the Inspector to identify more sites, evolved through the examination process. It is clear that the initial approach to the plan sought to avoid allocations in the National Landscape, but the need to meet the Inspector's 1,200 – 1,300 dwellings per annum figure has resulted in such sites being re-examined. Documents ENV22 (Major Development Assessment in the High Weald National Landscape) and DP16 (the updated Sustainability Appraisal (SA)) show National Landscape sites are needed in order to meet the identified needs and have been appropriately assessed.

2.6. As set out in document MS-12 (Site Selection Methodology Review) and SSP8 (Site Selection Update July 2026), in assessing sites, MSDC have noted the benefits that could arise from development and not ruled out sites purely on the basis of a location within the National Landscape. In seeking to deliver sustainable development through the Local Plan process, the

largest settlements in the settlement hierarchy have been considered first and have been thoroughly examined before moving on to the next category of settlement. Pease Pottage is classified as a Category 3 settlement, and therefore development at Pease Pottage is considered to be more appropriate than sites in or adjacent to Category 4 settlements (such as Ansty, which lies in category 4). Indeed, the allocation is also very close, and very capable of being connected to, the dominant settlement of Crawley.

2.7. The existence of alternative sites that lie outside of the National Landscape does not automatically mean they should be preferred, particularly when strategic-level exceptional circumstances are present. This is a matter of planning judgement, weighing a number of factors, not just landscape. It is of key importance that the strategic level exceptional circumstances include the provision of circa 3,500 homes for Crawley (of which constitutes approximately half of its identified unmet need) – in a location 'at Crawley'. It would be counterproductive and contrary to efforts to balance development needs against impacts on climate change if the delivery of new dwellings specifically in relation to meeting Crawley's unmet need, were placed in an area of the District at a greater distance (and less sustainable in relation to Crawley) from Crawley than would otherwise be required.

2.8. MSDC is not being asked to meet the shortage of other authorities in full, but to assist in addressing clear evidenced unmet need. A shortage of housing delivery in the housing market areas that overlap Mid Sussex is a long-standing issue and is a strategic issue that transcends LPA boundaries. The delivery of a sufficient level of housing to meet clear identified needs is a matter of public interest to ensure that homes not only come forward but are also affordable for those who want to live and work in the area.

Issue b) Impact on the National Landscape

- ***degree of wider visibility / sense of enclosure***
- ***existing urbanising influences***
- ***effect on ancient woodland and protected trees***
- ***effect on water bodies***
- ***effect on wildlife***
- ***proposed land use arrangements including open space and buffering***

2.9. The impact on the National Landscape that results from the proposed development at *Land to the West of Woodhurst Farm* **will be limited**. As set out in ENV22, 16,360 hectares of Mid Sussex are National Landscape (approximately 50% of the District). Land to the west of Woodhurst farm constitutes approximately 39ha. Development of the site would therefore constitute development of approximately 0.24% of the National Landscape within Mid Sussex. The development of less than a quarter of a percent of Mid Sussex's National Landscape will not have a detrimental impact on the wider National Landscape as a whole.

2.10. The Site is located in an area of National Landscape that is already subject to urbanising influences – it is accessed from Old Brighton Road South, which in turn sits adjacent to the A23. The A23 is a primary arterial route for vehicles travelling between Brighton and London, which has operational street lighting. The site is therefore already considered to experience some urbanising influences, through built form, lighting and noise generated from the A23.

2.11. The Site is also located adjacent to the existing settlement boundary of Pease Pottage and has electricity pylons running to the north of site. The location next to existing built form of an existing settlement, the main arterial road, and its accompanying urbanising influence has been a factor that has been considered in MSDC's assessment of the site during the site selection process.

2.12. The MSDC landscape evidence document ENV20 (published 2024) identified that the Landscape Sensitivity of the site should be considered as 'medium'. It further identifies that ancient woodland is the most sensitive element of the site; that the site is characterised by planned enclosure, modern field amalgamation and large landscaped garden which are less

sensitive to development, and that the woodland and hedgerows provide a sense of enclosure and a degree of tranquillity in the west of the site. Overall, the landscape value is determined to be medium-high, which is attributed to the presence of areas of ancient woodland which have higher levels of sensitivity.

2.13. Document ENV22 examines the site in the context of determining whether the site would constitute major development in the National Landscape. As part of this assessment, it considered the landscape impacts that the development could have. It identifies that:

"At a local scale, built development would lead to significant changes in the landscape and potential changes to its character. It is considered that development of the site would result in a substantial adverse impact due to its size and setting. Whilst any potential harm to the natural beauty of the High Weald National Landscape should be avoided, there are measures that could be taken to minimise any potential harm..... Particular attention should be paid to the ancient woodland and priority habitat (deciduous woodland) within and adjoining the site. The historic routeway and public right of way crossing the site should be carefully considered in the design and layout of the site including maintaining its current alignment and consideration of the current rural experience".

2.14. It identifies seven opportunities for mitigation of impacts and landscape enhancement, including: integration of the existing pond into new development with an appropriate interface; inclusion of an appropriate spatial buffer to the watercourse; new development to respond positively to the scale, morphology and features of the Public Right of Way; conservation and retention of the existing blocks of woodland (in particular the ancient woodland), with an appropriate spatial buffer (standing advice being a minimum of 15m); reinforce existing fieldscape, pattern and characteristics within new development, including the integration and enhancement of existing field boundary vegetation; maintain (and if possible enhance) the functions of Finches Field, and; protect views and glimpses of the open countryside, particularly long range views from the west and the Public Right of Way.

2.15. Thakeham Homes has instructed a Landscape Technical Note to be prepared for the Site by David Jarvis Associates, to aid understanding of what the current landscape position is, and what impacts may result from development. The Landscape Technical Note identifies that given the context of the site - with existing residential development to immediate north, employment uses on the eastern side of the A23, and the development of residential development at Pease Pottage on the eastern side of the A23 - a precedent has been set for development in this part of the HWNL. Regarding the sensitivities of the site, the Landscape Technical Note corroborates the MSDC approach and identifies that much of the sensitivity derives from the location being in the HWNL and the presence of Ancient Woodland. It goes on to state that if the Site's development excludes the AW and provides suitable buffers, the impact of the scheme would fall. It also identifies that other than the minor removal of vegetation to form the access point, none of the key characteristics of the Landscape Character Area would be significantly eroded as a result of the proposed development. It concludes that the site is generally well enclosed and any views are located in the immediate vicinity. Where development would be visible, it would not fundamentally alter the character of many of the present views due to the sites high-level landscape structure. Views of the Site from the wider landscape are almost entirely obscured by the degree of woodland cover and intervening vegetation. The Landscape Technical Note can be found in **Appendix A.**

2.16. As identified in both the Landscape Technical Note and document ENV22, the Site already experiences a high-level of enclosure in its current context. As shown in the vision document which contains an illustrative masterplan (previously submitted to MSDC as part of the Local Plan process, and as part of a pre-application enquiry held in 2026 (**Appendix B**)), enhanced planting along site boundaries and the retention of the existing origins of the field pattern within the development layout will retain and enhance the sense of enclosure will be. Appropriate buffers will be provided to the ancient woodland throughout the site, and sufficient land will be delivered to accommodate any necessary compensation for landscape impacts. Whilst this is the intended approach, this can be readily secured through site-specific policy wording should it be required.

2.17. It also the case that development need not necessarily conflict with the High Weald AONB Management Plan. This identifies that "degraded" areas present opportunities for enhancement. Thakeham contends that a large proportion of the Site is degraded in perception – owing to the locational factors and detracting influences cited above. The land is, in comparison to the wider National Landscape, fairly flat, featureless and self-contained. The development of the site that has been discussed and shared with the council through the pre-application process has identified areas where buffering and green infrastructure are proposed – as enhancements. In order to ensure this is carried through to the delivery of the development, policy wording can be included that ensures, for example, the delivery of a green buffer on the western side of the site.

2.18. The existence of adverse effects does not render a site unsuitable. Rather, a balancing process needs to be conducted, weighing up the imperative to deliver a sufficient amount of housing (most notably to meet Crawley's identified need) in a plan-led way, against impacts on landscape, in the context of the great weight that the NPPF says should be given to conserving and enhancing landscape and scenic beauty in the National Landscape. MSDC must balance environmental and social responsibilities with its statutory obligation to plan positively for housing delivery across the borough. Thakeham's position is that the Site is suitable for development and in the context of Crawley's unmet need, is an appropriate site geographically located close to Crawley with good existing connections. The site can be developed in a landscape-led manner that minimises harm to the landscape and scenic beauty of the National Landscape and includes many opportunities to design-in and deliver mitigation and compensation.

Issue c) Access and transport

- ***Access points and impact on the highway network***
- ***Bus connections***
- ***Cycling and walking arrangements***

2.19. The core benefit of the proposed allocation is location relative to Crawley.

2.20. As depicted within **Appendix B**, the intended vehicular access will be achieved from Grouse Road (in Horsham District Council). Old Brighton Road South, which runs adjacent to the site's eastern boundary, will have access to the Site, but this will be limited to a pedestrian and cycle access, with controlled access allowing a bus route. The access is also being explored as an emergency access should the need arise.

2.21. In order to ensure that suitable bus routes can be provided, the site layout will be designed to include a circular internal route (a 'bus loop'), that allows buses to extend existing bus routes on a functional loop. The existing Fastway 20 bus service provided by Metrobus currently provides a bus service from the Woodgate area of Pease Pottage to Crawley, Gatwick Airport and Horley 24 hours a day. This service lies approximately 800m from the site, ensuring that within a reasonable walking distance bus services to nearby larger settlements are already present.

2.22. The existing Public Right of Way (bridleway SLA-2S) that runs east-west across the site will be retained and enhanced as part of the proposals, ensuring access beyond the boundary of the site is readily achievable. The eastern extent of the Public Right of Way terminates at Old Brighton Road South, as historically the route ran across where the A23/M23 is now located. A public footbridge located adjacent to the south eastern corner of the site can then be reached via the existing public footpath that runs alongside Old Brighton Road South and ensures that pedestrians access to the eastern side of the A23 is readily achievable.

Issue d) Site location in relation to employment and social infrastructure

- ***connections to employment, retail, social and community facilities***
- ***impact on Crawley infrastructure***

2.23. The site is located adjacent to the existing settlement of Pease Pottage, and will deliver an extension to the existing settlement, that has already expanded across the A23/M23 previously and where development that delivers employment uses lies directly to the east of the site on the eastern side of the M23.

END

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Appendix A – Landscape Technical Note

DAVID JARVIS ASSOCIATES

THAKEHAM HOMES LIMITED

LAND AT OLD BRIGHTON ROAD, PEASE POTTAGE

LANDSCAPE TECHNICAL NOTE

ISSUE: Wednesday, 18 March 2026

Landscape Institute Registered Practice

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CLIENT: Thakeham Homes Limited

PROJECT: Land at Old Brighton Road, Pease Pottage

REPORT TITLE: Landscape Technical Note

DJA Reference: 3502-4-1-LV-0001-S5-P1 Old Brighton Road LTN

Issue Date: Wednesday, 18 March 2026

REPORT REVISIONS

Revision	Date	Description	Prepared	Approved
P1	18/03/2026	Issue	PG	PG

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Plans:

LV-0001. Site Location
LV-0002. Landscape Designations
LV-0003. Landscape Character
LV-0004. Public Rights of Way
LV-0005. Viewpoint Locations
LV-0006. Topography

Appendices

1. Relevant Landscape Character Extracts (Landscape Character Area 7 “High Weald Plateau”)
2. Photographic Field Survey Record

1. INTRODUCTION

Name and Qualification

1.1 This report has been prepared by Paul Gibbs DipUD CMLI Managing Director of David Jarvis Associates Limited (DJA).

1.2 DJA is a firm of planners and landscape architects with extensive experience in planning, assessment, design and implementation of residential development.

1.3 The firm is a Registered Practice of the Landscape Institute.

Scope

1.4 The report comprises an appraisal of the landscape and visual effects of the development of Land at Old Brighton Road, Pease Pottage, for residential development.

1.5 The Site lies within the jurisdiction of Mid Sussex District Council (MSDC).

Site and Local Context

1.6 The land lies to the west of the Old Brighton Road, south of Pease Pottage.

1.7 The Site is approximately 39.1ha, comprising seven fields in agricultural use, a farmstead at Hunters Moon / Woodhurst Farm House, and areas of woodland.

1.8 The boundaries of the Site are defined by well-established hedgerows and woodlands to the north, west and south with significant tree lines and hedges along roads.

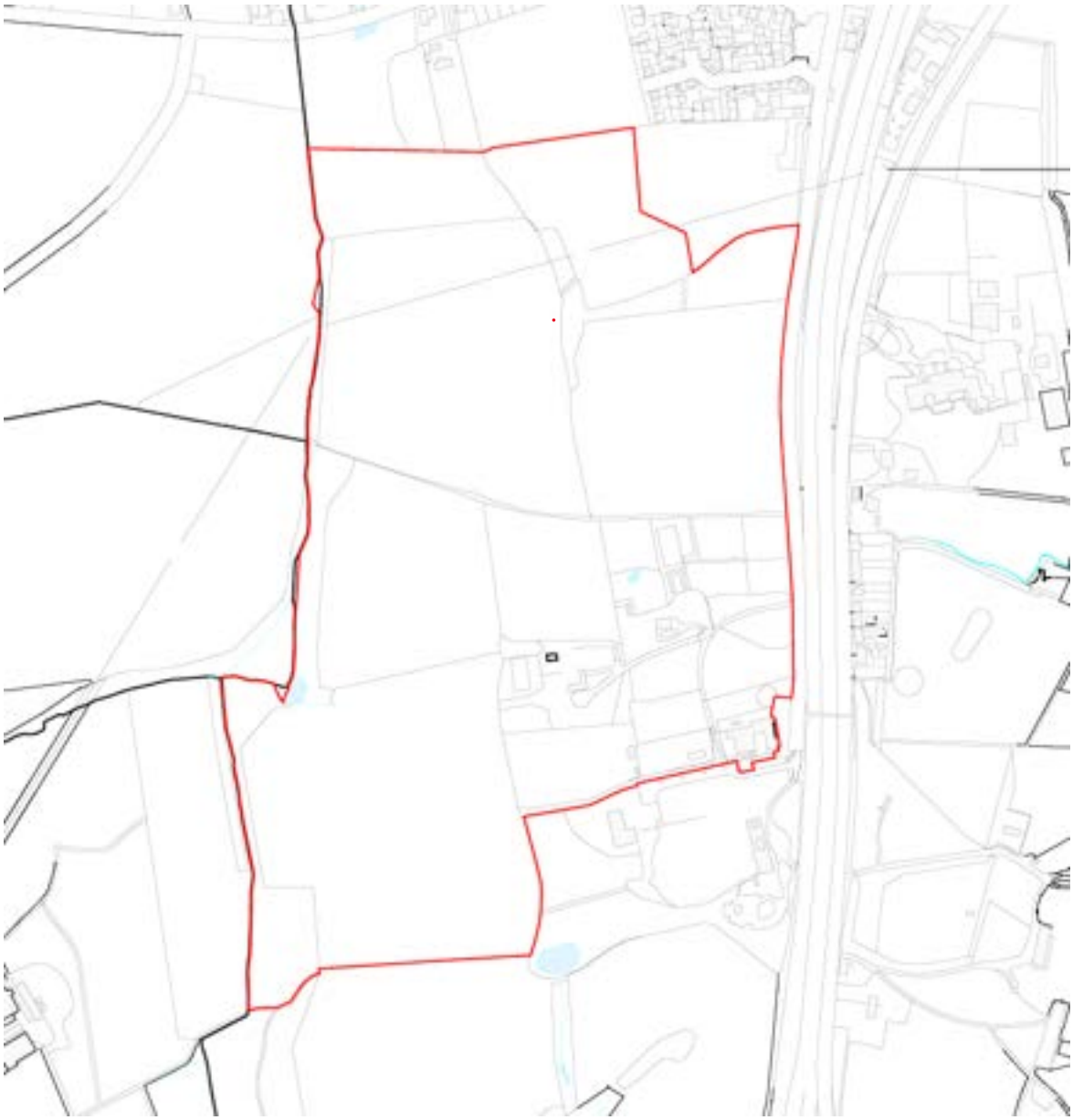


Figure 1. Site location

2. LANDSCAPE CONTEXT

Published Landscape Character Assessment

2.1 The landscape character covering the Site and the surrounding area is provided in **Plan LV-0002**. Landscape assessment has been carried out hierarchically at national and county levels.

2.2 Further details descriptions for the character areas identified below are provided at **Appendix 1**.

National Landscape Character

2.3 The Site is located within National Character Area (NCA) 122: "*High Weald*". This NCA is a broad area broadly covering the High Weald National Landscape from Horsham in the west to Tenterden in the east, and Hastings to the south.

2.4 The NCA is considered to be of very limited use as a planning tool owing to the comparatively very modest area covered by the Site. Consequently, the NCA has been eliminated from further consideration.

District Landscape Character Assessment

2.5 The Site is located in Landscape Character Area 7 "*High Weald Plateau*" within the Mid Sussex Landscape Character Assessment 2005.

2.6 The Assessment characterises this LCA as follows, with those aspects relating to the site and study area shown underlined:

"Although part of the High Weald forests, this area has a character sufficiently its own to make it worth separating from the High Weald (Area 6) and Worth Forest (Area 8) Landscape Character Areas surrounding it. Lying wholly within Mid Sussex District, the area forms a distinct plateau bounded to the south by the secluded Rowfant and Fen Place Mill valleys and cut into in the north-east by the streams of Felbridge Water. It adjoins the M23 Motorway and Crawley to the west and lies a mile or so away from East Grinstead to the east."

2.7 Key characteristics are defined as follows, with those aspects relating to the site and study area shown underlined:

Summary and key characteristics

- *A low sandstone plateau which merges with the clays of the Low Weald plain to the north.*
- *Headwater drainage of the Eden, Medway and Mole Rivers originates here, the significant little valleys of the streams bounding the plateau to the south and dissecting it to the north east.*
- *Significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws, creates a sense of enclosure, the valleys secluded.*
- *Small assemblies of assarted pastures contrast with blocks of larger, modern fields.*
- *Heathland cover is remnant, most of the former heaths today covered with regenerated woodland.*
- *Busy lanes and roads, particularly the A264 through Copthorne along the Crawley–East Grinstead corridor and the B2038 running north into the area from Turners Hill.*
- *Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland.*
- *Rural settlement pattern dispersed and scanty, with expanded settlements at Copthorne and Crawley Down, ribbon development along some roads, and plotlands in woodland settings.*
- *Mill sites and hammer ponds.*

- *Varied traditional rural buildings built with diverse materials including timber framing and varieties of local brick and tile hanging.*
- *Designed landscapes and exotic treescapes associated with large country houses.*

Landscape and visual sensitivities

- *Areas of perceived naturalness continue to compete with increased and pervasive levels of development and traffic movement, although much of the area has managed to keep its distinctive and attractive rural character.*
- *Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity although various woodlands have been developed as suburban woodland estates.*
- *Unobtrusive settlement pattern in many parts.*
- *Assart pastures contribute to the intimacy of the landscape.*
- *Important pockets of rich biodiversity are vulnerable to loss and change.*
- *Highly characteristic and valuable legacy of designed landscapes and treescapes."*

2.8 The Site displays landscape characteristics typical of the LCA; in particular a strong network of woodlands, hedgerows, hedgerow trees and field trees. Woodland blocks, shaws and ancient woodland are present within the Site, suggesting a high biodiversity value. The high degree of woodland cover confers a sense of separation despite the close proximity of the edge of Crawley to the north and the A23 to the east.

Landscape value

2.9 **Plan LV-0003** shows the Site in relation to the surrounding landscape, historic and ecological designations. **Plan LV-0004** shows the local PROW network.

Landscape Designations

2.10 Other than the High Weald National Landscape (HWNL) the Site is free from any significant landscape constraint.

Cultural Heritage

2.11 The nearest Listed Buildings is approximately 900m to the south. Beyond this there are a few Listed Buildings elsewhere in the study area often associated with farmsteads. The Scheduled Monument of Black Barrow tumulus lies in woodland approximately 1km the north west.

Nature Conservation

2.12 There are areas of Ancient Woodland around the edges and in the northern part of the Site, but these do not prevent development. The Site and study area are not subject to any further statutory or non-statutory designations. Ancient Woodland requires an undeveloped buffer a minimum 15m from the boundary of the designation.

Public Rights of Way (PRoW)

2.13 A single public right of way (PRoW) runs through the Site, bridleway SLA-2S.

2.14 Despite the presence of some informal tracks the internal parts of the Site are not publicly accessible.



Figure 2. Extract of MAGIC map

2.15 In Figure 2 above, the Site is outlined in red. Areas of dark green and khaki denote Ancient Woodland, and the red stipple denotes the HWNL.

2.16 The Site has been the subject of various assessments by MSDC over the last twenty years.

2.17 The MSDC Landscape Capacity Study 2007 EP48 identifies the area as having substantial sensitivity, moderate value and **low capacity**

2.18 The MSDC Capacity Study 2014 EP47 identifies the area as having substantial sensitivity, moderate value and **low/medium capacity**

2.19 The SHLAA (2015) EP29 identifies the area as having **medium** sensitivity, **medium-high** value

2.20 The SHLAA notes at pg313 that the sensitivity comes from being "*Within the AONB and has ancient woodland blocks but other special qualities are not represented.*" From this it is concluded that the Site is not a highly representative part of the HWNL and does not perform as well as other areas. The proximity to the A23 and Pease Pottage also reduces sensitivity.

3. VISUAL AMENITY

3.1 The Site appears to be very well enclosed, with the local woodland areas providing a significant degree of visual enclosure.

3.2 A simple ZTV performed in Google Earth is shown below, with the yellow "pin" tested at 10m high. This demonstrates the considerable effect of boundary vegetation in limiting any longer distance views.



Figure 3. Google Earth ZTV

3.3 The Site sits on the southern edge of the village of Pease Pottage. Photography was taken from 15 viewpoint locations, informed by the desktop study and subsequently refined in the field, see **Plan LV-0005**. The locations were selected to be broadly representative of the range of potential views of the Site from the surrounding area – in terms of distance, direction and visual receptor type. More focus was placed on establishing potential visibility from nearby sensitive receptors.

3.4 As a result of the topography and high degree of woodland cover the majority of views were taken in the immediate vicinity and from the west of the Site.

3.5 A Site visit was undertaken on 16 March 2026 to gain an understanding of the current Site and it's relationship with the surrounding area. The Site visit involved the gathering of photography from a selection of viewpoints within the local area.

3.6 The weather during the Site visit was overcast but with generally good visibility and occasional sunny spells.

3.7 A copy of the field survey photographic record can be found at **Appendix 2**.

3.8 Receptors using the Horsham Road / Forest Road at **Viewpoints 1, 2 and 3** have no views of the Site as a result of intervening woodland on the northern and western boundaries.

3.9 Receptors moving along PRoW SLA-2S at **Viewpoints 4 and 5** would have no view of the Site at this distance as a result of the intervening woodland on the western boundary and other tree and hedgelines locally.

3.10 The view from **Viewpoint 6** on PRoW SLA-2S has some glimpses of the western part of the Site heavily filtered through the boundary treeline, and around the break for the pylon / transmission lines.

3.11 The view from **Viewpoint 7** on PRoW SLA-2S on the boundary of the Site has some glimpses of the western part of the Site heavily filtered through the boundary treeline.

3.12 Receptors moving through the Site along PRoW SLA-2S at **Viewpoints 8 and 9** would get a clear view of the interior of the Site, and the degree of woodland and tree cover is apparent. There are very few longer distance views that go beyond the Site boundary.

3.13 Receptors moving along PRoW SLA-2S at **Viewpoint 10** on the boundary of the Site would again get a view of the interior of the Site; the degree of woodland and tree cover is apparent.

3.14 Receptors moving along PRoW SLA-2S on the footbridge over the A23 would have an elevated view into the eastern areas of the site in the context of the busy dual carriageway and the properties along Brighton Road.

3.15 Receptors using the Horsham Road / Forest Road at **Viewpoint 12** have no views of the Site as a result of intervening landform and vegetation.

3.16 Receptors using the Old Brighton Road at **Viewpoints 13** have a clear view into the Site at this point where there is a break in the boundary vegetation. This would afford direct views of any proposed development in this part of the Site but could be mitigated with the introduction of additional planting.

3.17 Receptors using Finches Field and Hemsleys Meadow at **Viewpoints 14 and 15** would have a filtered view the northern edge of the Site, beyond the treeline.

3.18 The Site is generally well enclosed and any views are located in the immediate vicinity. Views of the Site from the wider landscape are almost entirely obscured by the degree of woodland cover and intervening vegetation.

4. CONCLUSION OPPORTUNITIES, CONSTRAINTS AND LANDSCAPE STRATEGY

4.1 Other than the High Weald National Landscape (HWNL) the Site is free from any significant landscape constraint.

4.2 The residential development immediately to the north, the Thakeham site at Pease Pottage and the employment uses east of the A23 all set a precedent for development in this part of the HWNL.

4.3 The SHLAA notes at pg313 that the sensitivity comes from being "*Within the AONB and has ancient woodland blocks but other special qualities are not represented*." From this it is concluded that the Site is not a highly representative part of the HWNL and does not perform as well as other areas. The proximity to the A23 and Pease Pottage also reduces sensitivity.

4.4 Much of the sensitivity derives from the location being in the HWNL, and the Ancient Woodland. If the Site excludes the AW and associated buffers, the sensitivity should fall.

4.5 The Site displays landscape characteristics typical of the LCA; in particular a strong network of woodlands, hedgerows, hedgerow trees and field trees. Woodland blocks, shaws and ancient woodland are present within the site, suggesting a high biodiversity value. The high degree of woodland cover confers a sense of separation despite the close proximity of the edge of Crawley to the north and the A23 to the east.

4.6 Other than the minor removal of vegetation to form access points, none of the key characteristics of the LCA would be significantly eroded as a result of the proposed development.

4.7 Where the proposed development would be visible, it would not fundamentally alter the character of many of the present views due to the Site's high-level landscape structure and rolling landform, other than those immediately around the boundary or within the Site.

4.8 The Site is generally well enclosed and any views are located in the immediate vicinity. Views of the Site from the wider landscape are almost entirely obscured by the degree of woodland cover and intervening vegetation.

3502-4-4-4-LV-XXXX-S4-P1 LVIA Drawings

KEY

Site Boundary

Status

PLANNING

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Client

THAKEHAM

Project

OLD BRIGHTON ROAD

Drawing Title

SITE LOCATION

Scale	Sheet Size	Date
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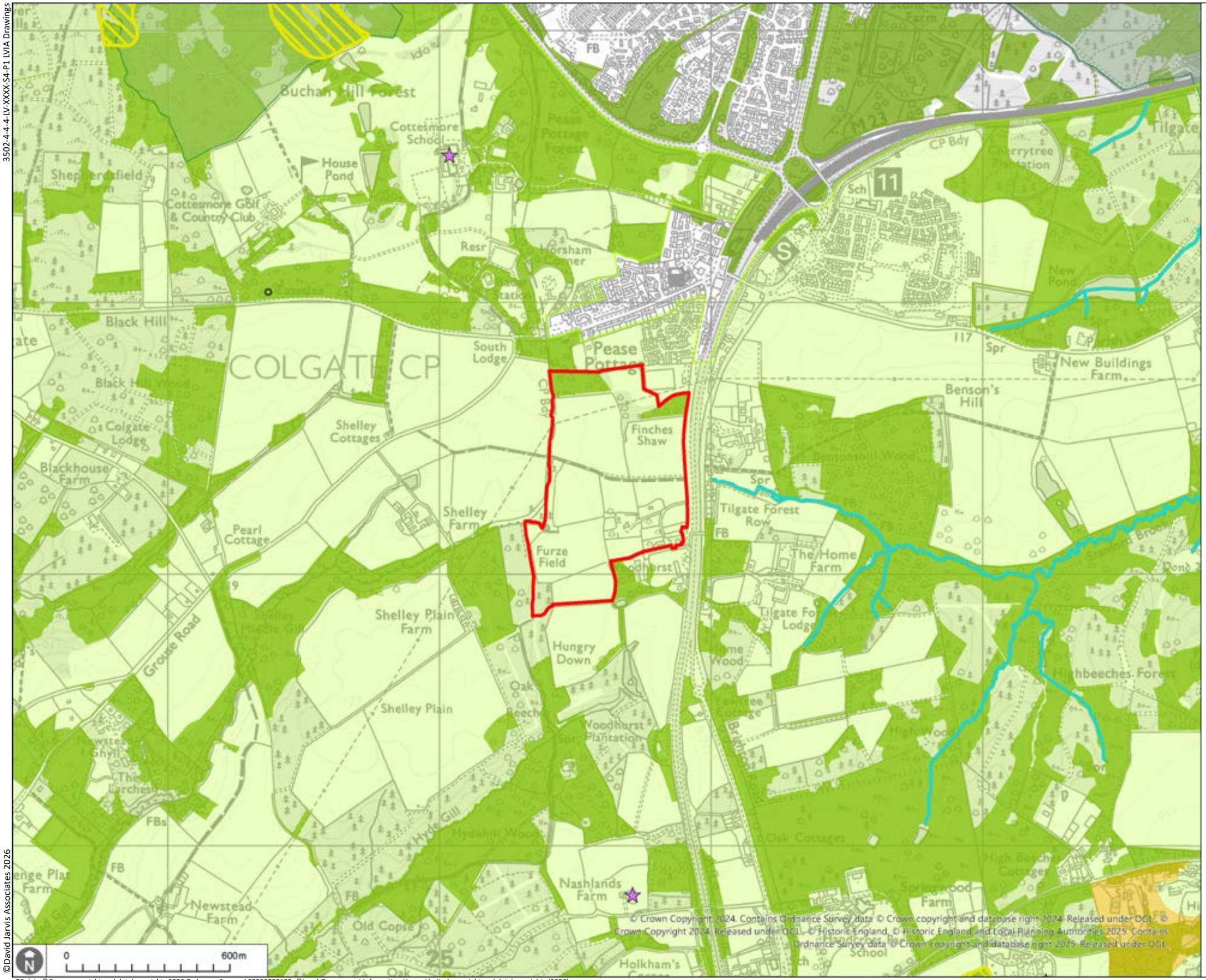
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KEY

- Site Boundary

National Heritage List for England

Listed Building
- II
- Scheduled Monuments
- Registered Parks and Gardens

Natural England
- Sites of Special Scientific Interest
- National Landscape - High Weald
- Country Parks

Priority Habitat Inventory
- Rivers
- Deciduous Woodland

Status

PLANNING

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Client

THAKEHAM

Project

OLD BRIGHTON ROAD

Drawing Title

LANDSCAPE DESIGNATIONS AND CONSIDERATIONS

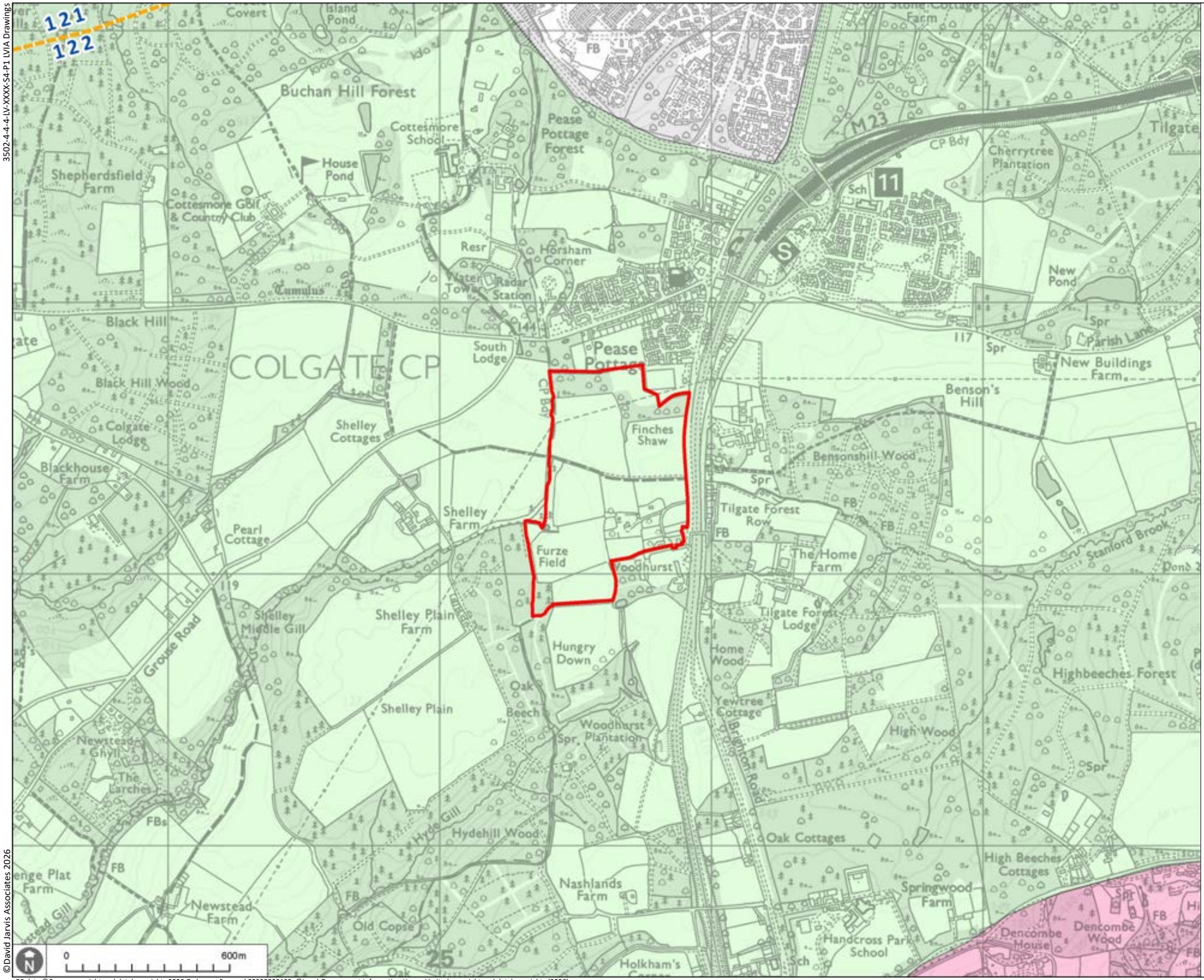
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Client Ref.	Drawing Ref.	Drawing No.	Version
-	3502-4-4-4	LV-0002	S4-P1

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3502-4-4-LV-XXXX-S4-P1 LVIA Drawings



KEY

Site Boundary

National Character Areas

121: Low Weald (NE450)

122: High Weald (NE508)

Sussex LCA (2003)

Character Areas

HW1: High Weald

HW2: High Weald Forests

Status

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Client

THAKEHAM

Project

OLD BRIGHTON ROAD

Drawing Title

LANDSCAPE CHARACTER

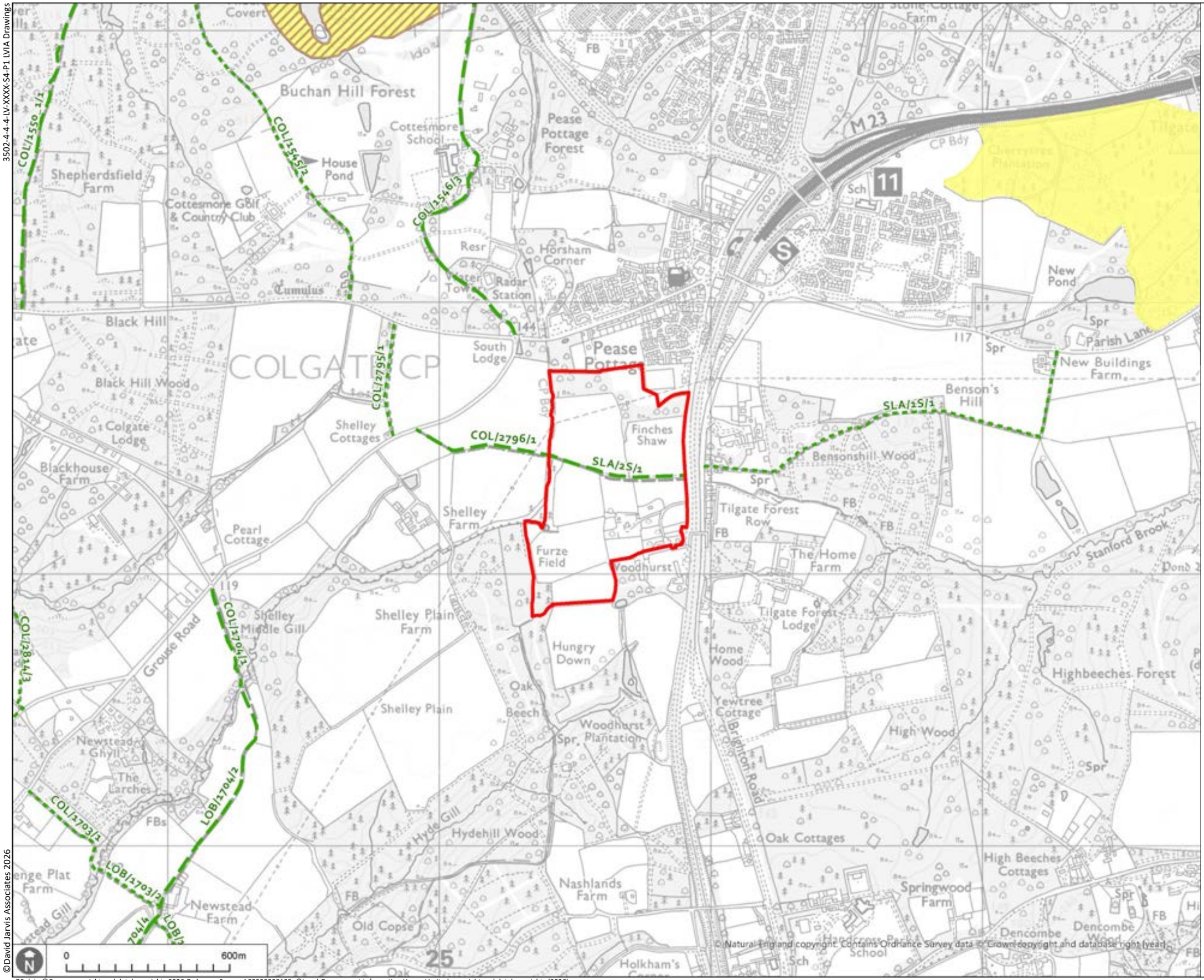
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KEY

- Site Boundary
- County Boundaries

West Sussex PRoW

- Bridleway
- Footpath

CRoW

- Section 4 Conclusive Open Country (CRoW Act 2000)
- CRoW Access Land

Status

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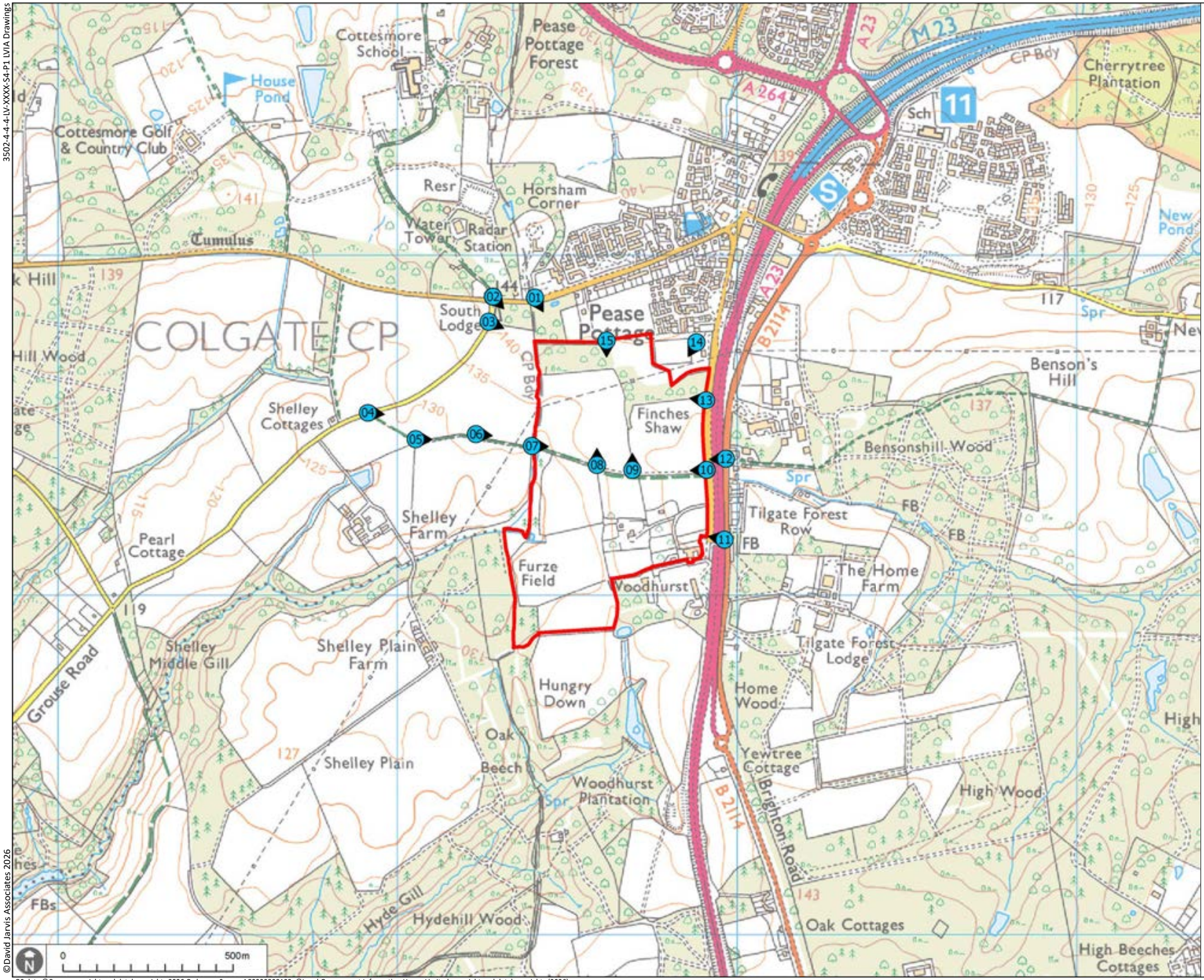
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KEY

Site Boundary

Viewpoint Locations

Status

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Drawing Title

VIEWPOINT LOCATIONS

Scale	Sheet Size	Date
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KEY

Site Boundary

Topography Height Banding (mAOD)

152.041

74.697

Status

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Drawing Title

TOPOGRAPHY

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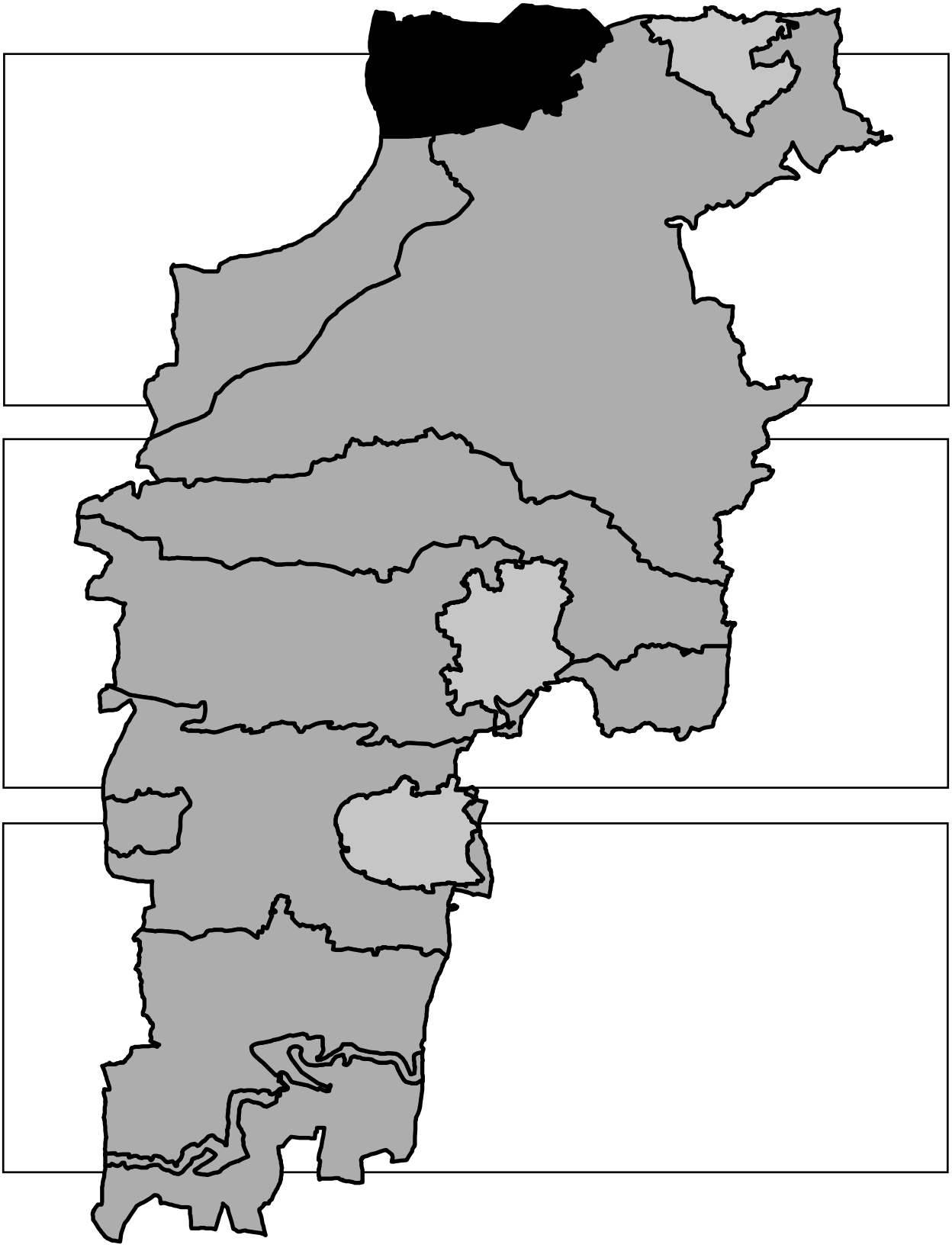
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Appendix 1

Relevant Landscape Character Extracts (Landscape Character Area 7 “High Weald Plateau”)

Landscape Character Area 7

High Weald Plateau



Landscape Character Area 7

High Weald Plateau

CHARACTERISATION

Summary and key characteristics

A low sandstone plateau which merges with the clays of the Low Weald plain to the north.

- Headwater drainage of the Eden, Medway and Mole Rivers originates here, the significant little valleys of the streams bounding the plateau to the south and dissecting it to the north east.
- Significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws, creates a sense of enclosure, the valleys secluded.
- Small assemblies of assarted pastures contrast with blocks of larger, modern fields.
- Heathland cover is remnant, most of the former heaths today covered with regenerated woodland.
- Busy lanes and roads, particularly the A264 through Copthorne along the Crawley–East Grinstead corridor and the B2038 running north into the area from Turners Hill.
- Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland.
- Rural settlement pattern dispersed and scanty, with expanded settlements at Copthorne and Crawley Down, ribbon development along some roads, and plotlands in woodland settings.
- Mill sites and hammer ponds.
- Varied traditional rural buildings built with diverse materials including timber framing and varieties of local brick and tile hanging.
- Designed landscapes and exotic treescapes associated with large country houses.

Description and experience of the landscape

10.1 Although part of the High Weald forests, this area has a character sufficiently its own to make it worth separating from the *High Weald (Area 6)* and *Worth Forest (Area 8)* Landscape Character Areas surrounding it. Lying wholly within Mid Sussex District, the area forms a distinct plateau bounded to the south by the secluded Rowfant and Fen Place Mill valleys and cut into in the north-east by the streams of Felbridge Water. It adjoins the M23 Motorway and Crawley to the west and lies a mile or so away from East Grinstead to the east.

10.2 Although plateau-like, the land is not high, generally less than 100 metres above sea level. On the edge of the *High Weald Area of Outstanding Natural Beauty* (AONB) lying to the south, the area comprises the southern edge of a much wider, low plain. Within the plateau, three Wealden rivers (Eden, Medway and Mole) begin life or have tributaries, each river flowing in a different direction. Geologically, the area is a continuation of the High Weald Hastings Beds. The underlying rocks are mainly Upper Tunbridge Wells sandstone and clay with scattered deposits of head.

To the north, these rocks merge without interruption with the Weald Clay in Surrey, the transition marked by the resumption of the typical pastoral landscape of the Low Weald.

10.3 The deepish gill streams cutting into the plateau help to define its boundaries. Crawley Down perches above the marked slopes falling at Fen Place Mill to the high Medway stream (loaded with hammerponds, which are also numerous elsewhere on the plateau streams), Rowfant secure in a secluded valley to the west. To the north, there is an intricate valley landscape with hammerponds along Felbridge Water, to the south of Hedgecourt Lake, just in Surrey. The plateau proper is flat or undulating. From open ground there are occasional long views over the Surrey Weald to the Surrey Hills.

10.4 The landscape is strongly characterised by blocks of woodland with shaws, a few of the former substantial, for instance, around Rowfant, south of Copthorne and centred on Felbridge Water at the small valley settlements at Cuttinglye and Furnace Woods. The woodlands and shaws enclose and conceal small assemblies of assart pastures which contrast with blocks of larger, amalgamated fields. Within the fields, the hedgerows are mature, large trees prevalent at field boundaries.

10.5 Most of the formerly grazed heathland has disappeared, much of it covered by new, naturally regenerating woodland. For instance, the substantial Copthorne Common is no longer predominantly heathy, although the heathland that remains there is greatly valued for its wildlife.

10.6 The gradual intermingling of development with the traditional High Weald landscape since the 19th Century, and particularly since the Great War, has modified the historic character of the area. However, whilst the bustle of modern life and suburbia is never far away, it is noteworthy how much of the area has managed to keep its distinctive and attractive rural character. Very locally, some areas seem peaceful and tranquil, although aircraft noise is a regular distraction. Despite the degree of development, farming continues to husband the landscape, based on a mix of woodland, pasture and arable farming.

10.7 Adjoining Crawley at the M23 Motorway, and with Gatwick Airport only a couple of miles away, the area lies on the edge of a part of West Sussex where, arguably, change has been the greatest since the Second World War. The area itself contains two greatly expanded villages, at Copthorne and Crawley Down. Long-established ribbon development and settlements at Effingham Park and Domewood in Surrey characterise the corridor of the busy A264, which weaves in and out of the County between Crawley and East Grinstead. Plotlands established after the War characterise parts of the area, as do commercial and industrial premises (including hotels and garages), notably at Crabbet Park and Rowfant.

10.8 Other new elements in the landscape include large overhead power lines, their dominance variable depending on the lie of the land and on the openness of the landscape. Part of the great Southern Railway, the former railway line from East Grinstead to Three Bridges (opened 1855, with a station at Rowfant) was scrapped in the 'sixties by Lord Beeching and today is a pleasant cycle and walkway, crossed by the Sussex Border Path. The degree of development in the area means that the fringe between the urban areas and the countryside is long. Problems associated with the rural urban fringe include underused farmland, the fragmentation and degradation of the woodland and field pattern, and access pressures from nearby residential areas.

Biodiversity

10.9 Based on the alternation of sandy and clay soils and the particular conditions obtaining in the gills valleys, the natural history of the area is diverse. The area

contains no Sites of Special Scientific Interest (SSSIs) and a small number of Sites of Nature Conservation Importance (SNCIs). The first of these comprises the ancient woodland in the Lobbs Wood valley and species-rich vegetation on the margins of Furnace Pond. The second comprises the neutral and acid grassland, semi-natural woodland and dry heath of Copthorne Common (two contiguous areas of common land, the larger of which is managed as a golf course).

10.10 The character of the woodlands is varied and includes a range of semi-natural woodland types, many formerly managed in the centuries-old Wealden way as 'coppice-with-standards'. Dominant forms include oak-ash and hornbeam woodlands with understorey species such as hazel, as well as stands of beech, sweet chestnut coppices and broadleaved, mixed and coniferous plantation.

Historic character

10.11 The historic character of the area is similar to that for the High Weald and the background on historic character in the *High Weald* Landscape Character Area section therefore applies. Undoubtedly the most important historical sites in the area are the rich remains of the Wealden iron industry. These include many hammerponds and some former mill sites, one or two of the latter preserved and restored. The area contains three non-registered mainly post-medieval parkscapes identified by the local authorities.

Settlement form and local distinctiveness

10.12 The evolution of the historic settlement pattern of the area and the nature of its local distinctiveness today is essentially similar to that for the High Weald and the background on settlement pattern in the *High Weald* Landscape Character Area section therefore applies. Important houses in the area include *Heatherwood* (1871) at Crawley Down, *Crabbet Park* (1873), *Newlands* (1848-9) at Copthorne, and the Elizabethan *Rowfant House* (with an earlier medieval core).

10.13 The Church of *St John the Evangelist* (1877) at Copthorne is quite large, rock-faced, with a steeple. At Crawley Down, *All Saints* (1843-88) has a bellcote (belfry).

10.14 As noted above, much of the area has become increasingly suburbanised through development at Copthorne, Crawley Down, Down Park and Furnace Wood (only the area south of Copthorne has a rural character in keeping with adjoining Landscape Character Areas). In addition, traffic associated with this development and trunk road movement through the area is strongly evident to the north, given the position of the area between Crawley and East Grinstead. Much of the suburban development referred to comprises secluded woodland estates developed on plotlands (land allocated for smallholdings and development after the Second World War). Today, these estates are a highly characteristic form of settlement in the Felbridge Water valleys, notably at Furnace Wood.

Strategic gap

10.15 The County Council, Mid Sussex District Council and Crawley Borough Council have long recognised pressures for development on the open land between Crawley and East Grinstead and have designated this land as a strategic gap.

[continues]

EVALUATION

Change – key issues

- Decline in traditional woodland management techniques such as coppicing and continuing extensive planting of conifers.
- Spread of invasive introduced species, particularly rhododendron and neglect of some parkland landscapes.
- Continuing amalgamation of small fields with hedgerow loss and the ageing and loss of hedgerow and field trees.
- Reduction of heathland to a few pockets (principally at Copthorne Common) due to cessation of grazing management and subsequent woodland invasion and woodland re-planting.
- Visual impact of new urban and rural development including modern farm buildings, horse riding centres and paddocks.
- Perceived increased traffic levels on small rural lanes, with consequent demands for increased signage and road and junction safety improvements.
- Expansion of Crawley and East Grinstead and influence of the M23 Motorway corridor.
- Increasing pervasiveness of development and traffic movement and noise in parts of the area, particularly along the Crawley-East Grinstead corridor and along the rural-urban fringe.
- Perceived increased traffic levels on small rural lanes with consequent demands for road improvements.
- Gradual loss of locally distinctive building styles and materials.
- Gradual suburbanisation of the landscape including the widespread use of exotic tree and shrub species.

Landscape and visual sensitivities

- Areas of perceived naturalness continue to compete with increased and pervasive levels of development and traffic movement, although much of the area has managed to keep its distinctive and attractive rural character.
- Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity although various woodlands have been developed as suburban woodland estates.
- Unobtrusive settlement pattern in many parts.
- Assart pastures contribute to the intimacy of the landscape.
- Important pockets of rich biodiversity are vulnerable to loss and change.
- Highly characteristic and valuable legacy of designed landscapes and treescapes.

[continues]

MANAGEMENT

Management Objective

Conserve the mosaic of woodland and other habitats and the intimate nature of the remaining agricultural landscape.

Land Management Guidelines

- Maintain and restore the historic pattern and fabric of the woodland and agricultural landscape for scenic, nature conservation and recreational purposes.
- Ensure that any new development has a minimum impact on views into and from the area and is integrated within the landscape, paying particular attention to the siting of telecommunications masts.
- Plan for long-term woodland regeneration, the planting of new small broad-leaved farm woodlands, and appropriate management of existing woodlands, and reduce rhododendron invasion and bracken cover in woodlands and on heathland.
- Reduce the impact of forestry where possible by encouraging sensitive forestry practice including small-scale felling rotation, and incorporating mixed species.
- Conserve, strengthen and manage existing hedgerows and hedgerow trees and re-plant hedgerows where they have been lost, particularly in areas close to urban development, for instance, at Crawley Down.
- Conserve and re-plant single oaks in hedgerows to maintain succession.
- Where appropriate, conserve and increase significant tree cover in and around villages and on the rural urban fringe of Copthorne and Crawley Down including along the approach roads to settlements and along the busy urban routes including within the Crawley–East Grinstead corridor.
- Conserve and manage existing hedgerows and hedgerow trees and re-plant hedgerows where they have been lost.
- Conserve woodland biodiversity and the landscape of the gills, protecting rare and uncommon woodland plant communities associated with them.
- Maintain and manage all lakes and ponds and their margins for their landscape diversity and nature conservation value.
- Conserve and manage remnant open heathland by preventing the encroachment of scrub and create new, interconnected heathlands.
- Protect the character of rural lanes and manage road verges to enhance their nature conservation value.
- Continue to maintain the natural setting of the Worth Way.
- Reduce the visual impact of stabling and grazing for horses.
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.

The area is part of the High Weald in Mid Sussex. For the Management Objective and Land Management Guidelines for the wider area, see ***Planning and Land Management Guidelines*** **Sheet HW1** ***(High Weald)*** in Part Three. The area covered by the Sheet includes:

The *High Weald (Area 6)* and *High Weald Plateau (Area 7)* Landscape Character Areas in Mid Sussex District.

Appendix 2

Photographic Field Survey Record

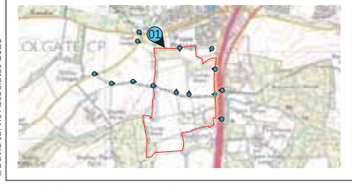
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Viewpoint 01 - Looking directly south towards the site. Approximately 200 metres north of the site boundary.



Viewpoint 01 - Looking directly south towards the site. Approximately 200 metres north of the site boundary. **CONTINUED**



Viewpoint 01 details

Grid Reference:	E: 525405, N: 132876
Altitude AOD:	145m
Distance to Site:	128m
Date:	16/03/2026
Time:	14:12

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 2 - SHEET 1 OF 26
Date	MAR 2026

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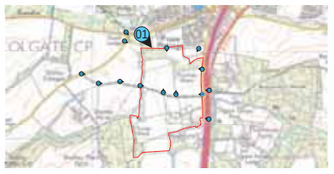
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Viewpoint 01 - Looking directly south towards the site. Approximately 200 metres north of the site boundary. **CONTINUED**



Viewpoint 01 details

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Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
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	APPENDIX 2 - SHEET 2 OF 26
Date	MAR 2026

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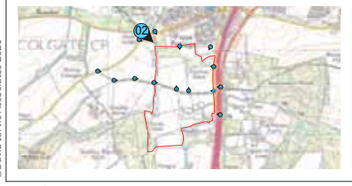
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Viewpoint 02 - Looking south east towards the site, approximately 150 metres from the site boundary.



Viewpoint 02 - Looking south east towards the site, approximately 150 metres from the site boundary. **CONTINUED**



Viewpoint 02 details

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Time:	14:15

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Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
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	APPENDIX 2 - SHEET 3 OF 26
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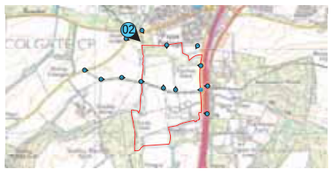
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Viewpoint 02 - Looking south east towards the site, approximately 150 metres from the site boundary. **CONTINUED**



Viewpoint 02 details

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Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
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Date: **MAR 2026**

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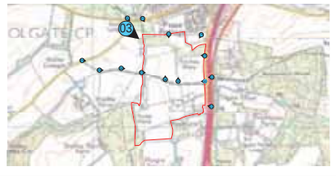
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Viewpoint 03 - Looking south east towards the site from Grouse Road.Located approximately 200 metres west of the site.



Viewpoint 03 - Looking south east towards the site from Grouse Road.Located approximately 200 metres west of the site. **CONTINUED**



Viewpoint 03 details

Grid Reference:	E: 525269, N: 132805
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Time:	14:26

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Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 2 - SHEET 5 OF 26
Date	MAR 2026

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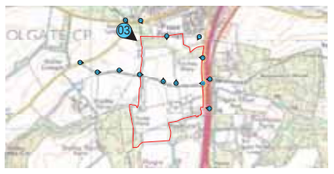
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Viewpoint 03 - Looking south east towards the site from Grouse Road.Located approximately 200 metres west of the site. **CONTINUED**



Viewpoint 03 details

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Distance to Site:	146m
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Time:	14:26

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Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
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Date	MAR 2026

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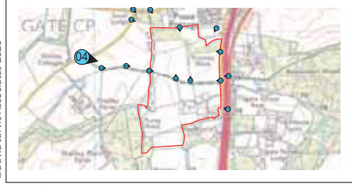


Viewpoint 04 - Looking east towards the site from PRoW_COL-2796. Located approximately 500 metres west of the site boundary.



Continued from above

Viewpoint 04 - Looking east towards the site from PRoW_COL-2796. Located approximately 500 metres west of the site boundary. **CONTINUED**



Viewpoint 04 details

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Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 2 - SHEET 7 OF 26
Date	MAR 2026

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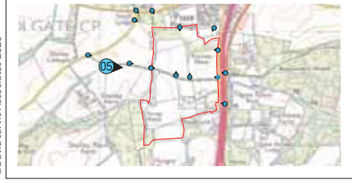
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Viewpoint 05 - Looking east towards the site from PRoW_COL-2796. Located approximately 345 metres west of the site boundary.



Viewpoint 05 - Looking east towards the site from PRoW_COL-2796. Located approximately 345 metres west of the site boundary. **CONTINUED**



Viewpoint 05 details

Grid Reference:	E: 525054, N: 132458
Altitude AOD:	130m
Distance to Site:	350m
Date:	16/03/2026
Time:	14:36

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
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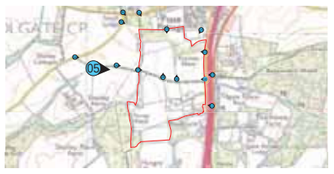
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Viewpoint 05 - Looking east towards the site from PRoW_COL-2796. Located approximately 345 metres west of the site boundary. **CONTINUED**



Viewpoint 05 details

Grid Reference:	E: 525054, N: 132458
Altitude AOD:	130m
Distance to Site:	350m
Date:	16/03/2026
Time:	14:36

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
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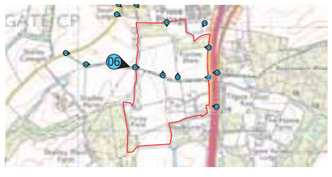
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Viewpoint 06 - Looking east towards the site from PRoW_COL-2796. Located approximately 170 metres west of the site boundary.



Viewpoint 06 - Looking east towards the site from PRoW_COL-2796. Located approximately 170 metres west of the site boundary. **CONTINUED**



Viewpoint 06 details

Grid Reference:	E: 525232, N: 132473
Altitude AOD:	131m
Distance to Site:	173m
Date:	16/03/2026
Time:	14:41

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
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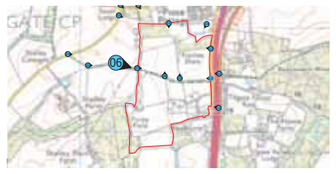
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Viewpoint 06 - Looking east towards the site from PRoW_COL-2796. Located approximately 170 metres west of the site boundary. **CONTINUED**



Viewpoint 06 details

Grid Reference:	E: 525232, N: 132473
Altitude AOD:	131m
Distance to Site:	173m
Date:	16/03/2026
Time:	14:41

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
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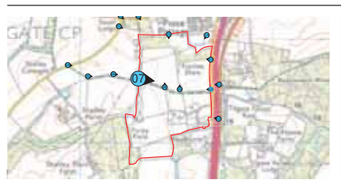
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Viewpoint 07 - Located immediately adjacent to the western site boundary at the intersection of PRoW_SLA-2S.



Viewpoint 07 - Located immediately adjacent to the western site boundary at the intersection of PRoW_SLA-2S. **CONTINUED**



Viewpoint 07 details

Grid Reference:	E: 525397, N: 132438
Altitude AOD:	134m
Distance to Site:	08m
Date:	16/03/2026
Time:	14:44

Project: OLD BRIGHTON ROAD
Client: THAKEHAM
Drawing Ref & Title: 3502-4-4-4-AP-0002-S4-P1

PHOTOGRAPHIC FIELD SURVEY RECORD
APPENDIX 2 - SHEET 12 OF 26

Date: MAR 2026

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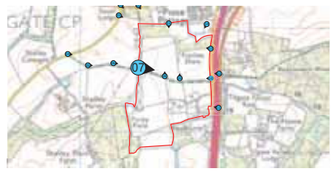
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Viewpoint 07 - Located immediately adjacent to the western site boundary at the intersection of PRoW_SLA-2S. **CONTINUED**



Viewpoint 07 details

Grid Reference:	E: 525397, N: 132438
Altitude AOD:	134m
Distance to Site:	08m
Date:	16/03/2026
Time:	14:44

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 2 - SHEET 13 OF 26
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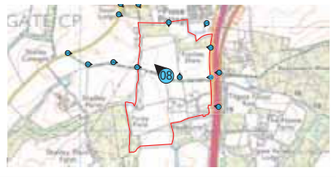


Viewpoint 08 - Located within the site along PRoW_SLA-2S receiving direct views of the site extents north and south.



Continued from above

Viewpoint 08 - Located within the site along PRoW_SLA-2S receiving direct views of the site extents north and south. **CONTINUED**



Viewpoint 08 details

Grid Reference:	E: 525589, N: 132382
Altitude AOD:	135m
Distance to Site:	00m
Date:	16/03/2026
Time:	14:51

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
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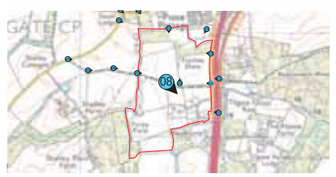


Viewpoint 08 - Located within the site along PRoW_SLA-2S receiving direct views of the site extents north and south. **CONTINUED**

Continued from above



Viewpoint 08 - Located within the site along PRoW_SLA-2S receiving direct views of the site extents north and south. **CONTINUED**



Viewpoint 08 details

Grid Reference:	E: 525589, N: 132382
Altitude AOD:	135m
Distance to Site:	00m
Date:	16/03/2026
Time:	14:51

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
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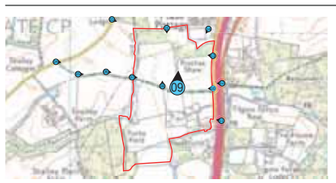
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Viewpoint 09 - Located within the site along PRoW_SLA-2S looking towards the western extents of the site.



Viewpoint 09 - Located within the site along PRoW_SLA-2S looking towards the western extents of the site. **CONTINUED**



Viewpoint 09 details

Grid Reference:	E: 525693, N: 132368
Altitude AOD:	138m
Distance to Site:	00m
Date:	16/03/2026
Time:	14:54

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 2 - SHEET 16 OF 26
Date	MAR 2026

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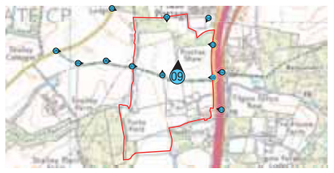
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Viewpoint 09 - Located within the site along PRoW_SLA-2S looking towards the western extents of the site. **CONTINUED**



Viewpoint 09 details

Grid Reference:	E: 525693, N: 132368
Altitude AOD:	138m
Distance to Site:	00m
Date:	16/03/2026
Time:	14:54

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
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	APPENDIX 2 - SHEET 17 OF 26
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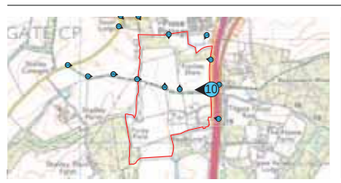
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Viewpoint 10 - Looking west into the site from the site boundary, located at the intersection of PRoW_SLA-2S with Old Brighton Road.

Continued from above

Viewpoint 10 - Looking west into the site from the site boundary, located at the intersection of PRoW_SLA-2S with Old Brighton Road. **CONTINUED**



Viewpoint 10 details

Grid Reference:	E: 525911, N: 132368
Altitude AOD:	133m
Distance to Site:	05m
Date:	16/03/2026
Time:	14:58

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 2 - SHEET 18 OF 26
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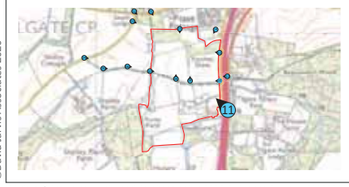
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Viewpoint 11 - Looking west towards the site from the A23 pedestrian footbridge connecting Old Brighton Road with Brighton Road.



Viewpoint 11 - Looking west towards the site from the A23 pedestrian footbridge connecting Old Brighton Road with Brighton Road. **CONTINUED**



Viewpoint 11 details

Grid Reference:	E: 525964, N: 132162
Altitude AOD:	136m
Distance to Site:	53m
Date:	16/03/2026
Time:	15:09

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
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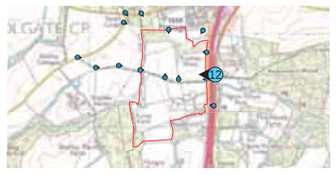
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Viewpoint 12 - Looking west towards the site from Brighton Road approximately 60 metres from the site boundary and severed by the A23.



Viewpoint 12 - Looking west towards the site from Brighton Road approximately 60 metres from the site boundary and severed by the A23. **CONTINUED**



Viewpoint 12 details

Grid Reference:	E: 525968, N: 132400
Altitude AOD:	135m
Distance to Site:	64m
Date:	16/03/2026
Time:	15:15

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
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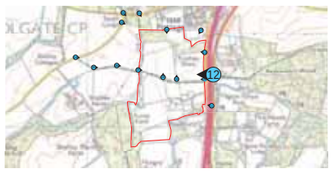
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Viewpoint 12 - Looking west towards the site from Brighton Road approximately 60 metres from the site boundary and severed by the A23. **CONTINUED**



Viewpoint 12 details

Grid Reference:	E: 525968, N: 132400
Altitude AOD:	135m
Distance to Site:	64m
Date:	16/03/2026
Time:	15:15

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 2 - SHEET 21 OF 26
Date	MAR 2026

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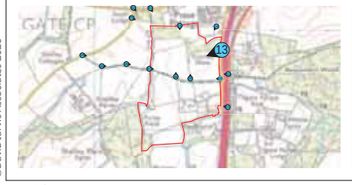
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Viewpoint 13 - Looking west into the north eastern corner of the site from the from Old Brighton Road.

Continued from above

Viewpoint 13 - Looking west into the north eastern corner of the site from the from Old Brighton Road. **CONTINUED**



Viewpoint 13 details

Grid Reference:	E: 525909, N: 132574
Altitude AOD:	137m
Distance to Site:	04m
Date:	16/03/2026
Time:	15:26

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 2 - SHEET 22 OF 26
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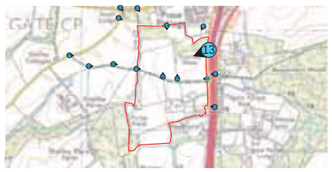
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Viewpoint 13 - Looking west into the north eastern corner of the site from the from Old Brighton Road. **CONTINUED**



Viewpoint 13 details

Grid Reference:	E: 525909, N: 132574
Altitude AOD:	137m
Distance to Site:	04m
Date:	16/03/2026
Time:	15:26

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 2 - SHEET 23 OF 26
Date	MAR 2026

PLANNING

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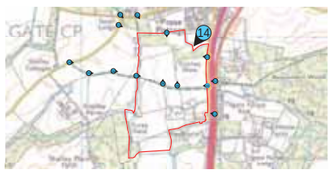
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Viewpoint 14 - Looking south towards the site from Pease Pottage Community Hall, approximately 150 metres from the site boundary.

Continued from above

Viewpoint 14 - Looking south towards the site from Pease Pottage Community Hall, approximately 150 metres from the site boundary. **CONTINUED**



Viewpoint 14 details

Grid Reference:	E: 525881, N: 132744
Altitude AOD:	140m
Distance to Site:	80m
Date:	16/03/2026
Time:	15:32

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 2 - SHEET 24 OF 26
Date	MAR 2026

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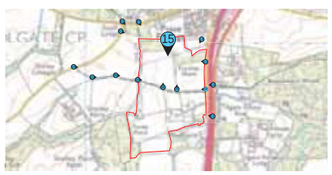
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Viewpoint 15 - Looking south towards the site from the extents of Finches Field, approximately 60 metres from the site boundary.



Viewpoint 15 - Looking south towards the site from the extents of Finches Field, approximately 60 metres from the site boundary. **CONTINUED**



Viewpoint 15 details

Grid Reference:	E: 525617, N: 132750
Altitude AOD:	140m
Distance to Site:	00m
Date:	16/03/2026
Time:	15:39

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 2 - SHEET 25 OF 26
Date	MAR 2026

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Viewpoint 15 - Looking south towards the site from the extents of Finches Field, approximately 60 metres from the site boundary. **CONTINUED**



Viewpoint 15 details

Grid Reference:	E: 525617, N: 132750
Altitude AOD:	140m
Distance to Site:	00m
Date:	16/03/2026
Time:	15:39

Project	OLD BRIGHTON ROAD
Client	THAKEHAM
Drawing Ref & Title	3502-4-4-4-AP-0002-S4-P1
	PHOTOGRAPHIC FIELD SURVEY RECORD
	APPENDIX 2 - SHEET 26 OF 26
Date	MAR 2026

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Appendix B – Illustrative masterplan



1. Proposed residential development that responds to and enhances Pease Pottage's distinct sense of place, with outward facing development blocks and buildings that define streets and public spaces.
2. A network of ecological corridors that structure the proposed open space provision. These green infrastructure networks provide a positive setting for existing ancient woodland and mature tree ecological habitats, as well as creating the opportunity to screen long distance views of the Site from the bridleway extending to the west.
3. Development parcels frame and define a series of open spaces, emulating an "integral" characteristic of High Weald AONB villages as set out within the 'High Weald Housing Design Guide'.
4. The street networks within the Site have been organised to allow for a bus 'loop' with opportunities to accommodate an extension of existing services through the Site.

4a. Access from Old Brighton Road South will be access only for Fastway Bus and Emergency Vehicles.

5. The potential for existing dwellings and farm buildings to be retained as placemaking features, terminating view lines and vistas whilst also retaining a historical character within the scheme.
6. Proposed development to overlook and provide natural surveillance over Old Brighton Road (south), enhancing the perceived safety of the existing footway and cycleway into Crawley town centre.
7. Upgraded pedestrian/ cycle to link existing Pease Pottage Village Centre with connections to Woodgate Primary School (to be upgraded to 2FE as part of the planning application).
8. Integration of active travel routes with the existing public right of way, integrating the Site into the wider context.
9. Reinforced woodland and boundary planting to provide additional woodland habitat and a dense screen to views from the wider countryside.
10. Recreational walking routes around the Site connecting to key facilities and open spaces, including the existing Finches Field.
11. SuDS features are an integral part of the open space strategy, providing additional amenity and the opportunity to create wetland habitats.
12. Provision for new enclosed 4G Pitch and 2no. covered Padel Courts to be located within Thakeham controlled land - land and sports provision to be gifted to Slaugham Parish Council.

12a. Existing Pitches to be located within Thakeham controlled land - land and sport provisions to be gifted to the Slaugham Parish Council.

12b. Thakeham to construct a new cricket square on existing playing fields.

13. Grouse Road to be upgraded/ widened to accommodate new access to Site from Horsham Road/ Forest Road.
14. Additional car parking for upgraded sports provision.
15. Upgrades to MacNaughton Hall to incorporate a small cafe/ community shop, creation of new access from Old Brighton Road South and upgrades including surfacing to the existing car parks.
16. Internal paths to link with improvement works at Hemsley Meadow and Finches Field

Key

- Existing and Proposed Planting
- Play space
- Residential Parcels
- Primary vehicular access with street tree planting
- Pedestrian & Cycle routes
- Existing PRoW / Public footpaths
- Potential Site Access

THAKEHAM

Scale Bar 1:2000

0m 40m 80m 120m

N

Development
Old Brighton Road
Land South of Pease Pottage

Drawing Title
Illustrative Masterplan

Drawn	Date	Scale	Rev	Date	Note	Drawn	Check
AH	October	1:2000					

Status: S0 Work In Progress
Revision: P06

Drawing Number (Project - Originator - Functional Breakdown - Spatial Breakdown - Form - Discipline - Number)
H121 - THA - PR - ZZ - D - A - 1010