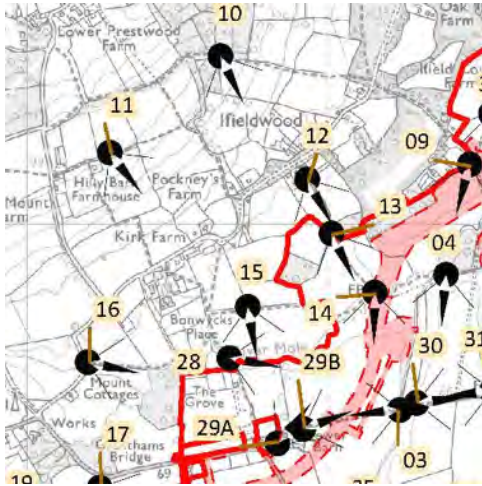


West of Ifield
West Sussex
March 2025

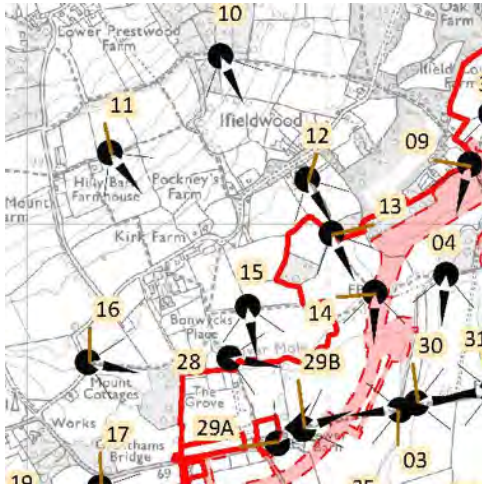


© AVR LONDON

1.6 m above ground

15:57 02 March 2023

West of Ifield
West Sussex
March 2025

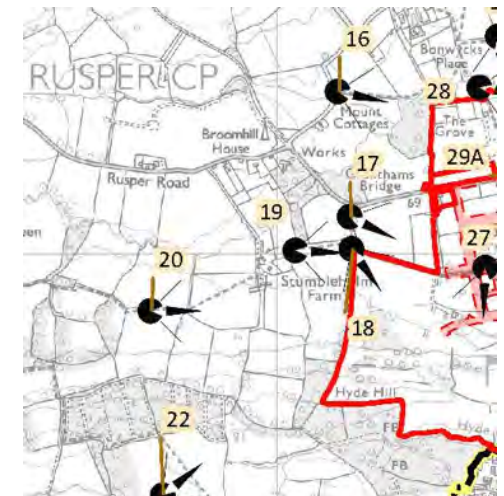


© AVR LONDON

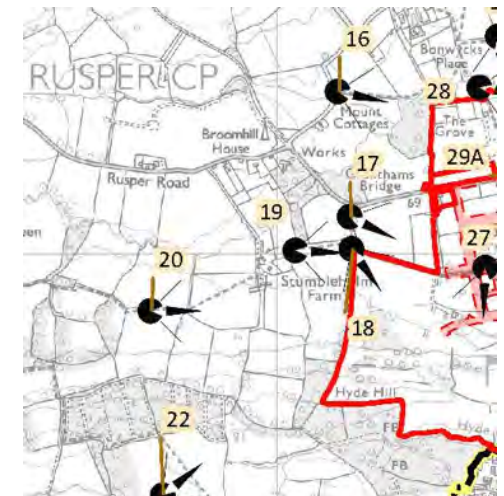
1.6 m above ground

15:57 02 March 2023

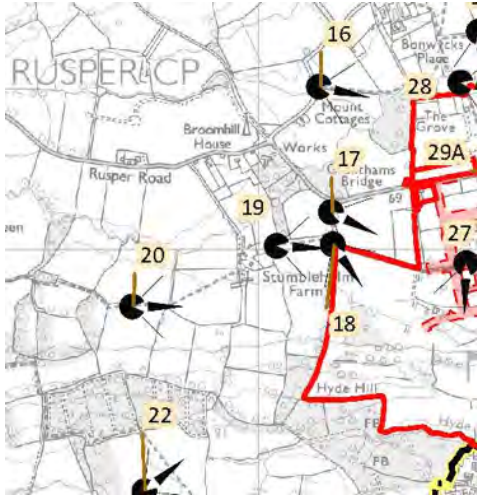
West of Ifield
West Sussex
March 2025



West of Ifield
West Sussex
March 2025



West of Ifield
West Sussex
March 2025

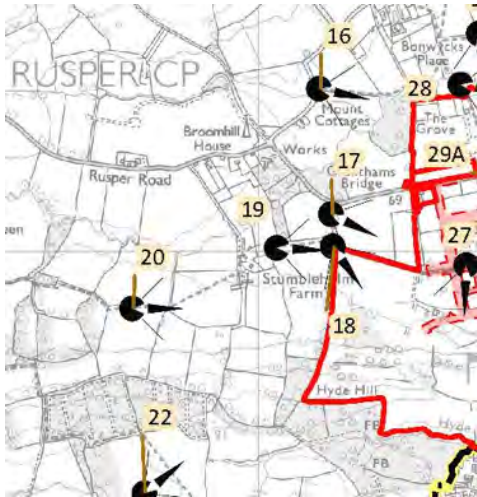


© AVR LONDON

1.6 m above ground

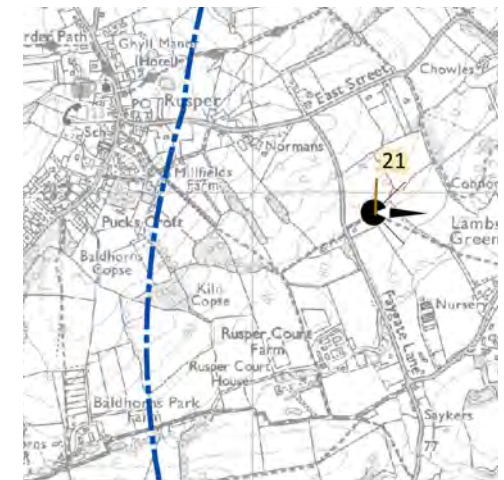
13:59 02 March 2023

West of Ifield
West Sussex
March 2025

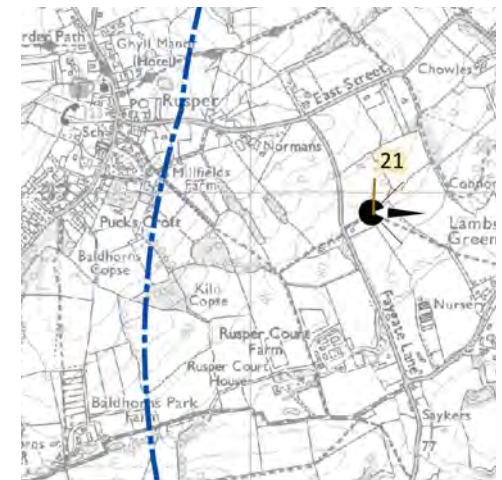


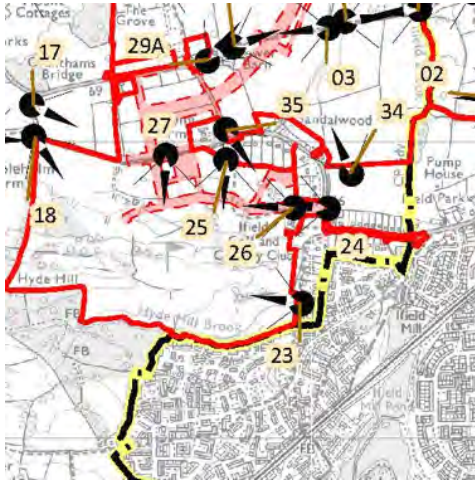
© AVR LONDON Preliminary Alignment 1.6 m above ground 13:59 02 March 2023

West of Ifield
West Sussex
March 2025



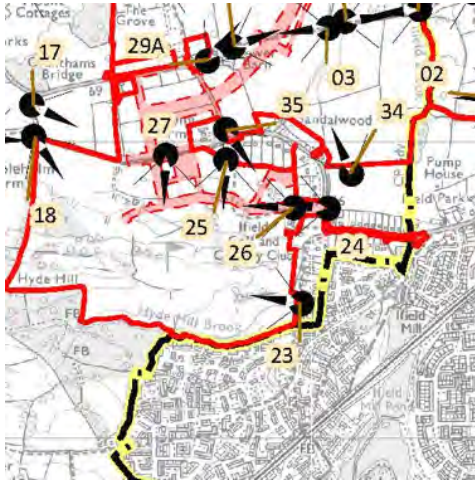
West of Ifield
West Sussex
March 2025



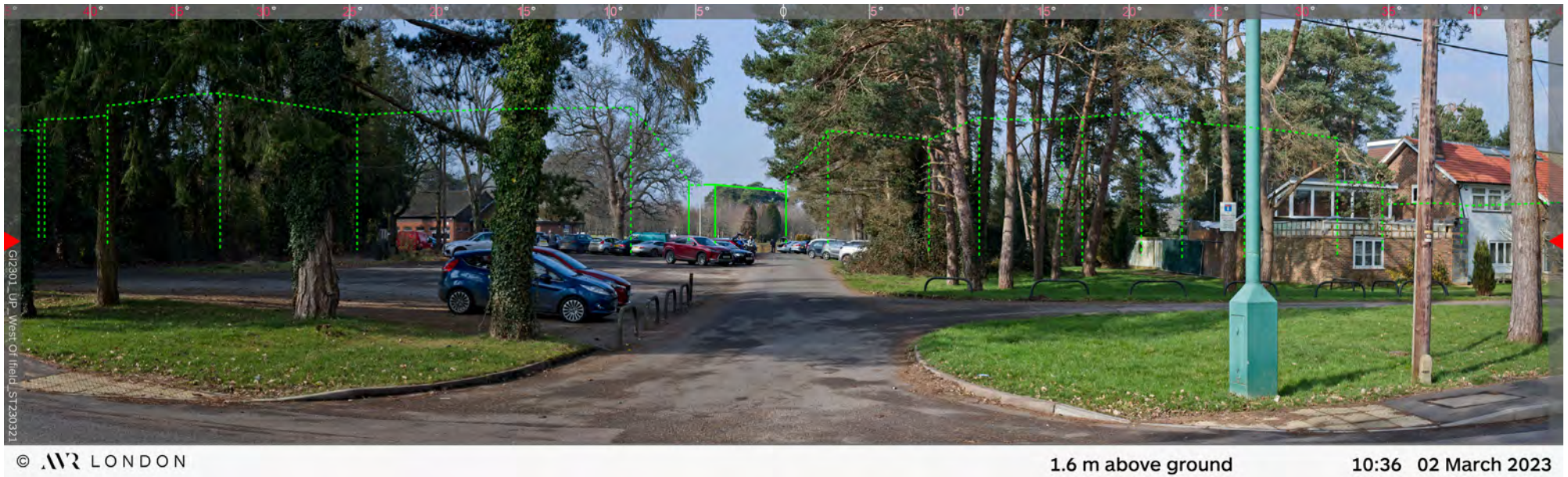


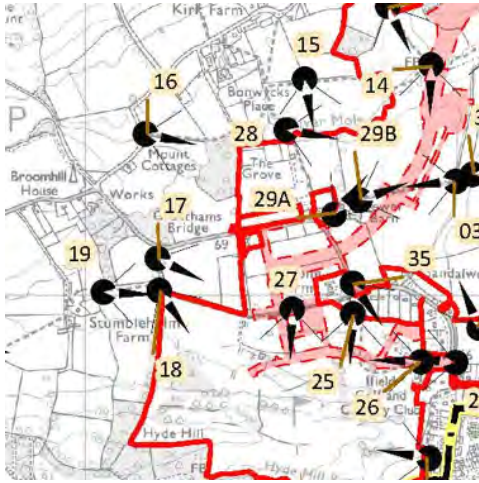
West of Ifield
West Sussex
March 2025





West of Ifield
West Sussex
March 2025





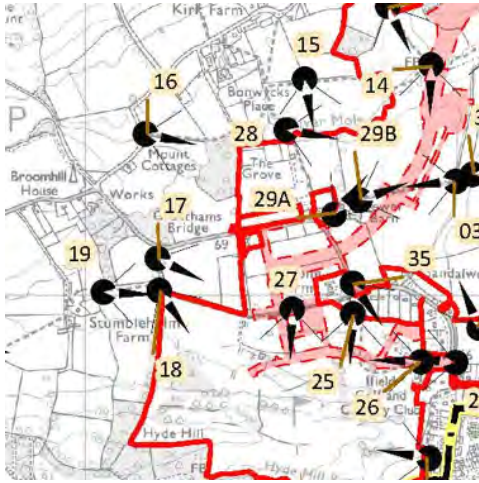
West of Ifield
West Sussex
March 2025



© AVR LONDON

1.6 m above ground

11:29 02 March 2023



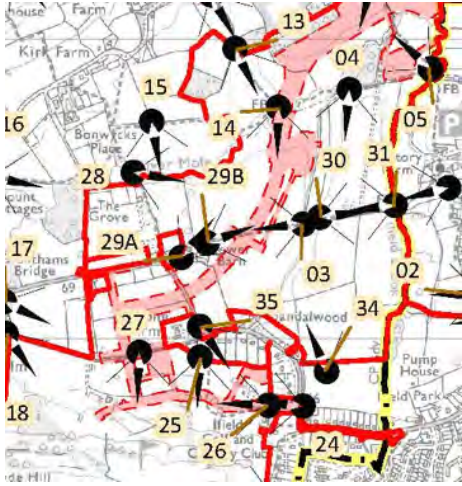
West of Ifield
West Sussex
March 2025



© AVR LONDON

1.6 m above ground

11:29 02 March 2023



West of Ifield
West Sussex
March 2025

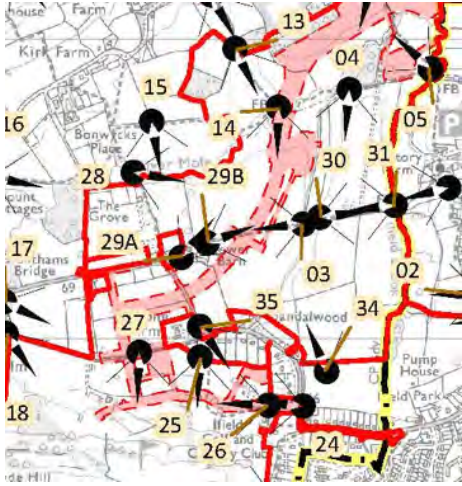


GI2301_UP_West of Ifield_ST210323

© AVR LONDON

1.6 m above ground

10:47 21 March 2024



West of Ifield
West Sussex
March 2025



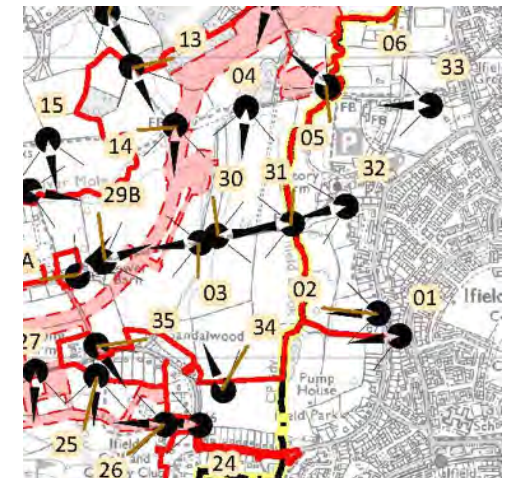
GI2301_UP_West of Ifield_ST1210323

© AVR LONDON

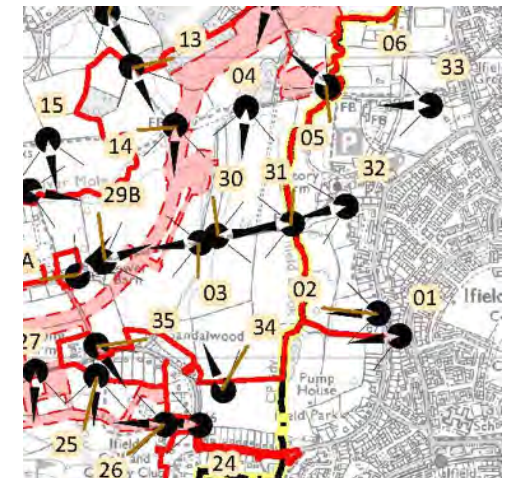
1.6 m above ground

10:47 21 March 2024

West of Ifield
West Sussex
March 2025



West of Ifield
West Sussex
March 2025

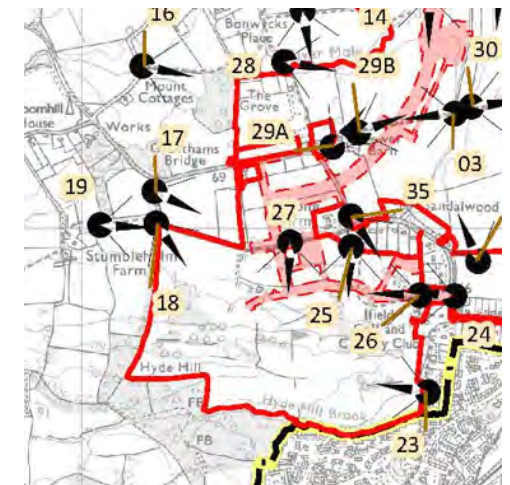


West of Ifield
West Sussex
March 2025

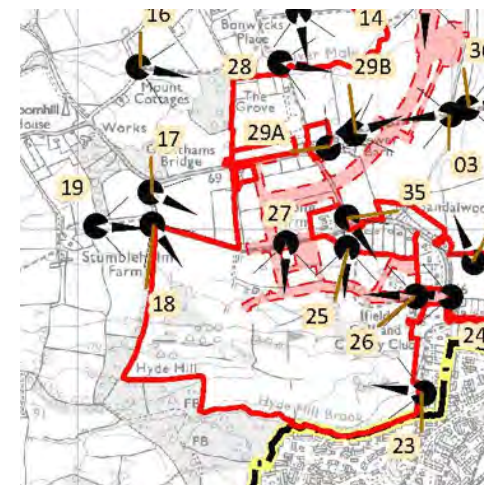


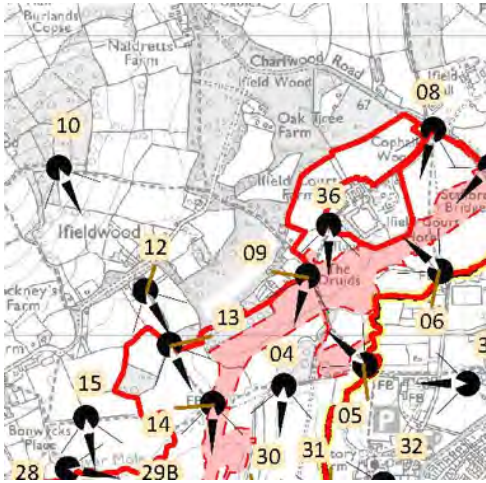
1.6 m above ground

17:02 02 March 2023



West of Ifield
West Sussex
March 2025





West of Ifield
West Sussex
March 2025

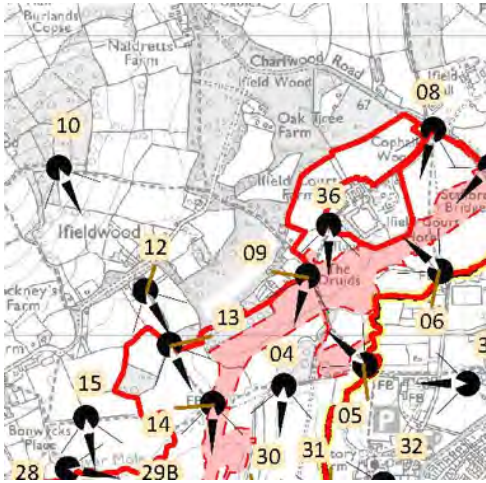


GP2301_UP_West Of Ifield_517230321

© AVR LONDON

1.6 m above ground

08:20 02 March 2023



West of Ifield
West Sussex
March 2025





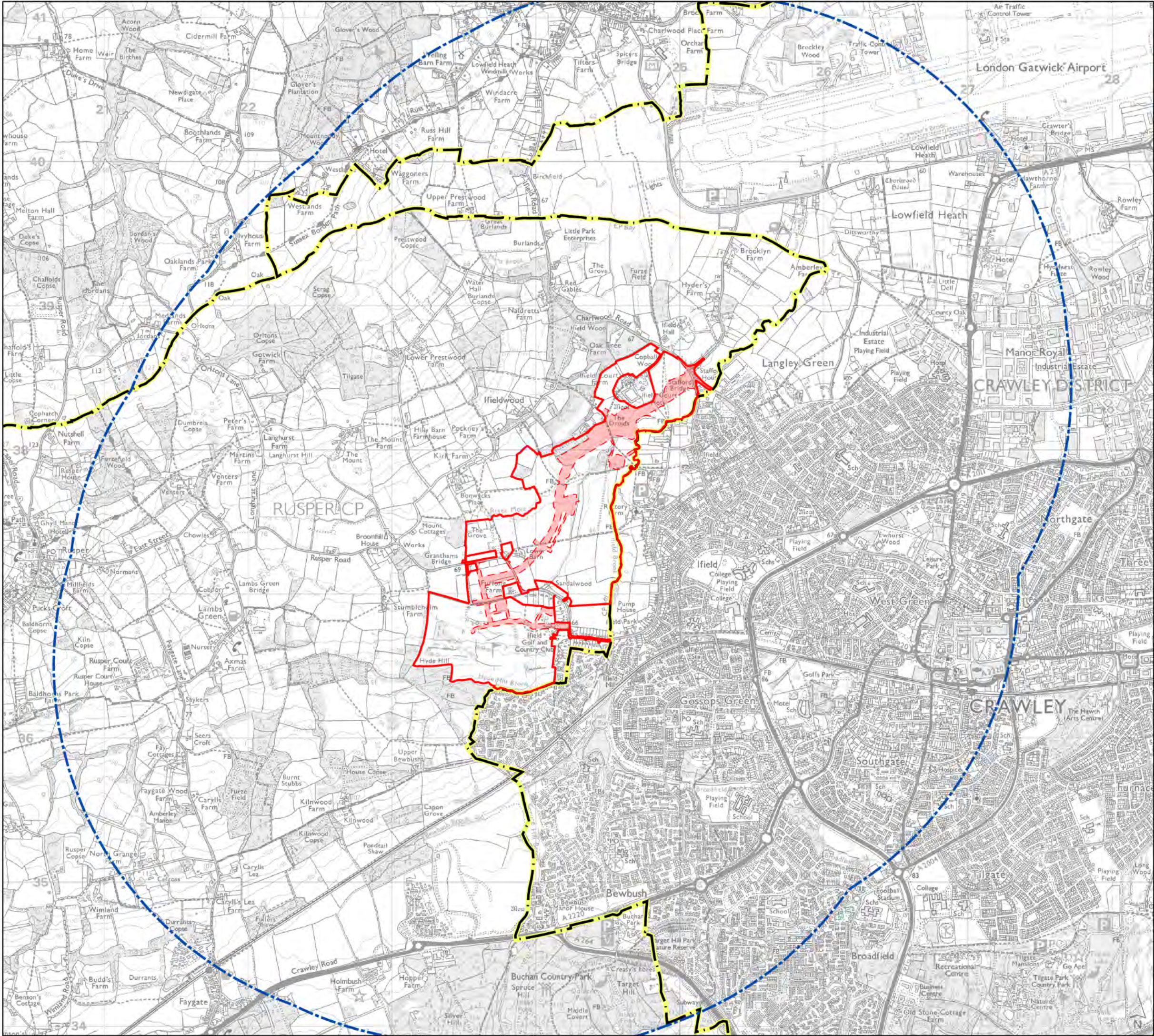
Anise Gallery
13a Shad Thames
London, SE1 2PU

avrlondon.com
mail@avrlondon.com
+44 (0)20 7403 9938



APPENDIX 11.5: FIGURES

Appendix 11.5- Figures



LEGEND

Site Boundary (Hybrid Application Boundary)

Area Applied for in Detail

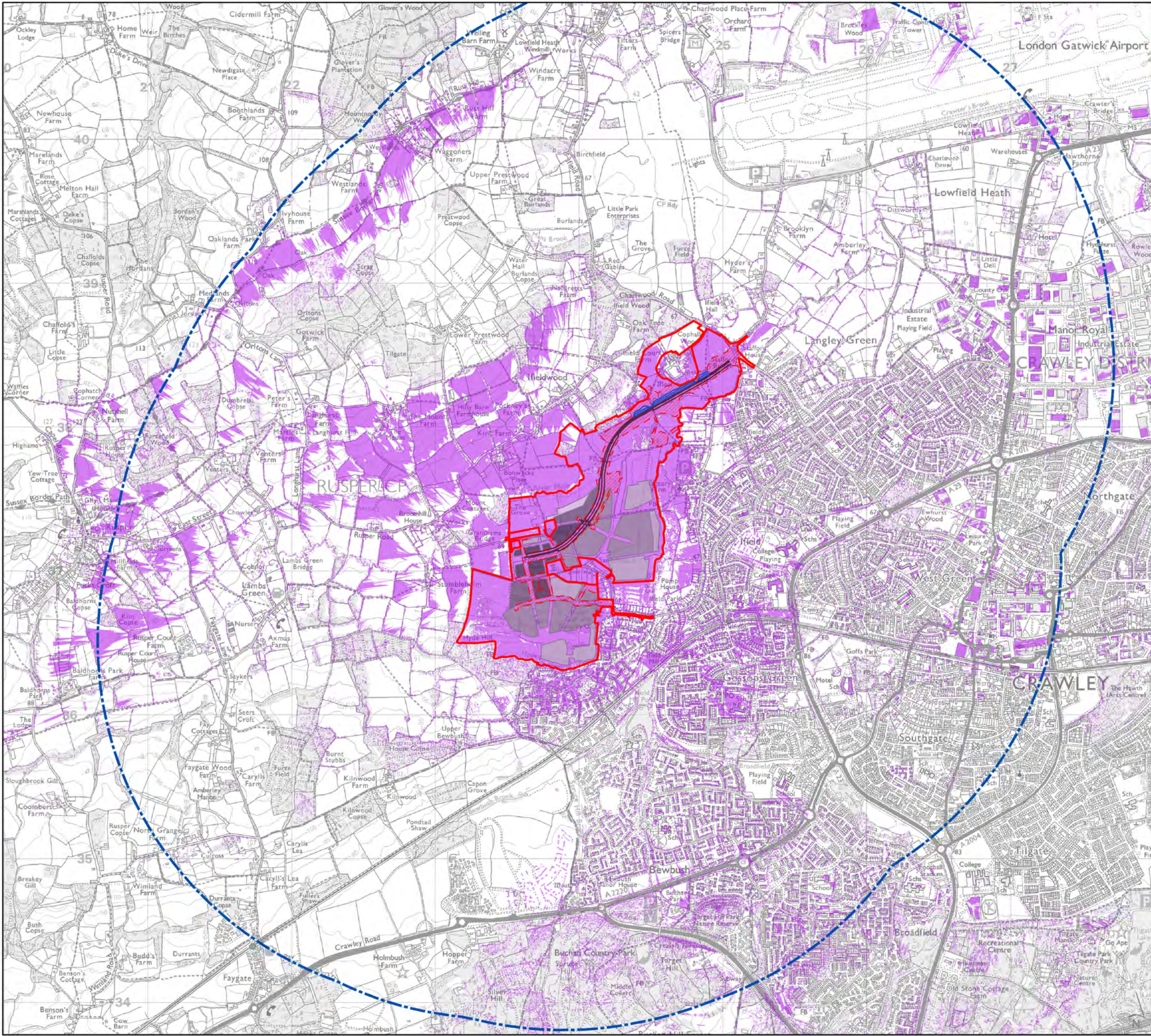
Study Area

Administrative Boundary

Notes:

1. Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Project			Land West of Ifield						
Drawing Title			Figure 11.1 - Study Area						
Drawing Number			P12061-00-001-GIL-0600						
Drawing status	Revision	Client							
FINAL	03								
Drawn	Checked								
RM	MH	Homes England							
Date	Scale								
30/05/2025	1:25,000 @A3								
Gillespies									
16 Laystall Street, London, EC1R 4PP T: +44 (0) 20 7253 2929 E: design.london@gillespies.co.uk www.gillespies.co.uk									



KEY:

Site Boundary (Hybrid Application Boundary)

Area Applied for in Detail

Study Area

Parameter Block Height Over Ground

10m

14m

16m

18m

20m

Proposed Road Alignment

Proposed Landscape Bund

Zone of Theoretical Visibility

Notes:

1. Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

2. This Zone of Theoretical Visibility has been calculated to illustrate the maximum parameters scenario taking account of existing screening elements such as vegetation and buildings, using LiDAR First Return DSM 2m datasets from the Environment Agency National LiDAR Programme as terrain model data, which includes all existing features above the ground at the time of the LiDAR measurement in 2022, such as existing buildings and vegetation.

3. The following criteria have been used in the viewshed calculations:

a. Height of 1.65m above the ground has been set for any potential observer across the study area around the proposed development. LiDAR DTM 2m from the Environment Agency National LiDAR Programme has been used as a base to measure the relative heights of the observers over the ground.

b. The proposed parameter blocks have been processed as a set of points formed by a 30x30m grid of points across full extent of the blocks and an array of points along their perimeter spaced by 30m. The height of each of these parameter points has been set as the height of its corresponding parameter block (as shown in the legend). LiDAR DTM 2m from the Environment Agency National LiDAR Programme has been used as a base to measure the relative heights of the parameter points over the ground.

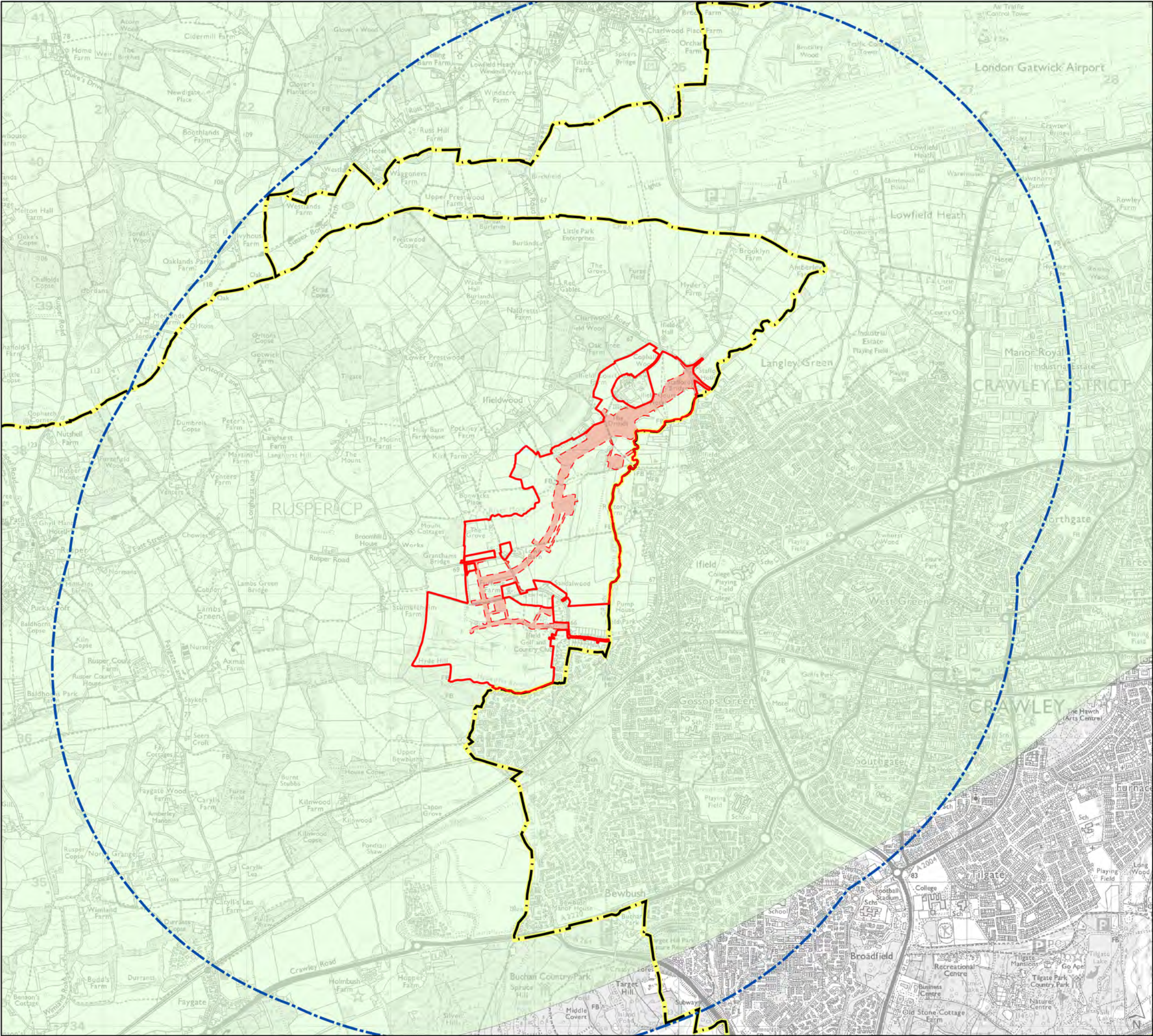
c. The proposed road has been processed as three linear sets of points, along the centre and both edges respectively. The points within each of the sets are spaced by 8m. The height of each of these parameter points is as extracted in metres AOD from the 64585_WOI_EVIA_feb25_parcel.dwg 3D model.

d. The proposed landscape bunds have been processed as individual linear sets of points along the ridge of each of the bunds. The points within each of the sets are spaced by 4 to 4.5m. The height of each of these parameter points is as extracted in metres AOD from the 64585_WOI_EVIA_feb25_parcel.dwg 3D model.

Kilometers

0.50.5

Project		
Land West of Ifield		
Drawing Title		
Figure 11.2 - ZTV (Screened)		
Drawing Number		
P12061-00-001-GIL-0609		
Drawing status	Revision	Client
FINAL	03	
Drawn	Checked	Homes England
PM	HJ	
Date	Scale	Gillespies
02/06/2025	1:25,000 @A3	



LEGEND

Site Boundary (Hybrid Application Boundary)

Area Applied for in Detail

Study Area

Administrative Boundary

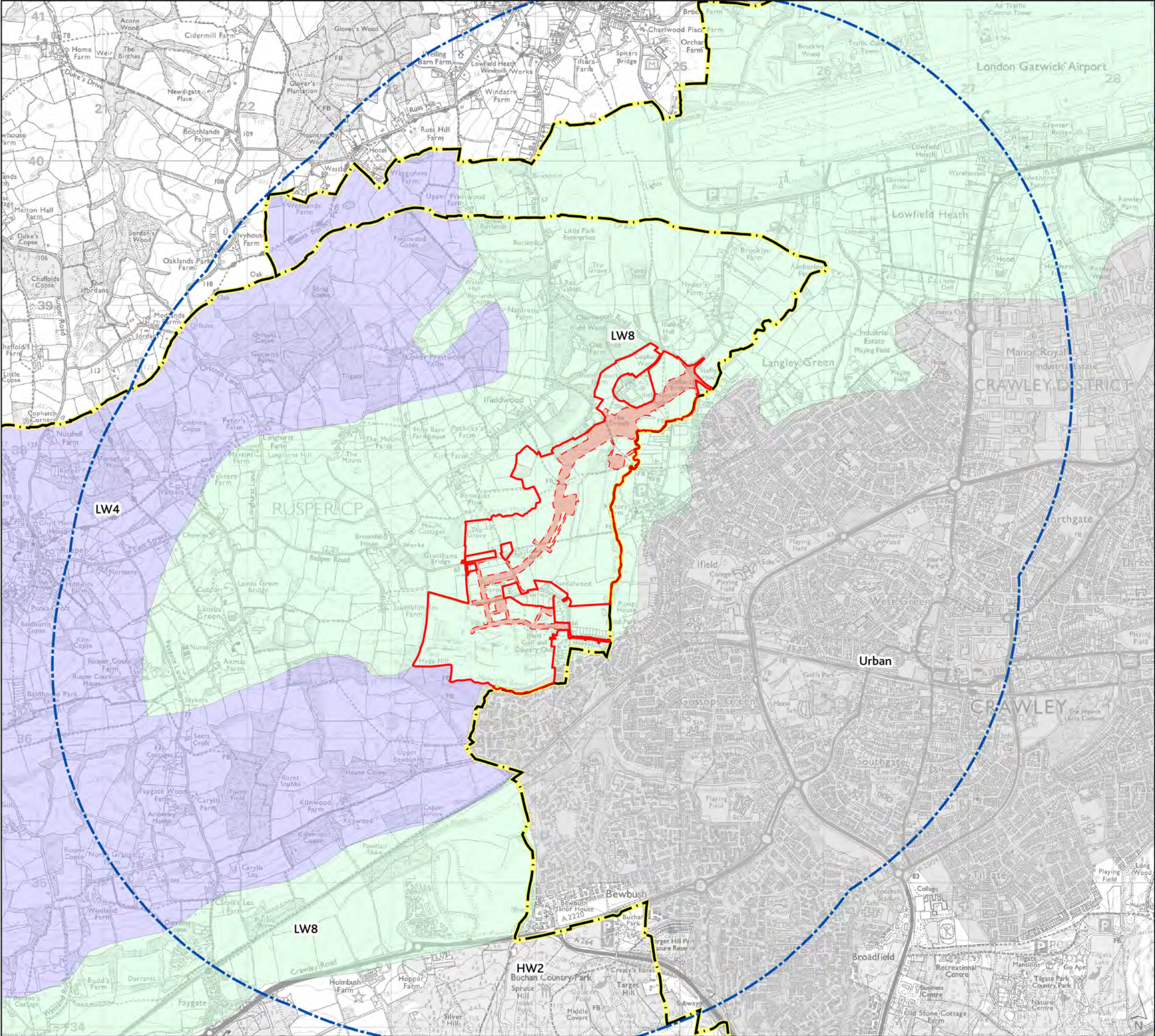
National Character Area

121 Low Weald

Notes:

1. Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Project			Land West of Ifield		
Drawing Title			Figure 11.3 - NCA		
Drawing Number			P12061-00-001-GIL-0601		
Drawing status	Revision	Client			
FINAL	03	Homes England			
Drawn	Checked	Gillespies			
RM	MH				
Date	Scale				
30/05/2025	1:25,000 @A3	16 Laystall Street, London, EC1R 4PP T: +44 (0) 20 7253 2929 E: design.london@gillespies.co.uk www.gillespies.co.uk			



LEGEND

Area Applied for in Detail

Site Boundary (Hybrid Application Boundary)

Study Area

Administrative Boundary

Regional Character Area

Urban

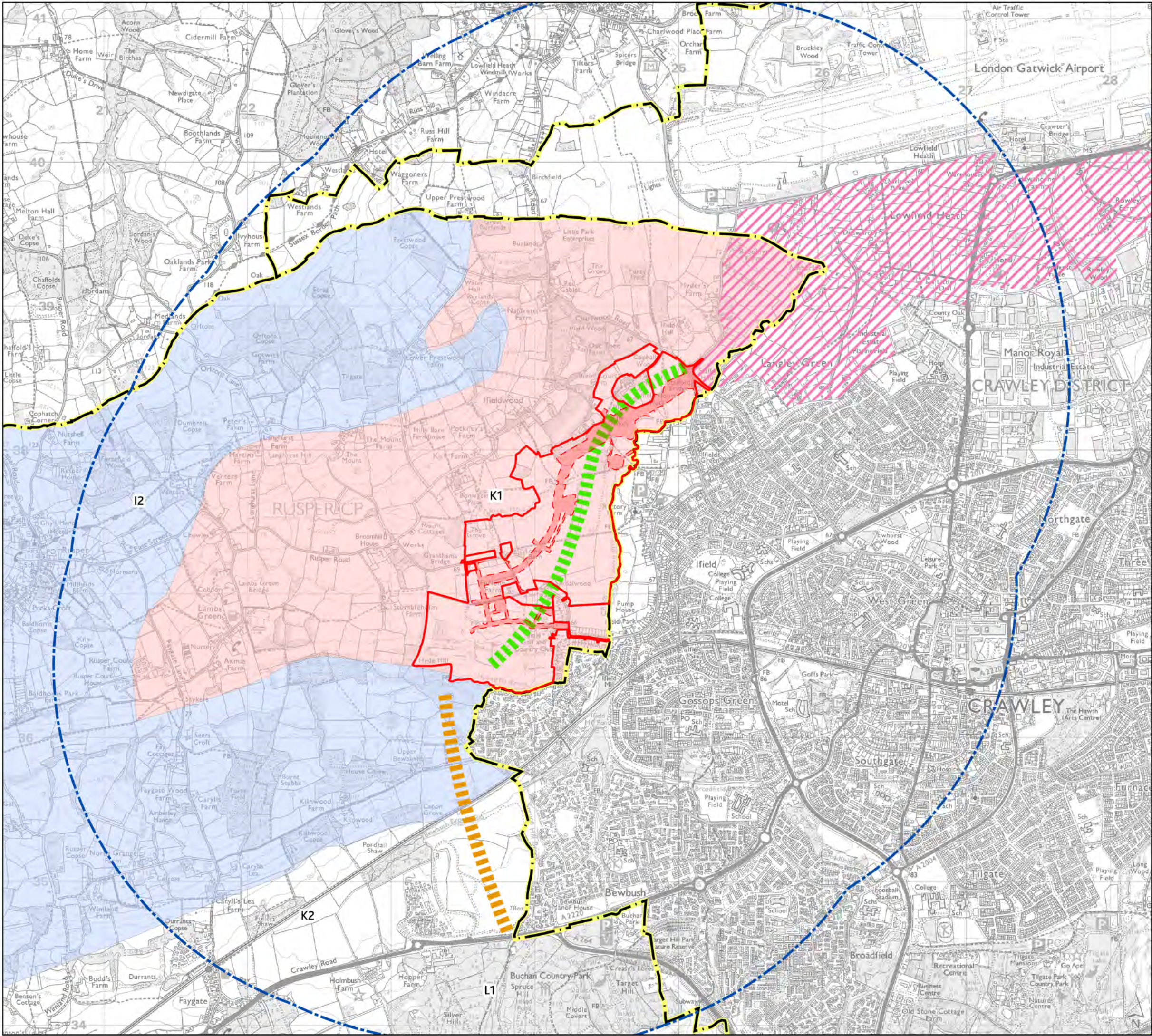
Low Weald Hills

Northern Vales

Notes:

1. Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Project			Land West of Ifield		
Drawing Title			Figure 11.4 - RCA		
Drawing Number			P12061-00-001-GIL-0602		
Drawing status	Revision	Client Homes England			
FINAL	03				
Drawn	Checked				
RM	MH	<div>Gillespies</div> <div><div>16 Laystall Street, London, EC1R 4PP</div><div>T: +44 (0) 20 7253 2929 E: design.london@gillespies.co.uk</div><div>www.gillespies.co.uk</div></div>			
Date	Scale				
30/05/2025	1:25,000 @A3				



LEGEND

- Site Boundary (Hybrid Application Boundary)
- Area Applied for in Detail
- Study Area
- Administrative Boundary

Crawley Borough Character Area

- Upper Mole Farmlands Rural Fringe
- West of Gossops Green / Bewbush Rural Fringe
- West of Ifield Rural Fringe

Horsham District Character Area

- LCA K1 - Upper Mole Farmlands
- LCA I2 - Warnham and Rusper Wooded Ridge

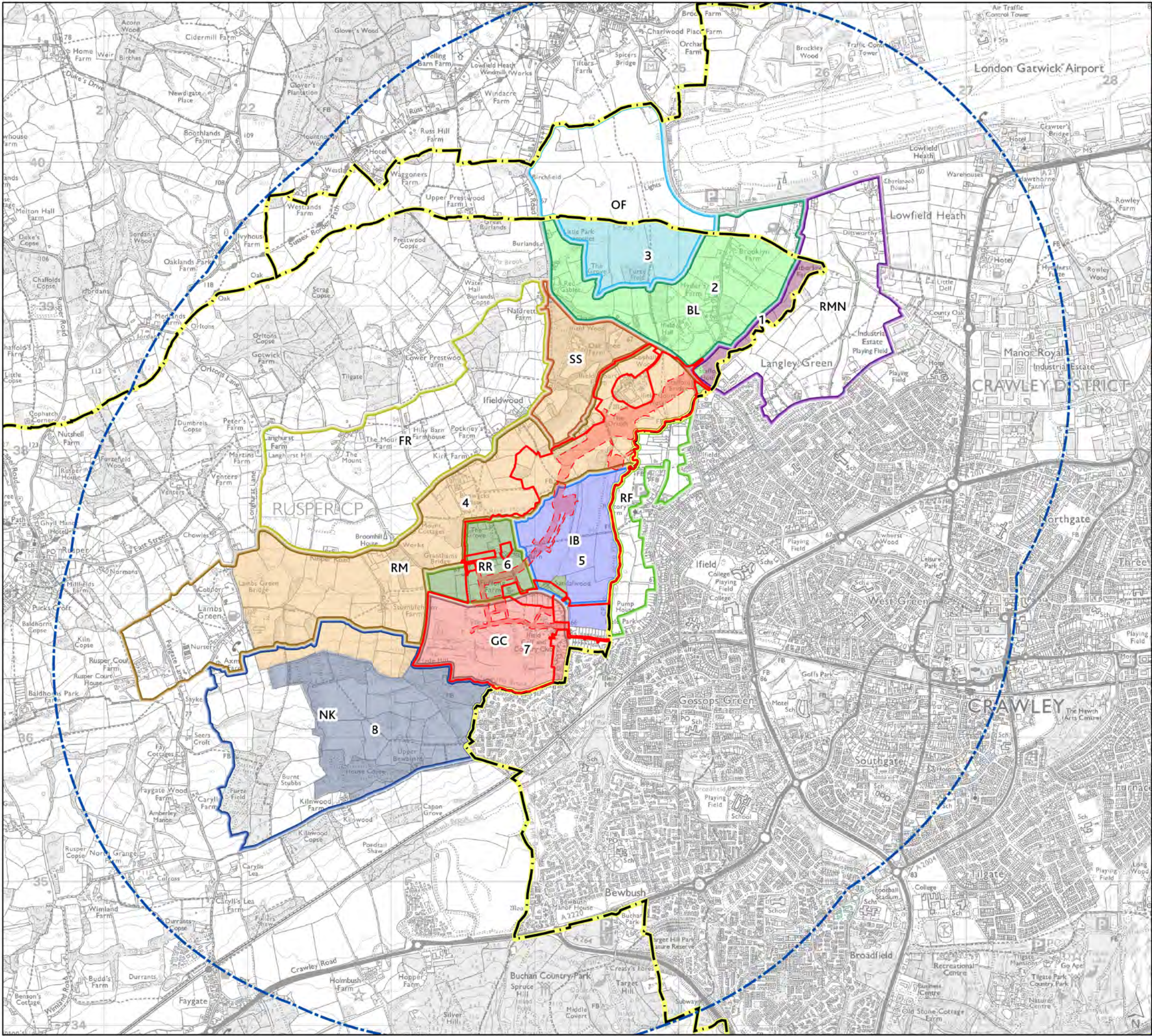
Notes:

1. Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Project		
Land West of Ifield		
Drawing Title		
Figure 11.5 - LCA		
Drawing Number		
P12061-00-001-GIL-0603		
Drawing status	Revision	Client
FINAL	03	
Drawn	Checked	
RM	MH	Homes England
Date	Scale	
30/05/2025	1:25,000 @A3	

Gillespies

16 Laystall Street, London, EC1R 4PP
T: +44 (0) 20 7253 2929 E: design.london@gillespies.co.uk
www.gillespies.co.uk



LEGEND

- Site Boundary (Hybrid Application Boundary)
- Area Applied for in Detail
- Study Area
- Administrative Boundary

LLCA NAME

- LLCA 1 - River Mole North
- LLCA 2 - Ifield Hall and Bonnett's Lane
- LLCA 3 - Land South of Gatwick Airport
- LLCA 4 - River Mole
- LLCA 5 - Land West of Ifield Brook
- LLCA 6 - Rusper Road
- LLCA 7 - Ifield Golf Course
- LLCA 8 - Land North of Kilnwood

LLCA NAME (Gillespies Assessment 2020)

- Ifield Golf Course (GC)
- Ifield Hall and Bonnett's Lane (BL)
- Ifield Rural Fringe (RF)
- Ifieldwood Farmed Ridge (FR)
- Ifieldwood Scattered Settlement (SS)
- Land north of Kilnwood (NK)
- Land west of Ifield Brook (IB)
- River Mole (RM)
- River Mole North (RMN)
- Rusper Road Enclosed Fields (RR)
- West Gatwick Open Farmland (OF)

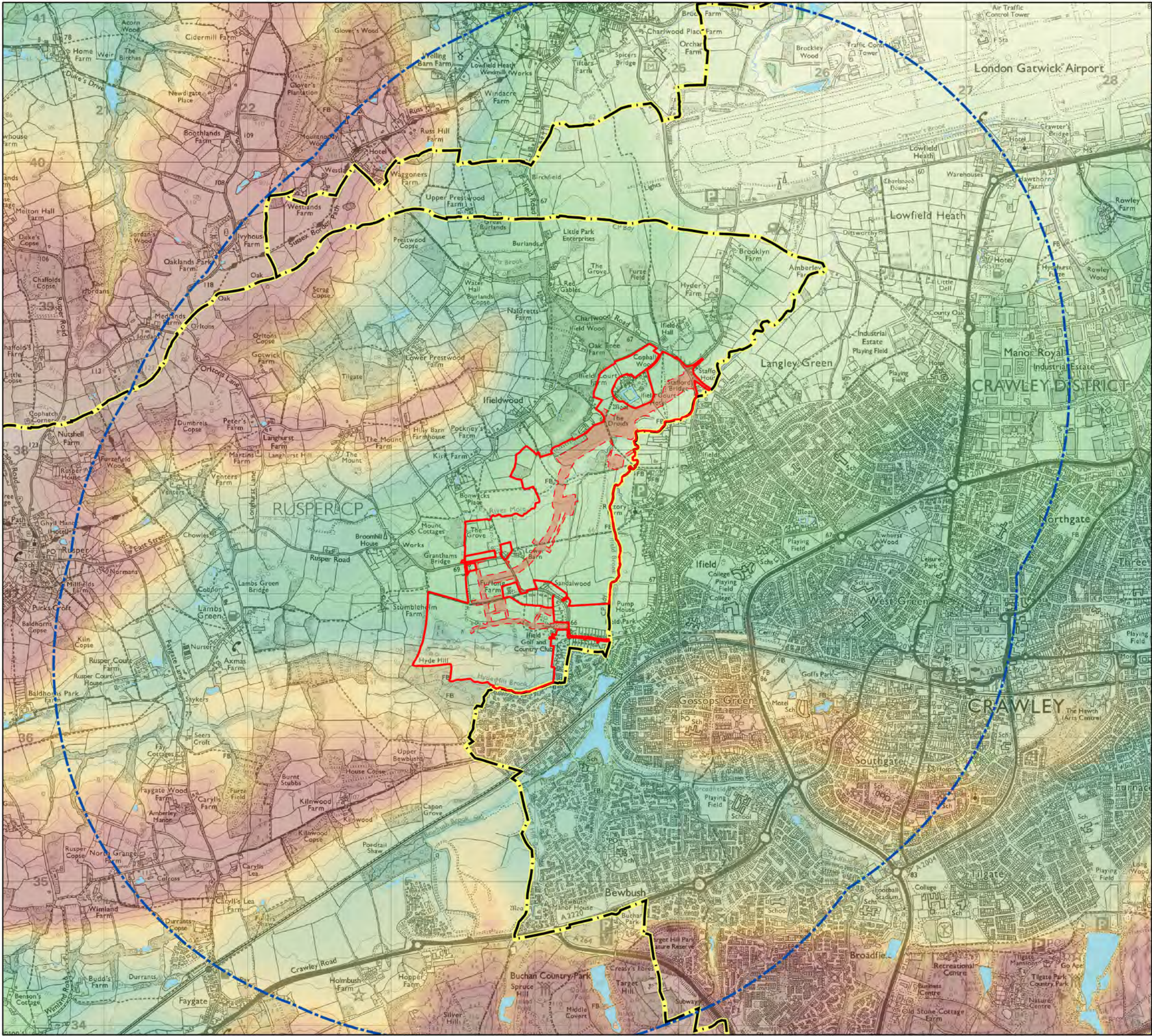
Notes:

1. Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Project		
Land West of Ifield		
Drawing Title		
Figure 11.6 - LLCA		
Drawing Number		
P12061-00-001-GIL-0606		
Drawing status	Revision	Client
FINAL	05	
Drawn	Checked	
RM	MH	Homes England
Date	Scale	
30/05/2025	1:25,000 @A3	

Gillespies

16 Laystall Street, London, EC1R 4PP
T: +44 (0) 20 7253 2929 E: design.london@gillespies.co.uk
www.gillespies.co.uk



LEGEND

Site Boundary (Hybrid Application Boundary)

Area Applied for in Detail

Study Area

Administrative Boundary

Surface Water

Elevation (metres)

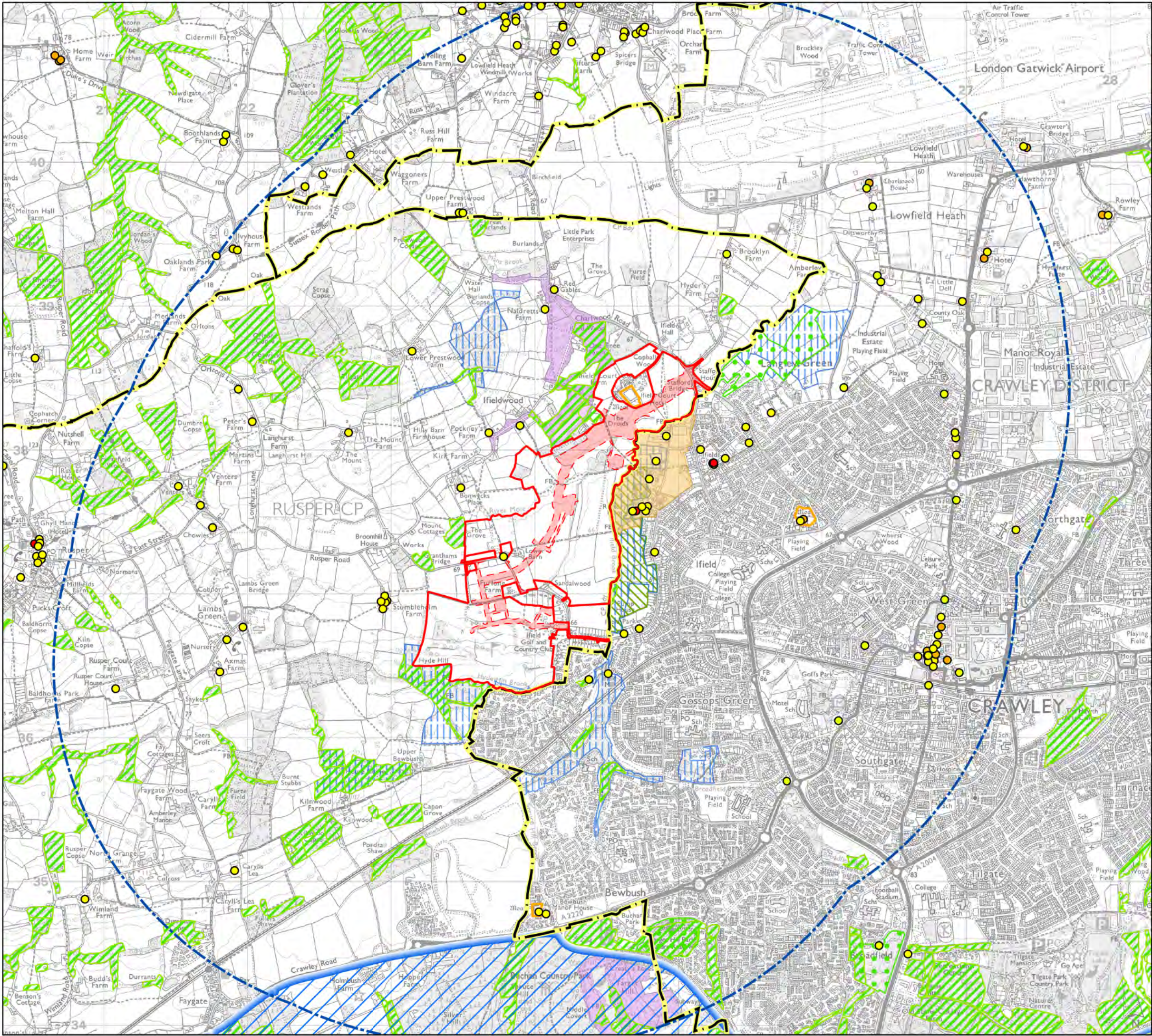
High : 225.25

Low : 32.37

Notes:

1. Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Project			Land West of Ifield
Drawing Title			Figure 11.7 - Topography and Hydrology
Drawing Number			P12061-00-001-GIL-0604
Drawing status	Revision	Client Homes England	
FINAL	04		
Drawn	Checked		
RM	MH	<div>Gillespies</div> <div>16 Laystall Street, London, EC1R 4PP T: +44 (0) 20 7253 2929 E: design.london@gillespies.co.uk www.gillespies.co.uk</div>	
Date	Scale		
00/05/2025	1:25,000 @A3		



LEGEND

Site Boundary (Hybrid Application Boundary)

Area Applied for in Detail

Study Area

Administrative Boundary

Scheduled Monument

Conservation Area

Listed Building

Grade I

Grade II*

Grade II

Ancient Woodland

Local Nature Reserve

Site of Nature Conservation Importance

Local Green Space

Open Access Land

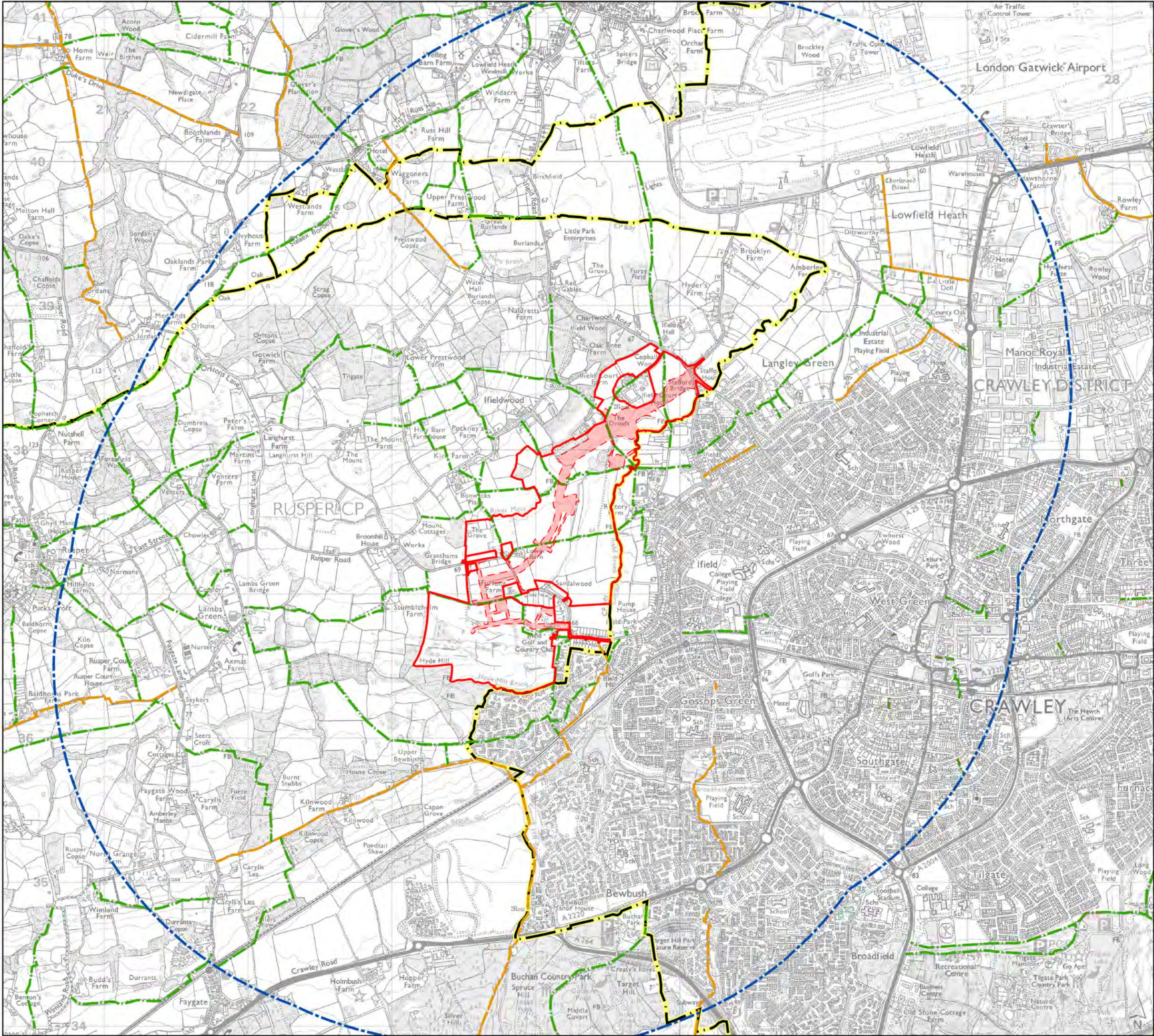
High Weald Area of Outstanding Natural Beauty (AONB)

N

Notes:

1. Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Project			Land West of Ifield			
Drawing Title			Figure 11.8 - Designations			
Drawing Number			P12061-00-001-GIL-0605			
Drawing status	Revision	Client Homes England				
FINAL	03					
Drawn	Checked					
RM	MH	<div>Gillespies</div> <div><div>16 Laystall Street, London, EC1R 4PP</div><div>T: +44 (0) 20 7253 2929 E: design.london@gillespies.co.uk</div><div>www.gillespies.co.uk</div></div>				
Date	Scale					
30/05/2025	1:25,000 @A3					



LEGEND

Site Boundary (Hybrid Application Boundary)

Area Applied for in Detail

Study Area

Administrative Boundary

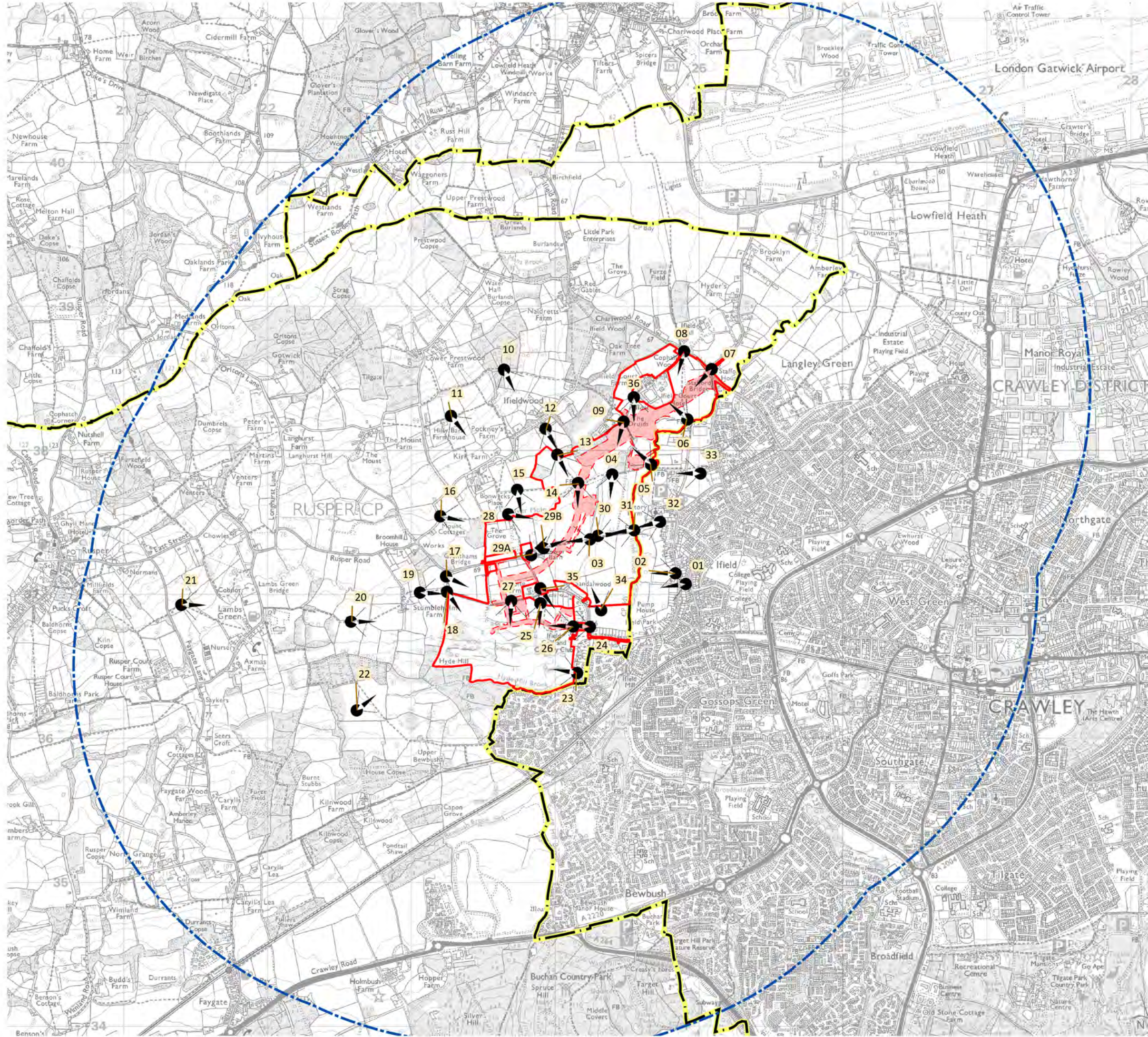
Bridleway

Footpath

Notes:

1. Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Project			Land West of Ifield
Drawing Title			Figure 11.9 - PROW
Drawing Number			P12061-00-001-GIL-0608
Drawing status	Revision	Client Homes England	
FINAL	03		
Drawn	Checked		
RM	MH	<div>Gillespies</div> <div><div>16 Laystall Street, London, EC1R 4PP</div><div>T: +44 (0) 20 7253 2929 E: design.london@gillespies.co.uk</div><div>www.gillespies.co.uk</div></div>	
Date	Scale		
30/05/2025	1:25,000 @A3		



LEGEND

Site Boundary (Hybrid Application Boundary)

Area Applied for in Detail

Study Area

Administrative Boundary

Viewpoint Location

Viewpoint_No	Location
1	Rudgwick Road
2	Ifield Meadow
3	PRoW RUS-1541-1 (west)
4	Arable Fields (north)
5	Ifield Brook (north)
6	Ifield Court (south)
7	Bonnetts Lane
8	Ifield Court (northeast)
9	The Druids
10	North of Ifieldwood
11	East of Hilly Barn Farmhouse
12	South of Ifieldwood
13	South of Ifieldwood
14	River Mole
15	East of Bonnycks Place
16	West of Bonnycks Place
17	Rusper Road
18	Ifield Golf Club (northwest)
19	Stumbleholm Farm
20	Stumbleholm Farm (west)
21	West of Lambs Green
22	West of Hyde Hill
23	Peverel Road
24	Ifield Golf Club entrance
25	Ifield Golf Club (northeast)
26	Ifield Golf Club (fairway)
27	Ifield Golf Club (north)
28	South of Bonnycks Place
29A	Lower Barn
29B	Lower Barn
30	PRoW RUS-1541-1 (east)
31	Ifield Brook (south)
32	St Margarets Church
33	Ifield Green recreation ground
34	The Maples
35	Rusper Road
36	Ifield Court (south)

Notes:
1. Reproduced from Ordnance Survey mapping with the permission of Ordnance Survey on behalf of the controller of His Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Project			Land West of Ifield
Drawing Title			Figure 11.10 - Viewpoint Locations
Drawing Number			P12061-00-001-GIL-0615
Drawing status	Revision	Client Homes England	
FINAL	04		
Drawn	Checked		
RM	MH	Gillespies	
Date	Scale		
30/05/2025	1:25,000 @A3		