

# Landscape and Visual Impact Assessment

July 2025

Land Either Side of  
Batchelors Farm,  
Keymer Road, Burgess  
Hill

Prepared by  
CSA Environmental

On behalf of:  
SDP

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# CONTENTS

Page

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<b>1.0</b>	<b>Introduction</b>	<b>1</b>
<b>2.0</b>	<b>Landscape Policy Context</b>	<b>3</b>
<b>3.0</b>	<b>Site Context</b>	<b>6</b>
<b>4.0</b>	<b>Site Description and Visibility</b>	<b>17</b>
<b>5.0</b>	<b>Ability of the Site to Accommodate Development</b>	<b>24</b>
<b>6.0</b>	<b>Conclusion</b>	<b>31</b>

## Appendices

- Appendix A: Site Location Plan (showing long distance photo-locations)
- Appendix B: Aerial Photograph (showing near and middle distance photo-locations)
- Appendix C: Photosheets
- Appendix D: Designations and Local Policy Plan
- Appendix E: National Landscape Policy Context
- Appendix F: Illustrative Masterplan
- Appendix G: Landscape Strategy
- Appendix H: Extract from Landscape Capacity Study – Hankinson Duckett Associates ('HDA', 2007)
- Appendix I: Extract from Capacity of Mid Sussex District to Accommodate Development – Land Use Consultants ('LUC', 2014)
- Appendix J: Methodology and Summary Landscape and Visual Effects

## 1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by SDP to undertake a landscape and visual impact assessment of land at Bachelors Farmhouse, Burgess Hill (the 'Site'). The Site is the subject of an outline planning application for 26 new homes, with all matters reserved except access.
- 1.2 The Site is located at the southern edge of Burgess Hill, to the west of Keymer Road. It lies within the administrative area of Mid-Sussex District Council. Draft Policy DPA1: Batchelors Farm, Keymer Road, Burgess Hill of the Mid Sussex District Plan 2021 – 2039 Submission Draft (Regulation 19) identifies the Site as a housing allocation with an indicative capacity for 33 dwellings. The draft Local Plan Review has been submitted to the Secretary of State and is at independent examination. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.3 Part of the Site was previously granted outline and reserved matters consent for the construction of two new residential dwellings to the north and south of Batchelors Farmhouse (Planning Refs: DM/15/3955 and DM/19/0195, outline consent granted 8<sup>th</sup> Feb 2016). The Site and Batchelors Farmhouse were also the subject of a previous outline planning application for 33 dwellings (Planning Ref: DM/19/3334). This application was refused planning permission on the 7<sup>th</sup> February 2021. Four reasons for refusal were given at the time. Reason one related to the Sites' location within countryside outside the built-up area, and Reason 2 concerned the proposed density of development.
- 1.4 This assessment together with other technical documents has informed the Illustrative Masterplan for the Site (**Appendix F**), which forms the basis for the assessment of the landscape and visual effects. In addition, a Landscape Strategy has been prepared which illustrates the key landscape principles which will inform future detailed landscape schemes (**Appendix G**).

### Methodology

- 1.5 This assessment is based on a site visit undertaken by suitably qualified and experienced Landscape Architect in January 2023. The weather conditions at the time were sunny and clear, and visibility was very good for the duration of the visit. Deciduous vegetation at the time of the assessment was out of leaf and the Site was at its most visible in views from the surrounding area.
- 1.6 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from residential properties). This report

therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix J**.

- 1.7 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances, images have been combined to create a panorama. The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19, as set out in the Methodology in **Appendix J**.

## 2.0 LANDSCAPE POLICY CONTEXT

### National Planning Context

- 2.1 National planning policy is set out in the National Planning Policy Framework ('NPPF'). Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 2.2 Paragraph 189 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The paragraph also notes that development within the setting of a designated area '*... should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.*'
- 2.3 The Planning Practice Guidance ('PPG') adds further context to the policies contained in the NPPF. The guidance as relevant to this assessment covers landscape and the natural environment, and the design of new developments.
- 2.4 The National Design Guide (2019) has been produced as part of the PPG. It provides guidance to *illustrate '... how well-designed places that are beautiful, enduring and successful can be achieved in practice.'* The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.
- 2.5 Those sections of the NPPF and PPG relevant to this assessment are summarised in **Appendix E**.

### Local Policy Context

- 2.6 Planning policy for the District is set out in the Mid Sussex District Plan 2014-2031 (adopted in 2018), Saved Policies from the Mid Sussex Local Plan 2004 and the Site Allocations Development Plan Document ('DPD'). The Council are also in the process of undertaking a District Plan Review and the District Plan 2021 - 2039 was submitted to the Planning Inspectorate on the 8<sup>th</sup> July 2024 and is currently at independent examination.

2.7 The adopted and emerging planning policy relevant to this assessment and the Site are summarised below.

Mid Sussex District Plan 2014-2031

2.8 **Policy DP12: Protection and Enhancement of Countryside** states that the countryside will be protected for its intrinsic character and beauty. It goes on to state that development will be permitted in the countryside, as defined by the Policies Map, where it maintains or where possible enhances the quality of the rural and landscape character of the District and is supported by a specific policy reference elsewhere in the Plan, a DPD or Neighbourhood Plan.

2.9 **Policy DP13: Preventing Coalescence** states that it is important that the separate identity of individual towns and villages in the District is maintained, with a sense of leaving one settlement before arriving in the next.

2.10 **Policy DP18: Setting of the South Downs National Park** states that development on land which contributes to the setting of the National Park will only be permitted where it does not detract from the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park. It states that development should not adversely affect transitional open green spaces between the site and the boundary of the National Park, and the views, outlook and aspect of the National Park by virtue of its location, scale, form or design.

2.11 **Policy DP26: Character and Design** summarises requirements for development proposals to demonstrate in order to meet objectives relating to the character of towns and sensitivity of the countryside. These include ensuring development:

- 'Is of high-quality design and layout and includes appropriate landscaping greenspace; ...'
- 'Creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;'
- 'Protects valued townscapes and the separate identity and character of towns and villages;'
- 'Optimises the potential of the site to accommodate development.'

2.12 **Policy DP37: Trees, Woodland and Hedgerows** states that the Council will support the protection of existing trees, woodland and hedgerows, particularly where it contributes to the character or visual amenity of an area. In particular, it notes that aged or veteran trees will be protected. Proposals that would damage or lead to the loss of features which contribute to visual amenity value or character of an area, and / or have landscape, historic or wildlife

importance, will not normally be permitted. The policy goes on to state that proposed tree, woodland and hedgerow planting should be appropriate in terms of species and size.

#### Site Allocations Development Plan Document

2.13 The Site Allocations DPD was adopted in June 2022. The document identifies a number of housing allocations across the District, including on the edge of Burgess Hill. The Site is not identified in this document. However, to the east of Keymer Road, approximately 160m from the Site boundary, are several fields identified as allocation SA13 (Land East of Keymer Road and South of Folders Lane, Burgess Hill), which is identified for up to 300 new dwellings. This now has planning consent for 260 new homes (Planning Ref: DM/22/3049).

#### Mid Sussex District Plan 2021 – 2039 Submission Draft (Regulation 19)

2.14 **Draft Policy DPN3: Green and Blue Infrastructure** identifies the land at Batchelors Field as part of a multi-functional 'Green Circle' around Burgess Hill, which will be safeguarded from development.

2.15 **Draft Policy DPA1: Batchelors Farm, Keymer Road, Burgess Hill** identifies the Site as a housing allocation with an indicative capacity for 33 dwellings. In terms of infrastructure, it notes the requirement to provide natural, semi-natural and amenity green space on-site. Policy requirements include:

- *'Minimise impacts on the most visible parts of the site on the wider countryside and the settings of and any potential views from the South Downs National Park by ensuring that the scale, siting and design of the development avoids harm to this character.'*
- *'Ensure development provides a positive edge to Batchelors Farm Nature Reserve to the west.'*
- *'Prioritise cycle and pedestrian connections throughout the site with direct links to the Batchelors Farm Nature Reserve to the west.'*
- *'Provide suitable access from Keymer Road.'*

#### District Plan 2021 – 2039: Site Selection Conclusions Paper (Oct 2023)

2.16 This document reports the findings of the Council's site selection process. This considered the Site under SHLAA Ref: 573. In terms of landscape constraints, the process concluded that these were neutral, stating the following:

*'The site is amongst a number of other dwellings but south of Burgess Hill. There is countryside to the west, east and south. There is moderate landscape sensitivity and moderate landscape value.'*

## 3.0 SITE CONTEXT

### Site Context

- 3.1 The Site lies on the southern edge of Burgess Hill, to the west of Keymer Road. It occupies an irregular land parcel which wraps around the property at Bachelors Farmhouse, with the open space at Bachelors Farm Nature Reserve located to the west and north. The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A** and **B**, and on the photographs contained within **Appendix C**.
- 3.2 The detached dwelling at Bachelors Farmhouse occupies a square plot indented into the western edge of the Site. Immediately to the east is Keymer Road, a principal approach into Burgess Hill from Keymer and Hassocks to the south. Opposite the Site on the eastern edge of Keymer Road and on Broadlands are several large detached properties in well vegetated grounds, beyond which is the allocated site SA13 (Land East of Keymer Road and South of Folders Lane, Burgess Hill), which is identified for 300 new homes and now has planning consent.
- 3.3 Bachelors Farm Nature Reserve occupies several grassland fields, sub-divided by mature treed hedge lines, between the Site and the mainline railway line, approximately 500m to the west. This open space wraps around the northern edge of the Site, with a small field between the Site and the rear of properties on Greenlands Drive. Opposite Greenlands Drive, east of Keymer Road is the relatively recent cul-de-sac development at Willowhurst. The built up area continues north of these roads, comprising largely residential estate development as well as Birchwood Grove Primary School. Burgess Hill Station lies approximately 1km north of the Site.
- 3.4 To the south of the Site the landform rises to a localised high point within the neighbouring field. A water tower is located on the higher ground in this field and forms a landmark in views from the local area. Beyond this is the large property at Weald House, which sits within mature, well vegetated grounds. Further south, mainly large-scale, arable farmland extends between the railway and Ockley Hill (road), in the direction of the neighbouring settlements at Keymer and Hassocks. New development is currently ongoing at the northern edge of Hassocks at the strategic allocation on land to the north of Clayton Mills.
- 3.5 The South Downs National Park boundary lies approximately 450m south east of the Site beyond Wellhouse Lane. The National Park extends south of Burgess Hill and is characterised by a network of gently undulating, largely irregular, medium – large arable fields sub-divided by treed hedgerows. There are a number of smaller, pastoral fields in the vicinity of Wellhouse Lane. A short

distance south of Keymer and Ditchling, the topography rises sharply within the chalk scarp slope which marks the beginning of the downland within the South Downs National Park. Local landmarks include Wolstonbury Hill, Jack and Jill Windmills, and Ditchling Beacon.

### **National Landscape Character**

3.6 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site is located in NCA 121, Low Weald. This character area is described as a low-lying clay vale which wraps around the northern, western and southern edges of the High Weald. The Site and Burgess Hill lie within the southern part of the NCA.

3.7 The NCA profile describes the area as a generally pastoral landscape, with the predominant land use agriculture with some urban influences. Field boundaries are described as comprising hedgerows and shaws which enclose small irregular fields, linking small and scattered linear settlements. Small towns and villages are scattered among areas of woodland, permanent grassland, hedgerows and small areas of heathland. The NCA contains an intricate mix of woodlands, much of it ancient. It is also noted that many small rivers, streams and watercourses within associated water meadows and wet woodland are found within the area.

### **County Landscape Character**

#### A Strategy for the West Sussex Landscape – October 2005

3.8 The Strategy for West Sussex Landscape utilises the NCA profiles and identifies a number of strategy objectives for the Low Weald area (which can also be applied to the other NCA profiles within the county). Those of relevance to the Site include:

- **Objective 1: ensure high quality new development which contributes to and reinforces landscape character** stating that the design and setting of new development must recognise, reflect and reinforce existing landscape features and the key characteristics which make each Landscape Character Area unique and distinctive.
- **Objective 2: conserve and enhance historic landscape character**
- **Objective 4: conserve and enhance semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features**

3.9 The strategy also identifies a number of County-Wide Landscape Guidelines for general development and land use change, these are identified as:

- *'Locate and design development to retain a sense of the identity of settlements and ensure their separateness;*
- *Protect the setting of areas valued for their natural beauty;*
- *Encourage planting of mainly native tree and shrub species in association with new development. Use native species of local provenance specific to the National Character Areas;*
- *Minimise the impact of lighting in the landscape;*
- *Protect areas of tranquil character from visually intrusive or noisy development;*
- *Incorporate where possible existing biodiversity, heritage and landscape features into new development schemes;*
- *Secure where appropriate landscape and habitat enhancement both on and off site (informal open space, tree planting, habitat creation including grassland, heath and wetland features etc.) as a requirement of new development;*
- *Encourage the use of available locally distinctive building materials in new development'*

3.10 The strategy document also identifies County-Wide Landscape Guidelines for residential development on the rural urban fringe. Those of relevance to the Site include:

- *'Ensure that buildings and infrastructure are located to avoid loss of important on-site views and off-site views towards...the wider landscape, as well as avoiding intrusion onto sensitive ridgelines, prominent slopes and damage to settlement settings;*
- *Seek new development of high quality which fits well within the landscape and reflect local distinctiveness and characteristics in terms of settlement form, height, scale...;*
- *Retain where possible on new development sites key landscape features such as woodland, watercourses and hedgerows, as a basis for the new landscape structure and setting of the site;*
- *Conserve and enhance green corridors into settlements when development is being considered and retain where possible existing wildlife habitats, hedgerows, shelterbelts, orchards, and trees and shrubs;*

- Ensure that the design, layout and ground modelling of new development takes account of the nature (grain) of the adjoining landscape;
- Integrate new development on the edges of settlements into the wider landscape. Use open space and planting in keeping with local character to provide a visual link to the countryside and an attractive backdrop and foil to new development.'

#### Landscape Character Assessment of West Sussex

3.11 In 2003, West Sussex County Council carried out an assessment of the landscape character of West Sussex resulting in the identification of 42 unique areas and the production of landscape management guidelines for each character area. The Site lies within the eastern part of character area LW10, Eastern Low Weald, which encompasses the built up area of Burgess Hill and land predominantly to its west.

3.12 The assessment describes the area as a gently undulating landscape with views dominated by the steep downland scarp to the south and the High Weald fringes to the north. The landscape is described as a mosaic of small and large fields, both arable and pastoral, with scattered woodlands, shaws and hedgerows. The eastern part of the character area is described as having experienced high levels of development, centred on Burgess Hill. The area is crossed by north-south roads as well as the London to Brighton Railway Line which crosses the area through Burgess Hill.

3.13 Key Landscape and Visual Sensitives of the Eastern Low Weald character area are identified by the assessment to include:

- *'High level of perceived naturalness and a rural quality in the quieter, rural landscape to the west of the A23 Trunk Road.'*
- *'Woodland cover and the mosaic of shaws and hedgerows contribute strongly to the essence of the landscape.'*
- *'Pockets of rich biodiversity are vulnerable to loss and change.'*
- *'Parts of the area are highly exposed to views from the downs with a consequently high sensitivity to the impact of new development and the cumulative visual impact of buildings and other structures.'*

3.14 Land Management Guidelines for the area include to conserve and enhance the quiet, rural qualities of the western part of the area, encourage landscape restoration and woodland management, and ensure that new development is well-integrated within the landscape.

### Sussex Historic Landscape Characterisation

3.15 The Sussex Historic Landscape Characterisation ('HLC') was published in August 2010. It provides a broad-brush overview of the present day landscape based on desk top studies.

3.16 The majority of the Site and the fields to the west lie within HLC Type: Assarts, and in an area of cohesive assarts. These are described as fields which have been brought into cultivation by clearing (assarting) forest or waste lands, mostly documented in the 12<sup>th</sup> and 13<sup>th</sup> Centuries (Medieval). The document notes that assart fields are a feature of the High and Low Weald National Character Areas and make up 14% of the overall area surveyed by the HLC and half of the total area of fieldscapes surveyed. Defining attributes of this HLC type include sinuous wooded field boundaries, predominantly irregular in shape although cohesive assarts have a more regular shape, and are often associated with woodland or former woodland. The Site forms part of a network of cohesive assart fields. However, the wooded field boundaries are not present and it is not associated with any nearby woodland.

3.17 The south east corner of the Site and Batchelors Farm are identified as HLC Type: Settlement.

### A Landscape Character Assessment for Mid Sussex 2005

3.18 A Landscape Character Assessment for Mid Sussex was produced by Mid Sussex District Council in 2005. The study divides the District into ten Landscape Character Areas (LCAs), with the Site located in Landscape Character Area 4, Hickstead Low Weald. This character area encompasses the land on the periphery of Burgess Hill and is described as a lowland, mixed arable and pastoral landscape with strong hedgerow patterns, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerow trees. It is also noted that in the east, the area has experienced high levels of development centred on Burgess Hill. In terms of historic character, the assessment notes that this area contains remnants of medieval landscape and field patterns.

### Landscape Capacity Study – Hankinson Duckett Associates ('HDA', 2007 Extract contained in **Appendix H**)

3.19 Mid Sussex District Council appointed HDA to assess the physical and environmental constraints on development in the District in order to identify the capacity of Mid Sussex to accommodate future development. The study identifies and maps a series of Local Landscape Character Areas ('LLCAs') which form the basis for the assessment of Landscape Capacity.

3.20 The Site lies within Zone 5: Burgess Hill and surrounding areas, and LLCA 68: Furzefield Low Weald, which occupies a parcel of land between the Brighton main line railway and the B2112. The study concludes that this area has a

moderate landscape sensitivity and moderate landscape value. The description notes that it is a pastoral landscape with a dense hedgerow network; has a similar topography to the residential areas along Folders Lane; and has very little inter-visibility with the surrounding landscape. In terms of the LLCA's value it notes that it makes a moderate contribution to the setting of Ditchling Common and that there are glimpsed views to the South Downs; and it has moderate scenic beauty and is fairly tranquil owing to its enclosure.

3.21 By combining these judgements on landscape sensitivity and value, it concludes that LLCA 68 has a medium landscape capacity. The study defines medium capacity as follows:

*'A rating of Medium identifies a landscape character area with the capacity for limited development, in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.'*

3.22 The study notes that much of the District is heavily constrained with much of the study area either highly valuable or highly sensitive. As a result, only five LLCAs have a high or medium high capacity to accommodate development. A further five, including LLCA 68 have a medium capacity and the remaining 65 LLCAs have lower capacity.

Capacity of Mid Sussex District to Accommodate Development – Land Use Consultants ('LUC', 2014, Extract contained in **Appendix I**)

3.23 LUC was commissioned by Mid Sussex District Council to prepare a study of the capacity of the District to accommodate development. The study considered four potential constraints to development: environmental, infrastructure, landscape capacity and sustainability.

3.24 The study reviewed the areas previously assessed in the 2007 study against a slightly revised scale for landscape capacity. In addition to factors considered in the 2007 assessment the study took the following factors into account when assessing landscape value:

- *'National and local landscape designations, which do not include gap policies.'*
- *'Non-landscape designations for example; Heritage, amenity, biodiversity and flood zones.'*
- *'Contribution to outstanding assets which includes the AONB.'*
- *'Special cultural or historic associations, time depth and [sic]'*
- *'Perceptual aspects such as scenic beauty, tranquillity or remoteness.'*

3.25 Consistent with the 2007 study, this assessment concluded that LCA 68: Furzefield Low Weald has a medium landscape capacity, which it defines as follows:

*'A Medium capacity rating indicates that there is the potential for limited smaller-scale development to be located in some parts of the character area, so long as there is regard for existing features and sensitivities within the landscape.'*

3.26 An extract from the report showing the mapping of the landscape capacity identified for the District is contained in **Appendix I**.

#### South Downs National Park Landscape Character Assessment

3.27 The Site lies outside the South Downs National Park and is not within the area covered by the South Downs Landscape Character Assessment (2020). However, the land a short distance east of Keymer Road and to the south and east of Wellhouse Lane at the edge of the National Park, falls within Landscape Character Type ('LCT') J: Scarp Footslopes and the Adur to Ouse Scarp Footslopes Landscape character area (LCA J2). For completeness, a summary of the landscape character assessment is provided here.

3.28 The Scarp Footslopes is described as a transitional landscape between the chalk scarp to the south and the Low Weald to the north. The assessment notes the contrast between intensive arable agriculture on the chalk soils at the base of the scarp, changing to a mosaic of improved pasture grassland and woodland on the clay soils of the wider footslopes. Key characteristics of the LCT include:

- *'Mosaic of farmland and woodland comprising irregular fields of arable and pasture bounded by an intact network of thick hedgerows, with hedgerow oaks, and woodland;*
- *Large, straight-sided arable fields close to the scarp foot;*
- *Streams, arising from springs at the foot of the chalk flow northwards in narrow, hidden stream valleys, some enshrouded in woodland.*
- *Villages, located on the springline, are often associated with springs, mill ponds and mills. The steep chalk scarp forms a dramatic backdrop to the settlements.*
- *Varied building materials – consisting of a mixture of flint, brick, sandstone, clunch, rendering and half timber.*
- *Underhill lanes, often surviving as rural lanes or rough tracks, indicate the course of ancient coaching lanes at the scarp foot.*

- Historic picturesque parkland landscapes are important landscape features.
- Impressive panoramic views onto the footslopes from the adjacent scarp and downs reveal a balanced woodland and farmland mosaic.'

3.29 In terms of settlement pattern, the assessment notes that the LCT is largely free from larger settlements, however large urban areas are commonly found at its border, outside the National Park.

South Downs National Park: View Characterisation and Analysis (2015)

3.30 The South Downs National Park Authority commissioned LUC to undertake an analysis and mapping exercise of views to, from and within the National Park. The study is intended to provide a foundation for evidence on view types within the National Park and its setting, to support development management, including as evidence on landscape and visual matters.

3.31 The study identifies a selection of views which represent the various types of view found across the park. It focuses on views:

- 'That reveal the special qualities of the South Downs;
- That are noted in the SDILCA as being natural observation points from which to appreciate the landscape character of the South Downs;
- That are marked as key viewpoints on OS maps;
- Where facilities for the enjoyment of the landscape and views are provided.'

3.32 There are two representative views which look north from the scarp in the direction of Burgess Hill. Representative view 22 illustrates the view available from Ditchling Beacon and Representative view 29 the view from Wolstonbury Hill. Both of these views fall within the view type, 'Views from the scarp looking north across the Low Weald outside the National Park'.

3.33 This view type is described as follows:

*'This view type includes views from the steep chalk scarp, east of the Arun Valley, looking north across the scarp footslopes (within the National Park) and the Low Weald (outside the National Park). These views are probably the most iconic of the views from the South Downs National Park and many of these views are experienced from the South Downs Way National Trail.'*

3.34 Special qualities of these views are described as follows:

*'The elevated position on the scarp means this view type represents the stunning panoramic views that are recognised as contributing to the Park's special qualities. It also reveals a rich variety of wildlife and habitats (the second of the Park's special qualities) including some of the iconic habitats of the South Downs such as the sheep-grazed chalk grassland, juniper scrub and calcareous pedunculate oak-ash woodland. The view also reveals the tranquillity of the downs as a result of the lack of intrusive development and sense of space. The view also reveals the way that farming has shaped the landscape (contrast between enclosed farmland on footslopes and in the Low Weald and open sheep grazed downs scarp), the rich cultural heritage as a result of heritage assets in the view (historic parklands, country houses and churches) and the distinctive settlement pattern including the spring line villages at the foot of the scarp.'*

3.35 Threats include intrusive new developments within the view either by day or night.

3.36 Aim and management guidance of relevance to this assessment include:

- *'Maintain the generally undeveloped character of the view, especially within the National Park.'*
- *'Ensure that development outside the National Park does not detract from the general rural farmland patchwork setting to the Park.'*
- *'Ensure that any built development is integrated into its rural landscape context using native vegetation and minimise visibility from the Park.'*
- *'Maintain the scale and shape of the distinctive field patterns associated with the scarp footslopes and Low Weald beyond the Park.'*

[South Downs National Park Tranquillity Study \(2017\) and Dark Skies Technical Advice Note \(May 2021\)](#)

3.37 The South Downs National Park Authority has mapped tranquillity (Tranquillity Study, 2017) and Dark Night Sky Zones across the National Park. Interactive mapping is also available on the National Park website, which provides more detail on the Dark Night Sky Zones and Tranquillity mapping<sup>1</sup>.

3.38 The Tranquillity Study noted that 'Tranquil and unspoilt places' are one of the special qualities of the National Park. However, it also states that these qualities do not apply uniformly across the National Park. The Study identifies Positive and Negative Tranquillity Factors which informed the assessment. These factors are set out in Appendix 2 of the document. Positive factors include perceptual qualities such as natural, open, wild and remote landscape qualities, dark night

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<sup>1</sup><https://sdnpa.maps.arcgis.com/apps/MapSeries/index.html?appid=eb8954a17baa4745bcd4f91503858af2>

skies and access to nature. Negative factors include the audible and visual intrusion of buildings, people and vehicles.

3.39 The Tranquillity Mapping identifies that the Site at the edge of Burgess Hill lies within an area of intermediate to low tranquillity and adjacent to areas of low tranquillity.

3.40 In terms of dark night skies, the nearest point within the National Park, approximately 450m south east of the Site, lies within a transition zone (Figure 2 of Technical Advice Note). These areas lie between dark zones and the urban environment and would be classed as rural. The urban area of Burgess Hill is not included within the mapping, but it can be assumed that urban areas would have the highest ambient brightness. The Site is located approximately 2.8km from a zone of Intrinsic Rural Darkness and a significant distance from the Dark Sky Core.

### **Statutory and Non-Statutory Designations**

3.41 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the adopted Mid Sussex District Council Policies Map, indicate that the Site is not covered by any statutory or non-statutory designations for landscape character or quality (please refer to Designations and Local Policy Plan in **Appendix D**). Within the wider context of the Site, the South Downs National Park lies approximately 450m to the south east at its closest point, beyond Wellhouse Lane.

### **Conservation Area and Listed Buildings**

3.42 There are no heritage assets located within the Site. The nearest listed building is the Grade II Listed High Chimneys, located off Keymer Road approximately 215m north east of the Site. This property is set back from the road and bordered by more recent housing development such that there is no inter-visibility between the Site and the listed building.

3.43 The Burgess Hill Conservation Area covers several parts of the built up area. It lies approximately 480m north of the Site at its closest point. However, there is no intervisibility between the Site and the Conservation Area owing to intervening more recent housing. Policy H3 of the adopted Mid Sussex Local Plan identifies the north section of Keymer Road (north west of the Site) and Folders Lane (to the north east of the Site) as an Area of Townscape Value. For details of the location of heritage assets please refer to the plan in **Appendix D**.

## **Public Rights of Way**

3.44 There are no designated public rights of way crossing or running along the boundaries of the Site. However, Batchelor Farm Nature Reserve is open to the public and there are several informal walking routes which cross this area. Pedestrian access to the open space leads from Keymer Road at the north east corner of the Site and follows the northern Site boundary.

3.45 Public footpath 1k follows the access driveway to Weald House a short distance to the south of the Site, before crossing the open space at Batchelors Farm (public footpath 20BH) to meet bridleway 19aBH / 18BH at the boundary with the railway. Public rights of way within the wider context of the Site are shown on the OS mapping, on the Location Plan at **Appendix A**.

## **Tree Preservation Orders**

3.46 There are no trees within, or adjacent to, the Site covered by a Tree Preservation Order ('TPO'). This was confirmed by the examination of Mid Sussex District Council's online TPO mapping on the 04<sup>th</sup> April 2025.

## 4.0 SITE DESCRIPTION AND VISIBILITY

### Site Description

4.1 The Site comprises an irregular land parcel which wraps around the detached property at Batchelors Farm. The interior of the Site contains areas of coarse grassland and ruderal vegetation, pockets of encroaching brambles, scrub and self sett trees. There are two large oak trees, one located in the north east corner of the Site, with a second located on the north east boundary, adjacent to the driveway leading to Batchelors Farmhouse. There are areas of hardstanding in the south eastern part of the Site where former buildings have been demolished, with piles of palettes and building waste also present within the southern part of the Site. The Site and its immediate context are illustrated on the Aerial Photograph in **Appendix B** and the photographs contained in **Appendix C**.

### Boundary Conditions

4.2 The northern Site boundary follows the route of the pedestrian footpath which links from Keymer Road to the open space at Batchelors Farm Nature Reserve. It is defined by a post and wire fence, and by bramble and scrub vegetation, with a number of young self sett trees located at the northern edge of the Site (**Photographs 11 & 12**).

4.3 The eastern edge of the Site is defined by an outgrown hedgerow along the route of Keymer Road (**Photographs 1 – 4**). A post mounted telephone wire also follows the boundary with the highway, and at the time of the Site visit the hedgerow on the northern section of this boundary had been recently flailed to avoid any conflict with the overhead wire. The property at Batchelors Farm is indented into the central section of this boundary. A tall hedgerow and several trees mark the boundary between the farmhouse and Keymer Road (**Photograph 2**). To the south of the house, a dense conifer hedge marks the boundary with the Site (**Photograph 6**), whilst to the east and west the boundary is formed of a 2m high native hedgerow (**Photograph 9**) and several small trees.

4.4 The southern Site boundary is defined by a dense outgrown hedgerow, 6 – 7m in height. This hedge is in relatively poor condition and would benefit from improved management. A hedgerow containing several trees continues along the western edge of the Site (**Photographs 13 & 14**).

### Topography

4.5 The landform within the Site falls gently from approximately 63m Above Ordnance Datum ('AOD') in the southern part of the Site, to approximately 53m AOD in the north west corner of the Site. To the south of the Site the landform continues to rise within the neighbouring field, with the water tower

and the property at Weald House occupying a local highpoint at approximately 65m AOD. West of the Site, the topography falls to approximately 45m AOD along the route of a small water course within the neighbouring open space, before rising to approximately 50 - 55m AOD along the route of the railway line.

4.6 The wider landscape to the south of Burgess Hill is gently undulating at around 40m – 65m AOD. To the south of Keymer and Ditchling there is a distinct change in level, as the topography rises sharply at the edge of the South Downs. The local high point at Ditchling Beacon at the edge of the Downs sits at 248m AOD, approximately 5km from the Site.

### **Visibility**

4.7 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The Site was visited in January 2023 when deciduous vegetation was out of leaf and the Site was at its most visible in views from the wider area. The viewpoints are illustrated on the photosheets in **Appendix C**, and the photo-locations are on the Location Plan and Aerial Photograph contained in **Appendices A and B**.

4.8 From our assessment, it is apparent that the Site is very well contained by existing built form to the north and east, and by intervening field boundary vegetation and the property and grounds at The Weald to the south. The majority of the key views towards the Site are from the adjacent open space at Bachelors Farm Nature Reserve to the west. There are also long distance panoramic views from high points on the scarp slope at the edge of the South Downs National Park to the south, including the recognised viewpoints at Ditchling Beacon and Wolstonbury Hill.

#### North

4.9 There are relatively open views into the Site from the informal footpath link to the open space at Bachelors Farm, which runs alongside the northern Site boundary, although these are filtered in places by existing scrub and trees at the Site boundary (**Photographs 11 & 12**). There are similar, but more filtered views from within the field to the north of the footpath (in Bachelors Farm Nature Reserve), and from upper and ground floor windows of properties on Greenlands Drive (reciprocal view in **Photograph 8**). Further north, views towards the Site are screened by intervening development at the edge of Burgess Hill.

### East

4.10 Views of the Site from Keymer Road are heavily filtered by the outgrown hedgerow at the Site boundary (**Photographs 1 – 4**) and the hedge at the frontage of Batchelors Farmhouse. In these views the upper floor and roof of the farmhouse is visible above the hedgerow, particularly where it had been recently flailed to the north of the farmhouse. Approaching the Site on Keymer Road from the north and south, views are limited to the vegetation on the Site frontage (**Photographs 1 & 5**).

4.11 Opposite the Site on the eastern side of Keymer Road are several properties which face towards the Site. These have views to varying degrees of the Site from ground and first floor windows, although these tend to be filtered and obstructed by intervening garden vegetation, boundary fences and by the hedgerows on the Site boundary.

4.12 There are views from the rear and side elevations of Batchelors Farmhouse, and from within the grounds of the property (**reciprocal views in Photographs 6, 7 & 9**). There are relatively open views available from first floor rear windows. However, ground level views tend to be filtered by boundary hedges.

### West

4.13 The Site is visible from the open space at Batchelors Farm to the west, including public footpath 20BH (**Photographs 13 – 19**). In the majority of these views, the ground plane of the Site is screened by the boundary hedgerows and trees, and by internal field boundaries within the open space. In many of these views the upper parts of Batchelors Farmhouse are visible on the higher parts of the Site, and the water tower is clearly visible to the south. In views north from within the open space, existing housing is also clearly visible at the edge of Burgess Hill. There are also views south from within the open space in the direction of Hassocks, with the scarp slope of the South Downs National Park visible in the backdrop.

### South

4.14 There are views north towards the Site from public footpath 1K which follows the access driveway to Weald House, across the intervening field and over the existing hedgerow on the Site boundary (**Photograph 20**). In these views the upper parts of Batchelor Farmhouse are visible above the boundary vegetation. Views from Weald House and the neighbouring property to the east are heavily filtered by vegetation within their grounds and along the route of the right of way. Beyond this, near and middle distance views of the Site from public vantage points are prevented by intervening vegetation and existing properties.

4.15 Panoramic views looking north are possible from the ridgeline within the South Downs National Park, approximately 4km south of the Site. One such representative view is from the viewpoint at Jack and Jill Windmills (**Photograph 21**), although there will be similar views from other high points on the ridge, including Ditchling Beacon and Wolstonbury Hill (Representative views 22 and 29 of the South Downs National Park Viewshed Analysis). These views are expansive views over the Low Weald, including existing settlement at the foot of the scarp such as Hassocks, and extending north in the direction of Burgess Hill. In these views, the water tower to the south of the Site can be discerned at the edge of Burgess Hill, as can the housing to the north of the Site and within the wider settlement. The Site itself is well contained by surrounding vegetation and is not easily identifiable.

### **Night Time and Lighting Character**

4.16 There are no light sources within the Site although there are domestic light sources within the property at Batchelors Farmhouse. The Site lies at the southern edge of Burgess Hill and in proximity to residential areas to the north, east and south. The urban area of Burges Hill extends in depth to the north.

4.17 The South Downs National Park Dark Sky Mapping shows that the nearest point within the National Park lies within a transition zone. These areas lie between dark zones and the urban environment and would be classed as rural. The Site is located approximately 2.8km from a zone of Intrinsic Rural Darkness.

### **Landscape Quality, Value and Sensitivity: Site**

#### Landscape Quality

4.18 The Site comprises a single field which wraps around the property at Batchelors Farm. The interior of the Site contains areas of coarse grassland and ruderal vegetation, pockets of encroaching bramble, scrub and self sett trees. The south eastern part of the Site previously contained several buildings, now demolished, and there remain areas of hardstanding and piles of rubble and detritus within the southern part of the Site. Part of the Site was previously granted planting permission for two new dwellings, located to the north and south of Batchelors Farmhouse.

4.19 The Site is bordered by hedgerows in variable condition, with a number of small trees located within the external field boundaries. These features are generally assessed as being of low arboricultural quality and value in the tree survey which accompanies this application (Category C, Arbortrack Systems Limited). There are two mature oak trees located in the north east of the Site which are assessed as being of moderate arboricultural quality and value (Category B). There are also a number of Category B trees located on the boundary with Batchelors Farmhouse.

4.20 The Site lies in proximity to existing housing at the edge of Burgess Hill. It is generally of ordinary landscape quality, and in moderate to low landscape condition, with some detracting features. It is assessed at being at the lower end of medium landscape quality.

#### Landscape Value

4.21 Guidance on assessing the landscape value of non-designated landscapes is set out in Box 5.1 of the GVLIA3 and in the Landscape Institute's Technical Guidance Note 02/21 '*Assessing landscape value outside national designations*'.

4.22 The Site is not covered by any designations for landscape character or quality, nor is it identified in the Local Plan for its character or landscape quality. It lies approximately 450m from the boundary of the South Downs National Park at its nearest point. However, there is no intervisibility between the Site and nearby viewpoints in the National Park and it plays no role in the setting of this designated landscape.

4.23 The Site is not identified for its ecological value. However, the existing hedgerows and pockets of trees, scrub and grassland have some ecological interest and form part of a wider ecological network. The Site does not contain any designated heritage assets and it is not within the setting of a listed building. The Site forms part of a wider area which is assessed in the Historic Landscape Characterisation study as being part of a medieval assart field system. However, the Site does not contain mature treed field boundaries, nor is it associated with an area of ancient woodland, and key attributes of the assart field system are absent. The Site is considered to be in moderate to low landscape condition and has a moderate sense of place. It is not publicly accessible.

4.24 In terms of perceptual qualities, the Site is not particularly scenic and is not overly tranquil due to the audible and visual proximity to surrounding housing and roads.

4.25 The Site is assessed as being of medium to low landscape value overall. This is slightly lower than the various landscape studies undertaken by Mid-Sussex Council (HDA 2007 and LUC 2014) which concluded that the landscape value of the local landscape character area was moderate / medium. However, the local character area considered a wider land parcel, and the Site contains a number of detracting elements, it is closely associated with the property at Batchelors Farmhouse, and the mature treed field boundaries found elsewhere in the character area are absent.

4.26 The Site is not considered a Valued Landscape for the purposes of Paragraph 174a of the NPPF.

### Landscape Susceptibility

4.27 GLVIA3 states that judgements on landscape sensitivity are derived by combining judgements on the susceptibility of the landscape to a particular type of development, and the value attached to the landscape. The type of development proposed is a small, medium density residential scheme, two stories in height.

4.28 In terms of susceptibility of the Site to change, the following factors have been considered:

- The Site lies in close proximity to built development and to the property at Batchelors Farm. Part of the Site was previously granted consent for two new homes;
- Existing trees and hedgerows are largely capable of retention and will provide a landscape framework in which to locate the proposed development;
- There is limited inter-visibility between the Site and the wider area, and the greatest landscape and visual effects will be confined to the Site and immediate area to the west;
- The open space at Batchelors Farm is likely to be valued at a local level and would be sensitive to visually prominent development at the Site; and
- There is very little inter-visibility between the Site and the National Park.

4.29 The Site is assessed as having a medium landscape susceptibility to the proposed type and density of development.

### Landscape Sensitivity

4.30 By combining judgements on landscape value and susceptibility, the Site is assessed as being at the lower end of medium landscape sensitivity to a small, medium density proposal, with a reasonable ability to accommodate the proposed change without resulting in significant harm to key landscape features or characteristics. There is some minor variation in sensitivity across the Site, with the eastern parts of the Site adjacent to Keymer Road (which were previously granted planning consent for residential development) being of lower sensitivity, and the western part of the Site adjacent to the open space at Batchelors Farm being slightly more sensitive.

### **Landscape / Townscape Quality, Value and Sensitivity: Wider Area**

4.31 The landscape in the immediate vicinity of the Site comprises the grassland fields and mature treed hedgerows within the open space at Batchelors Farm.

This area contains a network of public footpaths and accessible green space and forms part of the multi-functional 'Green Circle' around Burgess Hill. It is bordered by existing housing in Burgess Hill to the north. There are expansive view south available in the direction of the South Downs scarp slope. This area is likely to be valued at a local level for recreational access and its wildlife value. It is assessed as being of medium landscape quality and medium to high landscape value and sensitivity.

4.32 The wider landscape to the south of Burgess Hill lies within the Arding – Ouse Scarp Footslopes LCA where it falls within the National Park and the Eastern Low Weald LCA where outside the National Park. This area extends southwards in the direction of Keymer and Ditchling, with the farmland east of Ockley Hill located within the designated landscape. This area comprises a network of gently undulating, largely irregular, medium – large arable fields sub-divided by treed hedgerows. There are a number of smaller, pastoral fields in the vicinity of Wellhouse Lane. This area forms part of the landscape setting to the chalk escarpment and is a visible component in views to and from the scarp. Its character is also influenced by urban development at the base of the scarp. Landscape value and sensitivity varies across this area, although areas located within the National Park are generally assessed as high and very high landscape value and sensitivity given its status as a nationally important landscape.

4.33 The neighbouring townscape in the vicinity of the Site is defined by 20<sup>th</sup> and 21<sup>st</sup> Century housing, although the listed property at High Chimneys has a more historic character. To the north is medium density estate housing on Greenlands Drive and at the edge of Burgess Hill. To the east, are larger detached properties located off Keymer Road, and including the property at Batchelors Farmhouse. The local townscape is generally well vegetated with mature garden and boundary vegetation. Overall, the townscape in the local area is pleasant but not overly distinguished and is assessed as being of medium townscape quality.

## 5.0 ABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 This section considers the ability of the Site to accommodate the proposed residential development, in terms of the landscape and visual constraints and effects. This landscape and visual impact assessment has informed the design of the Illustrative Masterplan, included in **Appendix F** and the Landscape Strategy contained in **Appendix G**.

5.2 Draft Policy DPA1: Batchelors Farm, Keymer Road, Burgess Hill of the Mid Sussex District Plan 2021 – 2039 Submission Draft (Regulation 19) identifies the Site as a housing allocation with an indicative capacity for 33 dwellings. Part of the Site has previously been granted outline and reserved matters consent for the construction of two new residential dwellings to the north and south of Batchelors Farmhouse (Planning Refs: DM/15/3955 and DM/19/0195, outline consent granted 8<sup>th</sup> Feb 2016).

5.3 The Illustrative Masterplan / Landscape Strategy show how development can be delivered on the Site and the landscape principles which have informed the proposals. The proposed development will comprise 26 new homes. Two vehicular access points will serve the development, with an access driveway to the north of Batchelors Farmhouse serving 3 dwellings and a second access to the south of the farmhouse serving the remainder of the dwellings. The new dwellings will be two storeys in height.

5.4 The key landscape and visual principles shown on the Landscape Strategy are as follows:

- Existing boundary vegetation to the north, west and south of the Site to be retained and reinforced with new planting to provide a dense landscape buffer between the Site and the adjacent open space at Batchelors Farm. Buffer planting to include native thicket and tree species;
- The mature oak trees in the north east of the Site will be retained within an area of open space;
- Existing hedgerows on the Site frontage with Keymer Road which will be impacted by the proposed access points and associated visibility splays will be replanted. New native hedgerows can be set back from the boundary to avoid the overhead telegraph wires and future maintenance conflicts;
- New housing will be 2 storey in keeping with neighbouring development and to minimise visual impact;
- An area will be set aside in the north west corner of the Site for bio-diversity enhancements and a sustainable drainage basin. Public access will be

restricted to this area, which will be laid out to provide a mosaic of scrub and grassland habitat for the benefit of local wildlife;

- A Local Area for Play ('LAP') will be provided in the open space to the north east of the Site; and
- Sustainable drainage features will be landscaped to provide ecological benefits as well as visual amenity.

### **Compliance with Draft Policy DPA1**

5.5 Draft Policy DPA1 identifies the site as a potential allocation with an indicative capacity of 33 dwellings. The proposals will provide 26 new homes and have been informed by detailed technical work to identify the on-site constraints and opportunities. The proposals address the landscape requirements of the policy as follows:

- Development is limited to two stories and set back from the edge of the Site. A dense belt of new native planting will provide a robust boundary between the Site and the neighbouring open space minimising landscape and visual effects on the local area. New tree planting will add to the treed character at the edge of Burgess Hill helping assimilate the new homes in the limited views from higher ground in the South Downs National Park.
- New planting will provide a dense treed edge at the boundary with Batchelors Farm Nature Reserve.
- A new area of amenity space will be provided in the north east of the Site including a small play area for young children. The north west corner of the Site will include the SuDs basin and will be laid out as semi-natural green space as part of the ecology mitigation measures.
- Pedestrian links will provide access to Keymer Road and the footway link to the open space at Batchelors Farm.
- New tree and hedge planting at the frontage with Keymer Road will be undertaken where vegetation is lost to permit vehicular access to the Site.

### **Relationship to Settlement**

5.6 The Site lies at the southern edge of Burgess Hill to the west of Keymer Road, a principal approach into the settlement from the south. To the north of the Site is estate development on the southern edge of the town. Housing on Keymer Road comprises a combination of small cul-de-sacs and private driveways at Broadlands and Willowhurst to the east and north east, with a short section of linear development to the south of the Site, up to Wellhouse Lane. The land to the east of housing on Keymer Lane has planning consent for 260 new homes.

South of the Site are two large dwellings, including Weald House, set in large well vegetated plots.

5.7 The proposals are for a cluster of dwellings accessed off Keymer Road and wrapping around the property at Batchelors Farm. In terms of settlement pattern, the proposals will extend development west of Keymer Road. However, there is already existing housing at Batchelors Farm, and a short distance south of the Site. In addition, the proposals will be consistent with other pockets of development found in the vicinity of the Site on Keymer Road and will be well related to existing and future settlement to the south of the main built-up area of Burgess Hill. New landscaping to reinforce the existing Site boundaries will contain the new homes and will provide a robust landscaped edge to the Site and the adjacent open space.

### **Impact on Landscape Features**

5.8 The Site boundaries are defined by a combination of outgrown hedgerows, trees and scrub vegetation which is assessed as being of low arboricultural quality (Category C), although it does form a relatively strong boundary between the Site and the adjacent open space. The majority of the boundary vegetation will be retained, managed and reinforced with new planting. A significant proportion of the hedgerow at the Site frontage with Keymer Road will require removal to facilitate vehicular access and the associated visibility splays. To compensate for this loss, new native hedgerows can be planted to the rear of the visibility splays and can be allowed to grow to form tall hedgetines.

5.9 The interior of the Site comprises a field of rough grassland and ruderal vegetation with areas of bramble and scrub vegetation and small trees. There are two large oaks located within, or adjacent to, the north eastern part of the Site which will be retained and protected. The remainder of the internal vegetation is of low landscape and arboricultural quality and value and will largely be lost as a result of the proposed development and drainage proposals. New tree, thicket and hedge planting can be undertaken at the perimeter of the Site and within the development area, and new areas of species rich grassland can be created within the ecological area and sustainable drainage features, which will, in part, mitigate for the loss of grassland and scrub.

### **Visual Impact and Effects**

5.10 The visual appraisal in Section 4 identifies that the Site is well contained by the existing built-up area and vegetation and views tend to be localised. There are views of the Site available from the open space at Batchelors Farm to the west and north. Further afield there is some intervisibility with high ground in the South Downs National Park to the south. A brief description of the impact of the

proposals on key views of the Site is described below and the visual effects are summarised in the tables in **Appendix J**.

#### North

5.11 There will be open and filtered views of new houses in the northern part of the Site from the undesignated footpath link to the open space at Batchelors Farm, which follows the northern edge of the Site. New hedgerow, thicket and tree planting alongside this boundary will increasingly filter views of the houses as it matures. There will be similar views from the adjacent field to the north of the footpath. Views from upper and ground floor windows of properties on Greenlands Drive will be filtered by vegetation along the route of the footpath, particularly when this vegetation is in-leaf. Once mitigation planting has established, some intervisibility with the upper parts of buildings on the Site will remain.

#### East

5.12 The new development will be visible from a short stretch of Keymer Road in the vicinity of the Site boundary. In Year 1, the removal of the boundary hedgerow will allow open views into the Site, of the proposed open space, access points and new houses which will be set back and will overlook the boundary. As the new hedgerow planting matures this will increasingly screen the lower part of the buildings, although open views will remain along the new access road / driveway. Whilst the proposals will introduce new development to this section of Keymer Road, it will be in the context of neighbouring housing at the edge of Burgess Hill and will not be incongruous in this location.

5.13 There will be similar views to those described above from the neighbouring housing opposite the Site on Keymer Road. However, ground level views will also be filtered / screened by existing garden vegetation / boundary fencing. The upper parts of the new houses will remain visible, particularly in first floor views from some of these properties.

5.14 There will be views of the new homes from the property and grounds at Batchelor Farmhouse. Views from ground level will be filtered and screened to a degree by existing boundary vegetation, although the upper parts of housing will be visible. There will be more open views from windows in the upper rear and side elevation of the property.

#### West

5.15 The upper floors and rooflines of housing will be visible in views from the open space at Batchelors Farm to the west over the existing hedgerow at the Site boundary. Where trees are present within the boundary vegetation, views are more filtered and the screening effect will increase in summer months when in-leaf. In these views, the new housing will wrap around the existing property at

Batchelors Farmhouse. New landscaping at the Site boundary will increase the existing planting depth, and once established will add to the density and height of the existing hedgerow, increasingly screening the new properties in views, although filtered views of upper floors and rooflines will remain.

### South

5.16 There will be similar views to those available from the open space at Batchelors Farm, from public footpath 1K a short distance to the south. Again, the upper floors and rooflines will be visible above the boundary vegetation and in front of and adjacent to the property at Batchelors Farm. As new planting at the boundary matures, these views will be increasingly filtered. Views from the property at The Weald and the adjacent dwelling will be largely screened by intervening vegetation alongside the right of way and within the grounds of these dwellings.

5.17 Views from the ridgeline within the South Downs National Park, including from the viewpoint at Jack and Jill Windmills, will look northwards across the intervening landscape, towards the proposed development. However, the Site has a north facing slope, with landform providing a degree of containment in views from the south. Given the distance of around 4km from the Site, and the extent of the available panorama, the new houses would not be readily discernible to the naked eye in these views, particularly given the amount of vegetation in the immediate vicinity of the Site. There may be a very small increase in visible rooflines at the southern edge of Burgess Hill as a result of the proposed development, but this change would have no material impact on the character or quality of views from the ridge.

### **Lighting Effects**

5.18 As set out in the baseline assessment, the Site is currently unlit. However, it lies close to existing light sources in the surrounding area. A lighting strategy will be prepared, and this could form a condition to the planning consent. The lighting strategy will include measures to limit light spill from the proposed development and avoid unnecessary night-time effects. It will be prepared with reference to the guidance set out in the South Downs National Park's 'Dark Skies Technical Advice Note'.

5.19 The proposals will result in an increase in visible light sources within the Site. However, this will largely be perceived from neighbouring properties and streets and from the open space to the west (which would largely be used during daylight hours). From further afield, views will be largely screened by existing built development, or heavily filtered by vegetation within the Site and the nearby area. The proposals will result in a very small increase in night glow, which will be perceived in the context of existing ambient light within the urban area of Burgess Hill.

5.20 The proposed scheme will include measures to reduce and limit light spill and is not anticipated that it will give rise to any abnormal lighting effects. New light sources within the development will be seen from a relatively limited number of viewpoints within the surrounding local area.

### **Landscape Effects**

5.21 As set out in Section 4, the Site is not covered by any statutory or non-statutory designations for landscape character or quality. It is assessed as being of medium landscape quality, medium – low landscape value with an overall medium landscape sensitivity (lower end) to a small residential development which responds sensitively to the adjacent open space at Batchelors Farm.

5.22 Development of the Site would result in the loss of an area of derelict farmland, now containing rough grassland and developing scrub and bramble vegetation, and a small area which formerly contained buildings, now demolished. There will be a substantial change in the character of the Site, as the existing field is replaced by a new housing development and associated landscaping and infrastructure. However, the proposed development would be closely related to the existing dwelling at Batchelors Farmhouse and to settlement at the edge of Burgess Hill. The development will retain and reinforce the majority of the existing field boundary vegetation in order to provide a robust landscaped edge between the Site and the adjacent open space. There will be some loss of relatively low quality vegetation on the Site frontage and within the Site. The loss of the hedgerow on Keymer Road will open up views of the interior of the Site, impacting on the existing character of the road, which is generally well vegetated on either side of the carriageway. These localised effects on townscape character are largely confined to the Site frontage and will decline once the new landscaping at the Site frontage has matured.

5.23 Beyond the Site, landscape effects will be localised and largely confined to the open space at Batchelors Farm. The upper parts of the new homes will be visible from within the open space over the existing hedgerow at the Site boundary, although new landscaping at the periphery of the Site will add to the existing screening as it matures. The development will result in an intensification in built development at the eastern edge of the open space, which will result in an indirect impact on the landscape character of the open space due to a relatively small increase in visible built development. However, the proposed housing will be located adjacent to the existing property at Batchelors Farm and within the wider context of built development in Burgess Hill which overlooks the open space to the north. The proposed development will not intrude on views south towards the National Park from within the open space.

5.24 Beyond the open space at Batchelors Farm, landscape effects on the character of the wider landscape will be negligible / neutral due to the limited visibility of the proposed houses. In addition, the new homes will barely be perceptible in panoramic views from viewpoints on higher ground within the South Downs National Park, and the proposed development will not impact on the setting or character of the designated landscape.

## 6.0 CONCLUSION

- 6.1 The Site is the subject of an outline planning application for 26 new homes, with all matters reserved except access. It is located at the southern edge of Burgess Hill, to the west of Keymer Road. It lies within the administrative area of Mid-Sussex District Council. Draft Policy DPA1: Batchelors Farm, Keymer Road, Burgess Hill of the Mid Sussex District Plan 2021 – 2039 Submission Draft (Regulation 19) identifies the Site as a housing allocation with an indicative capacity for 33 dwellings.
- 6.2 The Site occupies an irregular land parcel which wraps around the property at Batchelors Farmhouse, with the open space at Batchelors Farm Nature Reserve located to the west and north. The interior of the Site contains areas of coarse grassland and ruderal vegetation, pockets of encroaching brambles, scrub and self sett trees. There are two large oak trees, one located in the north east corner of the Site, with a second located on the north east boundary, adjacent to the driveway leading to Batchelors Farmhouse. There are areas of hardstanding in the south eastern part of the Site where former outbuildings have been demolished, with piles of palettes and building waste also present within the southern part the Site.
- 6.3 The visual appraisal found that the Site is well contained by existing built form to the north and east, and by intervening field boundary vegetation and the property and grounds at The Weald to the south. The majority of the key views towards the Site are from the adjacent open space at Batchelors Farm Nature Reserve to the west. There are also long distance, panoramic views from high points on the scarp slope at the edge of the South Downs National Park to the south, including the recognised viewpoints at Ditchling Beacon and Wolstonbury Hill.
- 6.4 The Site is not covered by any designations for landscape character or quality, nor is it identified in the Local Plan for its character or landscape quality. It lies approximately 450m from the boundary of the South Downs National Park at its nearest point. However, there is no intervisibility between the Site and nearby viewpoints in the National Park and it plays no role in the setting of this designated landscape. The Site does not contain any designated heritage assets and it is not within the setting of a listed building. The Site forms part of a wider area which is assessed in the Historic Landscape Characterisation Study as being part of a medieval assart field system. However, the Site does not contain mature treed field boundaries, nor is it associated with an area of ancient woodland, and key attributes of the assart field system are absent. The Site is considered to be in moderate to low landscape condition and has a moderate sense of place. It is not publicly accessible.

6.5 The Site is assessed as being at the lower end of medium landscape quality, medium to low landscape value, with medium landscape sensitivity to a small, medium density housing scheme.

6.6 The proposed development will comprise 26 new homes, with a maximum height of two storeys. Two vehicular access points will serve the development, with an access driveway to the north of Batchelors Farmhouse serving 3 dwellings and a second access to the south of the farmhouse serving the remainder of the dwellings. The proposals will retain and reinforce the majority of the existing boundary vegetation. Where existing hedgerow is lost on the Site frontage with Keymer Road to permit vehicular access, this can be replanted to the rear of the proposed visibility splays.

6.7 Visual effects will be largely limited to views from the undesignated footpath link to the north of the Site; residential properties at the edge of Burgess Hill; Batchelors Farmhouse; a section of Keymer Road; and from the wider open space at Batchelors Farm. In views from the neighbouring open space, the upper parts of the new homes will be visible above the existing boundary vegetation, with the development wrapping around the existing property at Batchelors Farmhouse. As new planting at the perimeter of the Site matures, views will be increasingly filtered. In long distance views from the ridgeline within the National Park, the new homes will be barely perceptible at the edge of Burgess Hill.

6.8 Development of the Site would result in the loss of an area of un-managed farmland, now containing rough grassland and developing scrub and bramble vegetation, and a small area which formerly contained buildings, now demolished. There will be a substantial change in the character of the Site, as the existing field is replaced by a new housing development and associated landscaping and infrastructure. However, the proposed development would be closely related to the existing dwelling at Batchelors Farmhouse and to settlement at the edge of Burgess Hill. The loss of the hedgerow on Keymer Road will open up views of the interior of the Site, impacting on the existing character of the road, which is generally well vegetated on either side of the carriageway. These localised effects on townscape character are largely confined to the Site frontage and will decline once the new landscaping at the Site frontage has matured.

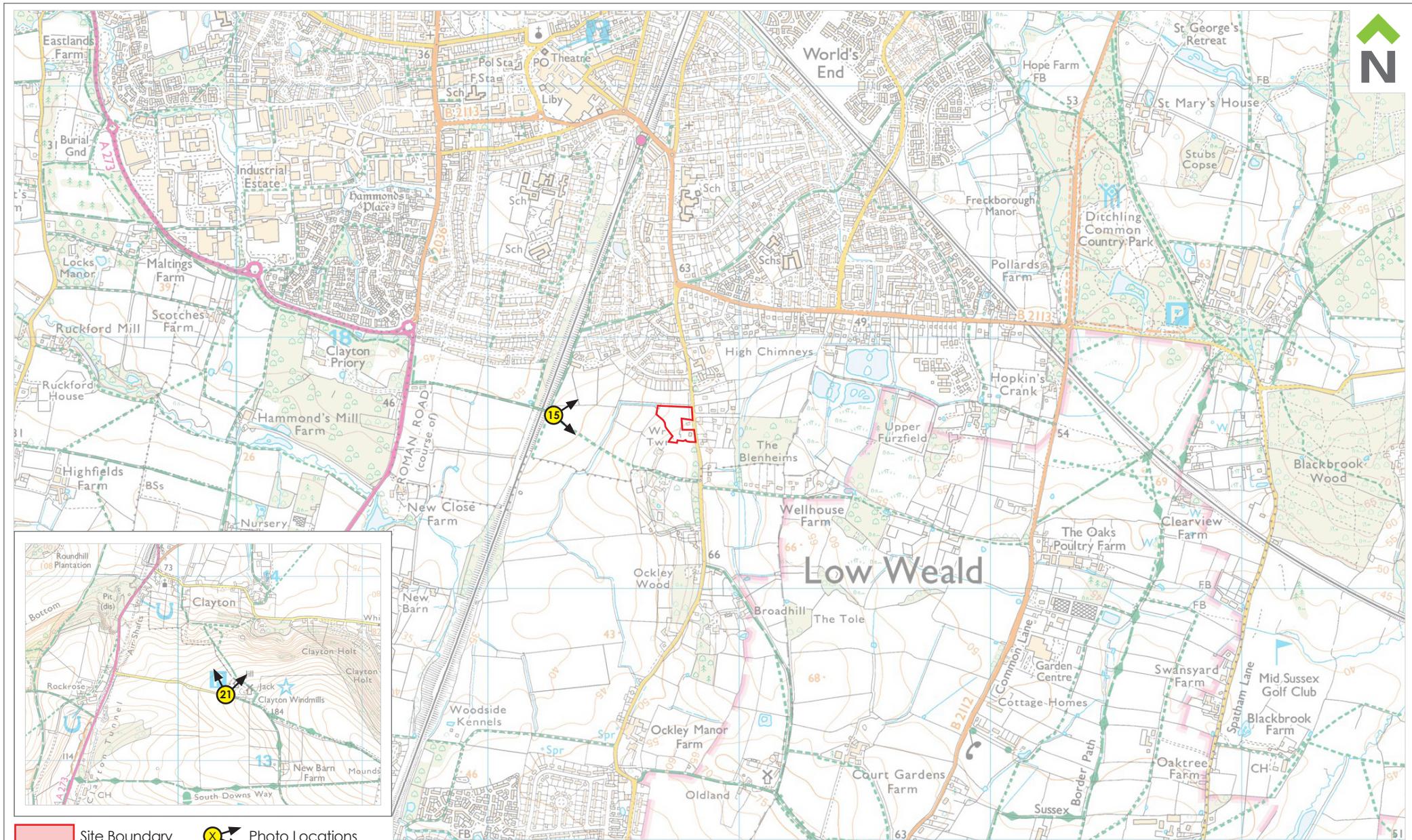
6.9 Beyond the Site, landscape effects will be localised and largely confined to the open space at Batchelors Farm. The upper parts of the new homes will be visible from within the open space over the existing hedgerow at the Site boundary, although new landscaping at the periphery of the Site will add to the existing screening as it matures. The development will result in an intensification in built development at the eastern edge of the open space, which will result in an indirect impact on the landscape character of the open space due to a relatively small increase in visible built development. However,

the proposed housing will be located adjacent to the existing property at Batchelors Farm and within the wider context of built development in Burgess Hill which overlooks the open space to the north.

6.10 The new homes will be barely perceptible in panoramic views from viewpoints on higher ground within the South Downs National Park, and the proposed development will not impact on the setting or character of the designated landscape.

## **Appendix A**

### Site Location Plan (Showing long distance photo locations)



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 w csaenvironmental.co.uk

Project	Land Either Side of Batchelors Farm, Burgess Hill	Date	April 2025	Drawing No.	CSA/6314/100
Drawing Title	Site Location Plan	Scale @ A4	NTS	Rev	A
Client	SDP	Drawn	TV	Checked	CA

## **Appendix B**

Aerial Photograph  
(Showing near and middle distance photo locations)



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Project	Land Either Side of Batchelors Farm, Burgess Hill	Date	April 2025	Drawing No.	CSA/6314/101
Drawing Title	Aerial Photograph	Scale @ A4	NTS	Rev	A
Client	SDP	Drawn	TV	Checked	CA

## **Appendix C**

### Photosheets



**Photograph 1** View from Keymer Road, looking south west.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 19.01.2023, 11:20  
 Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: south west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <b>t</b> 01462 743647 <b>e</b> ashwell@csaenvironmental.co.uk <b>w</b> csaenvironmental.co.uk	
Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No.	CSA/6314/102
Drawing Title	Photosheets	Date	April 2025
Client	SDP	Drawn TV	Checked CA
			Rev A



**Photograph 2** View from Keymer Road, looking south west.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 19.01.2023, 11:22  
 Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: south west



Dixies Barns, High Street,  
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 e ashwell@csaenvironmental.co.uk  
 w csaenvironmental.co.uk

Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No.	CSA/6314/102
Drawing Title	Photosheets	Date	April 2025
Client	SDP	Drawn TV	Checked CA

Approximate extent of Site

Trees and hedgerow along  
eastern Site boundary

Keymer Road

Broadlands



**Photograph 3** View from Keymer Road, looking north west.

Visualisation Type 1

Cylindrical projection

48% @ A3, 96% @ A1

19.01.2023, 11:24

Canon EOS 450D 1.6x, Canon EF-S 18-55mm

HfoV 55°

Looking direction: north west

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Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No.	CSA/6314/102
Drawing Title	Photosheets	Date	April 2025
Client	SDP	Drawn TV	Checked CA



**Photograph 4** View from Keymer Road, looking north west.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 19.01.2023, 11:26  
 Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
 HfoV 81°  
 Looking direction: north west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
<sup>t</sup> 01462 743647 <sup>e</sup> ashwell@csaenvironmental.co.uk <sup>w</sup> csaenvironmental.co.uk		
Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No. CSA/6314/102
Drawing Title	Photosheets	Date April 2025
Client	SDP	Drawn TV Checked CA Rev A

Keymer Road



The Blenheims



### Photograph 5

View from Keymer Road, looking north.

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
19.01.2023, 11:30  
Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: north

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Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No.	CSA/6314/102
Drawing Title	Photosheets	Date	April 2025
Client	SDP	Drawn TV	Checked CA

Hedgerow along southern boundary of Site

Batchelors Farmhouse



Photograph 6 View from south eastern corner of the Site, looking north west.

Houses on Greenlands Drive

Batchelors Farmhouse

Hedgerow along eastern Site boundary



Photograph 7 View from southern corner of Site, looking north east.



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Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No.	CSA/6314/102
Drawing Title	Photosheets	Date	April 2025
Client	SDP	Drawn TV	Checked CA

Trees along western Site boundary

Houses on Greenlands Drive

Northern Site boundary



**Photograph 8** View from within the Site, looking north.

<b>CSA</b> environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e <a href="mailto:ashwell@csaenvironmental.co.uk">ashwell@csaenvironmental.co.uk</a> w <a href="http://csaenvironmental.co.uk">csaenvironmental.co.uk</a>
Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No. CSA/6314/102
Drawing Title	Photosheets	Date April 2025
Client	SDP	Drawn TV Checked CA Rev A

Trees and hedgerow along  
eastern Site boundary

Batchelors Farmhouse



### Photograph 9

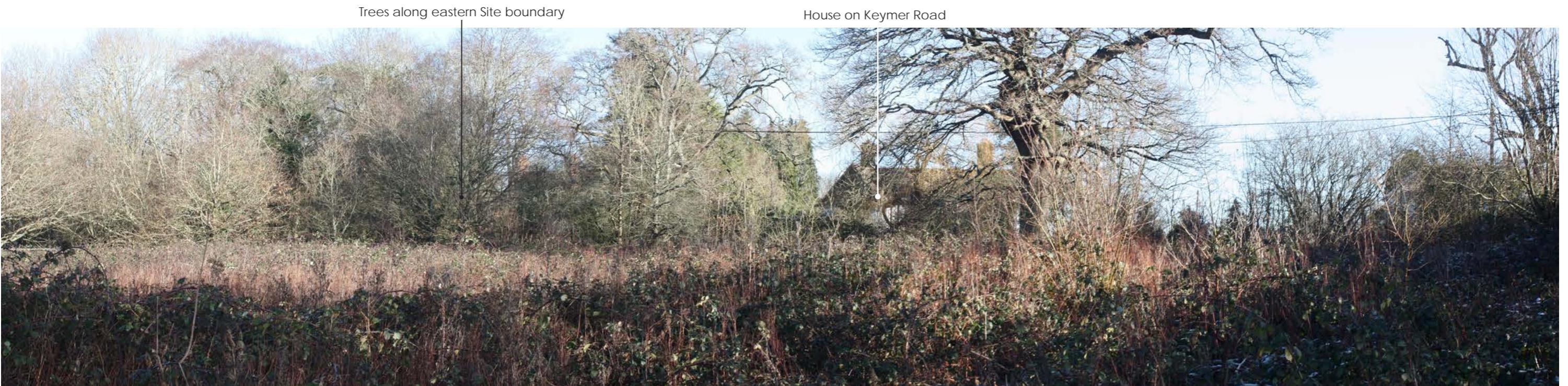
View from within Site, looking south east.

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
19.01.2023, 11:48  
Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: south east

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e ashwell@csaenvironmental.co.uk  
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Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No.	CSA/6314/102
Drawing Title	Photosheets	Date	April 2025
Client	SDP	Drawn TV	Checked CA



**Photograph 10** View from within Site, looking east.

<b>CSA</b> environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e <a href="mailto:ashwell@csaenvironmental.co.uk">ashwell@csaenvironmental.co.uk</a> w <a href="http://csaenvironmental.co.uk">csaenvironmental.co.uk</a>
Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No. CSA/6314/102
Drawing Title	Photosheets	Date April 2025
Client	SDP	Drawn TV   Checked CA   Rev A



**Photograph 11** View from path to Batchelors Farm Nature Reserve, looking south west.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 19.01.2023, 12:11  
 Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
 HfoV 89°  
 Looking direction: south west



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 Ashwell, Hertfordshire SG7 5NT  
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 e ashwell@csaenvironmental.co.uk  
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Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No.	CSA/6314/102
Drawing Title	Photosheets	Date	April 2025
Client	SDP	Drawn TV	Checked CA



**Photograph 12** View from path to Batchelors Farm Nature Reserve, looking south east.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 19.01.2023, 12:14  
 Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
 HfoV 61°  
 Looking direction: south east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
<sup>t</sup> 01462 743647 <sup>e</sup> ashwell@csaenvironmental.co.uk <sup>w</sup> csaenvironmental.co.uk		
Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No. CSA/6314/102
Drawing Title	Photosheets	Date April 2025
Client	SDP	Drawn TV Checked CA Rev A



**Photograph 13** View from path through Batchelors Farm Nature Reserve, looking east.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 19.01.2023, 12:18  
 Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: east

<b>CSA</b> environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
		t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No. CSA/6314/102
Drawing Title	Photosheets	Date April 2025
Client	SDP	Drawn TV Checked CA Rev A



**Photograph 14** View from path through Batchelors Farm Nature Reserve, looking east.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 19.01.2023, 12:21  
 Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
 HfoV 77°  
 Looking direction: east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
<b>t</b>	01462 743647	
<b>e</b>	ashwell@csaenvironmental.co.uk	
<b>w</b>	csaenvironmental.co.uk	
Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No. CSA/6314/102
Drawing Title	Photosheets	Date April 2025
Client	SDP	Drawn TV Checked CA Rev A

Approximate extent of Site

Trees along western Site boundary

Batchelors Farm Nature Reserve

Batchelors Farmhouse

Water tower



### Photograph 15

View from public footpath 20BH, looking east towards Site.

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
19.01.2023, 11:29  
Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: east

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Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No.	CSA/6314/102
Drawing Title	Photosheets	Date	April 2025
Client	SDP	Drawn TV	Checked CA

Approximate extent of Site

Batchelors Farm Nature Reserve

Water tower



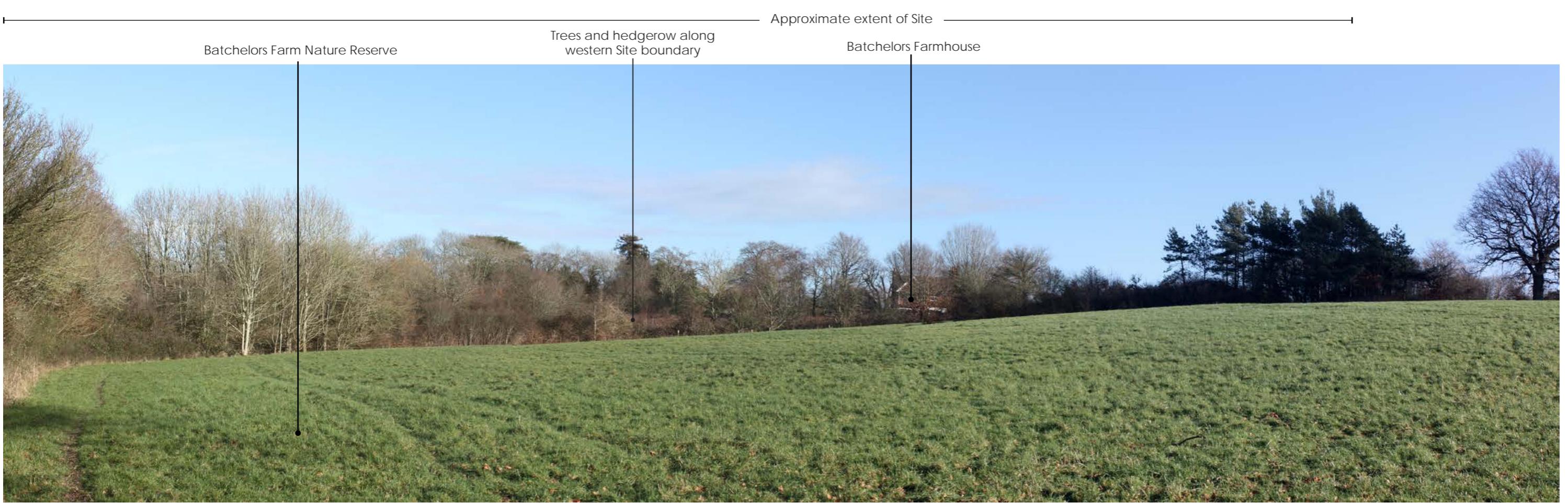
**Photograph 16** View from path through Batchelors Farm Nature Reserve, looking east towards Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
19.01.2023, 12:38  
Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
HfoV 59°  
Looking direction: east

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Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No.	CSA/6314/102
Drawing Title	Photosheets	Date	April 2025
Client	SDP	Drawn TV	Checked CA



**Photograph 17** View from path through Batchelors Farm Nature Reserve, looking east.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 19.01.2023, 12:45  
 Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: east

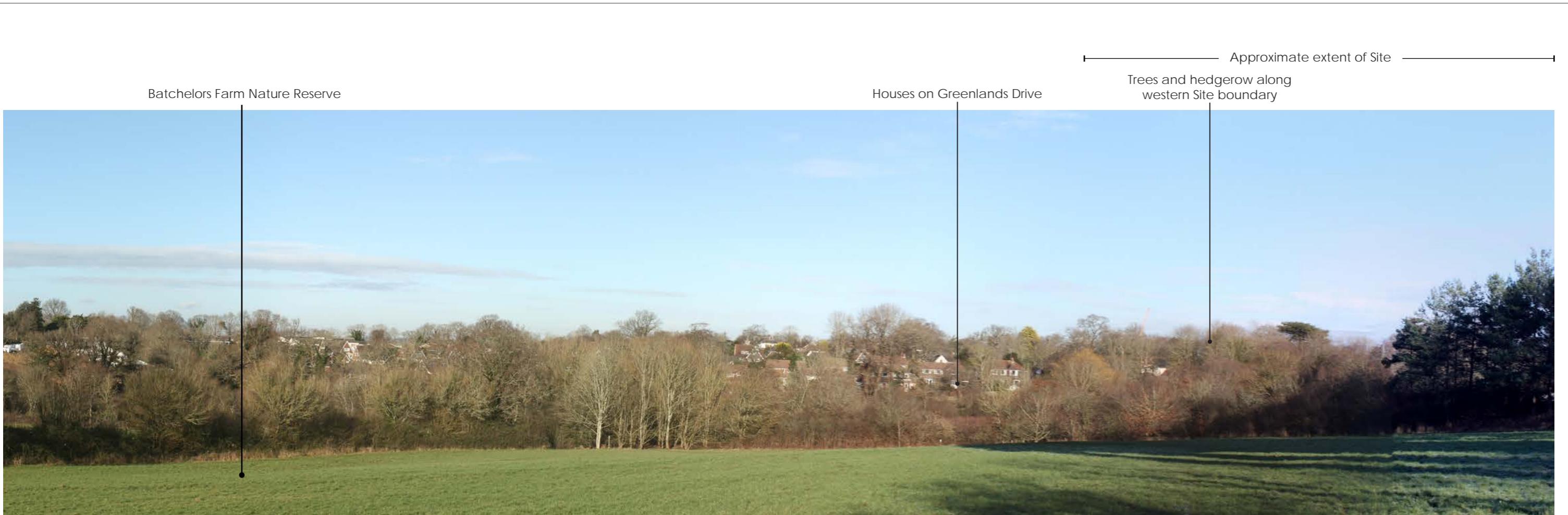
		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
<sup>t</sup> 01462 743647 <sup>e</sup> ashwell@csaenvironmental.co.uk <sup>w</sup> csaenvironmental.co.uk		
Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No. CSA/6314/102
Drawing Title	Photosheets	Date April 2025
Client	SDP	Drawn TV Checked CA Rev A



**Photograph 18** View from path through Batchelors Farm Nature Reserve, looking north east.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 19.01.2023, 12:47  
 Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
 HfoV 86°  
 Looking direction: north east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <b>t</b> 01462 743647 <b>e</b> ashwell@csaenvironmental.co.uk <b>w</b> csaenvironmental.co.uk	
Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No.	CSA/6314/102
Drawing Title	Photosheets	Date	April 2025
Client	SDP	Drawn TV	Checked CA
			Rev A



**Photograph 19** View from path through Batchelors Farm Nature Reserve, looking north.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 19.01.2023, 12:50  
 Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: north

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <b>t</b> 01462 743647 <b>e</b> ashwell@csaenvironmental.co.uk <b>w</b> csaenvironmental.co.uk	
Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No.	CSA/6314/102
Drawing Title	Photosheets	Date	April 2025
Client	SDP	Drawn TV	Checked CA
			Rev A



**Photograph 20**

View from public footpath 1K, looking north east.

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
19.01.2023, 12:53  
Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: north east

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Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No.	CSA/6314/102
Drawing Title	Photosheets	Date	April 2025
Client	SDP	Drawn TV	Checked CA



**Photograph 21**

View from the car park at the viewpoint at Jack and Jill Windmills

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
19.01.2023, 13:24  
Canon EOS 450D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: north

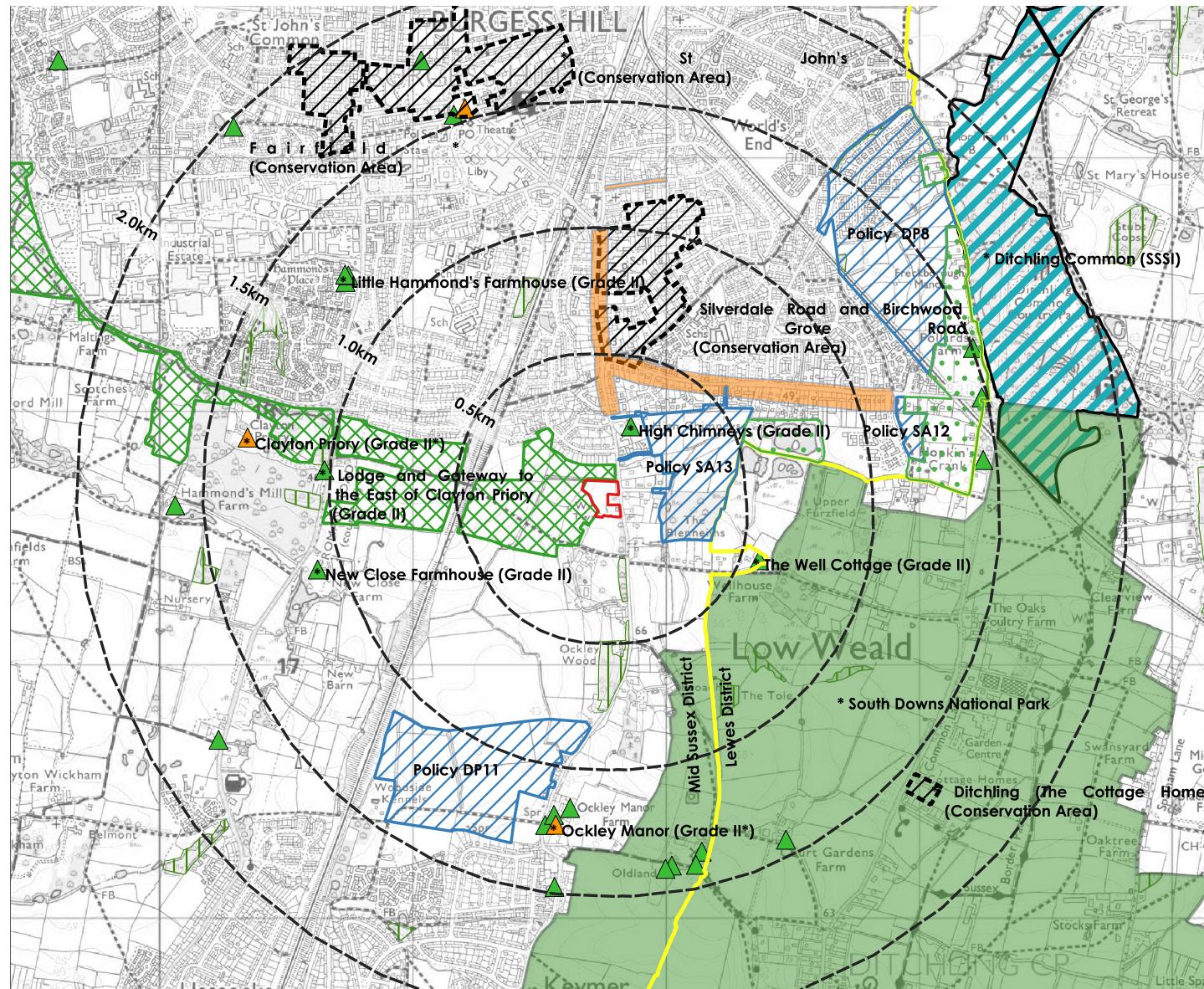
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Project	Land Either Side of Batchelors Farm, Burgess Hill	Drawing No.	CSA/6314/102
Drawing Title	Photosheets	Date	April 2025
Client	SDP	Drawn TV	Checked CA

## **Appendix D**

### Designations and Local Policy Plan



## Legend

- District Boundary
- Site Boundary

## Designations

### Landscape

- National Parks

### Ecology

- Sites of Special Scientific Interest (SSSI)
- Ancient Woodland
- Ancient & Semi-Natural Woodland

### Heritage

- Conservation Areas
- Listed Buildings
  - II\*
  - II

## Mid Sussex District Plan 2014-2031 Policies

- Protecting Areas of Townscape Value (Policy H3)
- Strategic House Allocation
- Protection and Enhancement of Countryside (Policy DP12)
- Informal Open Space

0 0.25 0.5 km



Project	Land Either Side of Batchelors Farm, Burgess Hill	Date	April 2025	Drawing No.	CSA/6314/103
Drawing Title	Designations and Local Policy Extract Plan	Scale	Refer to scale	Rev	A
Client	SDP	Drawn	TV	Checked	CA

## **Appendix E**

### National Landscape Policy Context

## 1.0 APPENDIX E – NATIONAL LANDSCAPE POLICY CONTEXT

### National Planning Policy Framework (December 2024)

- 1.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 1.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 1.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for, among other elements, the '*(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*'
- 1.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality, beautiful and sustainable buildings and places. Paragraph 132 states that '*... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.*' Paragraph 133 requires local authorities to prepare design guides and codes which act as a framework to reflect local character and design preferences to create high quality designed places which are beautiful and distinctive.
- 1.5 Paragraph 135 states that planning policies and decisions, should ensure that developments, amongst others:
  - '*will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - '*are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
  - '*are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...*'
- 1.6 Paragraph 136 highlights the importance of new and retained trees to the character and quality of urban environments, with appropriate species choice for the location and the needs of all users.
- 1.7 Paragraph 137 states that the design quality should be integral to the evolution and assessment of proposals, and paragraph 139 goes on to state that poorly

designed development should be refused, particularly where it does not follow local or government design guidance.

- 1.8 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to and enhance the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 1.9 Paragraph 188 highlights that plans should:

*'... distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'*
- 1.10 Paragraph 193 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, '*(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*'.
- 1.11 Paragraph 189 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to landscape and scenic beauty. The paragraph also notes that development within the setting of a designated area '*... should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.*'
- 1.12 Paragraph 190 goes on to state that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Applications for development should include an assessment of potential detrimental effects on the environment, the landscape and recreational opportunities, and should show the extent to which these could be moderated.

1.13 The definition of 'major development' for the purposes of paragraphs 190 and 191, is noted as being a matter for the decision maker, and should be considered in terms of its '*...nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area is designated or defined.*'

### **Planning Practice Guidance**

1.14 The Planning Practice Guidance ('PPG') as relevant to this assessment covers landscape and the natural environment and the design of new developments. The PPG may be out of date in its reference to NPPF paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.

1.15 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 134 [139] of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Uses
- Homes and buildings
- Resources
- Lifespan.

1.16 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...*'. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.

1.17 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

1.18 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

- *Building a strong, competitive economy;*
- *Achieving well-designed places;*
- *Promoting healthy and safe communities;*
- *Mitigating climate change, flooding and coastal change;*
- *Conserving and enhancing the natural environment.*

1.19 The final paragraph (008) in the green infrastructure sub-section notes that:

*'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'*

1.20 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as '*... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.'*'

1.21 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 180 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to '*... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.*' Paragraph 036 goes on to note that:

*'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'*

1.22 Paragraph 041 of the Landscape section deals with the approach to development within National Parks, the Broads and Areas of Outstanding

Natural Beauty (now 'National Landscapes' as of November 2023). It notes that their status as landscapes of the highest quality has to be reflected in the design and location of all development in these areas, and refers to the considerations for development as set out in paragraph 172 [183] of the NPPF. Development in the setting of one of these protected landscapes is covered in paragraph 042, which states that, where important long views from or to the designated landscapes are identified, or where the land within and adjoining the designated area is complementary, a sensitive approach which takes potential impacts into account will be needed to avoid significant harm.

### **National Design Guide**

1.23 The National Design Guide (2019) provides guidance to illustrate '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*'

1.24 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):

- Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

*'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.*
- The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. *It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.*
- Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. *Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'*

1.25 The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.

The document provides detailed guidance on the production of design codes, guides and policies to promote successful design. It is split into two parts; Part 1 focusing on the coding process, and Part 2 comprising guidance notes.

## **Appendix F**

### Illustrative Masterplan



# SDP

project:

Land adjacent either side of:

BATCHELORS FARM HOUSE  
KEYMER ROAD, BURGESS HILL

title:

ILLUSTRATIVE MASTERPLAN

date: Apr '25 scale: 1 : 500 @ A1

drawing number:	2501/PL.04	Rev.
		A

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## **Appendix G**

### Landscape Strategy

### Boundaries

The existing boundary vegetation will be supplemented with significant planting of new native thicket and trees, to provide a dense landscaped boundary between the new houses and the adjacent Batchelor's Farm open space.



### Biodiversity

The western area of the Site will be dedicated for biodiversity enhancements and public access restricted. Enhancements will include a mosaic of scrub and grassland habitats and areas of marginal aquatic vegetation in the SuDs basin.

The Existing boundary vegetation will be enhanced to provide ecological corridors around the periphery of the site. Native tree and shrub planting will provide foraging opportunities for a variety of wildlife.



### Proposed Planting Palette

The following planting palette is proposed for the new native hedgerow and thicket planting, reflecting the character of the surrounding landscape.

Native Thicket Planting		Native Hedge Planting	
<i>Viburnum lantana</i>	Wayfaring Tree	<i>Crataegus monogyna</i>	Common Hawthorn
<i>Carpinus betulus</i>	Common Hornbeam	<i>Prunus spinosa</i>	Blackthorn
<i>Castanea sativa</i>	Sweet Chestnut	<i>Cornus sanguinea</i>	Common Dogwood
<i>Quercus robur</i>	English Oak	<i>Corylus avellana</i>	Common Hazel
<i>Prunus spinosa</i>	Blackthorn	<i>Acer campestre</i>	Field Maple
<i>Crataegus monogyna</i>	Common Hawthorn	<i>Viburnum lantana</i>	Wayfaring Tree
<i>Corylus avellana</i>	Common Hazel		
<i>Taxus baccata</i>	Common Yew		
<i>Lonicera periclymenum</i>	Common Honeysuckle		



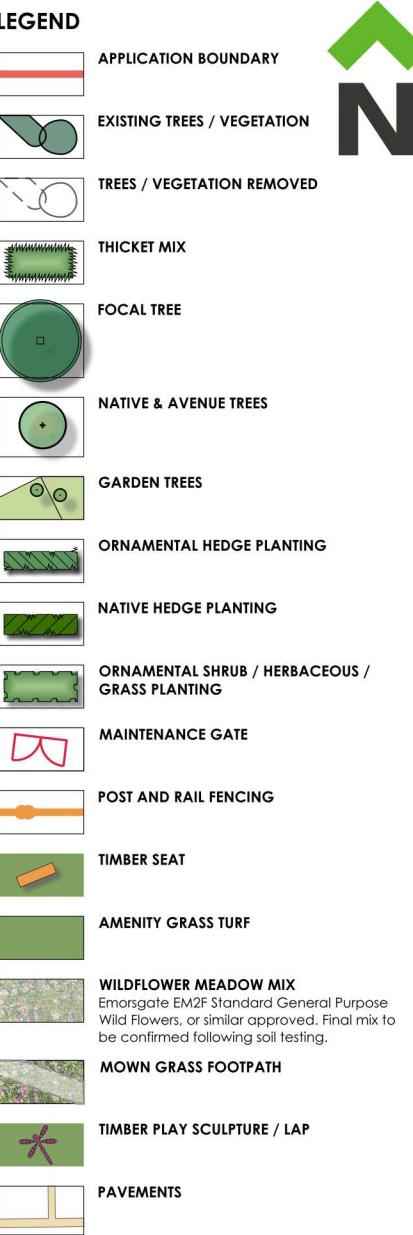
### Residential Landscaping

New ornamental shrubs and hedges will be planted throughout the development. That will provide seasonal and floral interest and benefit local wildlife.



### Keymer Road Frontage

Sections of existing hedgerow will require removal to provide access into the Site. New sections of native hedgerows and trees can be planted to compensate for this loss and to ensure the vegetated characteristics of Keymer Road are respected. The new entrance would be overlooked by the new houses to provide a positive frontage to the road.



**LEGEND**

- APPLICATION BOUNDARY
- EXISTING TREES / VEGETATION
- TREES / VEGETATION REMOVED
- THICKET MIX
- FOCAL TREE
- NATIVE & AVENUE TREES
- GARDEN TREES
- ORNAMENTAL HEDGE PLANTING
- NATIVE HEDGE PLANTING
- ORNAMENTAL SHRUB / HERBACEOUS / GRASS PLANTING
- MAINTENANCE GATE
- POST AND RAIL FENCING
- TIMBER SEAT
- AMENITY GRASS TURF
- WILDFLOWER MEADOW MIX
- Emorsgate EM2F Standard General Purpose Wild Flowers, or similar approved. Final mix to be confirmed following soil testing.
- MOWN GRASS FOOTPATH
- TIMBER PLAY SCULPTURE / LAP
- PAVEMENTS

C	07/04/25	TV	Minor amends to thicket planting
B	04/04/25	TV	Comments from ecologist
Rev	Date	By	Description

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

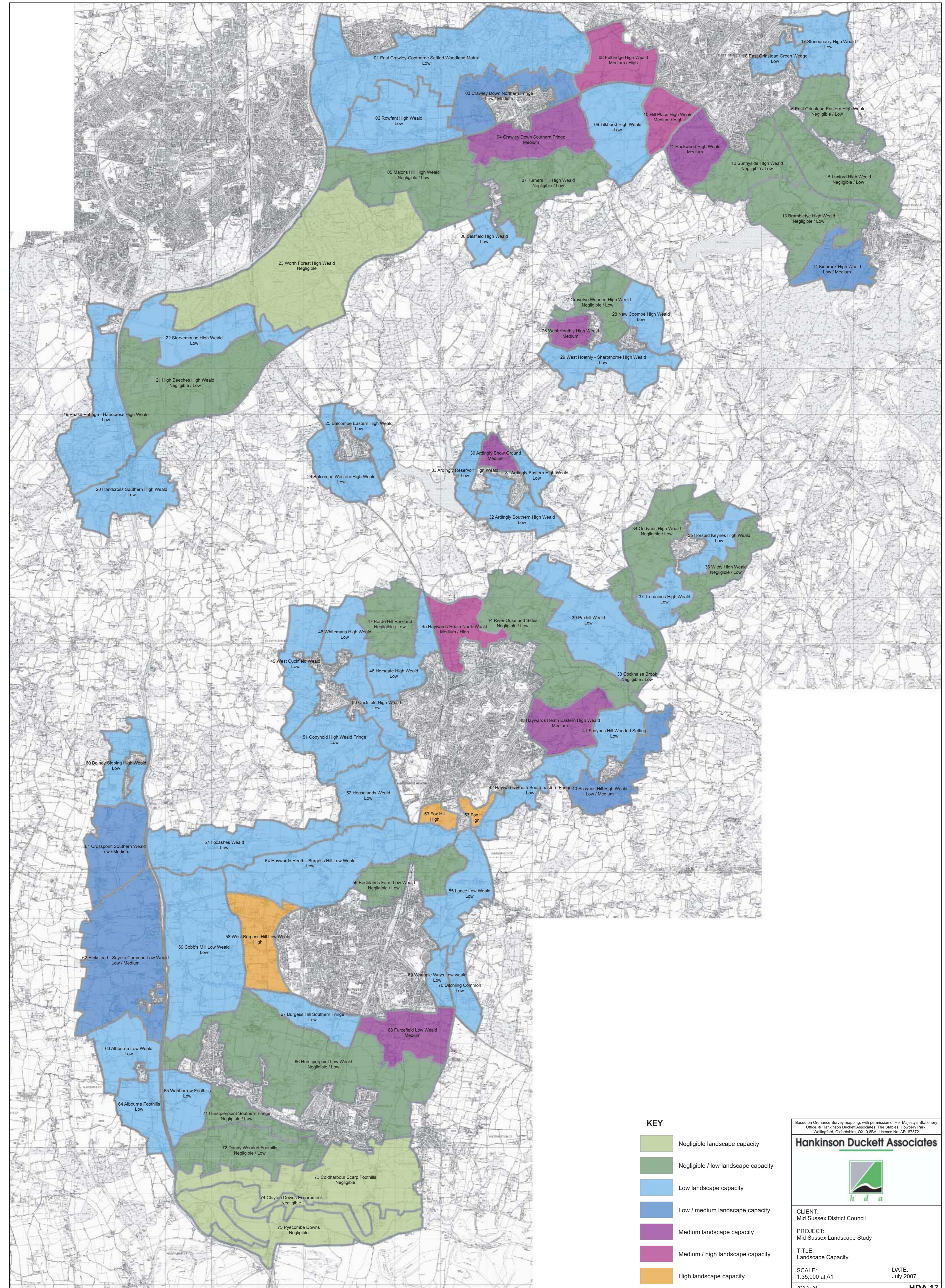
t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land Either Side of Batchelors Farm, Burgess Hill	
Title	Landscape Strategy Plan	
Client	SDP	
Scale	1:1000 @ A3	Drawn TV
Date	April 2025	Checked CA
Drawing No.	CSA/6314/105	Rev C

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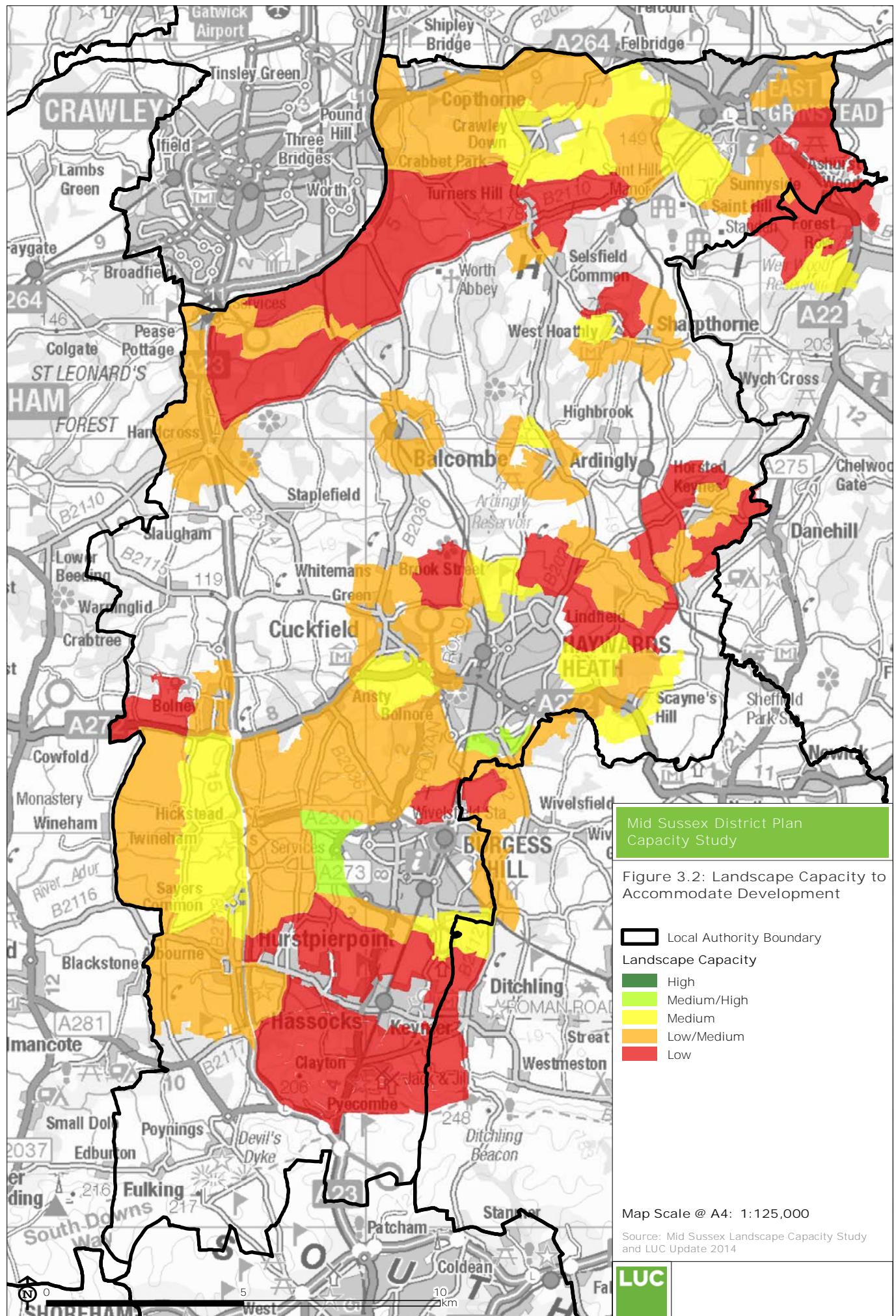
## **Appendix H**

Extract from Landscape Capacity Study  
– Hankinson Duckett Associates ('HDA', 2007)



## **Appendix I**

Extract from Capacity of Mid Sussex District to Accommodate Development – Land Use Consultants ('LUC', 2014)



## **Appendix J**

### Methodology and Summary Landscape and Visual Effects

## METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.

M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:

- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3<sup>rd</sup> edition 2013); and
- 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.
- 'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21
- 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)', Landscape Institutes Technical Guidance Note LITGN-2024-01 (August 2024)

### LANDSCAPE/TOWNSCAPE EFFECTS

M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. National Landscapes (formerly AONBs). Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change (i.e. landscape susceptibility).

M4 GLVIA defines susceptibility to change as 'the ability of the landscape receptor (whether the overall character or quality / condition of a particular landscape type or area, or an individual element and / or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of planning policies and strategies.'

Landscape susceptibility can vary with:

- (i) existing land uses;
- (ii) the pattern and scale of the landscape;
- (iii) visual enclosure/openness of views, and distribution of visual receptors;
- (iv) relationship to neighbouring settlement;
- (v) the scope for mitigation, which would be in character with the existing landscape; and
- (vi) the condition and value placed on the landscape.

M5 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

M6 Nationally valued landscapes are recognised by designation, such as National Parks and National Landscapes (formerly AONBs) which have particular planning policies applied to them. Nationally valued townscapes include areas identified as World Heritage Sites. Paragraph 187 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.

M7 For the purpose of our assessment, landscape/townscape quality, value and susceptibility are assessed using the criteria in Tables LE1 and LE2. Assessing landscape sensitivity to a particular type of development is made by combining judgements on landscape value and susceptibility to the type of development proposed. The different levels of landscape sensitivity are defined in Table LS1 below.

**Table LS1: Landscape / Townscape Sensitivity**

<b>Very High</b>	A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape or World Heritage Site.
<b>High</b>	A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.
<b>Medium</b>	A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/ townscape.
<b>Low</b>	A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/ townscape in which it is set and may result in a beneficial change.

M8 There is a strong inter-relationship between landscape/townscape quality, value and susceptibility as high quality/value landscapes/townscapes usually have a low ability to accommodate change. Typically, landscapes/townscapes which carry a quality designation, and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive. However, to avoid making this process overly formulaic, the assessment of landscape / townscape sensitivity includes a degree of professional judgement and where necessary this is explained in the narrative text within the report.

M9 The magnitude of change is the size / scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.

M10 The size / scale of change relates to the loss or introduction of landscape elements resulting from the proposed change. This is particularly relevant where proposals will impact on key landscape components which contribute to local landscape character. The geographic extent is the overall area in which the landscape effects will be felt and will vary depending on the nature of the proposals. For instance, effects could be experienced at the site level, its immediate setting, at a character area level, or could impact on several landscape character areas. Duration is the expected time frame during which effects will be experienced. In some instances, such as wind / solar farms which have a limited life span, effects may be reversible as once the development is decommissioned the land can be restored.

M11 Landscape/townscape effects are assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & susceptibility of the landscape resource affected (using the criteria set out in Table LE4). The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape or a significant increase in site traffic movement). Direct visual effects result from changes to existing views.

M12 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

### **VISUAL EFFECTS**

M13 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

M14 In describing the content of a view the following terms are used:

- No view - no views of the development;

- Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
- Partial - a clear view of part of the development only;
- Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
- Open - a clear view to the development.

M15 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, and the value placed on it (e.g. greater value will be attached to a view from a recognised beauty spot, or views towards a designated heritage asset). As set out in GLVIA, paragraph 6.32, the susceptibility of visual receptors to changes in views / visual amenity is mainly a function of:

- *'The occupation or activity of people experiencing the view at particular locations; and*
- *The extent to which their attention or interest is focused on the views and the visual amenity they experience at particular locations.'*

M16 Visual sensitivity was assessed using the criteria in Table VE1 by combining judgements on the value of the views and their susceptibility to change.

M17 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. It takes into account the scale and extent of change in the view and the contrast between the existing landscape / townscape and the proposed development. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.

M18 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.

M19 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.

M20 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

### **MITIGATION AND RESIDUAL EFFECTS**

M21 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.

M22 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.

M23 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

## ASSESSMENT OF EFFECTS

M24 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

## CUMULATIVE EFFECTS

M25 Cumulative effects are '*the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.*'

M26 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

## ZONE OF THEORETICAL VISIBILITY (ZTV)

M27 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.

M28 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.

M29 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.

M30 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.

M31 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

## VISUALISATION TYPE METHODOLOGY

M32 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:

- Type 1 - annotated viewpoint photographs;
- Type 2 - 3D wireline / model;
- Type 3 - photomontage / photowire;
- Type 4 - photomontage / photowire (survey / scale verifiable).

M33 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.

M34 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.

M35 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.

M36 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.

M37 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation, and that professional judgement should always be applied. In certain instances, where there is neighbouring development which is of a similar scale to that of the proposed development, which provides a point of reference, it is not always considered necessary to produce photowire or photomontage visualisations.

M38 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM

VISUALISATION TYPE METHODOLOGY

	Type 1	Type 2	Type 3	Type 4
A			Evidence submitted to most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.	
	Neutral	Negligible	Slight	Moderate
B			Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are potential concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.	
	Neutral	Negligible	Slight	Moderate
C			Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.	
	Neutral/Negligible/Slight		Moderate	Substantial
D			To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.	
	Neutral/Negligible/Slight/Moderate		Substantial	

Table LE 1

## LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

Very High	High	Medium	Low
<p><b>Landscape Quality:</b> Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, National Landscapes or World Heritage Site.</p> <p><b>Townscape Quality:</b> A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site</p> <p><b>Value:</b> Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p><b>Landscape Quality:</b> A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p><b>Townscape Quality:</b> A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p><b>Value:</b> High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.</p>	<p><b>Landscape Quality:</b> Typically non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features.</p> <p><b>Townscape Quality:</b> A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p><b>Value:</b> An ordinary landscape/townscape of local value which may have some detracting features. Typically no statutory designations for landscape/townscape quality. A landscape which may have limited public access and/or have pleasant views out, or be visible in public views.</p>	<p><b>Landscape / Townscape Quality:</b> Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p><b>Value:</b> Landscape/townscape generally of lower quality. A landscape with limited public access, typically no designations or recognised cultural significance. Limited public views.</p>

**Table LE 2****LANDSCAPE / TOWNSCAPE SUSCEPTIBILITY**

Very High	High	Medium	Low
<p>Highly distinctive landscape / townscape with strong character generally in excellent condition, exhibiting a number of positive attributes and no or few detracting elements. Development would be entirely at odds with the scale, pattern and character of the landscape / townscape. A landscape with little ability to accommodate change of the type proposed without significant impacts on landscape / townscape character and on key characteristics and / or aesthetic or perceptual aspects of the character area. Little or no scope for mitigation.</p> <p>Distinctive landscape / townscape with few detracting features. Landscape elements in good condition and make a positive contribution to local character. Landscape with low potential to accommodate change of the type proposed without loss or alteration of key landscape / townscape elements or adverse change to landscape / townscape character. Limited scope for mitigation.</p> <p>Relatively commonplace landscape / townscape typically in moderate condition. Proposals would be largely compatible with the scale, pattern and character of the landscape / townscape. Proposals could be absorbed with limited impact on key landscape features, and perceptual and aesthetic qualities. Scope to provide landscape mitigation / enhancements.</p> <p>Landscape / townscape of mixed character and / or with some detracting and intrusive elements. Landscape features pose little constraint and / or are capable of replacement. Proposals would be well related to the scale, pattern and character of the local landscape / townscape. Good potential for landscape mitigation and enhancements which would contribute to landscape / townscape character.</p>			

**Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE**

	Substantial	Moderate	Slight	Negligible	Neutral
<b>Description of the Change predicted</b>	Total loss of or significant impact on key characteristics, features or elements	Partial loss of or impact on key characteristics, features or elements	Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements	Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements	No loss or alteration of key landscape/ townscape characteristics, features or elements

**Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS**

	Substantial	Moderate	Slight	Negligible	Neutral
<b>Description of the Effect</b>	The proposals will alter the landscape/ townscape in that they: <ul style="list-style-type: none"> <li>will result in substantial change in the character, landform, scale and pattern of the landscape/townscape;</li> <li>are visually intrusive and would disrupt important views;</li> <li>are likely to impact on the integrity of a range of characteristic features and elements and their setting;</li> <li>will impact a high quality or highly vulnerable landscape;</li> <li>cannot be adequately mitigated.</li> </ul>	The proposals: <ul style="list-style-type: none"> <li>noticeably change the character, scale and pattern of the landscape/ townscape;</li> <li>may have some impacts on a landscape/ townscape of recognised quality or on vulnerable and important characteristic features or elements.</li> <li>are a noticeable element in key views;</li> <li>not possible to fully mitigate.</li> </ul>	The proposals: <ul style="list-style-type: none"> <li>do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character;</li> <li>will impact on certain views into and across the area;</li> <li>mitigation will reduce the impact of the proposals but some minor residual effects will remain.</li> </ul>	The proposals: <ul style="list-style-type: none"> <li>complement the scale, landform and pattern of the landscape/townscape;</li> <li>development may occupy only a relatively small part of the Site;</li> <li>maintain the majority of landscape features;</li> <li>incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.</li> </ul>	The proposals: <ul style="list-style-type: none"> <li>change is neither better nor worse;</li> <li>maintain existing landscape/ townscape character;</li> <li>maintain the majority of landscape features;</li> <li>incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.</li> </ul>

**Footnote:**

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

**Table VE 1****VISUAL SENSITIVITY**

Description of the Receptor	High	Medium	Low
	<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an National Landscape, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>	<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

Table VE 2

VISUAL MAGNITUDE OF CHANGE

Substantial	Moderate	Slight	Negligible	Neutral
Large and dominating changes which affect a substantial part of the view.				
	Clearly perceptible and noticeable changes within a significant proportion of the view.			
		Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).		
			Very minor changes over a small proportion of the view(s).	
				No discernible change to the view(s).

Description of the Change predicted

Table VE 3

VISUAL EFFECTS

Substantial	Moderate	Slight	Negligible	Neutral
The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.				
	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.			
		The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.		
			The proposals would result in a negligible change to the view but would still be discernible.	
				No change in the view.

Description of the Effects

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