

Land to the south of Reeds Lane, Sayers Common, Mid Sussex Environmental Impact Assessment Scoping Report

**Information to accompany a request for Mid Sussex
District Council to form a Scoping Opinion**

Berkeley Latimer Estates Ltd.

07 May 2026

LICHFIELDS

65901/03/MS/NP
41092670v1

Contents

1.0	Introduction	1
	Purpose of Document	1
	Report Structure	1
2.0	Background and Context	2
	Requirement for EIA	2
	The Applicant	3
	Background to the Development	3
	Summary of Relevant Planning Policy	4
	Consultation	5
	Summary	5
3.0	Site Location and Description	7
	The Site	7
	The Surroundings	7
	Environmental Context	8
4.0	Proposed Development	10
	Description of Main Works/Form of Development	10
	Access	10
	Landscaping	10
	Construction and Phasing	11
	Consideration of Alternatives	11
5.0	Landscape and Visual	14
6.0	Transport	25
7.0	Air Quality and Odour	35
8.0	Noise and Vibration	41
9.0	Biodiversity	46
10.0	Cultural Heritage	55

11.0	Water Environment/Flood Risk	63
12.0	Socio-Economics	77
13.0	Climate Change	82
14.0	Other Matters for Consideration	86
	Agricultural Land	86
	Ground Conditions and Contamination	86
	Risk of Major Accidents and Disasters	87
	Light Pollution	87
	Daylight, Sunlight and Overshadowing	87
	Wind Environment	88
	Waste	88
	Human Health	89
15.0	General Approach and Form of the ES	90
	Methodological Approach	90
	Structure and Format of the ES	91
	The Team	92
16.0	Summary and Conclusions	93
17.0	Abbreviations and Definitions	94
	Abbreviations	94
	Definitions	95

Appendices

- Appendix 1 Site Location Plan
- Appendix 2 LVIA Methodology & Glossary
- Appendix 3 LVIA Baseline Figures
- Appendix 4 Viewpoint Photography
- Appendix 5 Discounted Viewpoints
- Appendix 6 Air Quality Diffusion Tubes
- Appendix 7 Noise Figures
- Appendix 8 Preliminary Ecological Appraisal
- Appendix 9 Hydrological and Flood Risk Figures
- Appendix 10 Stakeholder Consultation - Water Environment/Flood Risk

1.0 Introduction

Purpose of Document

- 1.1 This document provides information to assist Mid Sussex District Council ('the Council') in forming an Environmental Impact Assessment ('EIA') Scoping Opinion. It has been prepared pursuant to Regulation 15 of the Town and Country Planning (EIA) Regulations 2017 as well as the requirements of the Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018 (together 'the 2017 EIA Regulations').
- 1.2 The Scoping Report is submitted on behalf of Berkeley Latimer Estates Ltd ('the Applicant') in respect of a residential led mixed-used development (the 'Proposed Development') on land to the south of Reeds Lane, Sayers Common ('the Site').
- 1.3 This Scoping Report sets out the proposed technical aspects to be 'scoped in' to the EIA for the Proposed Development and the approach to the assessment of each aspect. The EIA will cover the potential for significant environmental effects arising from both the Proposed Development in its own right as well as the cumulative effects when the Proposed Development is considered in the context of the wider area along with other developments.
- 1.4 Further information on the approach to the EIA, including the assessment of cumulative effects, is provided in Section 4 of this EIA Scoping Report.

Report Structure

- 1.5 The report is structured as follows:
- Section 2.0 - provides background information about the need for the Proposed Development and the requirement for EIA;
 - Section 3.0 - provides a description of the Site's location and its surroundings;
 - Section 4.0 - provides a description of the key features of the Proposed Development, including its construction and phasing;
 - Sections 5.0 to 13.0 - provide a review of the potential environmental effects of the Proposed Development as a means of identifying those matters to be scoped into the EIA;
 - Section 14.0 - considers those matters capable of being scoped out of the EIA;
 - Section 15.0 - summarises the proposed form and content of the Environmental Statement (ES), the team and refers to a list of other documents and material that will accompany the planning application;
 - Section 16.0 - summary and conclusions; and
 - Section 17.0 - abbreviations and references.
- 1.6 The report is supported by a Site Location Plan at Appendix 1.

2.0 Background and Context

Requirement for EIA

- 2.1 In accordance with Regulation 15 of the Town and Country Planning (EIA) Regulations 2017 (as updated), which sets out the procedure to facilitate the preparation of ESs, the Applicant confirms that it intends to submit an ES to the Council alongside the outline planning application for the Proposed Development.
- 2.2 The Proposed Development falls within Part 10(b) of Schedule 2 of the 2017 EIA Regulations as an urban development project which includes more than 150 dwellings and a site area which exceeds 5 hectares (ha).
- 2.3 For Schedule 2 developments, the Regulations require that an EIA is undertaken where the development is *'likely to have significant effects on the environment by virtue of factors such as its nature, size and location'*.
- 2.4 In determining whether the Proposed Development is likely to give rise to significant environmental effects, reference should be made to Schedule 3 of the Regulations. This identifies three categories of criteria:
- 1 **Characteristics of the development such as:** size and design; cumulative effects with existing development and/or approved development; use of natural resources (in particular land, soil, water and biodiversity); production of waste; pollution and nuisances; risk of major accidents and/or disasters relevant to the development concerned (including those caused by climate change, in accordance with scientific knowledge); and the risks to human health (for example due to water contamination or air pollution).
 - 2 **Location of the development** (by reference to the environmental sensitivity of the area) such as: the existing and approved land use; the relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground; the absorption capacity of the natural environment, paying particular attention to specified areas; densely populated areas; and landscapes and sites of historical, cultural or archaeological significance.
 - 3 **Characteristics of the potential impact**, considering the likely significant effects of the development in relation to the above criteria with regard to the impact of development on:
 - a Population and human health;
 - b Biodiversity;
 - c Land, soil water, air and climate;
 - d Material assets, cultural heritage and the landscape; and
 - e The interaction between the above factors.
- 2.5 Having regard in particular to the magnitude and spatial extent of the impact (e.g. geographical area and size of the population likely to be affected); the nature of the impact; the transboundary nature of the impact; the intensity and complexity of the impact; the probability of the impact; the expected onset, duration, frequency and reversibility of the

impact; the cumulation of impacts with the impact of other existing and/or approved development; and the possibility of effectively reducing the impact.

2.6 In light of these, EIA will be required for Schedule 2 development in three main types of case:

- 1 Major development which is of more than local importance;
- 2 Developments located in particularly environmentally sensitive or vulnerable locations; and
- 3 Developments with unusually complex and potentially hazardous environmental effects.

2.7 Having reviewed the existing Site characteristics, the sensitivity of the Site and the nature of the Proposed Development, the Applicant has instructed a team of competent experts to undertake EIA of the Proposed Development and to input into an iterative design process in order to minimise the potential for significant effects arising from the Proposed Development.

2.8 To assist the Council and consultees in forming an EIA scoping opinion, this report provides as much information as possible to the Proposed Development, the likely environmental effects and suggested content of the ES. It includes information on:

- 1 The Site location and description;
- 2 A description of Proposed Development;
- 3 A review of possible environmental effects, with details of which environmental aspects should be scoped in and which can be scoped out of the EIA, along with a proposed scope of the cumulative assessment; and
- 4 The proposed form of the ES.

2.9 To further assist in this consideration, the following two sections provide information on the background and need for the Proposed Development.

The Applicant

2.10 Berkeley Latimer Estates is a Joint Venture between Berkeley and Latimer, by Clarion Housing Group. Berkeley and Latimer build homes and sustainable communities across London and the South of England, creating places and homes for people at all stages of life. A key focus is on creating neighbourhoods where people can live comfortably, with access to green space, community facilities, local shops and safe routes for walking and cycling.

Background to the Development

2.11 The Council has prepared a District Plan Review that is currently at examination. The emerging Mid Sussex District Plan (2021-2039) sets out the Council's proposed strategy for growth over its new plan-period and if adopted, will replace the current Mid Sussex District Plan 2014-2031 (adopted in 2018).

2.12 The emerging District Plan seeks to allocate the settlement of Sayers Common as a proposed 'Sustainable Community', with the Applicant's land subject of allocation DPSC3

‘Land to the South of Reeds Lane, Sayers Common’ allocated as a ‘Significant Site’ alongside four smaller allocations (subservient to DPSC3) being promoted by others (DPSC4-7). Together, the five allocations are intended to deliver circa 2,500 homes alongside supporting infrastructure, a new community centre, employment uses, and open space.

2.13 Draft Policy DPSC GEN (Significant Site Requirements) of the emerging District Plan also requires that the proposed ‘Significant Sites’ in the plan (including DPSC3 ‘Land South of Reeds Lane’, Sayers Common), are progressed in accordance with a Masterplan. A Masterplan Framework Document (MFD) has therefore been prepared by the Applicant, consulted upon between January and February 2026, and is due to be finalised for approval in May 2026. The MFD provides a vision for the whole of Sayers Common (i.e. allocations DPSC3-7) and reflects the emerging proposals for sites DPSC4-7 and also provides masterplan proposals specifically for the Applicant’s site (DPSC3). The MFD, once approved by the Council, will form a material consideration and be used to help determine planning applications.

2.14 The Applicant is proposing to submit an outline planning application for a residential-led mixed use development on the Site.

Summary of Relevant Planning Policy

2.15 To the extent that it is relevant to the EIA, the ES for the Proposed Development will provide a summary of planning policy.

National Planning Policy and Guidance

National Planning Policy Framework (December 2024)

2.16 The National Planning Policy Framework (‘NPPF’) (December 2024) is a material consideration in the determination of planning applications. Planning applications should be determined in accordance with the development plan unless material considerations, including the policies within the NPPF, indicate otherwise.

2.17 The NPPF defines the planning system’s purpose as contributing to the achievement of sustainable development (Paragraph 7). Planning decisions should play an “*active role*” in guiding development towards sustainable solutions taking account of local circumstances to reflect their needs (Paragraph 9). In this context, the NPPF includes a ‘presumption in favour of sustainable development’ at Paragraph 11. For plan-making, the presumption means promoting a sustainable pattern of growth that aligns growth and infrastructure. For decision-taking, it means:

- 1 Approving development proposals that accord with the development plan without delay; and
- 2 Where there are no relevant policies or policies are out-of-date, permission should be granted subject to:
 - a Whether policies protecting areas or assets of particular importance within the NPPF provide a strong reason for refusing development; or
 - b Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits having regard to, among other considerations, directing development to sustainable locations and securing well-designed places.

2.18 Finally, the NPPF also supports the use of masterplans as a tool to support sustainable development, noting they can help ensure larger scale developments deliver a variety of well-designed homes (Paragraph 77c) and facilitate the efficient use of land while also creating beautiful places (Paragraph 130).

2.19 Proposed reforms to the NPPF were published for consultation on 16 December 2025. This seeks to provide a further basis by which planning might support growth. In so doing, it differentiates between plan-making and national decision-making policies. Whilst these policies do not yet apply, they are helpful in showing the approach of the Government in respect of its support for development. The consultation period on the proposed changes closed on 10 March 2026.

Current Development Plan

2.20 Key documents that make up the development plan for Mid Sussex includes:

- The **Mid Sussex District Plan 2014-2031 (adopted 2018)**, which sets out a vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved. It supports the NPPF's 'presumption in favour of sustainable development'. As such, it sets out broad guidance on the distribution and quality of development in the form of 'higher level' strategic policies;
- The **Site Allocations Development Plan Document (adopted 2022)**, which identifies sufficient housing sites to provide a five year housing land supply to 2031 and also makes sure that enough land is allocated to meet identified employment needs; and
- Various neighbourhood plans, including the '**Albourne Neighbourhood Plan**' made in 2016 and '**Hurstpierpoint and Sayers Common Neighbourhood Plan**' made in 2015, which set out the long-term vision for the area.

Emerging District Plan Review & Sayers Common 'Significant Site'

2.21 As noted above, the Council has prepared a District Plan Review that is currently at examination. If adopted, it would replace the current District Plan 2014-2031. It sets out the Council's proposed strategy for growth over its new plan-period. As an emerging plan, it is a material consideration and both its policies and underlying evidence base can and should be taken into account in the determination of planning applications. As part of the plan's strategy, the plan proposes the allocation of three 'Significant Sites', which includes DPSC3 'Land to the South of Reeds Land, Sayers Common'.

Consultation

2.22 The Applicant is committed to a programme of consultation and engagement to assist in the ongoing iteration of the Proposed Development. Engagement with key stakeholders and statutory and non-statutory consultees who can assist the EIA Team in the process of assessment will also continue as the work associated with the EIA proceeds.

Summary

2.23 The Proposed Development is one that falls within the remit of the 2017 EIA Regulations. It has been determined that an EIA will be conducted to ensure that the potential for significant effects can be assessed, and mitigation and monitoring measures identified

where required. The planning application for the Proposed Development will therefore be accompanied by an ES.

2.24 The Proposed Development is being brought forward by Berkeley Latimer Estates Ltd.

2.25 The remainder of this Scoping Report provides further detail on the Site, the Proposed Development, and the matters to be assessed as part of the EIA.

3.0 Site Location and Description

- 3.1 In accordance with the 2017 EIA Regulations, a Site Location Plan is attached identifying the Site (Appendix 1) associated with the Proposed Development. It encompasses an area of approximately 113 hectares (ha). The boundary shown on the Site Location Plan has been identified for the purposes of EIA scoping and defines a maximum extent of land to which the EIA will relate. The final site boundary will fall within this scoping boundary.

The Site

- 3.2 The majority of the Site is located to the southwest of the village of Sayers Common and is predominantly in agricultural and equestrian use, comprising a mosaic of small to medium sized irregular fields including arable and pasture land. Field boundaries on the Site are defined by hedgerows and hedgerow trees, ponds and vegetated ditch lines.
- 3.3 The Site is formed of four separate land parcels, as follows:
- Site Parcel A, the largest of the three parcels (69.95ha in area), adjoins the south-western edge of Sayers Common and abuts Reeds Lane to the north, London Road/B2118 to the east, Henfield Road/B2116 to the south and agricultural land to the west. The Albourne Equestrian Centre is located within the southwest of Site Parcel A and includes a cluster of barns and paddocks. A number of Public Rights of Way (PRoW) also run north/south through the Site parcel.
 - Site Parcel B, to the immediate southwest of Site Parcel A, measures 19.50 ha and abuts Henfield Road in the north, an unnamed lane in the east, Priestfield Farm in the south, and Truslers Hill Lane in the west. High Cross Light industrial estate, which includes a number of small businesses, is located within the centre of Site Parcel B. There is also an existing small block of woodland located within the south of the Site parcel.
 - Site Parcel C measures 11.90ha and is located to the northeast of Sayers Common. The parcel is bound by woodland to the north, Herrings Stream to the east, Mill Lane and residential dwellings to the south and grassland and woodland to the west. The A23 is located adjacent to the west of the Site parcel.
 - Site Parcel D, the smallest of the four parcels at 11.65ha in area, is located immediately south of Site Parcel C. The parcel comprises of arable land, hedgerows and a small block of woodland within the south west corner, and is bound by Mill Lane to the north, Langton Lane to the east, agricultural land to the south and the A23 to the west.
- 3.4 The topography of the Site is gently undulating, rising from +15m/+20m Above Ordnance Datum (AOD) to +30/+40m AOD.
- 3.5 Site Parcels A and B are accessed via Henfield Road, Site Parcel C is accessed via Mill Lane and Site Parcel D is accessed via Mill Lane and Langton Lane.

The Surroundings

- 3.6 The wider surrounding area is characterised by open agricultural land, interspersed with blocks of woodland, scattered residential properties and larger settlements. In addition to

built development associated with Sayers Common, the village of Albourne is located approximately 200m to the south of the Site.

- 3.7 The offices of Avtrade Global Headquarters' commercial/industrial development and King Business Centre are located to the north of Site Parcel A, beyond Reeds Lane.
- 3.8 The A23 is located approximately 350m east of the Site, with the village of Hurstpierpoint located further east, approximately 1km from the Site.

Environmental Context

- 3.9 There are no statutory designations located within the Site boundary.
- 3.10 The South Downs National Park (SDNP) is located approximately 1.7km to the south of the Site.
- 3.11 Breeding Hill to Newtimber Hill and Wolstonbury Hill Site of Special Scientific Interest (SSSI) is located approximately 3.2km to the south-east of the Site. The Site lies within the Impact Risk Zone (IRZ) of Wolstonbury Hill SSSI.
- 3.12 The High Weald National Landscape (previously AONB) is located approximately 2.7km to the north of the Site.
- 3.13 There are a number of areas of designated Ancient Woodland surrounding the Site, including Coombe Wood and Sayers Common Wood, located to the east of Site Parcel A, beyond the B2118, and an area of Ancient Woodland to the west of Site Parcel B.
- 3.14 The Grade II listed Wellington Cottage and Potters Field are located adjacent to the southern boundary of Site Parcel A and the Grade II listed Goldberg House is located immediately southeast of Site Parcel D. Other listed buildings in close proximity to the Site (within 300m) include:
- The Grade II listed Barn at Coombe Farm, Coombe Farmhouse and Granary at Coombe Farm, to the east of Site Parcel A;
 - The Grade II listed Potters Field, Inholmes Cottage and Goldsmiths, and West House Farmhouse and Barn to the southwest of West House Farmhouse, to the south of Site Parcel A;
 - The Grade II* Cobb's Mill, to the southeast of Site Parcel C;
 - The Grade II listed Thatch and The Mill House adjoining Cobb's Mill, to the southeast of Site Parcel C;
 - The Grade II listed Barn to the south of Hickstead Jumping Course to the west of Site Parcel C; and
 - The Grade II listed Bridgers Farmhouse and Bridgers Cottage, located to the east of Site Parcel D.
- 3.15 The nearest Scheduled Monument to the Site is Romano-British villa at Randolph's Farm, located approximately 2.5km to the southeast of the Site.
- 3.16 The Albourne Conservation Area is located approximately 400m to the south of the Site.

- 3.17 The Site is wholly within Flood Zone 1, at a low probability of flooding from rivers and sea.
- 3.18 According to the Magic Map website¹, the soil at the Site has an Agricultural Land Classification ('ALC') of Grade 3 (good to moderate quality).

¹ <https://magic.defra.gov.uk> (accessed 05.08.25)

4.0 **Proposed Development**

- 4.1 The 2017 EIA Regulations require that a request for an EIA scoping opinion be accompanied by a brief description of the nature and purpose of the development.
- 4.2 The Proposed Development will be brought forward as an outline planning application which will seek approval of a series of parameters that will establish the maximum extent of the Proposed Development on a range of matters (the 'worst case scenario').
- 4.3 Future detailed design in the form of Reserved Matters applications will be brought forward within the maximum extents of the parameters such that impacts would not be greater than that identified as part of this EIA process.

Description of Main Works/Form of Development

- 4.4 The Proposed Development is for a residential-led mixed use development within the Site.
- 4.5 The Proposed Development will comprise up to 2,000 residential dwellings (ranging from 1 bedroom apartments to 5 bedroom houses), retail and community uses (up to 4,000sqm), employment use (up to 9,000 sqm), an all-through school (2FE (expandable to 3FE) at Primary and 4FE (expandable to 6FE) at Secondary), later living accommodation, public open space, gypsy and traveller pitches and associated access, landscaping, infrastructure and ancillary works.
- 4.6 The Proposed Development may include a pumping station and Wastewater Treatment Works on land to the east of the A23 (Site Parcel C), which is safeguarded for this use in the emerging Mid Sussex District Plan (2021-2039). The requirement for this use is subject to engagement with Southern Water, however for purpose of this Scoping report it is included within the development description. Parcel D may also be used for Biodiversity Net Gain (BNG).
- 4.7 The residential dwellings will predominantly be up to 2 storeys in height, increasing to a maximum of 3 storeys around mixed-use hubs. The non-residential buildings within the Proposed Development would up to a maximum of 4 storeys in height.

Access

- 4.8 The main vehicular accesses to the Site will be from London Road (B2118) and Reeds Lane (Site Parcel A), Henfield Road (B2116) (Site Parcel A and Site Parcel B) and Mill Lane (Site Parcel C and D). A new primary road would be provided through Site Parcel A, providing a new bus link as well as dedicated pedestrian and cycle infrastructure.

Landscaping

- 4.9 As the planning application will be submitted in outline, full landscaping details are unknown at present, however an Illustrative Landscaping Scheme will be submitted with the application, which will align with a Green Infrastructure parameter plan that will be submitted for approval.
- 4.10 The green infrastructure provision will include areas of public open space, including allotments and a community orchard, amenity green areas, natural green spaces and play

space. New areas of landscaping will be provided along green corridors, with tree planting and habitat creation.

Construction and Phasing

- 4.11 The phasing and construction principles assessed as part of the EIA will be broadly ahead of the appointment of a developer/contractor for the Proposed Development. The assessment will, however, be based on reasonable assumptions on the construction programme utilising the expertise and knowledge of the project team based on similar projects. It is currently anticipated that construction will be brought forward over a period of approximately 10 to 15 years.
- 4.12 A Construction Environmental Management Plan (CEMP) will be prepared prior to construction to ensure the implementation of measures to reduce any significant adverse effects during the construction of the Proposed Development.

Consideration of Alternatives

- 4.13 Schedule 4 of the Town and Country Planning (EIA) Regulations 2017 (as updated) requires a consideration of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the applicant or appellant, which are relevant to the Proposed Development and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.
- 4.14 The development parameters are currently undergoing an iterative design exercise to ensure that the potential for significant adverse effects is minimised, and the benefits of the Proposed Development are maximised. The Alternatives Assessment within the ES will therefore:
- Summarise and review the likely environmental effects associated with earlier design iterations; and,
 - Review the likely environmental effects if the Proposed Development does not come forward (the 'No Development Scenario').
- 4.15 As noted above, the emerging Mid Sussex District Plan seeks to allocate the settlement of Sayers Common as a proposed 'Sustainable Community', with the Applicant's land subject of allocation DPSC3 'Land to the South of Reeds Lane, Sayers Common' allocated as a 'Significant Site'. No alternative sites have therefore been considered and this will not be included in the assessment.

Other Developments and Cumulative Effects

- 4.16 In accordance with the 2017 EIA Regulations, the EIA will include an assessment of any direct and indirect cumulative effects arising from the inter-relationship between different impacts arising from the Proposed Development when considered alongside any other developments in the area surrounding the Site. The objective is to identify any combined impacts from the Proposed Development or impacts from several developments; and if, whilst individually the impacts may be insignificant, could, when considered together, cause a further significant direct or indirect impact requiring mitigation.

4.17 In relation to other development, best practice dictates that cumulative assessments of this nature should have regard to those schemes which are ‘reasonably foreseeable’ (i.e. usually those under construction or with planning permission). The assessment is only capable of being carried out based on the information available at the time of assessment.

4.18 The assessment should focus only where there is the potential for significant cumulative impacts and, for this development, an initial review of potential developments requiring review has therefore focused on those developments which due to their proximity or scale are most likely to give rise to cumulative effects. Consideration has also been given to the areas within which cumulative effects are most likely. Applications which are currently under consideration and may be determined ahead or during determination of the Proposed Development have also been included for robustness.

The cumulative assessment will therefore include a review of the potential for effects when the Proposed Development is considered alongside the following developments listed in Table 4.1.

Table 4.1 List of Cumulative Schemes for Consideration

Site Address and location in relation to the Site		Description of Development	LPA Planning Reference and current status (April 2026)
1	Land west of Kings Business Centre, Reeds Lane, Sayers Common, West Sussex. The scheme is located adjacent to the north of Site Parcel A (north of Reeds Lane).	Erection of 80 new residential dwellings (Use Class C3), including affordable housing units, vehicular, pedestrian and cycle access (including new footpath links to the east and west of the site along Reeds Lane), landscaping and open space, parking, sustainable drainage and other related works.	DM/25/3067 Pending consideration (Application validated December 2025)
2	Land Rear of Chesapeake, Reeds Lane, Sayers Common, Hassocks, West Sussex BN6 9JG. The scheme is located adjacent to the northeast boundary of Site Parcel A.	Proposed demolition of an existing dwelling house, stables and barn buildings and the proposed development of 27 dwellings, with a new vehicular access, associated landscaping, parking, open space, and all other associated development works. (Amended plans, FRA and Drainage Strategy and TA Addendums received 12/12/25).	DM/25/1434 Pending consideration (Application validated June 2025)
3	Land at Coombe Farm, London Road, Sayers Common, West Sussex.	Outline planning application (with all matters reserved except for access) comprising a residential development of up 210 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works.	DM/25/2661 Pending consideration

Site Address and location in relation to the Site		Description of Development	LPA Planning Reference and current status (April 2026)
	The scheme is located adjacent to the east of Site Parcel A (east of the B2118).		(Application validated October 2025)
4	LVS Hassocks, London Road, Sayers Common, Hassocks, West Sussex, BN6 9HT. The scheme is located approximately 400m northeast of the Site Parcel A and 200m west of Site Parcel D.	Hybrid application that seeks consent for separate and severable elements comprising: Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and: a) Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including 30% affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works.	DM/26/0238 Pending consideration (Application validated February 2026)
5	Site of the Former Hazeldens Nursery, London Road, Albourne, West Sussex, BN6 9BL. The scheme is located approximately 700m south of the Site.	Outline application for an extra care development of up to 84 units (comprising of apartments and cottages) associated communal facilities, 2no. workshops; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures. Works to also include the demolition of the existing bungalow on the site. All matters to be reserved except for access.	DM/19/1001 Approved following appeal Associated Reserved Matters Application: DM/22/2485 In Construction

4.19

If the Council is aware of any other proposals that it considers will need to be assessed in terms of potential cumulative effects, it would be appreciated if these could be identified as part of its EIA scoping opinion.

5.0 **Landscape and Visual**

Introduction

- 5.1 The Landscape and Visual Impact Assessment (LVIA) chapter of the ES will identify and assess the likely significant effects of the Proposed Development on the environment with respect to landscape character and visual amenity.
- 5.2 The chapter will be prepared by Bradley Murphy Design Limited (BMD), a Landscape Institute Registered Practice with extensive experience in undertaking LVIA for a broad range and scale of developments in various contexts across the UK.
- 5.3 Landscape results from the interplay between the natural, physical and cultural components of the environment and as such the assessment of landscape and visual effects is a process closely linked with other topics, notably ecology and the historic environment. Therefore, the LVIA will be used as an iterative process to identify mitigation to integrate into the Proposed Development. The initial desk-based research and field work has drawn upon these topics (including arboriculture and Section 9: Biodiversity and Section 10: Cultural Heritage of this report) and contributed to the robust evidence base to understand the landscape and visual context of the Proposed Development.
- 5.4 The Landscape and Visual Chapter will be supported by the following accompanying documents appended to the ES:
- LVIA Assessment Methodology & Glossary;
 - LVIA Planning Policy & Guidance;
 - LVIA Supporting Figures;
 - Viewpoint Photographs - Winter;
 - Schedule of Likely Landscape Effects;
 - Schedule of Likely Visual Effects; and
 - Discounted Viewpoints.
- 5.5 This scoping text has been prepared by Joanne John, a Chartered Member of the Landscape Institute (CMLI) and reviewed by Richard Waddell CMLI, both Associate Directors at BMD, each with over 20 years' of experience in preparing Landscape and Visual ES chapters.

Legislative and Policy Context

- 5.6 A review of key National, Regional and Local planning policies and guidance that are of relevance to landscape and visual, the Site and Proposed Development has been undertaken to inform the scope of the LVIA.
- 5.7 These include the following sources of information:
- The National Planning Policy Framework (published December 2024, updated Feb 2025²);

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- Mid Sussex District Plan 2014-2031 (adopted 2018)³;
- Site Allocations Development Plan Document (adopted 2022)⁴;
- Hurstpierpoint and Sayers Common Parish 2014-2031 Neighbourhood Plan (made March 2015)⁵;
- Albourne Parish Council Neighbourhood Plan, 2014-2031 (made September 2016)⁶;
- Mid Sussex District Plan 2021 -2039, Submission Draft (Regulation 19) (December 2023)⁷;
- Setting of South Downs National Park, Assessment of SHELAA Sites (October 2022)⁸;
- South Downs Local Plan 2014-2033 (July 2019)⁹; and
- South Downs National Park - Partnership Management Plan 2026-2031 (2024)¹⁰.

Current Baseline Conditions

- 5.8 The following summary of baseline landscape and visual conditions has been identified by a combination of desk based and field study, as illustrated on the LVIA Supporting Figures included at Appendix 3.
- 5.9 Desk based research, a preliminary Zone of Theoretical Visibility (ZTV) and subsequent field work all assist in the identification of an appropriate Study Area and range of representative viewpoints for the LVIA. A study area of 3km north, east and west and 6km to the south is considered appropriate for the LVIA, with any effects beyond considered negligible at most and so not included as part of the assessment. This is with the exception of views from the SDNP (see Figure 11 at Appendix 3).

Landscape Character

- 5.10 At a County level the Site Parcels are wholly located within Landscape Character Area (LCA) LW10 Eastern Low Weald, as identified in the West Sussex Landscape Character Assessment (2005)¹¹, and as illustrated on Figure 7 at Appendix 3.
- 5.11 At a District level the Site Parcels are wholly located within LCA 4: Hickstead Low Weald, as identified in the Landscape Character Assessment for Mid Sussex (2005)¹², and as illustrated on Figure 8 at Appendix 3.
- 5.12 In addition, local landscape context is considered relevant to the landscape baseline of the Site and will be assessed as part of the LVIA. These include the following neighbouring Landscape Character Areas (LCAs):

³ <https://www.midsussex.gov.uk/planning-building/mid-sussex-district-plan/>

⁴ <https://www.midsussex.gov.uk/planning-building/development-plan-documents/>

⁵ <https://www.midsussex.gov.uk/media/2817/hurstpierpoint-and-sayers-common-neighbourhood-plan.pdf>

⁶ <https://www.midsussex.gov.uk/media/3166/albourne-parish-neighbourhood-plan-made-version-september-2016.pdf>

⁷ <https://www.midsussex.gov.uk/planning-building/development-plan-documents/>

⁸ <https://www.midsussex.gov.uk/media/8598/sdnp-setting-assessment-v101022.pdf>

⁹ <https://www.southdowns.gov.uk/planning-policy/south-downs-local-plan/local-plan/>

¹⁰ <https://www.southdowns.gov.uk/national-park-authority/our-work/partnership-management/>

¹¹ A Strategy for the West Sussex Landscape October 2005. Available at: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.westsussex.gov.uk/media/1771/landscape_strategy.pdf

¹² <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.midsussex.gov.uk/media/ahul2ala/env18-landscape-character-assessment.pdf>

- County level LCAs from the West Sussex Landscape Character Assessment:
 - i LW9 Upper Adur Valley;
 - ii LW11 Eastern Scarp Footslopes.
- District level LCAs from the Mid Sussex Landscape Character Assessment:
 - i LCA 3 Hurstpierpoint Scarp Footslopes;
 - ii LCA 2 Fulking and Clayton Scarp;
 - iii LCA 1 Devils Dyke and Clayton Downs.
- District level LCAs from the Horsham District Landscape Character Assessment¹³ (2003):
 - i J3 Cowfold & Shermanbury Farmlands;
 - ii P2 Upper Adur Valleys.

5.13 The landscape character areas within the SDNP that form part of the elevated escarpment, specifically LCA I2: Adur to Ouse Downs Scarp and LCA A2: Adur to Ouse Open Downs, as defined in the South Downs National Park Landscape Character Assessment (2020)¹⁴ and illustrated on Figure 7 at Appendix 3 will also be assessed as part of the LVIA.

5.14 Given the distance from the Site and the combination of intervening landform and existing woodland vegetation, the effect on all other county and district landscape character areas identified by the assessments noted above would be negligible at most, therefore these would not be assessed by the LVIA.

5.15 The Mid Sussex District Council Landscape Capacity Study¹⁵ (2007) and the more recently published The Capacity of Mid Sussex District to Accommodate Development¹⁶ (2014), both provide a detailed and robust assessment of the constraints to development in the District, in order to understand its capacity to accommodate development and to identify the most sustainable areas for development. These reports and the findings have informed the draft housing allocations as part of the Mid Sussex District Plan 2021 -2039, Submission Draft (Regulation 19) (December 2023) and will inform the assessment of the Landscape Character Areas included as part of the LVIA.

5.16 There are a number of designated features within the LVIA Study Area. The contribution made by the designated features to the value and character of the landscape will also be considered within this part of the assessment. Care will be taken to avoid double counting of effects assessed as part of other topics, such as heritage or ecology (see Figures 5 & 6 at Appendix 3). These features comprise the following:

- The SDNP lies approximately 1.7km to the south of the Site's southern boundary (at its closest point) and is subject to its own management plan, landscape character assessment and planning authority;

¹³ <https://www.horsham.gov.uk/planning/planning-policy/evidence-base/landscape-character-assessment>

¹⁴ <https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/>

¹⁵ <https://www.midsussex.gov.uk/planning-building/background-studies/>

¹⁶ <chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.midsussex.gov.uk/media/lomln3mt/env19-capacity-of-mid-sussex-district-to-accommodate-development.pdf>

- Breeding Hill to Newtimber Hill and Wolstonbury Hill SSSI are both notable SSSI within the Study Area, forming an elevated ridge within the South Downs, approximately 3.2km from the Site at its closest point;
- Wolstonbury Hill, Devils Dyke and Edburton Hill feature Scheduled Monuments, forming part of the elevated ridge within the SDNP;
- There are several Conservation Areas within the LVIA Study Area. Albourne (circa 400m south) and Langton Lane (circa 900m southeast) are the most notable, given their proximity to the Site;
- There are several Grade II Listed Buildings located adjacent to the Site's boundary - Wellington Cottage and Potters Field on the southern boundary of Site Parcel A. Several other Grade II listed buildings lie within 250m of the Site and further scattered within the Study Area; and
- The eastern boundary of Site Parcel A lies in close proximity, separated by the B1128, to Coombe Wood, designated Ancient Woodland.

5.17 The Site is located at its closest approximately 2.7km from the southern boundary of the High Weald National Landscape (previously ANOB), however it is physically disconnected from the Site by intervening landform, woodland and highways (A23).

5.18 Figures 9 and 10 at Appendix 3 illustrate potential areas of visibility within the High Weald National Landscape, taking account of the effect that settlements and woodland blocks / belts would have on views toward the Site and Proposed Development.

5.19 Viewpoint locations within the High Weald National Landscape, on PRoW and within the ZTVs, were tested within the field. There is no direct intervisibility between the Site and the High Weald National Landscape and views are screened by intervening built form, vegetation and landform. Viewpoint photography for these 'none visible viewpoints' was captured and has been included in Discounted Viewpoints at Appendix 5.

5.20 Given the distance from the Site to the High Weald National Landscape and the combination of intervening landform and existing woodland vegetation, the effect on this designated landscape would be negligible at most, therefore it would not be assessed by the LVIA.

Landscape Resource

5.21 Site Parcels A and B are located to the immediate west of, and adjoins the south-western edge of Sayers Common, as illustrated on Figure 1 at Appendix 3. As noted above, the Site is formed of four land parcels; a large parcel (Site Parcel A) to the southwest of Sayers Common, an adjacent parcel (Site Parcel B), to the south-west of Site Parcel A, and two small parcels (Site Parcels C and D) to the northeast of Sayers Common, lie adjacent to the A23 in the east.

5.22 Site Parcel A relates to Sayers Common by adjoining the south-western edge of the settlement; and abutting the London Road/B2118 in the east, Reed's Lane to the north, and Henfield Road/B2116 to the south. Site Parcel B abuts Henfield Road in the north, an unnamed lane in the east, Priestfield Farm in the south, and Truslers Hill Lane in the west.

Site Parcel C abuts Mill Lane in the south, with the A23 located in close proximity to the west.

5.23 Site Parcel D abuts Langton Lane in the east, with the A23 adjacent to the western Site boundary.

5.24 Albourne, Albourne Green, and some scattered properties and farmhouses are located south of Site Parcel A. The existing substantial offices of Avtrade Global Headquarters' commercial and industrial development is located to the north of Reed's Lane.

5.25 Sayers Common lies within the upper reaches of the River Adur catchment, with the Site featuring a network of ordinary watercourses and land drains.

5.26 The landscape pattern of the Site and surrounding area is generally small-scale and enclosed, with an intricate mix of field boundary vegetation (hedgerows and hedgerow trees), ponds and vegetated ditch lines that divides the irregular arable and pasture land. There is an existing small block of woodland located in Site Parcel B.

5.27 There are several blocks of woodland to the north and east of the Site, including Furze Field to the north of Reeds Lane; and Sayers Common Wood (Ancient Woodland), Coombe Wood (Ancient Woodland) and Chloe Wood to the east of the Site, east of the London Road/B2118.

5.28 There is a well-connected existing PRoW network across the Site Parcels (public footpaths) and in the immediate landscape context as illustrated on Figure 3 at Appendix 3, primarily providing movement north / south through the Site, connecting Reeds Lane and Sayers Common in the north to Henfield Road and Albourne in the south. The existing PRoW offer leisure walking routes in all directions around Sayers Common including to Hurstpierpoint (circa 30 minutes east) and the SDNP (less than an hour's walk south).

Visual Amenity

5.29 Preliminary ZTV have been modelled digitally to identify those areas of the landscape that theoretically are visually connected with the Proposed Development, illustrated on Figures 9 and 10 at Appendix 3. The results of the preliminary ZTV modelling and the initial findings of the baseline appraisal and assessment process determined the selection of a series of potential viewpoints within the Study Area (aside from consideration of views from Landmarks and Representative Viewpoints within the SDNP: View Characterisation & Analysis¹⁷ (2015)).

5.30 Following a Site visit and fieldwork in January and March 2026, several viewpoints were visited to test intervisibility with the Site and the potential for views of the Proposed Development (with representative photography provided at Appendix 4). A number of the viewpoints, highlighted within Figure 11 at Appendix 3, are proposed to be discounted from the LVIA, due to lack of intervisibility - therefore, these viewpoints will be scoped out of the LVIA. Viewpoint photography for these locations was captured and has been included in Discounted Viewpoints at Appendix 5.

5.31 Key visual receptors identified (people in places with potential views of the Site) include the following:

¹⁷ [Viewshed Analysis - South Downs National Park Authority](#)

- A range of close-range views from the PRow network within and directly adjacent to the Site:
 - i Public Footpath (ALB-3-1AL) (Viewpoints 1a, 1b & 1c);
 - ii Public Footpath (ALB-7A) (Viewpoint 3a);
 - iii Public Footpath (ALB-13-1AL) (Viewpoint 3b);
 - iv Public Footpath (ALB-6AL) (Viewpoints 4a & 4b);
 - v Public Bridleway (HSC-86HU) (Viewpoint 6a);
 - vi Public Footpath (HSC-33HU) (Viewpoint 6b); and
 - vii Public Footpath (ALB-30AL) (Viewpoint 7a).
- A range of near to middle distance views from the PRow network surrounding the Site (up to 1.2km from the Site boundary):
 - i Public Footpath (ALB-15-1AL) (Viewpoints 5a, 5b & 5c);
 - ii Public Footpath (ALB-9AL) (Viewpoint 8);
 - iii Public Footpath (ALB-15-1AL) (Viewpoint 9);
 - iv Public Footpath (HSC-5AL) (Viewpoint 10); and
 - v Public Footpath (ALB-22AL) (Viewpoints 11a & 11b).
- A range of close to near distance views that represent views from residential properties directly adjacent to the Site:
 - i Properties on the south-western settlement edge of Sayers Common (Viewpoint 2);
 - ii Properties Henfield Road B2116 (Viewpoint 7b); and
 - iii Properties on London Road B1128 (Viewpoints 6a & 6b).
- A range of long distance views from the elevated escarpment within the SDNP, including viewpoints and landmarks identified within the View Characterisation & Analysis⁶:
 - i Wolstonbury Hill - including SDNP VP29 & Landmark 12 (Viewpoints 13a, 13b & 13c);
 - ii Newtimber Hill (Viewpoint 14);
 - iii Devil's Dyke - including SDNP VP2 (Viewpoint 15);
 - iv Devil's Dyke - including SDNP Landmark 11 Hillfort at Devil's Dyke (Viewpoints 16a, 16b & 16c);
 - v Edburton Hill - including SDNP Landmark 10 (Viewpoint 17); and
 - vi Edburton Hill - including SDNP VP4 & South Downs Way (Viewpoint 18).

Methodological Approach

5.32

Whilst the methodology used throughout the EIA will be adhered to for consistency, it will be adapted for the LVIA (refer to Appendix 2 for full methodology) so the assessment

accords with the principles of best practice set out in the following relevant published guidance:

- Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013), (GLVIA3), Landscape Institute and the Institute of Environmental Management & Assessment¹⁸;
- Technical Guidance Note LITGN-2024-01: Notes and Clarifications on Aspects of GLVIA3 (2024), Landscape Institute¹⁹;
- An Approach to Landscape Character Assessment (2014), Natural England²⁰;
- An Approach to Landscape Sensitivity Assessment (2019), Natural England²¹;
- Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals (2019) Landscape Institute²²; and
- Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations (2021) Landscape Institute²³.

5.33 Whilst the assessment of the effects of the Proposed Development on landscape character and visual amenity are treated separately in LVIA, the overall approach used to identify and assess landscape and visual effects follows the same process, this is summarised as follows:

- Agree the scope of the assessment as set out within this scoping report (to be discussed as part of EIA Scoping process with Lewes Council, SDNPA and other relevant statutory consultees);
- Collate baseline information through desk study research and field-based survey work, select appropriate landscape and visual receptors and establish their value;
- Review the Proposed Development and determine the susceptibility of landscape and visual receptors to the nature of development proposed;
- Combine value with susceptibility to determine sensitivity of landscape and visual receptors to the nature of development proposed;
- Judge magnitude of impact likely to arise from the Proposed Development and combine with sensitivity to judge likely significance of effect without mitigation measures;
- Describe mitigation measures to avoid / reduce magnitude of adverse impact;
- Assess the significance of residual effects following implementation of mitigation; and
- Identify those effects that are considered significant and important to decision making.

5.34 Given the potential relationship with the SDNP, the assessment will consider, where relevant, the landscape resource in the context of the National Park's setting. Although there is no defined geographic area which forms the setting of the SDNP, the following criteria will be used to assess the value of the landscape resource:

¹⁸ Landscape Institute & Institute of Environmental Management and Assessment, *Guidelines for Landscape and Visual Impact Assessment*, 3rd Edition, 2013.

¹⁹ Landscape Institute, *Technical Guidance Note LITGN-2024-01: Notes and Clarifications on Aspects of GLVIA3*, 2024.

²⁰ <https://assets.publishing.service.gov.uk/media/5aabd31340f0b64ab4b7576e/landscape-character-assessment.pdf>

²¹ <https://assets.publishing.service.gov.uk/media/5d2f005aed915d2fe684675b/landscape-sensitivity-assessment-2019.pdf>

²² https://landscapeinstitute.org/wp-content/uploads/2019/09/LI_TGN-06-19_Visual_Representation-1.pdf

²³ <https://landscapewpsstorage01.blob.core.windows.net/www-landscapeinstitute-org/2021/05/tgn-02-21-assessing-landscape-value-outside-national-designations.pdf>

- Inter-visibility - whereby if the Site is visible from the designated landscape, or the designated landscape is visible from the Site, then it may be considered to be within the setting;
- Landscape character - whereby if the Site exhibits the same or very similar landscape features as the designated landscape such that it may be the same landscape character, then it may be considered to be within the setting; and
- Perception - whereby the Site may have different landscape features to the designated landscape, but due to similar perceptual qualities, e.g., dark skies, tranquillity, remoteness or wildness, maybe be considered to form part of the setting of the designated landscape.

5.35 As such, any potential changes to the landscape resource of the Site must ‘seek to further’ the purposes of the SDNP:

- *“To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; and*
- *To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public”.*

5.36 A separate Lighting Impact Assessment (LIA) will be undertaken, in accordance with ILP Guidance Note 04: Undertaking Environmental Lighting Impact Assessments and in coordination with the LVIA and ecological impact assessment - to inform judgements on the likely impact of the Proposed Development on night-time views, character, ecological sensitivities and potential impact on SDNP Dark Skies reserve, helping to identify suitable avoidance / mitigation.

Consultation

5.37 Baseline information collated for the LVIA assessment was issued to the South Downs National Park Authority (SDNPA) on 12th February 2026, to secure agreement on the scope and methodology of assessment, including viewpoint locations and views to be discounted. This consultation is currently ongoing. Claire Tester from the SDNPA replied on 2nd March 2026, advising that the LVIA should include viewpoints and landmarks from the South Downs escarpment that form part of the View Characterisation & Analysis⁶ including:

- Landmark 12 - Wolstonbury Hill;
- Landmark 11 - Hillfort at Devil’s Dyke;
- Landmark 10 - Edburton Castle;
- View 29 - Wolstonbury Hill (including the ascent in the direction towards the Site);
- View 4 - Edburton Hill; and
- View 2 - Devil’s Dyke.

Significance Criteria

5.38 The significance of landscape and visual effects are described using a five-point word scale. Intermediate levels of significance can be attributed where relevant. Significance of landscape effects is assessed as being substantial, major / substantial, major, moderate /

major, moderate, minor / moderate, minor or negligible. A judgement of neutral effect can also be determined where there is no discernible change or where there is a balance between adverse and beneficial effects.

- 5.39 As described in the LVIA methodology (at Appendix 2), Major and Substantial effects are considered to be material to decision making and considered significant in EIA terms, with Moderate effects having potential to be material to decision making and considered potentially significant in EIA terms. Minor, Negligible and Neutral effects are considered not significant in EIA terms. The LVIA assessment criteria is summarised in Table 5.1 below.

Table 5.1 LVIA Level of Effect and Assessment Criteria

	Level of Effect	Criteria
Significant	Substantial	Considerable and significant effect (by extent, duration or magnitude of impact) of more than local significance or in breach of recognised acceptability, legislation, policy and / or standards. Considered to be very important and material to decision making.
	Major	Obvious and significant effect (by extent, duration or magnitude of impact) considered to be important and material to the decision making process.
	Moderate	Potential to be significant and material to decision making.
Not Significant	Minor	Slight, very short or highly localised effect, not significant and unlikely to be important for decision making.
	Negligible or No Effect	No significant effect, not relevant to decision making.

- 5.40 The LVIA will include an assessment of the likely effects for both the construction and operation of the Proposed Development. Operational effects will be considered for both the year on completion of the Proposed Development and for 15 years in the future when proposed mitigation planting would be maturing.
- 5.41 An assessment of cumulative effects will also be undertaken (to be included in a separate standalone chapter of the ES), which will consider effects of the Proposed Development and effects from other 'reasonably foreseeable' projects of the same type acting on a single receptor or environmental resource, for example in terms of landscape - the visual impact of multiple developments on a single visual receptor or their cumulative effect on a particular landscape resource.

Anticipated Effects

- 5.42 The LVIA will determine the sensitivity of landscape and visual resources. Initial judgements consider the sensitivity of the landscape to range from low (e.g. within areas of contained settlement) to high (e.g. from within the National Park), with the sensitivity of visual receptors ranging from low (e.g. from along infrequently used and well contained footpaths) to high (e.g. from elevated points within the National Park). Sensitivity will be informed by judgements on receptor value and susceptibility to change, as set out in the LVIA Methodology at Appendix 2.

Construction

- 5.43 The construction phase is likely to involve initial activities such as enabling works on-site, introduction of infrastructure as well as ongoing construction activities necessary to implement the Proposed Development. Whilst not exhaustive, potential significant landscape and visual effects are as follows:
- Temporary visual effects due to presence of construction plant and machinery, compounds, welfare facilities and hoarding / perimeter fencing;
 - Site clearance resulting in loss of a small proportion of landscape features, such as trees and hedgerow;
 - Effects on landscape character of the Site and local surroundings, due to movement and presence of associated construction vehicles and plant - including scaffolding and earthworks / groundworks; and
 - Temporary construction lighting has the potential to affect the night time baseline.
- 5.44 The assessment of likely effects during construction considers the worst-case scenario, in terms of likely impacts on landscape and visual receptors prior to the implementation of carefully considered development and establishment of any mitigation planting. However, to ensure adverse impacts associated with the Proposed Development are minimised:
- Access to the Site for construction traffic would be limited to designated access points;
 - Site hoarding would be designed sensitively in both colour and size, to screen views to the construction work but not to form a prominent feature;
 - Protective fencing would be installed to the outer edge of the root protection area of all retained trees and hedgerows; and
 - Construction stage time restrictions would be followed, to limit after dark works and lighting.

Operation

- 5.45 The main elements of the Proposed Development with the potential to have an impact on the landscape and visual receptors, comprise:
- Presence of residential and mixed-use built form, ranging from 2 storeys to a maximum of 4 storeys in height;
 - Proposed All Through School including external sports facilities, adjacent to Reeds Lane, including permanent clearance of vegetation to accommodate;
 - Proposed vehicular access points from London Road (B2118), Henfield Road (B2116), Reeds Lane and Mill Lane, including permanent clearance of vegetation to accommodate access;
 - Proposed associated infrastructure including internal road routes; and
 - New permanent source of lighting, from residential properties, secondary school, local centres and street lighting, potentially making the Proposed Development apparent during night-time hours.

Potential Mitigation

- 5.46 Mitigation measures would include development of a comprehensive green infrastructure strategy for the Proposed Development. This would serve to extend, strengthen and connect tree and woodland canopy cover to improve the setting and assimilate proposals into the surrounding landscape context. It would also screen and soften the Proposed Development where required, to minimise adverse effects on landscape character and visual amenity.
- 5.47 Mitigation which has been designed as an integral part of the scheme will be considered as ‘embedded mitigation’, which forms part of the Proposed Development. This includes iterative input into the Proposed Development’s height, layout and massing parameters, including the extent of green infrastructure within which the Proposed Development is to be embedded.
- 5.48 The effects of the Proposed Development will be assessed, firstly at Operation Year 1 (when landscape proposals enhance the setting of the new development but new vegetation is yet unlikely to be providing any mitigation function) and then at Operation Year 15 (once any proposed planting has matured and is providing mitigation as designed).

Summary

- 5.49 The LVIA will assess the likely significant effects of the Proposed Development on landscape character and visual amenity, in accordance with GLVIA3 and relevant best practice guidance. The assessment will be informed by desk-based research, a preliminary Zone of Theoretical Visibility (ZTV) and fieldwork, with a 3km study area north, east and west and 6km to the south (aside from consideration of views from the SDNP). Key landscape character areas, designated landscapes, landscape resources, and visual receptors within and around the Site and wider study area have been identified.
- 5.50 The LVIA considers the contribution heritage and ecological features make to the character and value of the landscape and visual receptors, along with an assessment of the likely effect of the Proposed Development on the landscape character and views associated with heritage features. The LVIA will be carried out in landscape and visual terms only, as an assessment of effects on heritage assets and their wider cultural setting (e.g. impacts on cultural and historic associations) are considered to be beyond the remit of an LVIA.
- 5.51 A number of landscape and visual receptors have been scoped out at an early stage - due to distance or the influence of intervening landform, vegetation or built form preventing intervisibility, resulting in likely negligible effects. The LVIA will focus on receptors with the potential to experience notable effects during the phases of construction, immediately post-completion (Year 1) and once mitigation measures have established (Year 15).

6.0 **Transport**

- 6.1 This section has been prepared by Transport Planning Associates to consider the scope of the Transport Chapter of the ES. It considers the potential for likely significant effects to arise from the Proposed Development in respect of traffic and movement during both construction and operation.
- 6.2 Given the scale of the Proposed Development, its interaction with the local highway network and the need to assess the performance of the access strategy, local junctions and potentially the strategic road network, Transport is considered to be a topic that should be scoped into the EIA.
- 6.3 The Transport chapter will draw upon the substantial body of work already undertaken for the Site, including early scoping work, the pre application response note and the Mobility Strategy. Those documents establish a vision led and mobility led approach to the Site, with the emphasis on reducing the need to travel, increasing internalisation of trips, and prioritising walking, cycling and public transport.
- 6.4 The ES chapter is currently expected to be supported by the following transport related documents:
- Transport Assessment (TA);
 - Framework Travel Plan;
 - Access Strategy drawings and supporting technical information;
 - Outline Construction Traffic Management Plan or Construction Logistics Plan;
 - Delivery and Servicing information, where required; and
 - Technical appendices covering trip generation, trip distribution, internalisation assumptions, capacity analysis, collision analysis, committed developments and sustainable travel audit work.
- 6.5 The ES chapter will focus on the likely significant environmental effects arising from traffic and movement, drawing upon the detailed technical analysis contained within the TA and associated appendices.
- 6.6 The Proposed Development is of a scale capable of influencing travel demand, movement patterns and network performance at both the local level and, potentially, on the strategic road network. Notwithstanding the substantial amount of embedded mitigation within the Proposed Development and the sustainable travel focus of the evolving masterplan, the final scope of highway and strategic modelling remains to be agreed with WSCC and National Highways.
- 6.7 This scoping text has been prepared by Daniel Ekstrand, Director at Transport Planning Associates. Daniel is a Chartered Transport Planning Professional and a Fellow at Chartered Institution of Highways and Transportation with 23 years of experience in preparing Transport ES Chapters.

Legislative and Policy Context

6.8 The ES Chapter will be informed by the relevant legislative, policy and guidance framework in force at the time of submission. This is expected to include, but not necessarily be limited to, the following:

- The Town and Country Planning legislation and the EIA Regulations²⁴;
- The National Planning Policy Framework²⁵;
- Planning Practice Guidance relating to transport evidence and travel plans²⁶;
- Department for Transport Circular 01/2022 in relation to the strategic road network and the preparation of transport evidence²⁷;
- The Institute of Environmental Management and Assessment Guidelines for the Environmental Assessment of Traffic and Movement²⁸;
- Design Manual for Roads and Bridges LA104²⁹
- Relevant Department for Transport TAG guidance, where applicable, in relation to transport appraisal and wider user effects³⁰;
- Manual for Streets³¹, Manual for Streets 2³² and other relevant highway design guidance;
- LTN 1/20³³ and associated active travel guidance;
- Inclusive Mobility guidance³⁴;
- Active Travel England standing advice³⁵ and relevant design expectations for major development;
- The West Sussex Transport Plan³⁶ and other relevant county level transport strategies, guidance and standards;
- The Mid Sussex District Plan³⁷, including Policy DPSC3 and other relevant transport, movement, placemaking and accessibility policies;

²⁴ Ministry of Housing, Communities and Local Government, Town and Country Planning (Environmental Impact Assessment) Regulations 2017

²⁵ Ministry of Housing, Communities and Local Government, National Planning Policy Framework (December 2024)

²⁶ Ministry of Housing, Communities and Local Government, Guidance - Travel Plans, Transport Assessments and Statements

²⁷ Department for Transport, DfT Circular 01/2022: Strategic Road Network and the Delivery of Sustainable Development

²⁸ Institute of Environmental Management and Assessment (ISEP – Institute of Sustainability & Environmental Professionals), Environmental Assessment of Traffic and Movement (July 2023)

²⁹ National Highways, DMRB, LA104 Environmental assessment and monitoring (2020)

³⁰ Department for Transport, Transport analysis guidance, (2013, updated December 2025)

³¹ Department for Transport, Manual for Streets (2007)

³² Department for Transport, Manual for Streets 2: Wider Application of the Principles / Designing and Modifying Non-Trunk Roads and Busy Streets (2010)

³³ Department for Transport, Local Transport Note 1/20 (July 2020)

³⁴ Department for Transport, Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure.(2021)

³⁵ Active Travel England, Standing advice note: active travel and sustainable development (2023)

³⁶ West Sussex County Council, West Sussex Transport Plan 2022 to 2036 (2022)

³⁷ Mid Sussex District Council, Mid Sussex District Plan 2021 to 2039 Examination material (2024-2026)

- The Sayers Common Sustainable Community Masterplan Framework Document and associated examination material prepared in support of the allocation; and
- Relevant neighbourhood plan policies and other site specific requirements.

6.9 The assessment will also have regard to the site specific requirements already identified for the allocation and its supporting evidence base. In particular, this includes the need to provide mobility hubs, prioritise active and sustainable travel throughout the Site, support delivery of a shared active travel route towards Burgess Hill, enhance and integrate existing PRowS, consider the role of Reeds Lane within the wider movement strategy, and coordinate transport interventions with other nearby allocations so as to support viable public transport services, green travel corridors and 20 minute neighbourhood principles. The assessment will also have regard to the wider examination material and evolving evidence base for the allocation, including the expectation that transport and movement effects are considered not solely in terms of junction capacity, but also in terms of accessibility, connectivity, quality of movement and the experience of existing and future users.

Current Conditions

- 6.10 A series of transport studies and investigations have been undertaken to establish baseline conditions at the Site and within the surrounding area.
- 6.11 Initial baseline work was undertaken as part of the original Transport Strategy and Scoping Note (2023), which reviewed the Site in the context of the local and wider transport network. This included an audit of the highway network, pedestrian and cycle infrastructure, PRowS, and public transport provision, together with a high level review of accessibility and travel patterns.
- 6.12 The Transport Strategy and Scoping Note (2023) was supplemented by further work in early 2024 in response to pre application discussions with WSCC, including refinement of the access strategy and initial consideration of network performance. The August 2024 Mobility Strategy built upon this baseline understanding, incorporating an updated review of active travel opportunities, public transport provision and likely travel behaviour. Most recently, an updated Transport Assessment Scoping note (2026) has consolidated the baseline position, updated the review of policy and local development context, and confirmed the scope of further survey and assessment work required to support the planning application.
- 6.13 The baseline work undertaken to date identifies that the Site is located on the rural edge of Sayers Common, with the A23 providing the principal strategic connection to the wider area. The surrounding highway network is characterised by local and rural routes, including Reeds Lane, which serve a local access function rather than a strategic distributor role.
- 6.14 Existing accessibility by private car is relatively strong, particularly for trips connecting to the A23 corridor and onward to Crawley, Brighton and the wider region. In contrast, accessibility by walking and cycling is currently limited by the nature of the surrounding network, with routes generally comprising rural lanes and PRowS that are not consistently designed for regular commuter or utility trips. Public transport provision in the vicinity of the Site is also relatively limited in terms of frequency and direct connectivity, and whilst

rail services are available from Hassocks, there is currently limited high quality active travel connectivity between the Site and the station.

- 6.15 As a consequence, existing travel patterns in the area are understood to be relatively car reliant, particularly for external trips.
- 6.16 Baseline data collection and analysis has included, and will be updated as necessary to support the planning application:
- Traffic surveys to establish existing flow conditions and peak period characteristics;
 - Review of local highway network operation and identification of potential access arrangements;
 - Audit of pedestrian, cycle and PRow connectivity, including route continuity and quality;
 - Review of bus services and rail accessibility;
 - Analysis of personal injury collision data;
 - Initial trip generation and internalisation analysis using TRICS and first principles; and
 - Preliminary junction capacity testing at proposed access points and selected locations on the local network.
- 6.17 Further survey work and modelling will be undertaken and agreed through the EIA scoping process with WSCC and National Highways, including confirmation of committed development assumptions and future assessment scenarios.
- 6.18 The baseline work identifies a number of receptors which are likely to be sensitive to changes in traffic and movement. These include existing users of the local highway network, particularly on routes which currently serve a local access function; pedestrians, cyclists and PRow users travelling within and around Sayers Common; nearby residential communities; and locations where vulnerable users are present, including schools and community facilities.
- 6.19 Junctions and links that currently experience capacity constraints, or which form key connections to the A23, are also likely to represent sensitive receptors. Depending on the agreed scope of assessment, the strategic road network may also be considered as a sensitive receptor.

Methodological Approach

- 6.20 The Transport chapter will be informed primarily by the TA, together with supporting transport documents and technical appendices. The ES chapter will draw upon that work to identify and report the likely significant effects arising from traffic and movement during construction and operation. Detailed technical information, including plans, scoping notes, modelling outputs and supporting assumptions, will be provided separately within the TA and its appendices, with the ES chapter focusing on the likely significant environmental effects arising from the Proposed Development.
- 6.21 The scope of transport work anticipated to support the application will build on the approach already developed through the site-specific scoping work and the Mobility

Strategy. This is expected to include review of baseline accessibility by walking, cycling, bus, rail and private vehicle; review of existing road safety conditions; appraisal of existing and proposed pedestrian, cycle and public transport connectivity; updated trip generation using TRICS and first principles analysis where appropriate; assessment of internalisation and linked trips associated with the proposed mixed use development; and explicit testing of the extent to which the proposed active travel, shared travel and public transport measures are capable of influencing travel behaviour and reducing external vehicle trip demand. In this regard, the sustainable transport package will be assessed as a core component of the transport methodology rather than as a secondary mitigation exercise, reflecting WSCC's earlier request for a scenario that examines the effect of walking, cycling, bus and personalised travel planning measures separately from extrapolated trip rate assumptions.

- 6.22 Topic specific consultation has already taken place with WSCC through the earlier scoping and pre application process, including discussion of the overall transport vision, active travel strategy, bus strategy, shared mobility measures, trip generation methodology, internalisation assumptions, scenario testing, access strategy and future monitoring through the Framework Travel Plan. This consultation has confirmed broad support in principle for the Decide and Provide approach and the use of multiple assessment scenarios, whilst also identifying matters requiring further refinement, including active travel deliverability, bus strategy development, evidence supporting some shared mobility measures, trip generation assumptions, internalisation assumptions, future year testing and the relationship with other allocations in the area. National Highways comments have also been reviewed through the adjacent DPSC5 application context, particularly in relation to possible strategic road network impacts and assessment scope. Further agreement will be sought with WSCC and National Highways, as appropriate, on the final scope of surveys, committed development assumptions, forecast years, modelling scenarios, active travel assumptions, the extent of any strategic road network testing, and the final methodology to be adopted within the TA and ES chapter.

Significance Criteria

- 6.23 The methodology and significance criteria utilised in the assessment of traffic and movement will reflect the Institute of Sustainability and Environmental Professionals (ISEP), formerly the Institute of Environmental Management and Assessment (IEMA) Guidelines for the Environmental Assessment of Traffic and Movement and, where relevant, DMRB guidance. It is recognised that, by following those guidance documents, the methodology for assessing significance may differ from the generic significance approach adopted elsewhere within the ES.
- 6.24 The assessment will consider the likely significant effects of the Proposed Development on traffic and movement receptors having regard to the sensitivity of the receptor, the scale and nature of the change, the number of people affected and the characteristics of the receiving environment. Significance will therefore be determined through topic specific professional judgement, supported by quantitative data and any tabular framework used as an aid to assessment rather than as a mechanistic determinant.
- 6.25 In defining the scope of the assessment, initial screening of highway links, routes and locations will be informed by the ISEP Guidelines, including the starting points of a 30 per cent change in traffic flows, or a 10 per cent change on links or at locations of recognised

sensitivity. Professional judgement will then be applied having regard to the local context, the proportion of heavy goods vehicles, the presence of vulnerable users, the function of the route, existing severance and amenity conditions, and whether smaller changes could still give rise to material environmental effects in this particular location.

6.26 The following interests are expected to be considered when defining sensitive receptor locations for the purpose of the assessment:

- People at home;
- People at work;
- Sensitive and vulnerable groups;
- Locations with concentrations of vulnerable users, such as schools and community facilities;
- Retail and community areas;
- Recreational areas and PRoWs;
- Collision clusters and routes with road safety concerns; and
- Junctions and highway links at or over capacity.

6.27 Receptors will be defined as the users of the transport network. Likely receptors in relation to the Site include existing road users, including vulnerable road users; residents of nearby communities; pedestrians, cyclists and PRoW users travelling within and around Sayers Common; local schools and community facilities; users of public transport; and users of local services and facilities.

6.28 The assessment is expected to consider, where relevant, the following categories of effect:

- Severance;
- Driver delay;
- Non-motorised user delay;
- Non-motorised user amenity;
- Fear and intimidation;
- Road user and pedestrian safety; and
- Where relevant, effects associated with large or abnormal loads during construction.

6.29 A standard matrix-based approach will be used to combine receptor sensitivity and magnitude of impact to determine significance. However, significance will be determined through topic specific professional judgement informed by receptor sensitivity, scale of change, numbers of people affected and the nature of the local context, with any tabular framework used only as an aid rather than as a mechanistic determinant.

Table 6.1 Description of Effects³⁸

Effect	Typical Description
Severance	The perceived division that can occur within a community when it becomes separated by a major traffic artery.
Driver Delay	Effect resulting from the composition, speed or volume of traffic, and the impact they can have on pedestrians, cyclists, public transport users and drivers whilst using the local highway and pedestrian networks.
Non-Motorised Delay	
Non-Motorised User Amenity	Relative pleasantness of a journey and is considered to be affected by traffic flow, traffic composition, footway and cycleway widths and their separation from traffic.
Fear and Intimidation	Effect of volume of vehicles, the proportion of HGVs, the proximity of traffic to people, and the absence of protection. This can be related to design factors, pavement widths and verges, as well as to the quantity and speed of movements through a space.
Road User and Pedestrian Safety	Effect on potential increase or decrease in Personal Injury Collisions.
Hazardous and Large Loads	Safety implications of developments that involve the transportation of dangerous or hazardous loads by road.

Table 6.2 Environmental Value (Sensitivity) and Descriptions³⁹

Value (Sensitivity) of Receptor / Resource	Typical Description
Very High	Very high importance and rarity, international scale and very limited potential for substitution.
High	High importance and rarity, national scale, and limited potential for substitution.
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale.
Negligible	Very low importance and rarity, local scale.

³⁸ Source: Paragraph 3.3 of IEMA (2023)³⁹ Source: Table 3.2N of LA104

Table 6.3 Magnitude of Impact and Typical Descriptions⁴⁰

Magnitude of Impact (Change)		Typical Description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource but not adversely affecting the integrity; partial loss of / damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No Change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Anticipated Effects

Construction

- 6.30 During the construction phase there is likely to be a temporary increase in traffic on the local highway network, including heavy goods vehicles, associated with the movement of construction materials, plant, workforce traffic, earthworks and general site activity. This has the potential to give rise to temporary and localised effects on road users, pedestrians, cyclists, nearby residents and users of PRow, particularly on those routes that currently serve a local access function and are not strategic distributor roads. For Sayers Common, receptors likely to be affected during construction include Reeds Lane and other local roads in the vicinity of the Site, nearby residential communities, users of existing PRow, pedestrians and cyclists travelling through or around the Site, and potentially junctions connecting towards the A23.
- 6.31 At this stage, construction effects are expected to be temporary and capable of being controlled through a robust Outline Construction Traffic Management Plan (CTMP) or Construction Logistics Plan (CLP). This would be expected to address construction routing, access arrangements, hours of operation, delivery booking and management, workforce travel, contractor parking, wheel washing, signage and other standard controls. Depending on the scale and phasing of the construction programme, further assessment of

⁴⁰ Source: Table 3.4N of LA104

construction traffic effects may be required within the ES chapter, but it is anticipated that with appropriate management and mitigation, residual construction traffic effects are unlikely to be significant in EIA terms.

Operation

- 6.32 During operation, the Proposed Development will generate changes in travel demand and movement patterns as a result of the scale of the mixed-use scheme, including residential, retail, community, education, employment and infrastructure uses. In the case of Sayers Common, Transport is considered capable of giving rise to likely significant effects. This reflects both the scale of the Proposed Development and the sensitivity of the receiving environment, including local roads, nearby communities, active travel routes, PRoWs and potentially the strategic road network.
- 6.33 The work undertaken to date indicates that the Proposed Development has the potential to alter traffic conditions on the local highway network and at key junctions, and may also influence conditions for pedestrians, cyclists and public transport users. The Proposed Development is, however, being promoted on the basis of a mobility led and vision led strategy, with embedded measures intended to reduce the need to travel, maximise internalisation of trips, and encourage walking, cycling, bus use and shared mobility. These measures include the mixed-use nature of the Proposed Development, provision of schools and local facilities, active travel corridors within and beyond the Site, mobility hubs, bus service enhancements, potential demand responsive transport, shared mobility measures and a Framework Travel Plan.
- 6.34 The likely effects of the Proposed Development will therefore be assessed not only in terms of vehicle trip generation and junction performance, but also in terms of the effectiveness of the proposed active travel, public transport and shared mobility strategy. The ES chapter and supporting TA will consider the extent to which the Proposed Development may affect highway operation, severance, pedestrian and cyclist amenity, delay, fear and intimidation, road safety and public transport conditions, and the extent to which the proposed sustainable transport measures may deliver beneficial effects for non-car modes.
- 6.35 The traffic and movement assessment will also provide relevant transport inputs to other technical chapters of the ES, where required, including air quality, noise and vibration and climate change, so that the environmental consequences of forecast changes in traffic and movement are assessed consistently across the wider ES.

Potential Mitigation

- 6.36 Consideration will be given to the substantial number of built in mitigation measures that forms part of the Proposed Development. The embedded mitigation measures include:
- A layout which prioritises active and sustainable travel throughout the Site;
 - New and enhanced pedestrian and cycle connections within the Site;
 - Support for off-site cycle improvements towards Burgess Hill, Goddards Green, Hurstpierpoint and the A2300 corridor;
 - Mobility hubs within neighbourhood and local centres;

- Improved bus connectivity, including express bus proposals developed in coordination with other promoters and local operators;
- Potential demand responsive transport measures;
- Internal co working and community hubs to reduce external commuting demand;
- Car club provision and low car parking measures;
- Framework Travel Plan measures including monitoring and interim targets;
- Enhancement and integration of existing PRoWs; and
- An evolving access strategy designed alongside adjoining allocations and discussions with WSCC.

6.37 Construction phase mitigation is expected to be addressed through the Outline CTMP or CLP, which would include routing, timing, delivery management, contractor parking controls and other appropriate measures.

6.38 The ES chapter will assess the likely significant effects of the Proposed Development taking this embedded mitigation into account and will identify any additional mitigation required following detailed assessment, to ensure that residual effects are not significant.

Summary

6.39 Transport is a topic that should be scoped into the EIA for the Proposed Development.

6.40 This reflects the scale of the proposed mixed-use scheme, the need to assess both local and potentially strategic traffic and movement effects, and the fact that the final scope of modelling and survey work remains subject to agreement with WSCC and National Highways.

6.41 A substantial amount of baseline work and strategy development has already been undertaken, including several Scoping Notes, Masterplan Framework Document and a Mobility Strategy. This establishes a robust vision led and mobility led basis for the Proposed Development, with a clear emphasis on sustainable travel, internalisation of trips and coordinated mitigation. That body of work provides a strong foundation for the ES chapter and suggests that, while transport effects will need to be assessed in detail, the Proposed Development has been conceived with significant built in mitigation and is capable of being supported by an appropriate transport evidence base.

7.0 Air Quality and Odour

- 7.1 Air Quality and Odour will be scoped into the ES. This section provides information on the proposed scope of the ES Chapter including those effects that are proposed to be scoped in and out of the Detailed Air Quality Assessment, and the methodology that will be used to undertake the assessment.
- 7.2 The Proposed Development is expected to generate additional traffic on the local road network. Furthermore, the eastern site boundary is located in close proximity to the A23. Consequently, there is the potential for significant air quality effects resulting from traffic emissions on existing nearby and proposed sensitive receptors.
- 7.3 The Wastewater Treatment Works, if included as part of the Proposed Development, has the potential to generate odorous emissions. The eastern and southern boundaries of Site Parcel C are located in close proximity to existing and potential sensitive receptors meaning there is potential for significant odour effects on these receptors.
- 7.4 This scoping text has been prepared by Tom Conboy, Environmental Consultant, at SRL Technical Services Ltd. Tom is an Associate Member of the Institute of Air Quality Management (AIAQM) and Associate Member of the Institute of Environmental Science (AMIEEnvSc). Tom has 3.5 years' experience in completing Air Quality ES Chapters to support planning applications and will be supported by the wider team including Associates and Directors within SRL when preparing the assessment.
- 7.5 The Air Quality Chapter will consider the key air quality effects associated with the Proposed Development. It is anticipated that the following will be addressed:
- 1 Definition of the baseline air quality conditions;
 - 2 Identification of relevant sensitive air quality receptors;
 - 3 Construction impacts from the Proposed Development on dust soiling, human health, and ecological effects during the construction period;
 - 4 Construction impacts of nitrogen dioxide (NO₂), PM₁₀ and PM_{2.5} emissions from vehicles associated with the construction of the Proposed Development at sensitive human receptors along the local road network;
 - 5 Operational impacts of NO₂, PM₁₀ and PM₂ emissions from additional road traffic changes resulting from the Proposed Development;
 - 6 The impacts of emissions from traffic on the roads adjacent to and through the Proposed Development on the air quality conditions that future residents and users will experience; and
 - 7 Whether any additional mitigation measures will be required to address any significant air quality effects.

Legislative and Policy Context

- 7.6 The Air Quality chapter will consider the following National Planning Policy documents:

- The Air Quality Strategy⁴¹
- National Planning Policy Framework (NPPF)⁴²

7.7 The following Local Planning Policy documents will be considered:

- Mid-Sussex District Plan⁴³
- Mid-Sussex District Council Air Quality Strategy⁴⁴
- Air Quality and Emissions Mitigation Guidance for Sussex⁴⁵
- Hurstpierpoint and Sayers Common Neighbourhood Plan⁴⁶.

Current Conditions

- 7.8 Key pollutants of concern for human health due to traffic emissions are NO₂ and particulate matter (PM₁₀ and PM_{2.5}). The Council does not have any declared Air Quality Management Areas (AQMAs). The nearest AQMA is located approximately 11 km south of the Site, in Brighton.
- 7.9 The Council currently operates 35 NO₂ diffusion tube monitoring stations within its area, with MSAQ10, MSAQ26, and MSAQ27 being the closest to the Site (monitoring locations are shown in Appendix 6).
- 7.10 There have been no exceedances of the annual mean NO₂ objective limit of 40µg/m³ in the last five years at the identified monitoring locations. Furthermore, all monitors within Mid Sussex District have remained below 40µg/m³ in the last five years, indicating that the 1-hour mean NO₂ objective limit is unlikely to have been exceeded.

Methodological Approach

Policy Context and Assessment Criteria

- 7.11 A summary of all relevant national and local policy and guidance will be provided within the ES Chapter. Any local policies or guidance relating to air quality will also be considered, including the Albourne and Hurstpierpoint & Sayers Common Neighbourhood Plans. Relevant air quality standards and assessment criteria will also be set out.

Baseline Conditions

- 7.12 Baseline conditions in the study area will be determined by collating information from a number of sources. These will include local air quality monitoring data presented in the latest Mid Sussex Annual Status Report (ASR), alongside mapped background pollutant concentrations published by the Department for Environment, Food and Rural Affairs (Defra). Together, these sources will be used to characterise existing air quality conditions within the study area and identify any locations that may be particularly sensitive to

⁴¹ Department for Environment, Food and Rural Affairs (DEFRA) and the Devolved Administrations (2023). The Air Quality Strategy Framework for local authority delivery.

⁴² Ministry of Housing, Communities and Local Government (2024).

⁴³ Mid Sussex District Council (2018). Mid Sussex District Plan 2014 – 2031.

⁴⁴ Mid Sussex District Council (2026). Mid Sussex District Air Quality Strategy 2016 to 2030.

⁴⁵ Sussex Air Partnership (2021). Air quality and emissions mitigation guidance for Sussex.

⁴⁶ Hurstpierpoint & Sayers Common Parish Council (2015). Hurstpierpoint & Sayers Common Parish 2031 Neighbourhood Plan.

changes in pollutant levels. Where necessary, dispersion modelling will be undertaken to establish baseline pollutant concentrations.

Construction Phase Impact Assessment

- 7.13 The assessment methodology for the Construction Phase Impact Assessment will follow that set out in the Institute of Air Quality Management's (IAQM) Guidance on the Assessment of Dust from Demolition and Construction. This will include consideration of the potential impacts from dust generated during the construction phase, including demolition, earthworks, construction and trackout. The cumulative effects arising from schemes being constructed concurrently in the study area will also be considered.
- 7.14 For the earthworks, demolition and construction activities, the assessment will consider the potential for impacts on receptors within 250m of the Site boundary, and within 50m of the trackout routes to be used by construction vehicles up to 500m from the Site exit(s).
- 7.15 Appropriate mitigation measures will be recommended based on the outcome of the dust risk assessment.
- 7.16 The number of vehicle movements generated during construction of the Proposed Development will be compared against the screening criteria for areas outside an AQMA, as set out in guidance published by Environmental Protection UK (EPUK) and the IAQM:
- A change of more than 500 Light Duty Vehicles (LDVs) (<3.5 tonnes) as Annual Average Daily Traffic (AADT); and/or
 - 100 Heavy Duty Vehicles (HDVs) (>3.5 tonnes; HGVs and buses) as an AADT.
- 7.17 Should the number of vehicles exceed the screening criteria, a detailed assessment of the impacts of emissions construction traffic on local air quality using the ADMS-Roads dispersion model will be required.

Operational Phase Impact Assessment

Human Health Effects

- 7.18 The study area for the operational impacts will be defined based on the number of vehicle movements generated during operation of the Proposed Development, which will be compared against the screening criteria set out in the EPUK/IAQM guidance. In terms of human health, it is likely to include the areas immediately adjacent to the Site and Sayers Common and Hurstpierpoint.
- 7.19 Roadside pollutant concentrations, and the impacts of the development-generated traffic changes, will be predicted using an ADMS-Roads dispersion model. The model will be verified against the closest local monitoring data, and an adjustment factor may be required which will be calculated in line with the methodology set out in Defra guidance.
- 7.20 Impacts will be predicted at a number of locations both within, and close to, the Proposed Development. Receptors will be selected to represent worst-case exposure. For new residential areas within the Proposed Development these will be at the boundaries of these areas nearest the roads. For existing properties, these will be at the roadside façades of properties along the local road network where the development-generated traffic changes

will be greatest, and at locations where concentrations are expected to be highest, such as near to junctions. Specific existing receptor locations will depend on the changes in traffic flows resulting from the Proposed Development.

- 7.21 The model will be used to predict existing baseline pollutant concentrations and the likely concentrations in the future, both without and with the Proposed Development in the earliest year of operation. The future year scenarios will take account of the expected reductions in vehicle emissions, as reflected in the Emissions Factors Toolkit (EFT) published by Defra, while background pollutant concentrations will be determined using data derived from the background maps also published by Defra. Meteorological data from the same year will be used. If relevant, traffic from identified cumulative schemes will also be incorporated into the current and future baseline models.
- 7.22 Predicted concentrations at individual existing, committed and proposed sensitive receptors will be compared with the relevant air quality objectives and impact descriptors following the EPUK/IAQM guidance on Planning for Air Quality. The overall significance of the air quality effects will then be determined following this guidance.

Ecological Effects

- 7.23 In line with IAQM guidance, ecological effects are required to be considered for designated ecological sites located within 50m of the Site boundary or within 50m of any trackout routes. A review of the Defra Magic Map Application confirms that there are no designated ecological sites within 50m of the Site boundary or trackout routes. The closest designated site is Wolstonbury Hill SSSI, located approximately 3.2km southeast of the Site. Therefore, ecological effects can be scoped out of the Air Quality Assessment.

Odour Assessment

- 7.24 An odour assessment would be required if the Wastewater Treatment Works is included as part of the Proposed Development. The assessment would consider the potential impacts of odour emissions from the facility on existing surrounding receptors. The assessment will be presented in a standalone report to be appended to the ES. Given that wastewater treatment processes can generate odorous emissions, odour has been identified as a potential effect and will therefore be scoped into the ES for detailed assessment, should the facility be taken forward.
- 7.25 For the standalone odour assessment, an odour risk assessment would be undertaken using the methodology set out in the IAQM's Guidance on the assessment of odour for planning⁴⁷. The risk assessment follows a Source-Pathway-Receptor approach and is designed to identify the potential odour impacts associated with and odour source based on the "FIDOL" factors for describing odour releases (Frequency, Intensity, Duration, Offensiveness and Location).
- 7.26 The odour risk assessment would examine the odour generating potential of the Wastewater treatment works and would estimate the risk of odour impacts at surrounding sensitive receptors based on the magnitude of odours that may be released, the effectiveness of the pathway between the source and the receptors, and the perceived sensitivity of those receptors themselves.

⁴⁷ Institute of Air Quality Management (2018). IAQM Guidance on the assessment of odour for planning – version 1.1.

- 7.27 The findings of the odour assessment will inform the design and layout of the proposed treatment facility, with the aim of mitigating potential odour impacts on nearby receptors.

Significance Criteria

- 7.28 The standardised significance criteria used to describe the significance of effects from the air quality dispersion modelling is as follows:

Table 7.1. Significance Criteria for Air Quality

Long-term average concentration at receptor in assessment year	% Change in concentration relative to Air Quality Assessment Level (AQAL)			
	1	2 - 5	6 - 10	>10
75% or less of AQAL	Negligible	Negligible	Slight	Moderate
76 - 94% of AQAL	Negligible	Slight	Moderate	Moderate
95 - 102% of AQAL	Slight	Moderate	Moderate	Substantial
103 - 109% of AQAL	Moderate	Moderate	Substantial	Substantial
110% or more of AQAL	Moderate	Substantial	Substantial	Substantial

- 7.29 The standardised significance criteria used to describe the significance of effects from the odour dispersion modelling is as follows:

Table 7.2 Significance Criteria for Odour

Odour Exposure Level (ouE/m ³)	Odour Effect
≥10	Substantial
5<10	Substantial
3<5	Moderate
1.5<3	Moderate
0.5<1.5	Slight
<0.5	Negligible

Anticipated Effects

Construction

- 7.30 In terms of the significance of construction vehicle emissions, although the Site is large, it is anticipated that there will be a long build-out period, and unlikely that more than 100 HDV AADT movements will be generated on local roads during the construction period. If this is the case, the impacts will be dealt with qualitatively based on the EPUK/IAQM guidance.
- 7.31 In terms of the significance of dust emissions, the IAQM guidance advises that pre mitigation significance should not be determined. With recommended mitigation measures in place, it is expected that residual construction dust and PM₁₀ effects would not be

significant. The air quality assessment will list specific recommended mitigation measures outlined in the IAQM guidance to apply during construction works, based on the level of risk identified in the construction dust risk assessment.

Operation

- 7.32 For new receptors within the Proposed Development, predicted pollutant concentrations will be compared with the relevant air quality objectives, and any exceedances will necessarily be deemed a significant adverse effect, without mitigation using professional judgement and the impact descriptors specified in the EPUK/IAQM guidance. Local monitoring adjacent to the A23 close to the Site shows annual mean NO₂ concentrations have been well below the objective in recent years (see paragraph 7.7). Furthermore, concentrations are expected to reduce in future years due to a range of national and regional measures, including improvements in emission standards. It is therefore considered unlikely that there will be significant air quality effects on future users of the Proposed Development in terms of exposure to traffic emissions.
- 7.33 There is the potential for adverse impacts at existing and nearby committed receptors along the local road network, and the assessment will also identify the extent of such impacts and whether or not they might constitute an overall significant effect. Where necessary, appropriate mitigation measures will be recommended to ensure that there are no significant effects.
- 7.34 The significance of ecological effects will be determined by the project ecologists as they will be scoped out of the Air Quality Assessment.

Potential Mitigation

- 7.35 Appropriate best practice mitigation measures will be recommended in line with IAQM guidance so that construction phase effects will be ‘not significant’.
- 7.36 If it is anticipated that new homes are introduced into areas of unacceptable air quality, a recommended design will be provided accordingly.
- 7.37 Where necessary, appropriate mitigation measures will be recommended to ensure that the overall effect of the Proposed Development on air quality at existing and committed properties is ‘not significant’.

Summary

- 7.38 The air quality chapter will consider the potential for effects during the construction works and relating to road traffic emissions once the Proposed Development is operational and will set out air quality conditions for future residents and users of the Proposed Development. An assessment of air quality impacts on nearby designated sites of nature conservation is not required.
- 7.39 Appropriate mitigation measures will be recommended to ensure that the overall effect of the Proposed Development on air quality is ‘not significant’.

8.0 Noise and Vibration

- 8.1 Noise and Vibration will be scoped into the ES. This section provides information on the proposed scope of the ES Chapter including those effects that are proposed to be scoped in and out of the detailed assessment, and the methodology that will be used to undertake the assessment.
- 8.2 This scoping text has been prepared by Adam Dixon, Senior Acoustic Consultant, at SRL Technical Services Ltd. Adam is a Corporate Member of the Institute of Acoustics (MIOA), and SRL Technical Services Ltd is a member of the Association of Noise Consultants. Adam has 5 years of experience in completing Noise Impact Assessments to support planning statements and will be supported by the wider team including Associates and Directors within SRL when preparing the assessment.
- 8.3 The Proposed Development is expected to generate noise and vibration during the construction phase that has the potential to result in adverse effects at existing receptors. During the operational phase, the Proposed Development is expected to generate noise but is not likely to generate any significant vibration. Vibration limits for construction will be set using absolute thresholds and will not rely on any baseline readings.
- 8.4 The aspects of noise and vibration that are proposed to be scoped-in and scoped-out of the assessment are described in more detail below.

Legislative and Policy Context

- 8.5 The noise and vibration assessment will consider the following National Planning Policy documents:
- National Planning Guidance: National Planning Policy Framework (NPPF)⁴⁸;
 - Noise Policy Statement for England (NPSE)⁴⁹; and
 - Professional Practice Guidance on Planning and Noise (ProPG)⁵⁰.
- 8.6 The following Local Planning Policy documents will be considered:
- Mid-Sussex District Plan⁵¹; and
 - Hurstpierpoint and Sayers Common Neighbourhood Plan⁵².
- 8.7 In addition to local and national planning policy, the assessment will also consider the following guidance, standards and legislation:
- World Health Organisation Guidelines for Community Noise⁵³;
 - BS 8233:2014 Guidance on sound insulation and noise reduction for buildings⁵⁴;

⁴⁸ National Planning Policy Framework, December 2024

⁴⁹ Noise Policy Statement for England, March 2010

⁵⁰ ProPG Planning & Noise, May 2017

⁵¹ Mid Sussex District Plan 2021 - 2039

⁵² Hurstpierpoint & Sayers Common Neighbourhood Plan 2031

⁵³ WHO Guidelines for Community Noise, April 1999

⁵⁴ BS8233:2014 – 'Guidance on sound insulation and noise reduction for buildings', February 2014

- BS 4142:2014+A1:2019 Methods for Rating and Assessing Industrial and Commercial Sound (BS 4142)⁵⁵;
- BS 5228:2009 Parts 1 & 2 - Code of Practice for Noise and Vibration Control on Construction and Open Sites⁵⁶; and
- Approved Document O (ADO) of the Building Regulations (2021 Edition)⁵⁷.

Current Conditions

- 8.8 The Site is affected by noise from the A23 and the local road network (B2116, B2118, & Reeds Lane).
- 8.9 No noise survey has been carried out at the Site to date. An initial desk-based exercise has been undertaken and is informed by information relating to the measured and expected noise climate in the area, including satellite imagery, planning documentation, and publicly available strategic noise mapping (e.g. SSI⁵⁸).
- 8.10 Figures 1 and 2 in Appendix 7 presents the anticipated daytime ($L_{Aeq,16hour}$) and night-time ($L_{Aeq,8hour}$) noise levels across the Site generated by existing road sources. These figures indicate that noise levels across the Site will be $\leq 55dB L_{Aeq,16hour}$ and $45dB L_{Aeq,8hour}$ at night.
- 8.11 Other potential sources of environmental noise in the immediate vicinity of the Site include:
- Avtrade Global Headquarters and King Business Centre to the immediate north of Site Parcel A off Reeds Lane; and
 - Business Activity at High Cross Farm within Site Parcel B.

Methodological Approach

- 8.12 A noise survey will be undertaken at the Site in accordance with BS7445:2003. The survey will last for a minimum period of one week and will measure noise at key locations across the Site, representative of both the nearest existing noise sensitive receptors and at the locations of affected dwellings within the Proposed Development. Noise survey positions will be agreed with the Council prior to the survey being carried out.
- 8.13 There are no sources in the vicinity of the Site that are likely to generate significant levels of vibration at sensitive locations within the Site, and therefore it is not proposed to complete a baseline vibration survey to support the ES Chapter.
- 8.14 The noise and vibration impact assessment will assess the impact of the local noise environment on the Proposed Development. This will include consideration of all noise sources identified and refer to and comment on the Agent of Change Principal as applicable.
- 8.15 The assessment will also assess the impact of the Proposed Development on the existing baseline and future noise environment. Assessment will be completed for the construction

⁵⁵ BS4142:2014+A1:2019 – ‘Methods for rating and assessing industrial and commercial sound’, June 2019

⁵⁶ BS5228:2009-1/2 – ‘Code of practice for noise and vibration control on construction and open sites’, December 2008 & January 2009

⁵⁷ Building Regulations Approved Document O, June 2022

⁵⁸ Site Suitability Indicator, [Noise Consultants Limited - Site Suitability Indicator](#)

and operational phases. The operational phase assessment will assess noise from activities on the Site, proposed commercial units (including associated deliveries), fixed plant noise, vehicular noise, and noise generated by potential infrastructure provisions (wastewater treatment works) on the Site. The assessment of road traffic noise will assess the potential future traffic volume increases and the potential change to the future noise environment with and without development.

- 8.16 The chapter will assess the potential impact of vibration during the construction phase of the Proposed Development on the existing environment.
- 8.17 As there are no nearby environmental sources of significant vibration, it is not proposed to assess the impact on existing ground-borne vibration levels.
- 8.18 The assessment will propose mitigation measures for any identified impacts and assess the residual effects when mitigation is employed, defining effect level criteria for each type of impact using the guidance given in the NPSE.
- 8.19 The impact assessment will not include a detailed assessment of the items of plant and building services that are proposed to be installed within the Proposed Development, to confirm that the mechanical and electrical services design will meet the proposed on and off-site noise limits. Given the outline nature of the planning application, it is unlikely that the required information to complete this assessment will be available and therefore the requirement for such an assessment of mechanical and electrical noise emissions would be included as a planning condition.

Significance Criteria

- 8.20 The standardised significance criteria used to describe the significance of effects is as follows:
- Major beneficial;
 - Moderate beneficial;
 - Minor beneficial;
 - Negligible;
 - Minor adverse;
 - Moderate adverse; and
 - Major adverse.

Anticipated Effects

- 8.21 Anticipated effects are considered to include:
- Moderately high ambient noise levels at the eastern boundary of the Site as a result of noise from the A23 & B2118;
 - Potential increase in noise levels around the existing commercial/industrial site of the Avtrade Global Headquarters and the High Cross Farm business park;
 - Noise emissions from plant items associated with residential and non-residential buildings within the Site;

- Noise and vibration emissions from the construction phase of the Proposed Development; and
- Increased noise impact from the surrounding local road network as a result of the increased traffic associated with the development site.

Potential Mitigation

8.22 The potential measures to mitigate against the likely noise and vibration impacts associated with the Proposed Development will include:

- A scheme for sound insulation to the facades of dwellings, including acoustic performance recommendations for glazing and ventilation strategies. This is expected to predominantly affect dwellings closest to the A23 & B2118;
- Plant noise limits governing the permissible noise emissions from fixed plant and building services associated with the Site, both at the location of existing noise-sensitive receptors in the vicinity of the Site and to new receptors contained within the Proposed Development;
- Proposals for Best Practicable Means for mitigating construction noise and vibration impacts;
- Proposals for noise and vibration limits that must be achieved at the nearest noise sensitive receptors in the vicinity of the Site during operation and construction as applicable; and
- Proposals for Best Practicable Means and/or limited hours of operation for mitigating operational noise impacts.

Summary

8.23 The Proposed Development will generate noise and vibration during the construction phase. Construction road traffic and construction activities have the potential to result in adverse effects at existing receptors. During the operational phase, the Proposed Development will generate noise impacts including increased traffic flows on existing and proposed roads, operational noise impacts from the use of non-residential buildings, and noise from fixed plant and equipment, all of which could result in adverse effects to existing or proposed receptors. The operational phase of the Proposed Development is unlikely to generate any vibration.

8.24 The proposed effects to be scoped into the assessment include:

- The noise impact on the Proposed Development from existing environmental sources;
- Construction noise and vibration impacts;
- The impact from operational noise levels associated with non-residential elements of the Proposed Development;
- The impact the Proposed Development may have on existing commercial sites in the surrounding area in line with the Agent of Change principle;

- Noise emissions from fixed plant and building services; and
- Changes in road traffic levels as a result of the Proposed Development.

8.25 Aspects proposed to be scoped out of the assessment include:

- Assessment of existing sources of vibration in the vicinity of the Site;
- Vibration generated by the Proposed Development during its operational phase; and
- A detailed assessment of the proposed plant and building services within the Proposed Development, to confirm that the design will meet the proposed noise limits, both on and off the Site (on the basis this will be included as a planning condition).

9.0 Biodiversity

- 9.1 The Ecology chapter of the EIA will be prepared by Bradley Murphy Design (BMD) Ltd. Based on the nature and significance of the effects likely to arise in relation to ecology and nature conservation, ecology will be scoped into the ES.
- 9.2 The following documents are to be provided by BMD, and appended to the Biodiversity ES Chapter:
- Preliminary Ecological Assessment;
 - Biodiversity Net Gain Assessment;
 - Phase 2 Assessment - including all relevant data regarding species-specific surveys undertaken at the Site; and
 - River Condition Assessment.
- 9.3 This scoping text has been prepared by Katie Dalton, Senior Ecologist at BMD. Katie Dalton BSc (Hons), MRSB, ACIEEM has over 8 years experience in preparing Ecology and Biodiversity ES Chapters.

Legislative and Policy Context

- 9.4 A review of key National, Regional and Local Planning Policies that are of relevance will be undertaken to inform judgements on the value and biodiversity of the Site.
- 9.5 These include the following sources of information:
- The National Planning Policy Framework, December 2024⁵⁹;
 - The Environment Act, 2021⁶⁰;
 - The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations, 2019⁶¹;
 - Wildlife and Countryside Act, 1981 (as amended)⁶²;
 - The Natural Environment and Rural Communities Act (2006)⁶³;
 - The Countryside and Rights of Way Act (2000)⁶⁴;
 - The Protection of Badgers Act (1992)⁶⁵;
 - The Wild Mammals (Protection) Act (1996)⁶⁶;
 - The Hedgerow Regulations (1997)⁶⁷;
 - Schedule 7a of the Town and Country Planning Act (1990)⁶⁸;

⁵⁹ HM Government (December 2024). National Planning Policy Framework. Ministry of Housing, Communities and Local Government

⁶⁰ HM Government (2021). The Environment Act 2021.

⁶¹ HM Government (2019). The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

⁶² HM Government (1981). Wildlife and Countryside Act 1981 (as amended).

⁶³ HM Government (2006). The Natural Environment and Rural Communities Act 2006.

⁶⁴ HM Government (2000). Countryside and Rights of Way Act, 2000.

⁶⁵ HM Government (1992). Protection of Badgers Act 1992.

⁶⁶ HM Government (1996). Wild Mammals (Protection) Act, 1996.

⁶⁷ HM Government (1997). Hedgerow Regulations Act, 1997.

⁶⁸ HM Government (1990). Town and Country Planning Act, 1990.

- Albourne Neighbourhood Plan (2014-2031); and
- Hustpierpoint & Sayers Common Neighbourhood Plan (2015-2031).

Current Conditions

- 9.6 The Site is located in a primarily rural area south of Sayers Common. Site Parcel A, the largest of the four parcels, is comprised primarily of hedgerow lined grassland. There is a strip of woodland in the northeastern portion of this parcel, and aside from this tree cover is limited to a line of trees in the northeastern section, a line of trees in the southwestern section, and multiple trees across the parcel, mainly associated with hedgerows and areas of mixed scrub. Toward the eastern boundary of Site Parcel A is a larger area of mixed scrub, which surrounds an area of grassland.
- 9.7 Site Parcel B is comprised of hedgerow-lined grassland, appearing agricultural in use. There is an area of woodland to the south of this parcel to which the tree cover on this parcel is limited to.
- 9.8 Site Parcel C, is largely grassland and is bound by mature trees, with Herrings Stream to the east and Mill Lane to the south.
- 9.9 Site Parcel D, located south of Parcel C, comprises of arable land, hedgerows and a small block of woodland within the southwest corner.
- 9.10 The landscape surrounding the Site is dominated by an agricultural mosaic, featuring arable grassland, woodland, hedgerows, treelines, and waterbodies. The SDNP lies approximately 1.7 km to the south with good overland connectivity to the Site via grassland, woodland, hedgerows, and waterbodies, and provides important habitat for numerous species.
- 9.11 A Preliminary Ecological Appraisal (PEA) was undertaken in March 2026 to fully assess the Site for its ecological value and baseline ecological conditions (results detailed within Appendix 8). The PEA comprised the following:
- A desk study; and
 - A habitat survey in accordance with UKHab classification.
- 9.12 The desk study involved gathering data from a range of sources, including:
- MAGIC (Multi-Agency Geographic Information for the Countryside)⁶⁹ - to identify potential protected sites, protected species and priority habitats within the locality of the Site.
 - Woodland Trust Ancient Tree Inventory⁷⁰ - to identify notable trees in the area, including potential ancient or veteran trees.
 - Sussex Biodiversity Records Centre (SBRC) - to provide details of non-statutory designated sites of nature conservation importance as well as protected and notable species records⁷¹.

⁶⁹ Natural England (2025). MAGIC. <https://magic.defra.gov.uk/MagicMap.html> (Accessed 25/11/2025).

⁷⁰ The Woodland Trust (2025). Ancient Tree Inventory. <https://ati.woodlandtrust.org.uk/> (Accessed 25/11/2025)

⁷¹ Local Records provided by the Sussex Biodiversity Records Centre (Received 20/11/2025).

9.13 The desk study identified the following:

Statutory Designated Sites

9.14 The Site is located within 2km of one statutory designated site:

- The South Downs National Park.

9.15 The Site lies within the Impact Risk Zone (IRZ) of Wolstonbury Hill SSSI. Development proposals within the Site are not specifically listed as potential risks and causes of risk to these SSSIs.

Non-statutory Designated Sites

9.16 There are no non-statutory designated sites of nature conservation importance within 1 km of the Site.

Protected and Notable Species

9.17 Record returns from SBRC identified various protected and notable species within the locality of the Site including reptiles, Schedule 1 birds, dormice and hedgehog. A search on MAGIC returned nine granted European Protected Species Licences relating to bats within 5 km of the Site, including species common pipistrelle, soprano pipistrelle and brown long-eared bat.

Priority Habitats

9.18 Priority habitats identified within 1 km of the Site include deciduous woodland and traditional orchards, both of which are recognised as valuable ecosystems under UK conservation frameworks. Additionally, ancient semi-natural and ancient replanted woodland is present within close proximity to the Site.

9.19 The PEA of the Site (Appendix 8) identified the need for further surveys based on the Site's baseline conditions and habitats in order to thoroughly evaluate the Site's ecological potential as stated above. Further surveys required are detailed below.

Methodological Approach

9.20 The ecological assessment within the ES will be undertaken in accordance with the 'Guidelines for Ecological Impact Assessment in the United Kingdom published by the Chartered Institute of Ecology and Environmental management (CIEEM) (hereafter referred to as the CIEEM Guidelines)⁷². The guidelines present an approach to valuing features that includes professional judgement based on current best practice, available guidance, and information together with advice from other experts. Reference is also made to the National Planning Policy Framework (2025).

9.21 The findings of the PEA (Appendix 8) will be used to inform the assessment of the likely significant effects of the Proposed Development presented within the Chapter. The following surveys are also deemed appropriate and/or necessary to provide a fuller evaluation of the Proposed Development:

⁷² CIEEM (2018, updated 2024). Guidelines for Ecological Impact Assessment (EclA). Winchester: CIEEM.

- **River Condition Assessment** - A river condition assessment is required to inform the Biodiversity Net Gain (BNG) calculations, ensuring the river habitats and associated biodiversity enhancements align with best practice guidelines;
- **Arboricultural Survey** - to include detailed tree assessment for both condition and protection requirements and also any notable tree specimens e.g. local species of note;
- **Badger Survey** - Winter walkover survey to record and characterise sett types, signs and activity;
- **Bat activity survey** - to include a minimum of three seasonal transects, including the use of static detectors for five nights each season;
- **Bat Building Inspections/ Nocturnal Surveys**-Internal/ external inspections of buildings within the Site. Potential nocturnal survey any buildings that have potential for roosting bats;
- **Breeding and Wintering Bird Survey** - a series of bird transects during the core breeding season as well as wintering farmland birds;
- **Botanical assessment** - updated habitat survey of higher value habitats including grassland and woodland;
- **Hazel dormouse survey** - dormouse nest tubes should be deployed in suitable vegetation throughout the survey area. A minimum of 50 should be deployed between April and November and checked monthly to achieve an adequate 'thoroughness' score which is dependent on how many tubes are used, and over how many months they are deployed. Surveys are guided by best practice including the Dormouse Conservation Handbook and Natural England Standing Advice;
- **Reptile survey** - to include eight visits including one visit to install artificial refugia and then seven separate visits during optimal conditions to confirm presence of reptiles or likely absence;
- **Otter and water vole** - two surveys in May and August to record signs of otter and water vole presence within the watercourses on and adjacent to the Site;
- **River Condition Assessment** - RCA of Herrings Stream adjacent to Site Parcel C;
- **Great crested newt** - eDNA sample of onsite pond and off-site ponds within 500m of the Site boundary; and
- **Botanical Assessment** - Updated botanical assessment of higher value areas including grassland and woodland.

Significance Criteria

- 9.22 The assessment will consider both direct and indirect effects on the identified important ecological features resulting from a range of activities including, but not limited to, the sensitive receptors identified as an outcome of the baseline assessments.
- 9.23 The Ecological Impact Assessment (EcIA) will be undertaken with reference to the CIEEM 'Guidelines for Ecological Impact Assessment in the UK and Ireland - Terrestrial, Freshwater, Coastal and Marine - Version 1.2'. The aims of the ecology assessment are to:

- Identify relevant ecological features (i.e., designated sites, habitats, species, or ecosystems) that may be impacted by the Proposed Development;
- Provide an assessment of the likely ecological impacts and resultant effects, including whether they are beneficial (i.e., positive) or adverse (i.e., negative);
- Facilitate the determination of the consequences of the Proposed Development in terms of national, regional, and local policies related to nature conservation and biodiversity; and
- Set out the approach to adhere to legal requirements concerning the relevant ecological features, ensuring compliance with environmental laws and best practice.

9.24 The assessment will describe the methods used to identify and assess the potential significant effects of the Proposed Development during the construction and operational phases.

9.25 Baseline conditions will be detailed, including a summary of legislation and policies relevant to the existing conditions. Subsequently, the impact assessment will evaluate the effects of the Proposed Development, taking into account avoidance and mitigation measures inherent to the design. This will include best practice construction methods, such as dust suppression techniques and strategies to prevent pollution of watercourses.

9.26 Additional mitigation, compensation and enhancement measures will be described, followed by an assessment of the significance of residual effects. A summary of the assessment will be provided together with relevant conclusions.

9.27 When describing potential impacts reference will be made to the following characteristics:

- Nature (i.e. beneficial or adverse);
- Magnitude;
- Spatial extent;
- Duration; and
- Timing and frequency.

9.28 Potential impacts on relevant ecological features will be assessed and a judgement reached on whether or not the resultant effect on conservation status or structure and function is likely to be significant. This process will take into consideration the characteristics of the impact, the sensitivity of the ecological feature concerned, and the geographic scale at which the feature is considered important.

9.29 The CIEEM guidelines state that 'For the purposes of EcIA a 'significant effect' is an effect that either supports or undermines biodiversity conservation objectives for 'important ecological features' (i.e. relevant ecological features) or for biodiversity in general'.

9.30 For designated sites, defined sites and ecosystems the assessment will consider how the Proposed Development is likely to affect the conservation objectives for the Site and/or its interest/ qualifying features. For ecosystems, consideration will be given to whether the Proposed Development is likely to result in a change in ecosystem structure and/or function.

- 9.31 For species and habitats, the effects of impacts on individual habitats and species will be considered in relation to 'conservation status'. In considering effects on conservation status, reference will be made to relevant available guidance on the existing conservation status of a feature.
- 9.32 The scale of significance of an effect may not be the same as the geographic context in which the feature is considered important. For example, an effect on a species of principal importance for nature conservation at the national level may not have a significant effect on the conservation status of the national population of that species.
- 9.33 The potential impacts of the Proposed Development will be considered in relation to its two main phases namely; the construction phase and the operational (i.e. occupation) phase. Certain effects will be permanent e.g. permanent loss of habitat to the Proposed Development may occur during the construction stage. Other effects will cease after construction is complete e.g. dust and noise during construction activities.
- 9.34 Where possible, significant ecological effects will be avoided through careful design e.g., realignment of development parameters to avoid direct loss of a valuable habitat or sensitive timing to avoid impacts on important groups such as breeding birds and bats.
- 9.35 Where avoidance of effects is not feasible then suitable mitigation will be implemented to ensure residual effects are not significant.
- 9.36 The potential for ecological features to be affected as a result of the Proposed Development will be assessed, taking into consideration any direct loss of habitats and associated flora or fauna; indirect effects on flora or fauna; effects on any sites of nature conservation importance; and specific effects on protected species.
- 9.37 The effects to be considered will include Construction Phase:
- Temporary Land-take;
 - Disturbance (visual, noise);
 - Hydrology and pollution (dust generation, pollution of aquatic habitats);
 - Lighting (temporary during construction); and,
 - Construction site hazards.
- 9.38 Consideration will be given to the following potential effects during the Operational Phase:
- Permanent Land-take;
 - Air Quality / Pollution and Hydrology;
 - Permanent Lighting;
 - Visitor pressure to created habitats, nearby green space, retained habitats and designated sites (both Statutory and Non-Statutory); and
 - Other anthropogenic / urban effects (including wider recreational pressure, disturbance etc).

Anticipated Effects

- 9.39 Anticipated effects on receptors relevant to the Site at this stage has been evaluated following the methodology set out in the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment (EcIA) in the UK and Ireland: Terrestrial, Freshwater and Coastal (2018, updated 2024). The objective is to determine the relative importance of each ecological feature or receptor within or near the Site, and to inform an assessment of the potential impacts arising from the Proposed Development.
- 9.40 The evaluation considers both field survey data and desk study data (provided by SBRC and MAGIC) obtained as part of the PEA of the Site undertaken by BMD in March 2026 (Appendix 8). The receptors assessed include habitats, species populations, and statutory/non-statutory designated sites.

Statutory Designated Sites

- 9.41 The Site lies within 2 km of one statutory designated site, however, given the nature of the Proposed Development, the distance of the SDNP from the Site, and the absence of any direct impact pathways, no adverse effects on the statutory designated sites are anticipated at this stage.
- 9.42 The Site lies within the impact risk zones for Wolstonbury Hill SSSI; however, the development proposals within the Site are not listed as potential risks and causes of risk to the SSSI outlined above, and therefore consultation with Natural England regarding likely risks to these designated sites associated with the Proposed Development is not deemed necessary.

Non-statutory Designated Sites

- 9.43 No non-statutory designated sites lie within 1 km of the Site.

Habitats

- 9.44 Habitats of higher value within the Site, including woodland parcels and Priority native hedgerow habitat is anticipated to be retained and protected where feasible through mitigation measures and final scheme design. It is considered that the removal of a number of hedgerows will have a minor impact at a local level, however, effects will be managed through reinstatement using native species. No irreplaceable habitats are expected to be lost as a result of the Proposed Development.
- 9.45 As priority habitats are expected to be impacted as a result of the Proposed Development, they have been scoped into the EIA.

Protected and Notable Species

- 9.46 The extent of anticipated effects on protected and notable species present on-site and within the locality will be determined through further species-specific surveys proposed for the Site, as outlined above. However, whilst the Proposed Development is likely to disturb species such as bats, hedgehog, great crested newts, hazel dormouse, birds, reptiles, badger and water vole/otter (if presence is confirmed during surveys), effects will be managed

through mitigation measures such as working methods, mitigation licences if required, timing of works and habitat reinstatement.

- 9.47 Species that are to be scoped into the EIA has been based upon the habitats and their condition present at the Site, initially assessed during the PEA of the Site (Appendix 8).

Issues Proposed to be Scoped Out

- 9.48 Based on the PEA, the following topics and species can be scoped out:

Invertebrate surveys have been scoped out as the habitats dominating the Site, such as intensively managed modified grassland, are considered suboptimal for supporting significant populations of rare or priority invertebrate species. Whilst records of invertebrates were returned by SBRC within 500m of the Site, suitable habitat on-site such as woodland corridors are proposed to be retained as part of the Proposed Development. Furthermore, incorporating mitigation measures such as provision of deadwood piles into the design will compensate for any features lost as a result of the Proposed Development. No further notable records of S41 or rare invertebrate species were identified within the vicinity of the Site that would indicate a need for further assessment.

Potential Mitigation

- 9.49 A CEMP will be implemented to detail necessary ecological mitigation measures regarding each sensitive receptor relevant to the Site such as habitats, SINCS and present protected and notable species. Mitigation measures are also highlighted within the PEA of the Site (Appendix 8).
- 9.50 General measures will include implementation of buffer zones around retained/high value habitats as well as new habitats to be created within the Site (including SUDs, wildflower grassland and tree planting), pollution control measures, protective fencing, toolbox talks, timing works to avoid sensitive periods i.e. nesting bird season, mitigation species licences where required and a post-development design to include wildlife enhancements through created/enhanced habitats and installations.

Summary

- 9.51 Based on the ecological receptors identified and their assessed levels of value, the Proposed Development is anticipated to result in only limited ecological impacts, most of which are temporary and reversible. This will be confirmed through further species-specific surveys that are still required on-site. The removal of a number of hedgerows represents a minor adverse effect at the Local level, but this will be mitigated through reinstatement using native species. Other habitats affected, such as modified grassland are of Site-level value and do not constitute significant ecological loss.
- 9.52 Potential disturbance to species such as bats, hedgehog, hazel dormouse, birds, badger, GCN, otter and water vole, all valued at the Site level, will be managed through the implementation of precautionary working methods, mitigation licences if required, timing of works to avoid sensitive periods (e.g. bird nesting season), and habitat reinstatement post-construction.

- 9.53 No impacts are expected on statutory or non-statutory designated sites. Areas of ancient woodland are within the zone of influence and will be appropriately buffered. Further surveys that are proposed for the Site will help to inform anticipated effects and the level of mitigation required in regard to protected and notable species.
- 9.54 Overall, with standard mitigation and good ecological practice in place, the Proposed Development is not expected to result in any significant adverse effects on biodiversity, and it will remain in line with both NPPF policy and BNG principles. The Proposed Development is capable of proceeding with no net loss to ecological function, and all residual effects are predicted to be neutral or minor adverse (temporary) at worst.

10.0 Cultural Heritage

- 10.1 It is anticipated that Built Heritage and Archaeological matters will be scoped in to the EIA.
- 10.2 The Cultural Heritage Chapter of the ES will be prepared by Tetra Tech Consulting Services Limited and will be supported by the following documents:
- An Archaeological Desk Based Assessment (DBA), completed in accordance with guidance published by the Chartered Institute for Archaeologists and Historic England. This assessment will accord with relevant legislation, national and local planning policy for archaeology matters; and
 - A Built Heritage Statement, completed in accordance with guidance published by Historic England. This assessment will accord with relevant legislation, national and local planning policy for Built Heritage matters.
- 10.3 This scoping text has been prepared by Edward Hawkins, who is accredited and experienced in assessing the effects of change in the Historic Environment. Edward is a Technical Director in the RPS/TetraTech Heritage Team and has over 9 years' experience in Cultural Heritage assessment for EIA. Edward is a full member of the Institute for Historic Buildings Conservation ('IHBC') and a full member of the Chartered Institute for Archaeologists ('CIFA').

Legislative and Policy Context

Legislation

- 10.4 The Planning (Listed Buildings and Conservation Areas) Act (1990)⁷³ provides statutory protection to listed buildings and their settings, and present, measures to designate and preserve the character and appearance of conservation areas.

National Planning Policy

- 10.5 The National Planning Policy Framework ('NPPF')⁷⁴ sets out the Government's planning policies for England and how these should be applied, with Section 16 relating to Cultural Heritage matters.

Planning Practice Guidance

- 10.6 The Planning Practice Guidance ('PPG') on Historic Environment provides supporting guidance to enable the methodological interpretation of the NPPF⁷⁵. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

⁷³ <https://www.legislation.gov.uk/ukpga/1990/9/contents>

⁷⁴ Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities (December 2024) National Planning Policy Framework

⁷⁵ Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government (March 2019) Planning Practice Guidance. <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Local Planning Policy

- 10.7 The Mid-Sussex District Local Plan 2014-2031 was adopted in March 2018 and contains the following policies that are relevant to this assessment:
- DP34: Listed Buildings and Other Heritage Assets; and
 - DPB2: Listed Buildings and Other Heritage Assets.

Guidance

- 10.8 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include the following Historic Environment Good Practice Advice in Planning documents and Historic England Advice Notes which are relevant to this assessment. Guidance published by the Chartered Institute for Archaeologists is also relevant.
- Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans (Historic England, March 2015)⁷⁶;
 - Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment (Historic England, March 2015)⁷⁷;
 - Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets (Historic England, Second Edition; December 2017)⁷⁸;
 - Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England, October 2019)⁷⁹;
 - Historic England Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage (Historic England, Second Edition, January 2021)⁸⁰; and
 - Chartered Institute for Archaeologists, Standard & Guidance for historic environment desk-based assessment 2014, revised 2020 (Chartered Institute for Archaeologists, 2020)⁸¹.

Current Conditions

- 10.9 The Cultural Heritage ES Chapter and supporting Archaeological DBA and Built Heritage Statement will provide information on the Cultural Heritage baseline, including:
- The archaeological potential of the Site;

⁷⁶ [Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans \(Historic England, March 2015\)](#)

⁷⁷ [Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment \(Historic England, March 2015\)](#)

⁷⁸ [Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets \(Historic England, Second Edition; December 2017\)](#)

⁷⁹ [Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets \(Historic England, October 2019\)](#)

⁸⁰ [Historic England Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage \(Historic England, Second Edition, January 2021\)](#)

⁸¹ [Chartered Institute for Archaeologists, Standard & Guidance for historic environment desk-based assessment 2014, revised 2020 \(Chartered Institute for Archaeologists, 2020\)](#)

- The significance/value/sensitivity of the relevant known Cultural Heritage assets within and outside of the Site;
 - The existing extent and character of the setting of relevant Cultural Heritage assets; and
 - The contribution of their settings (including the Site) to their significance.
- 10.10 The Archaeological DBA and Built Heritage Statement will be informed by data held by the Sussex Historic Environment Record (HER) for a 1km radius 'Study Area' around the Site boundary and by archival and desk-based research, including a historic map progression exercise.
- 10.11 The following listed buildings and conservation areas are relevant to the Proposed Development, for their potential to be adversely affected by change to their settings, and potential role as design references:
- Potters Field (Grade II, NHLE ref.1245936), located within c.100m of the Site boundary, to the east of the southern extremity of Site Parcel A;
 - West House Farmhouse (Grade II, NHLE ref.1025825) and Barn to the south west of West House Farmhouse (Grade II, NHLE ref.1354799), located c.300m to the south of Site Parcel A;
 - Wellington Cottage (Grade II, NHLE ref.1354780), located to the immediate south of the southwestern boundary of Site Parcel A;
 - Inholmes Cottage (Grade II, NHLE ref. 1025782), located c.135m to the southeast of Site Parcel A;
 - The Thatch (Grade II, NHLE ref.1180504), located c.100m to the southeast of Site Parcel C;
 - The Mill House adjoining Cobb's Mill (Grade II, NHLE ref.1025642) and Cobb's Mill (Grade II*, NHLE ref.1180397), located c.180m to the southeast of Site Parcel C; and
 - The Albourne Conservation Area, located c.400m to the south of the Site Parcel A.
 - Goldberg House (Grade II, NHLE ref. 1025641), located to the immediate southeast of Parcel D;
 - Bridgers Farmhouse (Grade II, NHLE ref. 1285488), located c.110m to the east of Parcel D; and
 - Bridgers Cottage (Grade II, NHLE ref. 1025640), located c.130m to the east of Parcel D.
- 10.12 The archaeological potential of the Site cannot however be precisely quantified and the potential to contain currently unknown prehistoric archaeology is most accurately assessed as Low/Uncertain. Based on the available information, the Site is considered to have a high potential for the presence of evidence relating to Early Medieval to Medieval and later cultivation, and the remains of structures shown within the Site on historic mapping. The Site is considered to have a low potential for all other forms of archaeological evidence.
- 10.13 Any archaeological evidence present within the Site, based on the balance of the available evidence and professional judgement, is likely to be of low, local significance only.

- 10.14 In terms of consultation, the Council and their Archaeological Advisors will be formally consulted regarding the scope and timing of future archaeological fieldwork.

Methodological Approach

- 10.15 The Archaeological DBA and Built Heritage Statement will also provide information to facilitate an understanding of the potential effects to the importance of relevant Cultural Heritage assets in accordance with paragraph 207 of the NPPF and the extent to which the Proposed Development may directly or indirectly affect these receptors. Direct effects occur due to physical change to a Cultural Heritage receptor, while indirect effects occur through the alteration of a Cultural Heritage receptor's setting.

- 10.16 The definition of the setting of a Cultural Heritage receptor is a subjective judgment, as is the determining of effects upon the importance of that receptor occurring through change within its setting. *Historic England's Historic Environment Good Practice Advice in Planning: 3: The Setting of Heritage Assets* (Dec. 2017) specifies that 'setting' is neither a heritage asset, nor a designation. Paragraph 8 of that document also sets out that:

"While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset. This is because the surroundings of a heritage asset will change over time, and because new information on heritage assets may alter what might previously have been understood to comprise their setting and the values placed on that setting and therefore the significance of the heritage asset". Furthermore, the Steer Judgement ([2018] EWCA Civ 1697, July 2018) identifies that a decision maker must concentrate on the "surroundings in which [the heritage] asset is experienced", keeping in mind that those "surroundings" may change over time, and also that the way in which a heritage asset can be "experienced" is not limited only to the sense of sight. The "surroundings" of the heritage asset are its physical surroundings, and the relevant "experience", whatever it is, will be of the heritage asset itself in that physical place".

- 10.17 It is considered that the extent of an asset's setting should therefore be understood as being limited to those spaces within which it is actually experienced and appreciable in the present, rather than being expansively defined without sufficient regard to the extent of change that has occurred within its surrounds since its construction. It is the present, rather than past, setting of a heritage asset that is the baseline against which change occurring through the Proposed Development may be considered to have an effect on the asset's significance, whether that effect is beneficial or adverse.

Significance Criteria

- 10.18 The scale attributed to each effect on Cultural Heritage receptors will be determined based on the sensitivity ('significance' in NPPF terminology) of the receptor and magnitude of impact arising as a result of the Proposed Development. Professional judgement and experience will also be drawn on to assess the scale and significance of effect.

Receptor Sensitivity (Significance)

- 10.19 The assessment of the significance of heritage assets is a matter of professional judgement, having regard to the available evidence, including research priorities, guidance, as well as any designation the assets may have. However, assessments of significance of heritage assets have followed Historic England's *Historic Environment Good Practice Advice in Planning: 2, Managing Significance in Decision-Taking in the Historic Environment*. This sets out that, when assessing the significance of a heritage asset, the nature, extent and level of the significance should be considered as follows:
- The nature of the significance refers to a heritage asset's archaeological, architectural, historic or artistic interest (NPPF annex 2), and to what extent its significance is derived from one or more of these. For example, a buried archaeological site may have high archaeological interest, but limited artistic interest;
 - The extent of the significance refers to the area in which the significance resides, which may include the setting of a heritage asset; and
 - The level of significance refers to the heritage asset's importance; for example listed buildings are considered to be significant in a national context.
- 10.20 The sensitivity/significance of each receptor will be evaluated on a scale of very high, high, medium, low and very low based on a review of the baseline position of each receptor and its performance against a benchmark criteria that will be set out in the Cultural Heritage ES Chapter.
- 10.21 In determining the significance of any Cultural Heritage assets affected, the NPPF and the Planning Guidance on the Historic Environment requires the contribution made by their setting to be assessed. Elements of a setting may make a positive or negative contribution to the value of a heritage asset, may affect the ability to appreciate that value, or may be neutral. The key attributes of setting that contribute to the importance of the heritage asset comprise the asset's physical surroundings, the experience of the asset and the asset's associative attributes. The criteria for establishing the contribution of setting to the importance/sensitivity of a heritage asset will be set out in detail in the Cultural Heritage ES Chapter.

Magnitude of Impact

- 10.22 The assessment of Cultural Heritage effects will consider the impacts of construction and operation of the Proposed Development on the historic environment. These impacts can be physical or non-physical. Consideration will also be given to whether the impacts are temporary or permanent.
- 10.23 The assessment of the impacts of the Proposed Development on the significance of heritage assets will be evaluated by taking into account both the sensitivity/significance of the heritage asset, and the nature and extent of the predicted impact on that significance. The NPPF uses the term 'harm' when discussing the impacts of a development on the significance of a heritage asset.
- 10.24 Harm to a Cultural Heritage asset may occur as a result of a physical impact upon it, or as a result of a change in part of its setting which contributes to its heritage significance. The

Planning Practice Guidance on Historic Environment notes under ‘How can the possibility of harm to a heritage asset be assessed?’ that:

‘What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting. Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset’.

- 10.25 The level of harm which may arise from change will vary and will depend upon the component significances of the heritage asset. The Planning Practice Guidance on Historic Environment’s definition of ‘substantial harm’ has been set out above. Lesser degrees of harm depend upon the extent to which heritage significance or the appreciation of that significance may be reduced.
- 10.26 The Planning Practice Guidance on Historic Environment also recognises that beneficial change may include instances where the ability to interpret or appreciate a Cultural Heritage asset is improved, better revealing its heritage significance. It may also include measures which preserve a Cultural Heritage asset into the future.
- 10.27 The terms are relative to the receptor affected by the impact (i.e. a particular impact could result in a beneficial effect on one receptor and an adverse effect on another). In these instances, it is necessary to come to an overall understanding of the impact of a Proposed Development, which considers both beneficial and harmful effects. To inform such a judgement, it is not sufficient to understand that an impact is beneficial, instead it is also necessary to understand the scale of the benefit to understand how a harmful impact compares to a beneficial one.
- 10.28 The magnitude of an impact is described as high, medium, low and very low adverse or beneficial. The assessment is informed by professional judgement and an understanding of the Cultural Heritage asset’s significance and of the effects of the Proposed Development.
- 10.29 The magnitude of impact to a receptor has been determined by considering the estimated deviation from baseline conditions both before, and, if required, after mitigation.

Significance of Effect

- 10.30 The significance of a Cultural Heritage effect will be determined by professional judgement which considers the interaction of heritage sensitivity/significance of an identified receptor and the magnitude and duration of the impact, and whether the impact is adverse or beneficial. In terms of this assessment, a significant effect is one which is Moderate Adverse or Beneficial or above. Where no impacts are predicted upon a receptor, the effect is described as Neutral (Not Significant).
- 10.31 For Cultural Heritage, a matrix for calculating significance of effect is not intended to ‘mechanise’ judgements of the significance of effects but to act as supporting material alongside professional judgement to the detailed assessment provided in the Archaeological DBA and Built Heritage Statement. In some cases, the matrix allows for a choice of significance of effect when a magnitude of impact and a value are combined, to enable professional judgement to be brought to bear.

Anticipated Effects

- 10.32 The Proposed Development has the potential to damage or destroy any archaeological evidence present within it. The impacts upon below ground archaeology would be direct and permanent and would occur through plant movement, vibration, intrusive below ground works such as cutting of foundations and services, changes in drainage/water tables etc. While it is highly unlikely that the Site contains archaeological evidence of high or very high importance/sensitivity, due to the unknown nature of the archaeological evidence within the Site until intrusive investigation can be carried out, it remains possible that the Proposed Development could have a 'significant' adverse archaeological effect.
- 10.33 The Site does not contain any designated or non-designated built heritage assets. All potential built heritage effects arising from the Proposed Development would occur through the changes occurring to the setting of nearby built heritage assets outside of the Site. Such effects would be temporary during the Construction Phase, and permanent during the Operational Phase. As a result of the proximity of several listed buildings to the Site it is considered probable that some degree of less than substantial harm would occur to at least one built heritage receptor of high importance/sensitivity and any such impact would be 'significant' in EIA terms.

Potential Mitigation

- 10.34 All archaeological mitigation will be carried out prior to the construction phase. It is anticipated that archaeological mitigation in this instance will comprise a geophysical survey, followed by an archaeological evaluation exercise (trial trenching and reporting). The purpose of the work will be to clarify the extent and significance of archaeological evidence within the Site and inform the scope and timing of any further archaeological work as required. It is considered that the provision of an archaeological evaluation could be secured by an appropriate archaeological planning condition attached to any future planning consent. The scope and timing of any archaeological works will however be agreed in advance with the Council and their archaeological advisors.
- 10.35 During the construction phase an appropriate CEMP will ensure that the construction phase environmental effects of the Proposed Development are appropriately managed. Standard measures for the reduction and management of environmental effects such as noise and dust are considered to be sufficient to manage these potential temporary construction phase effects of the Proposed Development. The CEMP will secure the minimisation and avoidance of temporary construction phase change to the settings of relevant built heritage receptors.
- 10.36 Permanent change to the setting of relevant built heritage receptors will be managed through embedded mitigation by design. This will evolve through the design process of the Proposed Development but will include primarily the arrangement of built areas and landscaped space, and distribution of building heights within the Site to respond to the proximity of relevant built heritage assets and their relationship to the settings within which they are appreciated and understood.

Summary

- 10.37 It is anticipated that archaeology and built heritage matters will be scoped in to the EIA.

- 10.38 The Proposed Development has the potential to damage or destroy any archaeological evidence present within it. The impacts upon below ground archaeology would be direct and permanent. While it is highly unlikely that the Site contains archaeological evidence of high or very high importance/sensitivity, due to the unknown nature of the archaeological evidence within the Site, until intrusive investigation can be carried out it remains possible that the Proposed Development could have a 'significant' adverse archaeological effect. All archaeological mitigation will be completed prior to the construction phase to a scope agreed in advance with the Council and their Archaeological Advisors.
- 10.39 The Site does not contain any designated or non-designated built heritage assets. All potential built heritage effects arising from the Proposed Development would occur through the changes occurring to the setting of nearby built heritage assets outside of the Site. Such effects would be temporary during the Construction Phase, and permanent during the Operational Phase. Such effects can be managed and therefore minimised or avoided through embedded and additional mitigation such as built layouts, heights arrangement, landscaping provision and the use of a CEMP. As a result of the proximity of several listed buildings to the Site, it is considered probable that some degree of less than substantial harm would occur to at least one built heritage receptor of high importance/sensitivity and any such impact would be 'significant' in EIA terms. Any such effects will be residual following the provision of embedded mitigation by design.

11.0 Water Environment/Flood Risk

11.1 Water Resources is proposed to be scoped into the EIA. The Chapter will be prepared by PJA and will assess the likely significance of effects the Proposed Development on the Water Environment in the context of the Site and surrounding area. In particular, it will assess the likely significance of effects on the local hydrology, drainage and flood risk as well as surface and ground water quality within both the construction and operational phases of the Proposed Development.

11.2 This scoping text has been prepared by Benjamin Houghton-Oliver and reviewed by Amy Hensler, Technical Director at PJA. Amy is a chartered Water and Environmental Manager and Chartered Environmentalist [BSc (hons), MSc, MCIWEM C.WEM CEnv) and has over 25 years of experience in preparing Water Environment/Flood Risk ES Chapters.

Legislative and Policy Context

11.3 Methods of assessment employed within the EIA will be consistent with current best practice recommendations in the form of statutory documents and recognised publications to ensure that the findings represent a robust approach to the assessment.

11.4 The assessment of Water Resources will be carried out in accordance with relevant legislation and with due regard to the associated guidance.

11.5 Key legislative acts and regulations are summarised as follows:

- The Environment Act 2021⁸²;
- The Water Resources Act 1991 (Amendment) (England and Wales) Regulations 2009⁸³;
- Land Drainage Act 1991 as amended 1994⁸⁴;
- Flood and Water Management Act 2010⁸⁵;
- Water Act 2003 as amended 2014⁸⁶;
- The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017⁸⁷;
- The Water Resources (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2017⁸⁸;
- The Groundwater (England and Wales) Regulations 2009⁸⁹;
- Groundwater Daughter Directive (2006/118/EC) 2006⁹⁰;

⁸² [Environment Act 2021](#)

⁸³ [The Water Resources Act 1991 \(Amendment\) \(England and Wales\) Regulations 2009](#)

⁸⁴ [Land Drainage Act 1991](#)

⁸⁵ [Flood and Water Management Act 2010](#)

⁸⁶ [Water Act 2014](#)

⁸⁷ [The Water Environment \(Water Framework Directive\) \(England and Wales\) Regulations 2017](#)

⁸⁸ [The Water Resources \(Environmental Impact Assessment\) \(England and Wales\) \(Amendment\) Regulations 2017 \(revoked\)](#)

⁸⁹ [The Groundwater \(England and Wales\) Regulations 2009](#)

⁹⁰ [Directive 2006/118/EC of the European Parliament and of the Council of 12 December 2006 on the protection of groundwater against pollution and deterioration](#)

- Anti-Pollution Works Regulations 1999⁹¹;
- The Environmental Damage (Prevention and Remediation) (England) Regulations 2015⁹²;
- The Environmental Permitting (England and Wales) (Amendment) Regulations 2018⁹³; and
- The Environmental Targets (Water) (England) Regulations 2023⁹⁴.

11.6 The applicable planning policy is summarised as follows:

- National Planning Policy Framework (NPPF) (2024)⁹⁵;
- National Planning Practice Guidance (PPG) Flood Risk and Coastal Change (2025)⁹⁶;
- Mid Sussex Emerging District Plan 2021-2039 (Submitted for examination July 2024)⁹⁷;
- Mid Sussex District Plan 2014-2031⁹⁸;
- Mid Sussex District Council Strategic Flood Risk Assessment (SFRA) Level 1 (2024)⁹⁹;
- Mid Sussex District Council Strategic Flood Risk Assessment (SFRA) Level 2 (2024)¹⁰⁰;
- Gatwick Sub-Region Water Cycle Study (2020)¹⁰¹; and
- West Sussex LLFA Local Flood Risk Management Strategy (2025 - 2030)¹⁰².

Guidance and Best Practice

11.7 The applicable guidance is summarised as follows:

- Good Practice Guide for Environmental Impact Assessment (EIA), 2006 (withdrawn but still considered relevant in the absence of superseding guidance)¹⁰³;
- Environment Agency Flood Risk Assessments: Climate Change Guidance (2022)¹⁰⁴;
- Construction Industry Research and Information Association (CIRIA) C753 'The SuDS Manual' (CIRIA, 2016)¹⁰⁵;

⁹¹ [The Anti-Pollution Works Regulations 1999](#)

⁹² [The Environmental Damage \(Prevention and Remediation\) \(England\) Regulations 2015](#)

⁹³ [The Environmental Permitting \(England and Wales\) \(Amendment\) Regulations 2018](#)

⁹⁴ [The Environmental Targets \(Water\) \(England\) Regulations 2023](#)

⁹⁵ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁹⁶ [Flood risk and coastal change - GOV.UK](#)

⁹⁷ [District Plan Review - Mid Sussex District Council](#)

⁹⁸ [Mid Sussex District Plan - Mid Sussex District Council](#)

⁹⁹ <https://www.midsussex.gov.uk/media/sl2jkh0z/env11-strategic-flood-risk-assessment-level-1-2024.pdf>

¹⁰⁰ [env15-strategic-flood-risk-assessment-level-2-main-report.pdf](#)

¹⁰¹ [Gatwick sub-region WCS](#)

¹⁰² [Local Flood Risk Management Strategy - West Sussex County Council](#)

¹⁰³ [Environmental impact assessment: a guide to good practice and procedures - a consultation paper, Department for Communities and Local Government - Publication Index | NBS](#)

¹⁰⁴ [Flood risk assessments: climate change allowances - GOV.UK](#)

¹⁰⁵ [The SuDS Manual C753F](#)

- Sewerage Sector Guidance Approved Version 2.2 (Water UK 2022)¹⁰⁶;
- Control of Water Pollution from Construction Sites CIRIA C532 (CIRIA, 2001)¹⁰⁷;
- Sustainable Drainage Systems - Non statutory technical standards for sustainable drainage systems (DEFRA, March 2015)¹⁰⁸; and
- South East Water Resources Management Plan (WRMP) (2024)¹⁰⁹.

Mid Sussex District Plan 2014-2031 & 2021-2039

- 11.8 The Mid Sussex District Plan (2014-2031), adopted in March 2018. Policies raised in relation to water resources, drainage and flood risk are as follows:
- Policy DP41 Flood Risk and Drainage;
 - Policy DP38 Biodiversity; and
 - Policy DP42 Water Infrastructure and the Water Environment.
- 11.9 The Emerging Mid Sussex District Plan (2021-2039) sets out the updated vision for Mid Sussex District compared to the currently adopted local plan. Policies pertaining to water resources, drainage and flood risk remain broadly similar:
- Policy DPS4 Flood Risk and Sustainable Drainage;
 - Policy DPN1 Biodiversity, Geodiversity and Nature Recovery;
 - Policy DPN6 Pollution; and
 - Policy DPI7 Water and Wastewater Infrastructure.
- 11.10 Mid Sussex District Council is undertaking ongoing monitoring of the water environment, including flood risk, water resource demand and water quality indicators. Any emerging updates to the draft District Plan (2021-2039) during examination or adoption will be reviewed and incorporated as necessary in the context of this Chapter.
- 11.11 The Proposed Development is an allocation in the emerging District Plan (2021-2039) under Site reference DPSC3.

Current Conditions

- 11.12 The following sets out the baseline conditions that have been identified as part of this desktop-based scoping assessment. Further parameters and conditions may come to light for further assessment once statutory consultations and Site investigations have been undertaken as the scheme and EIA process is progressed.
- 11.13 The Site has been split into three parcels (A-D) for ease within the reporting. Parcel A relates to the main central area of the Site, Parcel B relates to the parcel to the west and Parcel C and D relate to two parcels of land approximately 1km to the north east, adjacent to the A23.

¹⁰⁶ [Sewerage Sector Guidance - approved documents | Water UK](#)

¹⁰⁷ [Control of water pollution from construction sites. Guidance for consultants and contractors \(C532\)](#)

¹⁰⁸ [National standards for sustainable drainage systems - GOV.UK](#)

¹⁰⁹ <https://www.southeastwater.co.uk/about/resources/publications/water-resources-management-plan-2024/>

- 11.14 A network of unnamed ordinary watercourses are present within Site Parcels A and B. These have been identified to mostly follow field boundaries and are understood to primarily facilitate land drainage. The unnamed ordinary watercourses generally drain northwest and north, towards a confluence approximately 1km to the northwest, before ultimately out falling into the Eastern Adur (an Environment Agency Main River) approximately 4km downstream of the Site. Herrings Stream, an Environment Agency Main River and tributary of the Eastern Adur, is located immediately adjacent to the eastern boundary of Site Parcel C. Adur East (Goddards Green) WFD Waterbody receives foul flows from the nearby Goddards Green WwTW. An existing pond is located near the northern boundary of Site Parcel A. An illustration of the Site's hydrological regime is provided in Figure 1 in Appendix 9.
- 11.15 Due to the Site's greenfield status, it is understood that there are currently no public surface water sewers serving the Site. Based on the Site's topography, any overland flows will drain or be captured within the existing network of unnamed ordinary watercourses within the Site. From a review of Southern Water asset mapping, included within Appendix 9, a foul sewer has been identified beyond Site Parcel A's northern boundary along Reeds Lane. No public sewer assets are identified on the Site.
- 11.16 The British Geological Survey (BGS) Geology of Britain viewer¹¹⁰ was consulted to identify the local geological conditions. The majority of the Site is shown to be underlain by Weald Clay Formation-Mudstone, with small bands of Weald Clay Formation-Sandstone. Superficial deposits of Head-Clay, silt, sand and gravel are located in a small area to the southeast of the Site Parcel A, while Parcel C is underlain by superficial deposits of River Terrace Deposits (sand and gravel) and Alluvium, Clay, Silt, Sand and Gravel. Parcel D is also underlain by superficial deposits of River Terrace Deposits (sand and gravel) with Head-Clay, silt, sand and gravel to the west. The Cranfield University Soilscape viewer¹¹¹ describes the soils as 'slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'. The underlying bedrock geology suggests that infiltration potential is likely to be low for the Site. Site-specific ground investigations will be undertaken as part of the next design stage.
- 11.17 From a review of the publicly available DEFRA Magic Mapping¹¹², Aquifer Designation Map (Superficial Drift) the Site is underlain by a secondary (undifferentiated) aquifer, present beneath the parts of the Site underlain by Weald Clay Formation-Sandstone. Similarly, within Parcel C and D where superficial deposits of River Terrace and Alluvium, Clay, Silt, Sand and Gravel have been identified, the Site is underlain by a Secondary A Aquifer. The Aquifer Designation Map (Bedrock) identifies that the Site is underlain by a secondary B aquifer, present beneath the parts of the Site underlain by Weald Clay Formation-Sandstone. The rest of the Site is not underlain by any aquifers. The Site is not shown to be underlain by a Groundwater Source Protection Zone. The underlying aquifers beneath the Site have not been designated as WFD Groundwater Bodies and therefore not been assessed in WFD terms.

¹¹⁰ British Geological Survey. Geology of Britain Viewer.

<https://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

¹¹¹ <https://www.landis.org.uk/soilscales/>

¹¹² <https://magic.defra.gov.uk/home.htm>

- 11.18 Parcel A and B of the Site falls into the catchment for the Adur East (Sakeham) Water Framework Directive (WFD) Water Body. This is identified as a ‘not artificial or heavily modified’ with an overall waterbody status (2022) of ‘poor’ and a chemical status (2019) of ‘fail’. Reasons for not achieving ‘good’ include: physical modification, sewer discharge, agricultural land management, mercury and its compounds, benzo(g-h-i)perylene and Polybrominated diphenyl ethers.
- 11.19 Parcel C and D of the Site falls within the catchment of Herrings Stream WFD Waterbody. this is identified as a ‘not artificial or heavily modified’ with an overall waterbody status (2022) of ‘poor’ and a chemical status (2019) of ‘fail’. Reasons for not achieving ‘good’ include: sewer discharge, ecological discontinuity, agricultural land management, poor nutrient management and poor soil management.
- 11.20 The Adur East (Goddards Green) WFD waterbody has been identified as the receiving waterbody from overflows from Goddards Green WwTWs (proposed to potentially receive foul flows from the Proposed Development). This is identified as a ‘not artificial or heavily modified’ with an overall waterbody status (2022) of ‘poor’ and a chemical status (2019) of ‘fail’.
- 11.21 The Site is not located within a nutrient neutrality area or drinking water safeguard zone.
- 11.22 The Site is located within the SSSI Impact Risk Zone for Wolstonbury Hill SSSI. However, as both SSSIs are not hydrologically connected and is located approximately 5km south of the Site, the potential impact of the Proposed Development on this SSSI is insignificant. No SSSIs are located directly downstream of the Goddards Green WwTW. Both the Site and Goddards Green WwTW eventually drain to the River Adur. The River Adur passes through the SDNP and The Adur Estuary SSSI, located approximately 25km downstream of the Site.
- 11.23 The Site falls within the Environment Agency’s Adur and Ouse Abstraction Licensing Strategy area. The Site is identified to be in an area of ‘water availability’ for Q30 and Q50, with Q70 and Q95 demonstrating that there is ‘water not available for licensing’.
- 11.24 The Environment Agency’s Historical Flood Outlines dataset does not identify any recorded flood event extents within the vicinity of the Site.
- 11.25 Further consultation with statutory stakeholders, including the Environment Agency, Southern Water and WSCC (in their role as LLFA) was undertaken in December 2025. None of the consultees indicated they had any knowledge of previous incidents of flooding having occurred at or within the vicinity of the Site. Stakeholder consultations are available within Appendix 10.
- 11.26 Operation Watershed, a scheme led by WSCC, was previously implemented on-site. This involved a variety of watercourse improvements with the aim of alleviating flood risk around Reeds Lane.
- 11.27 The Environment Agency, through the publicly available Flood Map for Planning, categorises potential fluvial flood risk into Flood Zones, assuming no flood defences, which provides the basis for the assessment of flood risk and development suitability under the NPPF. From a review of the publicly available Flood Map for Planning¹¹³, Parcels A, B and D lie wholly within Flood Zone 1. The Level 1 and Level 2 SFRAs do not identify any fluvial

¹¹³ [Get flood risk information for planning in England - Flood map for planning - GOV.UK](https://www.gov.uk/government/publications/get-flood-risk-information-for-planning-in-england-flood-map-for-planning)

flood extent within the vicinity of the Site. However, the eastern boundary of Parcel C lies within Flood Zone 2 and 3 associated with Herrings Stream. An extract of the Flood Map for Planning is shown in Figure 2 in Appendix 9.

- 11.28 From a review of the publicly available, Long-Term Flood Risk Information Flood Risk from Surface Water Map, the majority of the Site is at '*Very Low Risk*' from surface water flooding. Some areas of '*Low to High Risk*' of flooding can be seen across the eastern portion of Site Parcel A, typically associated with the existing unnamed ordinary watercourse network. There are several key surface water flow routes that bisect the Site which flow from south to north. Within the western portion of Site Parcel A, an area of '*High Risk*' is located adjacent to Henfield Road. Localised areas of 'low to high' surface water flood risk have been identified within Parcel C and D associated with topographical depressions. An extract of the Long-Term Flood Risk Information, Flood Risk from Surface Water with Climate Change Allowance Map is shown in Figure 3 in Appendix 9.
- 11.29 The Mid Sussex District Council Level 1 SFRA (2024) contains Geosmart Groundwater Flood Risk Mapping which does not identify the Site to be at risk of groundwater flooding. The Mid Sussex District Council Level 2 SFRA (2024) identifies 99.5% of the Site to be at less than 25% risk of groundwater emergence. The nearest borehole to the Site with publicly available information from the BGS Geoindex dataset is Borehole TQ21NW8/A, situated 200m to the south of the Site. The borehole was dug to a depth of approximately 20m below ground level (bgl). The log indicates a mixture of strata including clay, shale and stone. No groundwater was identified.
- 11.30 A Southern Water foul network, associated with the existing development within Sayers Common, runs along Reeds Lane at the northern boundary of Site Parcel A. No public sewers have been identified within the Site itself. Southern Water was contacted regarding historical sewer flooding incidents and confirmed in December 2025 that they hold records of sewer flooding within the BN6 9 postcode area surrounding the Site. MSDC's Level 1 SFRA (2024) identifies 12 incidents of sewer flooding within the BN6 9 postcode area surrounding the Site.
- 11.31 The EA's publicly available Long-Term Flood Risk, Information, Flood Risk from Reservoirs Mapping identifies that Parcels A, B and D lies outside the maximum extent of flooding from reservoirs. However, marginal areas of Parcel C have been identified to be at risk of reservoir flooding and also flooding from rivers, associated with Herrings Stream. Figure 4 within Appendix 9 demonstrates reservoir flood risk in the vicinity of the Site.
- 11.32 There are no canals within the vicinity of the Site. Therefore, the risk of flooding from canals is considered very low.
- 11.33 South East Water (SEW) is responsible for supplying Mid Sussex District with water. The entire Gatwick Sub-Region is an of serious water stress. Planned growth during the plan period for Mid Sussex District exceeds the percentage level of growth accounted for in the Water Resource Management Plan (WRMP).
- 11.34 The WCS flow permit assessment shows that Goddards Green WwTW is predicted to exceed its flow permit during the plan period when assessed against a worst-case growth scenario. The WCS states that the additional foul flows arising from currently planned

development is unlikely to significantly increase flood risk within receiving watercourses, provided that required wastewater upgrades are delivered in line with phasing of growth.

- 11.35 SEW's WRMP24 identifies that a supply-demand deficit within the Sussex area, including WRZ2 (Haywards Heath) which the Site is located in, is forecast by 2030. SEW will be consulted at the next design stage to confirm whether there is capacity at present to accommodate the Proposed Development.
- 11.36 From a review of Southern Water asset mapping no existing drainage assets have been identified within the Site Boundary. A public foul sewer have been identified along Reeds Lane to the north of Site Parcel A, assumed to serve the existing development within Sayers Common. Southern Water was contacted via a pre-development enquiry in December 2025 to determine a foul water outfall(s) for the Proposed Development, as well as better understand the existing capacity in and surrounding Sayers Common. It was advised that there is insufficient capacity within the existing network surrounding Sayers Common. Southern Water identified that Goddards Green WwTW currently has sufficient capacity to receive flows for up to 2500 units.
- 11.37 The Proposed Development is located within the Adur and Ouse River Basin Catchment. Southern Water's DWMP identifies this catchment as being affected by climate-driven increases in storm intensity, high levels of impermeable surfacing, and localised groundwater infiltration. The DWMP forecasts that sewer flood volumes could increase by up to 67% across the Sussex region by 2050 without intervention.

Methodological Approach

- 11.38 Table 11.1 provides a summary of the consultation activities undertaken in support of the preparation of this Chapter. Copies of the relevant correspondence are provided within Appendix 10.

Table 11.1 Summary of Consultation

Consultee	Individual(s)	Date	Summary of Outcome Discussion
Southern Water	EIR Officer	18/12/2025	Consultation requesting historic sewer flooding was sent to Southern Water. It was advised there were incidents of sewer flooding with the BN6 9 postcode area, however the exact location could not be disclosed.
Southern Water	Developer Services	28/01/2026	A foul water developer enquiry was received on 28/01/2026. It was advised there is currently inadequate capacity within the foul sewerage network to accommodate the required foul flows, however, Goddards Green WwTW does have capacity for up to 2500 units.
West Sussex County Council (LLFA)	Eleanor Read	26/11/2025	West Sussex County Council were consulted to ascertain whether they were able to provide any advice on flood risk and surface water drainage requirements in the location of the Site.

Environment Agency	Richard Gregory	10/12/2025	EA hydraulic model data (products 4, 5, 6, and 7) were requested for the Site and Waverley Brook. Due to the area being located within Flood Zone 1, the EA were only able to provide Product 4 information with no specific flood model data relevant to the Site given.
--------------------	-----------------	------------	--

- 11.39 The methodology adopted within this assessment to predict the effects of the Proposed Development has focused on the identification and evaluation of key sensitive receptors and then focussing specifically on identifying the key impact types and risk which have the potential for beneficial or adverse impact on the sensitive receptor. The methodology and significance criteria adopted for assessing various aspects of the water environment have been developed with reference to a variety of relevant legislation drivers and guidance/best practice documents as described in the 'Policy Context' section of this chapter.
- 11.40 The value/sensitivity of each receptor has been determined as either negligible, low, medium or high. Once the sensitivity of the identified receptor has been determined, the magnitude of the impact is determined based on the nature and characteristics of impacts, being either adverse, beneficial or negligible. The level of each effect has been measured through a qualitative assessment of the sensitivity of the resources and the magnitude of the effect.
- 11.41 Where water environment effects are considered to be insignificant, they will be 'scoped out', conversely where they are considered significant, they will be 'scoped in'.

Anticipated Effects

- 11.42 Following a review of the baseline conditions at the Site, as summarised above, receptors identified to be scoped in as part of the assessment are summarised in Table 11.2.

Table 11.2 Sensitive Receptors

Receptor	Value/Sensitivity	Justification
On-Site unnamed ordinary watercourses	High	The unnamed ordinary watercourses within the Site have a valuable function in terms of providing a means of conveyance of surface water flows/fluvial flows and partly managing surface water flood risk. The watercourses have surface water flood risk associated with them, as shown in the EA Long Term Flood Risk Surface Water mapping. The watercourses drain into the Adur East (Sakeham) WFD Waterbody which has been given an overall status of 'poor'. To improve the water quality and overall health of the Adur East (Sakeham) Water Body and enable WFD objectives to be achieved, the watercourses have been classified as high importance/Sensitivity.
Adur East (Sakeham) WFD Water Body	High	Parcel A and B of the Site lies within the catchment for the Adur East (Sakeham) WFD Waterbody. The waterbody has been identified to have a 'poor' overall WFD status. To improve the water quality and overall health of the waterbody, Adur East (Sakeham) WFD Waterbody has been classified as a receptor of high sensitivity.

Receptor	Value/Sensitivity	Justification
Herrings Stream WFD Water Body	High	Parcel C and D of the Site lies within the catchment of Herrings Stream WFD Waterbody. The waterbody has been identified to have a 'poor' overall WFD status. To improve the water quality and overall health of the waterbody, Herrings Stream WFD Waterbody has been classified as a receptor of high sensitivity.
Secondary A Aquifer	Medium	Parcel C and D is underlain by a Secondary A aquifer associated with the River Terrace and Alluvium, Clay, Silt, Sand and Gravel superficial deposits beneath the Site. The Secondary A aquifer has not been assessed in WFD terms. Secondary A aquifers generally have a high yield that makes exploitation of the water resource feasible and provide an important baseflow to watercourses. Given this, the Secondary A aquifer has been classified as a receptor of medium sensitivity.
Adur East (Goddards Green) WFD Water Body	High	The Goddards Green WwTW lies within the catchment for the Adur East (Goddards Green) WFD Waterbody. The waterbody has been identified to have a 'poor' overall WFD status. Due to the previously identified limited foul sewer capacity, there is potential for water quality deterioration relating to Combined Sewer Overflows (CSOs) releases within both the Adur East (Goddards Green) and Adur East (Sakeham) WFD waterbodies. To improve water quality and overall health of the waterbody, Adur East (Goddards Green) WFD Waterbody has been classified as a receptor of high sensitivity.
Haywards Heath WRZ and the WFD waterbodies it relies upon	High	Haywards Heath WRZ is supported by local groundwater and surface water sources and supplemented by transfers from Southern Water. SEW's modelling indicates that WRZ2 will experience a supply-demand deficit by 2030. The WRZ constitutes a valuable resource because of high quality and yield for private and public, domestic, agricultural and industrial supply. South East Water is responsible for supplying Mid Sussex District with water. The entire Gatwick Sub-Region is an of serious water stress. As such Haywards Heath WRZ has been classified as a receptor of high sensitivity
Goddards Green WwTW	High	The increase of foul flows from the Proposed Development could result in capacity issues at the receiving WwTW. If reinforcement and upgrade works are not completed before the Site becomes operational, the Proposed Development could legally connect under the Water Industry Act 1991. This could increase CSO spills and overflows at the WwTWs. As such the Goddards Green WwTW, which will receive foul flows from the Site, has been classified as a receptor of high sensitivity.
Population and Human Health	High	Site users, neighbouring users and the general public.

Effects Scoped In

11.43

The following effects are considered likely to be significant and therefore will be considered further within the ES chapter. Potential mitigation for scoped in effects is discussed within Section 5.142.

- **Increase in flood risk/saturation levels from Surface Water** - The Site has been identified to be at low-high surface water flood risk associated with prominent surface water flow paths and the on-site unnamed ordinary watercourses. The Proposed Development will result in an increase in impermeable area and inherently alter the rainfall runoff relationship at the Site by increasing the rate and volume of surface water runoff without mitigation. Site-specific surface water hydraulic modelling is to be undertaken before the next design stage to refine the surface water flood risk at the Site. Given this, a further assessment of surface water flood risk will be required as part of the Water Resources chapter of the ES;
- **Increase in Flood Risk from Sewer Flooding**- The Site and surrounding area has been identified to be at medium risk of sewer flooding. Southern Water want contacted regarding historical sewer flooding incidents, confirming that they hold records of sewer flooding within the surrounding postcode area. The Proposed Development will result in an increase in foul flows to the sewer network surrounding Sayers Common. Southern Water identified within their pre-development enquiry response that the network lacks sufficient capacity for the increase in flows from the Proposed Development. There is an opportunity that Parcel C could be used for a new wastewater treatment works, due to the lack of capacity in the public network. This is yet to be confirmed and will be considered further at the next design stage. Given this, further assessment of sewer flooding and consultation with Southern Water will be required as part of the Water Resources chapter of the ES;
- **Water Supply capacity and the deterioration in the WFD waterbodies/groundwater bodies that the WRZ relies upon** - SEW Water Resource Management Plan (2024), identifies that the Proposed Development lies within Haywards Heath WRZ. The entire Gatwick Sub-Region is an of serious water stress. A clean water capacity enquiry will be undertaken at the next design stage to understand whether SEW have capacity to supply the Proposed Development. Given this, a further assessment of water supply and the potential deterioration in the WFD waterbodies/groundwater bodies that the WRZ relies upon will be undertaken as part of the Water Resources chapter of the ES; and
- **Insufficient Foul Treatment Works Capacity and potential for WFD water quality deterioration** - Southern Water have confirmed through a pre-development enquiry that at present they do not have capacity in the public network to accommodate the Proposed Development, however, Goddards Green WwTW itself does have capacity for up to 2500 units. There is an opportunity that Parcel C could be used for a new wastewater treatment works, due to the lack of capacity in the public network. This is yet to be confirmed and will be considered further at the next design stage Ongoing conversations are being held with Southern Water to establish a foul solution for the Site. Given, a further assessment of foul treatment works capacity and the potential for WFD water quality deterioration will be undertaken as part of the Water Resources chapter of the ES.

Effects Scoped Out

11.44

The following effects are considered unlikely to be significant and therefore will be scoped out of the ES Chapter. Mitigation measures used to scope out these effects are set out below.

- Risks to human health as a result of working near water and due to pollution or flood events during construction;
- Potential for water quality deterioration, increase in demand on water resources and pollution activities during construction;
- Flood Risk on and off-Site during Operation (Fluvial Flood Risk, Groundwater Flood Risk, Reservoir Flood Risk and Canal Flooding); and
- Deterioration to Water Quality during Operation.

Potential Mitigation

Effects Unlikely/Insignificant

- 11.45 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. Mitigation measures used to scope out these effects are set out below.

Risks to human health due to pollution or flood events during construction

- 11.46 Any proposed works to the unnamed ordinary watercourses within the Site will require an Ordinary Watercourse Consent (OWC) or Land Drainage Consent (LDC). A Site Management Plan would be used to inform the CEMP, so construction staff understand how to respond to a flood or pollution incident. As part of the CEMP, all staff will be provided with the relevant training and awareness of Site procedures. The CEMP will ensure equipment such as booms and adsorption mats are available in the event of a pollution incident. The phasing of the construction works will be undertaken to ensure that the SuDS or temporary surface water drainage facilities are constructed prior to the development thereby minimising the potential risk of surface water flooding during construction on and off-site.
- 11.47 Provided the above mitigation measures are implemented, the risk of works in or near water during construction to people (population and human health) is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Potential for water quality deterioration, increase in demand on water resources and pollution activities during construction

- 11.48 Construction phase impacts on the water environment will be mitigated via appropriate practices set out within a CEMP.
- 11.49 Water use during construction has the potential to increase pressure on water resources, as such the CEMP will include measures for water efficiency (such as rainwater harvesting, water efficient construction equipment and toolbox talks).
- 11.50 The design of the Site compound will ensure that stockpiling areas, fuel and plant stores, vehicle cleaning, waste disposal points and refuelling areas are located where they are least likely to affect the water environment and enter the surface water drainage system. Fuels will be stored in a dedicated bunded area within tight containers to prevent leakage and away from identified sensitive receptors, where possible. Plant will also be regularly inspected to avoid fuels leaks. Appropriate equipment such as booms and adsorption mats

in the event of an accidental spillage or pollution incident will also be made available and easily accessible. The CEMP will address and include a plan for monitoring activities such as vehicle washing, waste management and water use within the IAQM guidance (see Chapter 7) to minimise release of dust/sediments.

- 11.51 If excavation and dewatering activities are required, then advice from the EA would be sought as to whether a transfer licence is required for the dewatering and disposal of dewatered water. Controlled dewatering will minimise the water ingress into the excavation. The disposal of silty abstracted water may require a discharge consent from the EA. Advice from the EA will be sought at an early stage to establish whether a discharge consent is required and what mitigation would prove suitable.
- 11.52 Given the above, it is considered that impacts to the water environment during the construction of the Proposed Development will be mitigated through the implementation of the CEMP and Action Plan. Given this, it is not considered significant and will not be considered further in the EIA or reported in the ES.

Deterioration to Water Quality during Operation.

- 11.53 The Proposed Development will comprise large areas impermeable surfaces. Runoff from paved areas is more likely to contain pollutants from vehicles. Without suitable mitigation, drainage of runoff from these areas has the potential to release pollutants into downstream and underlying waterbodies.
- 11.54 The Drainage Strategy will propose a range of SuDS techniques, including features such as attenuation basins, swales, bioretention units etc. The sequential implementation of SuDS components will act as a treatment process to reduce pollution levels in runoff to acceptable levels, delivering gradual improvement to water quality and providing an environmental buffer for accidental spills or unexpected high pollutant loadings from the Site. The level of treatment provided will meet the necessary level of treatment to mitigate the pollution hazard associated with surface runoff in accordance with the SuDS Manual.
- 11.55 Consequently, surface water will be appropriately treated prior to discharge to the unnamed ordinary watercourses within Parcel A and B, all of which ultimately drain to Adur East (Sakeham) WFD Water Body. Given that the proposed drainage strategy will implement the necessary levels of treatment in accordance with the SuDS Manual, the risk of deterioration in water quality to the unnamed ordinary watercourse network and Adur East (Sakeham) WFD Water Body is not considered to be significant. No built development is currently proposed within Parcel C and D, which is currently proposed to be using for landscaping, BNG or potentially a new wastewater treatment works. Should built development be proposed within Parcel C, surface water will be appropriately treated prior to discharge to Herrings Stream WFD Water Body, in accordance with the SuDS Manual. Therefore, the deterioration of water quality as a result of the Proposed Development will not be considered further in the EIA or reported in the ES.

Flood Risk on and off-Site during Operation (Fluvial Flood Risk, Groundwater Flood Risk, Reservoir Flood Risk and Canal Flooding)

- 11.56 From a review of the publicly available Flood Map for Planning, Parcel A, B and D lies wholly within Flood Zone 1. The Level 1 and Level 2 SFRAs do not identify any fluvial flood extent within the vicinity of the Site. Although, the eastern boundary of Parcel C is located

within Flood Zones 2 and 3, a Site-specific flood risk assessment will be undertaken to demonstrate the development is safe for its lifetime. This will ensure that built development is not proposed within the flood zones in accordance with the vulnerability classification.

11.57 The Mid Sussex District Council Level 2 SFRA (2024) identifies 99.5% of the Site to be at less than 25% risk of groundwater emergence. No groundwater was identified within the nearest borehole to the Site (TQ21NW8/A).

11.58 The EA's publicly available Long-Term Flood Risk, Information, Flood Risk from Reservoirs Mapping identifies that Parcel A, B and D lie outside the maximum extent of flooding from reservoirs. Although, Parcel C has been identified to be at risk of flooding from reservoirs when there is also flooding from rivers, this is confined to the watercourse corridor within the low-lying areas of the Site associated with Herrings Brook. Site-specific flood risk assessment will be undertaken to demonstrate the development is safe for its lifetime. This will ensure that built development is not proposed within the areas identified to be at risk from reservoir flooding.

11.59 There are no canals within the vicinity of the Site. Given this, the risk of flooding from canals is considered very low. Given the above, fluvial, groundwater, reservoir and canal flood risk on and off-Site during operation will not be considered further in the EIA or reported in the ES.

Effects likely/significant

11.60 The following effects are considered likely to be significant and therefore will be considered further within the EIA or reported in the ES. A brief overview of potential mitigation that could be implemented have been summarised below:

- **Increase in flood risk/saturation levels from Surface Water-** An FRA, will be undertaken to assess the level of flood risk to the Site, Proposed Development and surrounding area, to ensure that there are no adverse effects to the Proposed Development itself and surrounding area. This assessment and the design of any mitigation measures required will be carried out according to the latest climate change allowances and guidance to ensure that the Proposed Development remains safe from flood risk during its lifetime. As part of a Site-specific drainage strategy, the proposed surface water drainage system will be designed to ensure that the Proposed Development will sustainably manage the disposal of surface water, replicating the natural drainage system as closely as possible for the operational lifetime of the Proposed Development;
- **Increase in Flood Risk from Sewer Flooding-** Ongoing consultation will be undertaken with Southern Water to determine the most appropriate foul drainage strategy for the Site to prevent adverse effects as a result of local sewer flooding incidents;
- **Water Supply capacity and the deterioration in the WFD waterbodies/groundwater bodies that the WRZ relies upon-** A clean water pre-development enquiry will be undertaken with SEW before the next design stage to ascertain whether they have capacity to accommodate the Proposed Development. To reduce the Proposed Development's impact on the water supply infrastructure, the

Proposed Development may seek to implement a water efficiency measures where practical; and

- **Insufficient Foul Treatment Works Capacity and potential for WFD water quality deterioration** Ongoing consultation will be undertaken with Southern Water to determine the most appropriate foul drainage strategy for the Site and to ensure that any infrastructure upgrades are made in a timely manner, to prevent adverse effects as a result of overflows at Goddards Green WwTW.

Summary

- 11.61 The Proposed Development could have the potential to have an adverse significant effect on the water environment, principally relating to flood risk, water quality, and water availability. As such it is recommended that a 'Water Resources' assessment is scoped into the ES.

12.0 Socio-Economics

- 12.1 This section sets out the scope of the Socio-Economics ES Chapter which will assess the potential for significant socio-economic effects arising from the Proposed Development.
- 12.2 The chapter will consider the effects generated during construction and once the Proposed Development is fully operational. This will include an assessment of the Proposed Development's effects on the population and local labour market, the economy (i.e., measured in terms of jobs and gross value added, or 'GVA'), the supply of housing in the context of identified needs, as well as social and community infrastructure. The Mid Sussex District Plan¹¹⁴ defines social and community infrastructure as comprising specialist accommodation and care facilities; community services such as health, education, emergency services and leisure provision; cultural facilities (including arts centres and museums); and sports and recreational assets such as sports centres, playing pitches and play space.
- 12.3 It is recommended that Socio-Economics is scoped into the EIA for the Proposed Development. The assessment will be undertaken by Lichfields.
- 12.4 This scoping text has been prepared by Selina Pazos BSc (Hons) MSc MIED of Lichfields, Senior Economics Consultant at Lichfields and has eight years of experience in preparing Socio-Economics ES Chapters.

Legislative and Policy Context

- 12.5 There is no legislation relevant to the assessment of Socio-Economics effects specifically. However, the assessment will be undertaken in line with industry best practice and will be informed by both national and local policy, such as the NPPF¹¹⁵ and accompanying PPG¹¹⁶, Mid Sussex District Plan¹¹⁷, the emerging District Plan¹¹⁸ and other relevant plans and strategies.

Current Conditions

- 12.6 A high-level review of the main socio-economic and labour market characteristics in the area proximate to the Site has been undertaken in order to inform the approach to socio-economics. This draws on a number of published sources published by the Office for National Statistics ('ONS'), such as the 2024 Population Estimates, Annual Population Survey ('APS'), and other sources related to the labour market and the economy.
- 12.7 ONS data indicates that in 2024, Mid Sussex had around 161,800 residents¹¹⁹ and 3,660 residents within the local area of Sayers Common¹²⁰, which is defined by the following labour market characteristics (based on statistics¹²¹ in the 12-months to September 2025):

¹¹⁴ Mid Sussex District (2028), Local Plan

¹¹⁵ Ministry of Housing, Communities and Local Government (2025), National Planning Policy Framework.

¹¹⁶ Ministry of Housing, Communities and Local Government, Ministry of Housing, Communities & Local Government (2018 to 2021) and Department for Levelling Up, Housing and Communities (2025), Planning Practice Guidance.

¹¹⁷ Mid Sussex District (2028), Local Plan

¹¹⁸ Mid Sussex District (2024), Draft Mid Sussex District Plan- Reg 19

¹¹⁹ Office for National Statistics (2024), Population Estimates

¹²⁰ Defined as the Lower Super Output Areas Mid Sussex 016 A and 016E

¹²¹ Office for National Statistics (2025), Annual Population Survey.

- A higher labour market participation rate (also referred to as economic activity rate) of 82.7%, relative to Sussex (81.5%) and the national average (79.2%);
- A higher employment rate (of 82.1%) relative to Sussex (78.4%) and the national average (75.7%);
- A lower unemployment rate of 2.7%, relative to Sussex (3.8%) and the national average (4.3%);
- A higher proportion of residents employed in higher skilled occupations (i.e., often defined as managerial and professional occupations) of 55.1%, compared with Sussex (53.7%) and the national average (53.6%); and
- A lower proportion of core working age residents (i.e., residents aged 16-64) with degree level qualifications (of 39.1%) compared with Sussex (45.1%) and the national average (46.6%).

12.8 Data from the latest Business Register and Employment Survey ('BRES')¹²² shows that there are currently around 2,400 employee jobs in Sayers Common¹²³, accounting for 3.9% of the District's 60,500 total employment jobs. Since 2015, the number of jobs in Sayers Common has decreased by around -115 jobs (or equivalent to -4.6%), with the largest declines experienced in by the professional services sector (-165 jobs; -55%), education (-100 jobs; -33%), and transport & storage (-60 jobs; -38%). However, the following sectors in Sayers Common saw a rise in employment with the largest growth experienced by construction (+205; 121%), wholesale (+50; 13%) and property (+35; 117%).

12.9 In contrast, the number of employee jobs across the District has increased by an estimated 1,050 jobs (or equivalent to +1.8%), which was lower than the growth rate seen nationally (+9.6%). Between 2015 and 2024, the highest job increases by sector in the District were found in business administration & support services (+1,000; +33%), education (+1,000; +17%), and transport & storage (+500; +33%).

12.10 Claimant count data from January 2026 indicates that there were 50 residents in Sayers Common claiming Universal Credit (i.e, equivalent to 2.2% of residents aged 16 to 64), and a total of around 1,950 residents across Mid Sussex (equivalent to 2.0%). In both instances, the claimant rate was below the national average (of 3.9%).

Methodological Approach

12.11 The assessment will consider the effects of the Proposed Development on both its local impact area ('LIA') and wider impact area ('WIA'). These will be defined using statistical geographies, such as Lower-layer Super Output Areas ('LSOA') and/or Census wards. The WIA will be based on the administrative boundary of Mid Sussex, however will be under review based on upcoming Local Government Reorganisation boundaries.

12.12 An up-to-date baseline assessment will be undertaken as part of the Socio-Economics ES Chapter. The assessment will include a desk-based review of baseline indicators such as population, the labour market, employment and the provision of existing social and community infrastructure.

¹²² Office for National Statistics (2025), Business Register and Employment Survey Database.

¹²³ Defined as the Lower Super Output Areas Mid Sussex 016 A and 016E

- 12.13 The assessment of the likely socio-economic effects will be based on the following, well-established models and best practice. Where necessary, this will be supplemented by professional judgement (based on similar experience from elsewhere), and will consider:
- Temporary construction employment and economic output (measured in terms of GVA);
 - Direct, supply chain and wider induced employment and economic output (i.e. GVA) once operational;
 - Population and labour market characteristics;
 - Impact on local housing supply;
 - Demand on the provision of social and community infrastructure as defined by the Mid Sussex District Plan.

Significance Criteria

- 12.14 The evaluation of the effects of the Proposed Development will be based on an assessment of the magnitude of impact, and sensitivity of the identified receptors. Effects will be defined on a matrix basis ranging from major beneficial to major adverse, representing the scale of an effect relative to the baseline position. Where possible, the scale of each effect will be quantified in relation to current conditions. When it is not possible to do so, the assessment will be based on a qualitative assessment of the effect on the receptor(s) identified.
- 12.15 The duration of the socio-economic effect will be considered against whether it is temporary or permanent. Due to their nature, the majority of effects related to the construction phase will be considered as temporary and short-term in nature, unless otherwise stated. In comparison all effects arising from the completed Proposed Development will be considered as permanent and long-term in nature.
- 12.16 Any effects defined as moderate or major adverse or beneficial will be considered significant in terms of the EIA process, with moderate/major adverse effects requiring the implementation of additional mitigation measures.

Anticipated Effects

Construction Phase

- 12.17 During the construction phase, the Proposed Development could generate beneficial effects in terms of employment and associated economic output (i.e. GVA). These effects will be estimated based on the total construction cost and duration of the construction programme.
- 12.18 Direct employment supported by the construction phase will be estimated using established relationships between construction sector turnover and full-time equivalent (FTE) employment in Great Britain, with adjustments made to reflect the relevant price year. These jobs represent employment within the construction sector as a whole and are not limited to on-site roles associated with the Proposed Development. Indirect and induced employment will be calculated through the application of national FTE multipliers.

- 12.19 It is anticipated that the construction phase of the Proposed Development could give rise to significant effects based on the quantum of development (i.e. delivery of 2,000 new homes). It is considered that effects in relation to employment and economic output during this phase should be scoped into the assessment.

Operational Phase

- 12.20 The completed Proposed Development has capacity to delivery up to 2,000 dwellings, employment, retail and community uses, and an all-through school (2FE, expandable to 3FE at primary level, and 4FE, expandable to 6FE at secondary level); and is therefore anticipated to have an effect on the following receptors;
- Population and labour market;
 - Local housing provision;
 - The local economy;
 - Demand for community and social infrastructure.
- 12.21 The Proposed Development will incorporate a primary school. A headline assessment of local primary provision (from 2025, where available¹²⁴) indicates that the Proposed Development falls under the Hassocks planning area where there are four primary schools, with an overall surplus capacity for around 85 places, which is equivalent to 5.8% spare capacity. It is currently anticipated that the demand for primary school places generated by the Proposed Development will be accommodated within current and future capacity, however this will be considered as part of the assessment.
- 12.22 The Proposed Development will also generate demand for secondary school places. An assessment of secondary schools shows that there is one secondary school within the Hassocks planning area which is the same as for primary school provision. Downlands Community School according to the School Places Plan has a current shortage of 35 places, which is equivalent to 2.9% over its existing capacity. To manage this demand, Downlands Community School has accepted bulge classes in recent years and agreed to take additional pupils over its Published Admission Number ('PAN') to cater for in-area demand. The County Council anticipates that the opening of the new Burgess Hill Northern Arc Secondary school will help to alleviate pressure on school capacity in other planning areas including the Hassocks and Haywards Heath planning areas. Although the school falls within the Burgess Hill planning area rather than the Hassocks planning area, it is expected to contribute to wider capacity in the local area by providing with a 6 FE secondary school phase to open dependant on the housing trajectory providing approximately 900 additional secondary school places.
- 12.23 An assessment of healthcare provision within Mid Sussex indicates that there are three GP surgeries located within 5km of the Proposed Development. In total, the three GP Surgeries have 46,900 registered patients, and support 22 full-time equivalent ('FTE') GPs. This means that each FTE GP looks after an average of around 2,090 patients, which is slightly above the national average of around 1,737 patients per FTE GP.

¹²⁴ West Sussex County Council (2025), Planning School Places

- 12.24 The Proposed Development will also create demand for play space and local amenity open space to meet the needs of its resident population, as well as the surrounding community. This will be considered in line with Mid Sussex District Plan specific local guidance for new development set out in Policy DP15 Open Space, Sport and Recreation Facilities.

Potential Mitigation

- 12.25 At this stage, it is not yet known whether all identified effects will be significant. In particular, potential adverse effects relating to health provision and secondary school capacity require further assessment. These matters will be considered in detail within the assessment, and where significant adverse effects are identified, appropriate mitigation measures will be developed to address them.
- 12.26 Where beneficial effects are identified, including those relating to employment and economic output, opportunities to maximise these benefits will be explored, for example through the provision of training and workforce development initiatives during both the construction phase and once the Proposed Development is operational.

Summary

- 12.27 It is recommended that Socio-Economics is scoped into the EIA for the Proposed Development. The Socio-Economics chapter will review the relevant national and local policy contexts as well as the baseline conditions within defined impact areas which will be based on an updated assessment of the current baseline conditions. The chapter will consider the effects generated during construction, as well as once the Proposed Development is occupied and/or fully operational. This will include an assessment of the Proposed Development's effects on the population and labour market, housing provision, the economy (i.e. jobs and economic output, measured in GVA), and the demand for social and community infrastructure.

13.0 Climate Change

- 13.1 Climate Change will be scoped into the EIA for the Proposed Development. The assessment will be undertaken by Lichfields.
- 13.2 In line with guidance provided by the Institute of Sustainability and Environmental Assessment (ISEP) (formerly the Institute of Environmental Management and Assessment ('IEMA')), the chapter will assess the effects of the Proposed Development upon climate, in terms of greenhouse gas (GHG) emissions and the vulnerability and resilience of the Proposed Development to Climate Change.
- 13.3 The chapter would be authored by Neil Purvis, Associate Director - EIA, MA (Hons), MSc. Neil is experienced in the consideration of climate change and resilience in an EIA context and has been involved in the preparation and review of Climate Change ES Chapters for over six years. The Chapter will be reviewed by Nicki Mableson, Planning and EIA Director, BA (Hons) BPI MRTPI PISEP, and who has over 20 years' experience in EIA.
- 13.4 This section of the Scoping Report summarises the approach to the climate change assessment, outlines the potential effects and how these will be addressed in the Climate Change Chapter of the ES.

Legislation and Policy Context

- 13.5 The Climate Change Act 2008¹²⁵ sets a legally binding target for reducing GHG emissions, in particular carbon dioxide (CO₂), by at least 100% (on 1990 levels) by the year 2050 in the United Kingdom (net zero), and a requirement that domestic emissions are reduced by no less than 3% each year.
- 13.6 A key Strategic Objective of the Mid Sussex District Plan 2014-2031¹²⁶ is to promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.
- 13.7 Schedule 4 Part 5 of the 2017 EIA Regulations includes a requirement for the assessment of development with relation to climate change where effects could be significant:
- 'The EIA must identify, describe and assess in an appropriate manner, in light of each individual case, the direct and indirect significant effects of the proposed development... climate'*
- 'A description of the likely significant effects of the development on the environment resulting from, inter alia: ... (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change'.*

Current Conditions

- 13.8 In terms of GHG Statistics, the Department for Business, Energy & Industrial Strategy (BEIS) (now the Department for Energy Security and Net Zero (DESNZ)) reports on energy

¹²⁵ HM Government (2019) Climate Change Act 2008

¹²⁶ Mid Sussex District Plan 2014-2031. Adopted March 2018

and emissions projections by source and reports on local and regional GHG emissions¹²⁷. This data source will allow the collection of baseline data for the period 2005-2023 for the Local Authority of MSDC, as well as nationally.

- 13.9 Nationally the climate is warm and temperate with a significant rainfall all year round. The climate in the UK is classified as 'Ocean Atlantic' (Cfb) by the Köppen-Geiger system. The current climate conditions for the local area will be determined, based on historic weather data and information about extreme weather events. To maintain relevance to current weather trends the information will be calculated using data collected over the past three decades.
- 13.10 The climate profile will be taken from the closest available climate station data source to the Site (Shoreham Airport), located approximately 12.5km to the southwest of the Site.

Methodological Approach

- 13.11 Following ISEP guidance, there are two main approaches which may be taken to determine a project's climate change impact, which involve identifying:
- The vulnerability of the development to climate change (adaptation / resilience); and
 - The direct and indirect influence of the development on climate change (mitigation).
- 13.12 The direct and indirect influence of the Proposed Development on climate change (GHG emissions assessment) will be undertaken in accordance with the ISEP 2026 Guide for assessing Greenhouse Gas Emissions and Evaluating their Significance with supplementary guidance¹²⁸ and will consider an appropriate temporal and spatial scope.
- 13.13 The vulnerability of the Proposed Development to climate change will consider effects on the Proposed Development as a receptor. The assessment will be undertaken in accordance with the ISEP EIA Guide to: Climate Change resilience and adaptation 2020¹²⁹.
- 13.14 The Climate Change Chapter will assess the effects of climate change on the Proposed Development and the effects of the Proposed Development on climate change by:
- Establishing the existing baseline conditions (2026);
 - Determining future baselines conditions by reviewing climatic projections;
 - Assessing the likely significant effects of the Proposed Development (alone and cumulatively) on the established baseline and future conditions. The judgement of significance will be based on professional judgment and the ISEP guidance (refer to Significance Criteria below), which states that all GHG emissions are potentially significant due to cumulative effects;
 - Identification of mitigation measures; and
 - Assessing the residual effects of the Proposed Development.
- 13.15 An assessment of the direct effects of vehicular GHG emissions, measured in terms of CO₂, during operations will be conducted through the use of DEFRA's Emission Factors Toolkit

¹²⁷ UK local authority and regional greenhouse gas emissions national statistics - GOV.UK (www.gov.uk)

¹²⁸ ISEP (2026). Institute of Sustainability and Environmental Professionals (ISEP) Guide: Assessing Greenhouse Gas Emissions and Evaluating their Significance with supplementary guidance (Edition 2.1).

¹²⁹ ISEP (2020). Environmental Impact Assessment Guide to: Climate Change Resilience & Adaptation.

(‘EFT’ V13.1). This will be done using the trip generation forecast from the traffic model and will therefore be aligned with the Transport ES Chapter. This assessment will focus principally on operational phase vehicle movements.

- 13.16 The Chapter will utilise the projected GHG emissions stemming from operational energy use of the Proposed Development, using benchmarks and findings of other reports where available (such as the Energy Strategy) to calculate these emissions.
- 13.17 An assessment of the indirect GHG emissions that are a consequence of the construction activities of the Proposed Development would also be prepared.
- 13.18 Given that climate change is a global issue, a qualitative assessment of the Proposed Development’s effects will also be made at the ‘global’ scale, in line with ISEP Guidance on assessing GHG emissions. Reference will also be made to the Proposed Development’s effects at the ‘local’ level and at the ‘National’ level.
- 13.19 A climate change risk and resilience assessment will be undertaken to identify the potential risks of climate change on the Proposed Development and how these risks have been reflected in design measures to increase the resilience of the Proposed Development to climate hazards such as extreme hot and cold weather and intense rainfall. This will draw upon and inform other reports submitted as part of the planning application, such as the Flood Risk Assessment (FRA) and Design and Access Statement.

Significance Criteria

- 13.20 There is currently no industry-wide agreed threshold of carbon emissions which, if exceeded, can be defined as significant or potentially significant. The 2022 ISEP GHG Guidance states that the significance of the impact of GHG emissions should be determined by considering whether a project contributes to reducing GHG emissions relative to a comparable baseline, consistent with a trajectory towards net zero by 2050.
- 13.21 ISEP’s guidance provides examples of significance criteria, which will be set out in the ES Chapter. These will be utilised alongside professional judgement guidance for assessing the impact of the Proposed Development at the national level. The impacts are defined as either Negligible, Beneficial, or Minor, Moderate or Major Adverse. Effects that are described as ‘Minor’ or ‘Negligible’ are determined to be ‘Not Significant’ and effects that are described as ‘Moderate’, or ‘Major’ are determined as ‘Significant’.

Anticipated Effects

- 13.22 The construction phase of the Proposed Development has the potential to increase GHG emissions due to:
- Emissions from construction plant on the Site;
 - Emissions from road traffic during construction; and
 - Embodied carbon emissions from construction materials.
- 13.23 The construction phase will be short-term and temporary in nature when compared to the timescales of climate change projections and the climate is unlikely to change significantly within the construction period. For this reason, climate change adaptation and resilience during the construction phase will be scoped out of the assessment.

13.24 During operation, the Proposed Development has the potential to increase GHG emissions through additional traffic on the Site associated with the residential use.

13.25 Receptors that may be affected by climate change would include:

- Future users of the Site, including new residents;
- Infrastructure, including roads, footpaths and open space; and
- The Natural Environment (Ecology, Landscaping and Planting).

Potential Mitigation

13.26 During the construction phase of the Proposed Development, appropriate construction mitigation will include the implementation of a CEMP. The CEMP addresses the need for environmental safeguards and assists in facilitating the adoption of environmentally sensitive work practices.

13.27 The assessment will consider design principles and solutions which will be ‘embedded’ or ‘built in’ to the Proposed Development design to minimise climate-related risks. This will include the provision of public open space, opportunities for ecological enhancements and biodiversity net gain, new pedestrian and cycle routes and inherent mitigation measures aimed to minimise the risk of flooding. Key sustainable design solutions of the Proposed Development directly relevant to the carbon emission assessment and indirectly ensuring future climate resilience will also be set out.

13.28 A Travel Plan will also be prepared which will identify an appropriate package of measures aimed at promoting sustainable travel, with an emphasis of promoting alternatives to the private car - this will, in turn, mitigate effects of emissions related to transport.

Summary

13.29 The EIA will include an assessment of climate change and resilience both during the construction and operation of the Proposed Development. In line with guidance, two factors will be considered within the scope of the chapter: greenhouse gases (climate change mitigation) and climate change adaptation and resilience.

14.0 Other Matters for Consideration

- 14.1 The Proposed Development is unlikely to give rise to significant effects requiring consideration as part of the EIA in relation to the following issues, and therefore it is considered these can be scoped out of the EIA. Whilst not relevant matters for the EIA, information will be provided with the planning application to ensure that the Council is informed on matters relevant to assist in determination.

Agricultural Land

- 14.2 As previously noted, the Site largely comprises of a number of agricultural fields defined by boundary hedgerows and trees. This use will be lost through the development of the Site.
- 14.3 Local planning authorities are required to take into account the presence of best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification ('ALC')) alongside other sustainability considerations when determining planning applications.
- 14.4 Detailed surveys for the Site have not been undertaken, however provisional mapping (available online at magic.gov.uk) indicates the Site predominantly comprises Grade 3 'Good to Moderate' agricultural land, and in part, some areas of non-agricultural land (which includes farm buildings, dwellings, tracks and roadways).
- 14.5 Initial assessments of the areas of the Site that will be subject to development suggest that the agricultural use is not considered of particular value or sensitivity.
- 14.6 Given this context, it is not considered that the Proposed Development will give rise to significant effects in respect of Agricultural Land and it is proposed to scope this topic out of the EIA. A separate Agricultural Land Classification Survey will be submitted with the planning application.

Ground Conditions and Contamination

- 14.7 Given the existing use of the Site is predominantly for agricultural purposes, it is considered unlikely that there is any contamination on-site, or that the Site has been used previously for industrial or polluting land uses. The Site also has no record of being used as a historic landfill site.
- 14.8 During the construction works, there would be risk of accidental spillages of contaminants. However, appropriate measures, in accordance with all relevant legislation would be used to prevent spillages of contaminants during the construction phase of the Proposed Development. This will include best practice measures set out with the CEMP.
- 14.9 The land uses proposed are not highly contaminative and it is not expected that there is a high risk of contaminants being released into the environment. A Phase 1 Site Investigation will be submitted as part of the planning application, and should the Site be found to be contaminated, a condition would be imposed requiring a remediation strategy to be agreed with the Council to ensure that there would be no harm caused to human health. Therefore, the likelihood of significant effects from land contamination is considered to be low and therefore this topic can be scoped out of the ES.

Risk of Major Accidents and Disasters

- 14.10 The most immediate threat to the Proposed Development would relate to issues associated with the water environment. The flood risk and drainage assessment (refer to the Section 11: Water Environment/Flood Risk sub section above) will include consideration of any risks associated with major flooding. Beyond these issues, there are no known matters which may give rise to significant impacts on the environment in association with the possibility of major accidents and disasters.
- 14.11 No further consideration is considered necessary as part of the EIA.

Light Pollution

- 14.12 Lighting within the Proposed Development would be designed carefully in accordance with best practice, guidance and standards including the Institute of Lighting Professionals (ILP) (2020) Guidance Notes for the Reduction of Obtrusive Light (Guidance Note 01/21)¹³⁰ and British Standard 5489-1:2020¹³¹.
- 14.13 During construction of the Proposed Development, lighting would be controlled through the implementation of best practice measures including limiting construction lighting near to existing residential properties, avoiding the use of tall beam lighting and outside working hours. It is anticipated that these measures would be secured via a CEMP.
- 14.14 Lighting, which is an activity rather than an environmental aspect, is not considered to require its own technical chapter of the ES. However relevant aspects will be taken into account as part of the EIA and details of the lighting strategy will be appended to the EIA in a Standalone Lighting Assessment. Where appropriate, lighting will be considered within the ES, including the Landscape and Visual and Biodiversity chapters, which have been discussed previously in this report (see Sections 5 and 9). This is considered to be a suitable and proportionate approach.

Daylight, Sunlight and Overshadowing

- 14.15 The majority of the existing Site comprises agricultural fields bound by hedgerows and hedgerow trees.
- 14.16 Existing properties surrounding the Site are limited to a small number of existing dwellings, including those located within the southwest of Sayers Common and detached residential properties along Reeds Lane, Henfield Road and Truslers Hill Lane. Dwellings are separated by existing boundary vegetation, roads and residential gardens and the heights of the dwellings, and those included in the Proposed Development, are such that daylight and sunlight effects are unlikely to be significant.
- 14.17 The scale of the Proposed Development and maximum heights of buildings are also relatively modest (maximum height of up to 4 storeys) and it is not considered that there is any likelihood of significant adverse impacts in terms of daylight and overshadowing on existing properties.

¹³⁰ ILP GN01 – Guidance Notes for the Reduction of Obtrusive Light 2020

¹³¹ British Standards Institute 5489-1: 2020

- 14.18 Given the above reasons, and the scale of the Proposed Development, it is not envisaged that the development will give rise to any significant adverse daylight and sunlight effects and therefore it is considered that daylight, sunlight and overshadowing can be scoped out of the EIA.

Wind Environment

- 14.19 The Site is predominantly agricultural land and is not currently susceptible to particular or unusual adverse wind conditions. The change in massing, height and orientation of buildings associated with the Proposed Development would be expected to influence the ground level wind speeds and direction on and adjacent to the Site from the existing conditions, however due to the open nature of the surroundings, it is not considered that the Proposed Development would alter the wind environment in the surrounding area to such an extent that it would give rise to significant environmental effects. As above, the buildings proposed are of a modest scale, with the maximum height of the Proposed Development up to 4 storeys in height.
- 14.20 For these reasons, it is considered that wind environment with respect to impacts on pedestrian safety and comfort, and impacts on the stability of the proposed buildings, can be scoped out of the EIA.

Waste

- 14.21 The construction and operation of the Proposed Development will inevitably give rise to some waste but the strategy for the Proposed Development is to ensure that it is managed in accordance with the Waste Hierarchy of prevent, prepare for re-use, recycle, recovery and finally disposal. Compliance with environmental and waste legislation is a minimum requirement when managing waste and will be a primary objective of the Proposed Development. During the construction period, there will be a requirement to produce a Site Waste Management Plan ('SWMP') in relation to the Proposed Development, under the Site Waste Management Plans Regulations 2008. The Plan will demonstrate how material resource efficiency will be improved and to ensure that a fully auditable trail of waste removed from the Site is maintained. The SWMP will be produced prior to construction, once more design and waste details are available.
- 14.22 Adoption of best practise measures will also be incorporated into the CEMP, which will be in place prior to commencing any works on-site. Information on waste management will be taken into account where relevant as part of assessments scoped into the EIA.
- 14.23 During the operation of the Proposed Development, the sustainable management of waste will be secured by ensuring that opportunities for minimising waste together with the correct storage, removal and management of all waste streams is addressed robustly. It is acknowledged that further consultation will be necessary in due course with officers of the Council.
- 14.24 The measures in place and integral within the Proposed Development are of a nature that will ensure that there is no likelihood for significant environmental effects attributable to waste requiring assessment as part of a standalone EIA chapter. Where relevant, aspects of the proposed strategy for waste management during both construction and operation will be taken into account for technical assessments scoped into the EIA. But for reasons of

proportionality, and to avoid repetition, it is not necessary for waste to be scoped into the EIA in its own right.

Human Health

- 14.25 From initial research, no particular vulnerable user groups have been identified in proximity to the Site that would be susceptible to likely significant effects in terms of Human Health. It is considered that the surrounding land uses would not act as sensitive receptors that would experience significant adverse health effects from the Proposed Development or change the significance of potential existing health effects on land uses within the red line boundary. Nor would the Proposed Development induce new significant adverse health effects within the red line boundary considering the existing land uses are highly insensitive (e.g. agricultural land) or change the significance of any potential adverse health effects linked to existing on-site activity.
- 14.26 Potential health implications linked to the Proposed Development would also be dealt with in other chapters of the ES including air quality and dust, noise and vibration, and the water environment. A robust assessment of the effect of the Proposed Development on health infrastructure and other local facilities (e.g. GPs, dentists and schools) would be included within the Socio-Economics ES chapter.
- 14.27 On this basis, it is considered that the likely effects on human health will be adequately assessed within other applicable areas of the ES and therefore it is not deemed necessary to provide a standalone chapter.

15.0 **General Approach and Form of the ES**

Methodological Approach

- 15.1 The EIA will be prepared in accordance with the requirements of the EIA Regulations and with reference to best practice including that published by ISEP. All chapters contained within the ES will be prepared by competent experts. All information required or reasonably required to identify the significant environmental effects of the Proposed Development, as defined by Schedule 4 of the Regulations, will be provided as part of the ES.
- 15.2 The assessment will also include a consideration of relevant policy and legislation of relevance as well as considering comments received by consultees during the pre-submission period.
- 15.3 Each technical assessment will follow a consistent approach and format and include:
- 1 A brief review of relevant policy and legislative context;
 - 2 Confirmation of the detailed topic specific assessment methodology, consultation undertaken and confirmation on how the assessment relates to the standard significance criteria adopted for the EIA (see below);
 - 3 Consideration of Baseline Conditions including an identification of sources of information, site history, current environmental conditions and future trends/anticipated changes to current conditions that could be anticipated without the Proposed Development;
 - 4 Identification of the potential effects including a summary of those resources/receptors likely to be affected, the sensitivity of those receptors to accommodate change; the degree of change resulting from the proposal; the change of events or pathways linking cause to effect and a prediction of the significance of effects in terms of nature, extent and magnitude including whether it is direct/indirect, short/long term, permanent/temporary, beneficial/adverse;
 - 5 The scope for incorporating mitigation measures to avoid, reduce, remedy or compensate for any identified effects and the need for any monitoring measures; and
 - 6 Identification of any effects remaining after mitigation.
- 15.4 The effects of individual environmental matters will be transcribed against a common list of significance criteria for the EIA which will comprise:
- 1 Major¹³² beneficial
 - 2 Moderate¹³³ beneficial
 - 3 Minor¹³⁴ beneficial
 - 4 Neutral/negligible

¹³² Substantial – considerable effects (by extent, duration or magnitude) or of more than local significance or breaching identified standards or policy

¹³³ Moderate – limited effects which may be considered significant

¹³⁴ Minor – slight, very short or highly localised effects

5 Minor adverse

6 Moderate adverse

7 Major adverse

15.5 The ES will include a clear description of the likely significant environmental effects on the environment including direct/indirect effects, secondary, cumulative, short/medium/long term, permanent/temporary and beneficial/adverse effects arising from the Proposed Development.

15.6 Should any assessment need to deviate from the above methodology or definitions in order to align with best practice methodologies for that topic, this will be explained within the Methodology of each technical assessment chapter.

Structure and Format of the ES

15.7 The findings of the EIA will be set out in the ES which will comprise three volumes as follows:

Volume 1 - Technical Assessments

Volume 2 - Technical Figures and Appendices

Volume 3 - Non-technical Summary

15.8 The following documents will be included as part of the ES's appendices:

- 1 Site Location Plan;
- 2 Parameter Plans;
- 3 Illustrative Masterplan;
- 4 Illustrative Landscape Masterplan;
- 5 Preliminary Ecological Appraisal;
- 6 Biodiversity Net Gain Assessment;
- 7 Ecology Surveys;
- 8 River Condition Assessment;
- 9 LVIA Appendices;
- 10 Sustainability and Energy Assessment;
- 11 Heritage Assessment;
- 12 Archaeological Desk Based Assessment;
- 13 Transport Assessment;
- 14 Road Safety Audit;
- 15 Framework Travel Plan;
- 16 Flood Risk Assessment; and
- 17 Sustainable Drainage Report.

The Team

- 15.9 The 2017 EIA Regulations requires that the EIA be prepared by competent experts. It is confirmed that the team undertaking the assessment work will have the relevant experience and competency to carry out the technical assessment work. The ES will include a statement on confirming how the requirements of the Regulations have been met.
- 15.10 The EIA will be co-ordinated by Lichfields with technical inputs to the EIA being provided by the relevant consultants as described above. Lichfields is accredited with an ISEP EIA 'Quality Mark' which is a scheme ensuring that EIA carried out by registrants achieves excellence.

Associated Planning Application

- 15.11 Notwithstanding the authority's view on the scope of the EIA, the application submission will also provide a range of information including:
- 1 Planning Statement (incorporating Affordable Housing and Retail Statements);
 - 2 Design and Access Statement (incorporating Masterplan compliance and Open Space Assessment);
 - 3 Statement of Community Involvement;
 - 4 S106 Heads of Terms;
 - 5 Design Code;
 - 6 Infrastructure Delivery Strategy;
 - 7 Topographical Survey;
 - 8 Minerals Resource Assessment;
 - 9 Phase 1 Ground Conditions Assessment;
 - 10 Agricultural Land Classification Survey;
 - 11 Arboricultural Impact Assessment;
 - 12 Lighting Assessment; and
 - 13 Utilities Assessment.

16.0 Summary and Conclusions

16.1 This report has reviewed the various environmental effects associated with the Proposed Development, and concludes that the following matters should be scoped into the EIA:

- Landscape and Visual;
- Transport;
- Air Quality;
- Noise and Vibration;
- Biodiversity;
- Cultural Heritage;
- Water Environment/Flood Risk;
- Socio-Economics; and
- Climate Change.

16.2 This report has also identified the following environmental aspects considered should be scoped out of the EIA process for the Proposed Development:

- Agricultural Land;
- Ground Conditions and Contamination;
- Risk of Major Accidents and Disasters;
- Light Pollution;
- Daylight, Sunlight and Overshadowing;
- Wind Environment;
- Waste; and
- Human Health.

17.0

Abbreviations and Definitions

Abbreviations

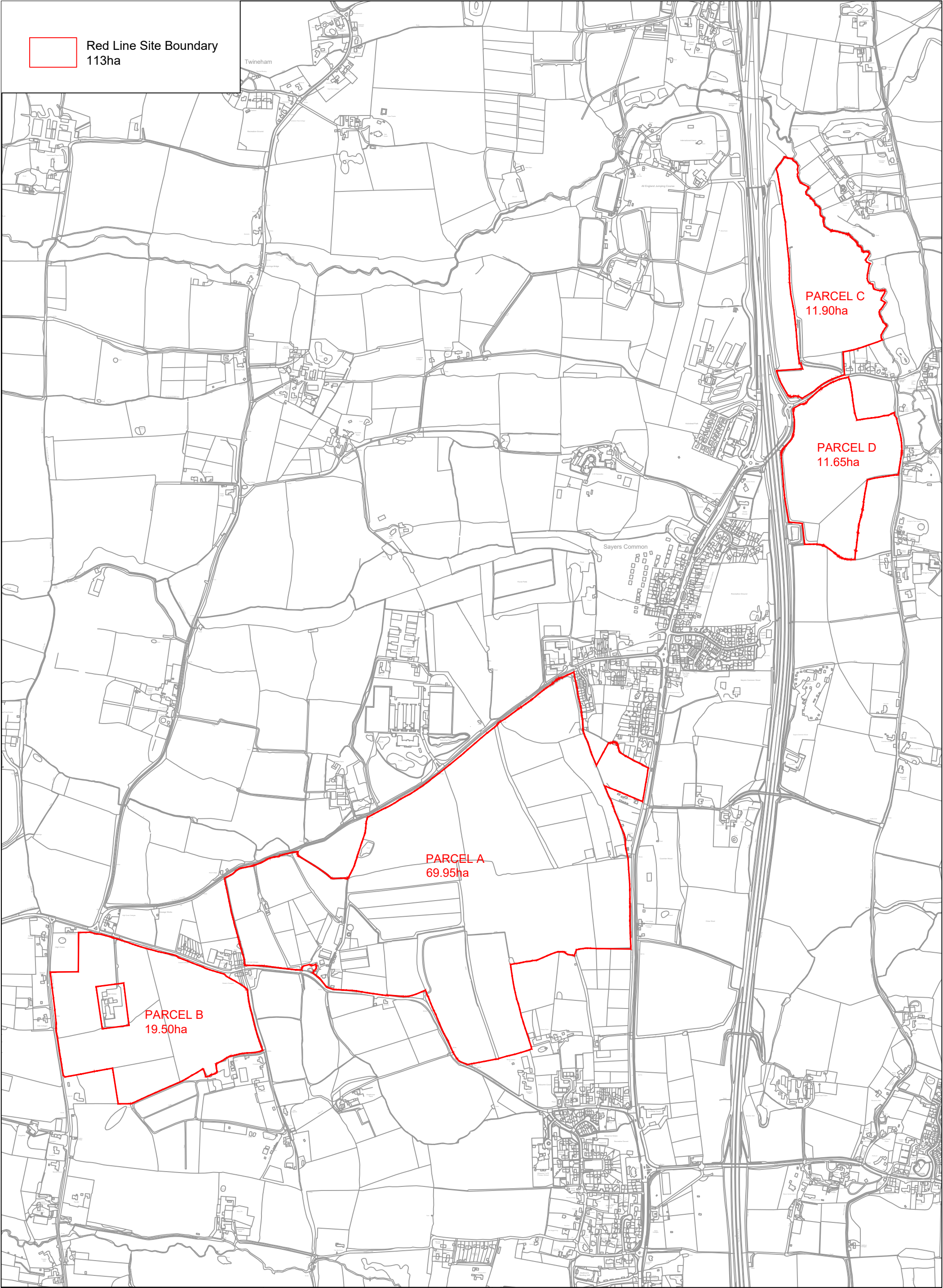
- ALC - Agricultural Land Classification
- AOD - Above Ordnance Datum
- BNG - Biodiversity Net Gain
- CEMP - Construction Environmental Management Plan
- O₂ - Carbon Dioxide
- DBA - Desk Based Assessment
- EIA - Environmental Impact Assessment
- ES - Environmental Statement
- FRA - Flood Risk Assessment
- GHG - Green House Gas
- IEFs - Important Ecological Features
- ISEP - Institute of Sustainability and Environmental Professionals
- LCA - Landscape Character Area
- LPA - Local Planning Authority
- LVIA - Landscape and Visual Impact Assessment
- MFD - Masterplan Framework Document
- NL - National Landscape
- NPPF - National Planning Policy Framework
- NPPG - National Planning Practice Guidance
- pLWS - potential Local Wildlife Site
- PPG - Planning Practice Guidance
- PROW - Public Right of Way
- SGLs - Strategic Growth Locations
- SSSI - Site of Special Scientific Interest
- SWMP - Surface Water Management Plan
- TA - Transport Assessment
- TP - Travel Plan
- ZTV - Zone of Theoretical Visibility

Definitions

- **Biodiversity Net Gain** - a way of making sure the habitat for wildlife is in a better state than it was before development.
- **Construction Environmental Management Plan** - a plan that will manage the environmental effects arising from the construction of the Proposed Development.
- **Cumulative effects** - effects that arise from the combined effect of the Proposed Development with other committed development schemes that, individually, may be insignificant, but when combined with other impacts, may be significant.
- **Embedded Mitigation** - modifications to the location or design of the development made during the pre-application phase that are an inherent part of the project, and do not require additional action to be taken.
- **Environmental Impact Assessment** - a process of assessment of significant environmental effects leading to the preparation of an Environmental Statement as well as any consultation, publication or notification required by legislation and ensuring that any decision taken has regard to the outcomes of the process.
- **Landscape and Visual Impact Assessment** - a tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
- **Landscape character** - a distinct recognisable and consistent pattern of elements in the landscape that makes one landscape different from another rather than better or worse.
- **Landscape Character Areas** - single unique areas which are discrete geographical areas of a particular landscape type.
- **Listed Building** - a building identified for special or historic interest and worth protecting that has been added to the National Heritage List for England. Grade I buildings are of exceptional interest and include apx 2.5% of listed buildings; Grade II* buildings are particularly important buildings and include apx 5.8% of listed buildings; and Grade II buildings are of special interest and include apx 91.7% of listed buildings. (figures from www.historicengland.org.uk).
- **Magnitude of effect** - a term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
- **Public Right of Way** - a route formally designated by the local highway authority as a route for use by a combination of pedestrians, cyclists and equestrians depending upon the precise designation.
- **Receptor** - those features or aspects that have the potential to be affected by a proposal.
- **Scoping opinion** - a document prepared by the relevant determining authority to confirm its opinion on the scope and level of detail of the information to be provided in the environmental statement.

- **Sensitivity** - a term applied to specific receptors combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
- **Significant/Significance** - a measure of the importance or gravity of an environmental effect defined by the significance criteria specific to the environmental topic or aspect assessed.
- **Transport Assessment** - an assessment of the impact of a proposed development on transport infrastructure and conditions covering a range of modes of travel.
- **Visual amenity** - the overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
- **Visual effects** - effect on specific views and on the general visual amenity experienced by people.
- **Visual receptors** - individuals and/or defined groups of people who have the potential to be affected by a proposal.

Appendix 1 Site Location Plan



DRAWING TITLE PLANNING APPLICATION RED LINE BOUNDARY	JOB TITLE SAYERS COMMON	DATE DEC '25			
		DRAWN AW		CHECKED JL	
		DRAWING No. Z157-INT-SW-XX-DR-K-880-001		REV. P04	SCALE 1:10000 @ A3

Appendix 2 LVIA Methodology & Glossary

A. APPENDIX 2: LVIA ASSESSMENT METHODOLOGY & GLOSSARY

A.1 Introduction

- A.1.1 This assessment aims to identify and describe the nature and significance of the effects likely to arise as a result of the Proposed Development on the existing landscape and the visual amenity of people. The assessment is also used to identify key landscape and visual considerations (informed by other related topics, such as arboriculture, ecology & biodiversity, hydrology & water, heritage & archaeology), with a view to informing an iterative design process, shaping the masterplan proposals for the Proposed Development.

A.2 Approach

- A.2.1 This methodology has been developed in accordance with the principles of good practice set out in the following published guidance produced by the relevant professional organisations concerned with landscape and visual assessment:

- Guidelines for Landscape and Visual Impact Assessment, Third Edition (2013), (GLVIA3), Landscape Institute and the Institute of Environmental Management & Assessment
- Technical Guidance Note LITGN-2024-01: Notes and Clarifications on Aspects of GLVIA3 (2024), published by the Landscape Institute
- An Approach to Landscape Character Assessment (2014), published by Natural England
- An Approach to Landscape Sensitivity Assessment (2019), published by Natural England
- Technical Guidance Note 06/19: Visual Representation of Development Proposals (2019), published by the Landscape Institute
- Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations (2021), published by the Landscape Institute

- A.2.2 The GLVIA3 states that:

“Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity.”

- A.2.3 Whilst linked, the assessment of landscape and visual effects are treated separately in LVIA. The overall approach used to identify and assess landscape and visual effects is summarised as follows:

- Determine the **scope** of assessment
- Collate baseline information through desk study research and field-based survey work, select appropriate landscape and visual receptors and establish their **value**
- Review the proposal and determine **susceptibility** of landscape and visual receptors to the nature of development proposed
- Combine value with susceptibility to determine the **sensitivity** of landscape and visual receptors to the nature of development proposed
- Describe the nature and magnitude of change (**impacts**) likely to be experienced by landscape and visual receptors as a result of the Proposed Development
- Describe any measures to avoid or reduce the magnitude of any adverse change (**mitigation**)
- Assess the **significance of effects** for landscape and visual receptors in relation to the Proposed Development through a clear description of judgements on sensitivity and magnitude

- Identify those effects that are considered relevant to decision making

Purpose of LVIA

- A.2.4 The overriding aim of LVIA is to draw out the key landscape and visual issues that are likely to arise as a result of a Proposed Development and to ensure that the significance of effects and the scope for reducing any adverse effects are properly understood by the public and the competent authority. Whilst it is important to identify the range of effects likely to be experienced by receptors, the aim should be to identify and describe in detail any significant effects that are likely to be most relevant to decision making.

Professional Judgement in LVIA

- A.2.5 The GLVIA3 asserts that professional judgement is a very important part of LVIA as much of the assessment must rely on qualitative judgements about the nature of change and whether it is positive, neutral or negative. However; professional judgement must be informed by clear and transparent methods, as clarified in paragraph 2.24 of the GLVIA3:

“In all cases there is a need for the judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others.”

Limitations of LVIA

- A.2.6 Landscape results from the interplay between the natural, physical and cultural components of the environment and as such the assessment of landscape and visual effects is a process closely linked with other topics, notably ecology and the historic environment. The LVIA considers the contribution heritage and ecological features make to the character and value of the landscape and visual receptors, along with an assessment of the likely effect of the Proposed Development on the landscape character and views associated with heritage features. The LVIA has been carried out in landscape and visual terms only, as an assessment of effects on heritage assets and their wider cultural setting (e.g. impacts on cultural and historic associations) are considered to be beyond the remit of this LVIA. The LVIA does not assess direct or any other indirect effects on heritage or ecological resources.
- A.2.7 The LVIA is based on views from publicly accessible locations. Where an impact on residential and other private views (e.g. commercial properties) is noted this is, necessarily, estimated (unless access is provided by a landowner). The viewpoints identified in the LVIA are illustrative of the worst-case potential impact from a representative range of receptors including residences, rights of way, public open spaces, private open space, commercial operations, the road and rail network etc. This LVIA does not necessarily identify all locations from where the Proposed Development would potentially be visible.

A.3 Scope of Assessment

Spatial Scope

- A.3.1 A preliminary study area was identified, the extent of which considers the nature and scale of the Proposed Development in relation to the existing physical characteristics of the landscape as

well as existing landscape studies and assessments. The preliminary study area was based on an approximate radius of 3km to the east and west of the Site, extended to 6-7km to the south (into the South Downs National Park) and north (High Weald – National Landscape) – this was considered to be sufficient to account for potential significant effects that may arise as a result of the Proposed Development.

Zones of Theoretical Visibility

- A.3.2 Zones of theoretical visibility (ZTV) have been modelled digitally to identify those areas of the landscape that theoretically are visually connected with the Proposed Development, in order to refine the extent of the study area. **Figures 9 and 10 in Appendix B** illustrate the following two ZTV scenarios.
- A.3.3 ZTV 1 (**Figure 10**): represents the proposed built form within the Application Site that would theoretically be visible during the winter months, when leaf cover on existing vegetation is reduced and views towards the Proposed Development have potential to be increased, based on the building heights for the Proposed Development, taking account of the effect that only the existing settlements would have on views toward the Proposed Development.
- A.3.4 ZTV 2 (**Figure 9**): represents the proposed built form within the Application Site that would theoretically be visible, based on the building heights for the Proposed Development, taking account of the effect that settlements and significant woodland blocks / belts would have on views toward the Proposed Development and therefore illustrates a reasonably realistic area within which the Proposed Development could theoretically be visible during the summer months.
- A.3.5 These ZTVs consider the potential visibility of a developable volume encompassing all built form proposed within the Site, rather than the visibility of individual buildings. This ‘jelly mould’ approach has been adopted to represent the worst-case parameters with regard to building locations, footprint dimensions and heights to ridgeline.
- A.3.6 The ZTVs were modelled using the Key Terra-Firma ZTV module for BricsCAD v24 and are based on the following parameters and data sources:
- Ordnance Survey mapping at 1:25,000 scale
 - Ordnance Survey Terrain 5 Landform Profile contour data
 - Viewer eye height set at 1.6m above landform
 - The preliminary developable volume extent is set in accordance with the footprint for the Proposed Development, defined by the Proposed Land Budget Plan (JTP) and preliminary building heights for residential and school set at 12m high and mixed use and employment set at 15m high following existing ground level.
 - Existing Settlements are set at 9m high following landform and set as visually impermeable
 - Woodland blocks are taken from the National Forest Inventory dataset published by the Forestry commission and are set at 12m high following landform and set as visually impermeable (for the summer ZTV, excluded for the winter ZTV)

Determining the Study Area

- A.3.7 The initial findings of the preliminary work identified limited visibility from the north, east and west due to a combination of local topography and layers of intervening vegetation. To the south and south east, visibility extends further as a result of the elevation of views from the South Downs chalk Escarpment. Given the significance of the South Downs National Park (SDNP), this area

was subject to further review, through consideration of the ZTV analysis and baseline appraisal, to understand the extent and nature of potential effects.

- A.3.8 The final study area of 3km north, east and west and 6km to the south is considered appropriate for the LVIA, with any effects beyond considered negligible at most and so not included as part of the assessment.
- A.3.9 The southern 6km extent of the study area (extending into the SDNP to the south / south east / south west) has been determined by considering together the preliminary study area, the results of the ZTV modelling and the initial findings of the baseline appraisal and assessment process.
- A.3.10 It is considered that any direct or indirect landscape or visual effects arising as a result of the Proposed Development at a distance of greater than 6km from the SDNP in the south would be negligible and are therefore not included within this assessment, aside from consideration of views from landmarks and representative viewpoints identified within the **South Downs National Park View Characterisation & Analysis (2015)** and illustrated on **Figure 11** at **Appendix B**.

Temporal Scope

- A.3.11 This assessment considers landscape and visual effects at the following stages of the Proposed Development:
- Effects during construction: Assesses the likely impact of temporary construction activities and considers the changing nature of the site itself
 - Effects during operation at Year 0: Assesses the completed development assuming structural landscape treatments would have been implemented and would be establishing, albeit not to a level sufficient to provide a screening function
 - Effects during operation at Year 15: Assumes structural landscape treatments would have reached semi-maturity allowing for an assessment of likely landscape and visual effects that takes established mitigation measures into account
 - Effects during summer and winter are considered where these would substantially differ as a result of vegetation growth or leaf cover
 - Effects at night are considered where these would substantially differ from the day time

A.4 Determining Baseline Conditions

- A.4.1 Information has been collated through desk study and field survey in order to describe the baseline situation in relation to landscape character, landscape features and elements and the visual amenity of people within the study area.

Desk Study

- A.4.2 A variety of sources have been reviewed to gain an understanding of the quality, variety and sensitivity of the features and elements that contribute toward landscape character and visual amenity in order to identify potential landscape and visual receptors.
- A.4.3 These include relevant published local policy and guidance documents, existing published landscape character studies, Ordnance Survey mapping and aerial photography.

Data Sources

- A.4.4 The desk study has included a review of the following sources of information:

- The National Planning Policy Framework (published December 2024, updated Feb 2025)
- Mid Sussex District Plan 2014-2031 (adopted 2018)
- Site Allocations Development Plan Document (adopted 2022)
- Hurstpierpoint and Sayers Common Parish 2014 - 2031 Neighbourhood Plan (made March 2015)
- Albourne Parish Council Neighbourhood Plan, 2014-2031 (made September 2016)
- Mid Sussex District Plan 2021 – 2039, Submission Draft (Regulation 19) (December 2023)
- Setting of South Downs National Park, Assessment of SHELAA Sites (October 2022)
- South Downs Local Plan 2014 – 2033 (July 2019)
- South Downs National Park – Partnership Management Plan 2026-31 (2024)
- Natural England - National Character Areas (NC) 121: Low Weald (2014)
- West Sussex County Council, A Strategy for the West Sussex Landscape (October 2005)
- A Landscape Character Assessment for Mid Sussex (November 2005)
- Horsham District Landscape Character Assessment (2003)
- Mid Sussex Landscape Capacity Study (July, 2007)
- West Sussex County Landscape Character Assessment (2007)
- The Capacity of Mid Sussex District to Accommodate Development (June 2014)
- South Downs National Park: View Characterisation and Analysis (November 2015)
- South Downs National Park: Tranquillity Study (2017)
- South Downs Landscape Character Assessment (LCA) (2020)
- South Downs National Park – Dark Skies Technical Advice Note Version 2 (May 2021)
- South Downs Green Infrastructure Framework (March 2016)
- Sussex Historic Landscape Characterisation (August 2010)
- Historic Landscape Characterisation Report (Hampshire) South Downs National Park (2017)
- Ordnance Survey Mapping at 1:25,000 scale
- Aerial photography of the site and wider area (Google Earth, www.maps.google.co.uk and www.bing.com/maps)
- Multi Agency Geographic Information for the Countryside (MAGIC) interactive mapping (www.magic.gov.uk)
- Natural England Green Infrastructure Mapping (<https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Map.aspx>)
- Natural England / DEFRA open data archive (<https://naturalengland-defra.opendata.arcgis.com/search?tags=landscape>)
- Rights of Way Mapping (www.rowmaps.com)
- UK Government Flood Risk Mapping (<https://flood-map-for-planning.service.gov.uk/>)
- National Heritage List for England Map Search, English Heritage (<http://www.english-heritage.org.uk/>)
- Historic England open data hub (<https://historicengland.org.uk/listing/the-list/data-downloads#Conservation>)
- National Cycle Network mapping (www.sustrans.org.uk)
- British Geological Survey, Geology of Britain Viewer (<https://www.bgs.ac.uk/>)
- Ancient Tree Inventory. Woodland Trust (<https://ati.woodlandtrust.org.uk/>)

Site Survey

- A.4.5 Initial field work provides a context for LVIA and helps to identify likely opportunities and constraints for a Proposed Development. In best practice, the findings of initial field work can be

used to influence and guide the design of the Proposed Development in order to avoid or reduce potential impacts and to achieve the best fit with the landscape. Initial survey work for this LVIA was undertaken in January and March 2026 to confirm those features or elements that contribute to the character of the area and to determine the potentially visibility of the Proposed Development.

Photography

- A.4.6 A series of representative and specific viewpoint photographs were captured during field work using a digital SLR camera with a fixed 50mm lens (equivalent focal length) at approximately 1.6m in height. The method used to capture and present the photographs was consistent with Landscape Institute Advice Note 06/19. These are presented as a series of panoramic viewpoints that were stitched together using Adobe Photoshop CC – Photomerge and have been used to inform the assessment.

Selection of Landscape and Visual Receptors

- A.4.7 Landscape and visual receptors were identified during desk study and have been verified during field survey work to provide a baseline against which to describe those effects likely to arise as a result of the Proposed Development. Receptors used within this assessment include:
- Landscape character types or areas drawn from published documents
 - Physical landscape features and elements
 - Views experienced by people and their visual amenity

Establishing Value

Landscape Value

- A.4.8 Landscape value describes the relative level of value or importance attached to a landscape or feature (that would potentially be affected by the Proposed Development) by the different stakeholders and parts of society that use or experience that landscape resource.
- A.4.9 Factors that have been considered in the determination of landscape value include landscape designations and the level of importance that they signify (i.e. whether international, national or local), relevant local planning policy and guidance, the status of individual areas or features (e.g. TPOs), the quality, condition and rarity of individual features or elements within the landscape and any verifiable local community interest (e.g. village greens, allotments etc.).
- A.4.10 Landscape as the setting to a designated asset is determined against relevant guidance and technical notes, with value attributed accordingly to the landscape receptors. The setting to the SDNP is defined by a series of criteria set out in paragraph 3.17 of the Landscape Sensitivity Assessment (2025).
- A.4.11 The value of landscape receptors are determined against the guidance of Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations (LI, 2021) and the criteria set out in Table A.01, in order to establish a consistent and objective baseline against which the potential effects arising as a result of the Proposed Development can be assessed. Professional judgement is applied to determine the value attributed in response to these criteria. The factors listed below are not considered to be exhaustive and for any one

receptor, these factors may overlap between degrees of value. Therefore, not all criteria need to be attributed to any one receptor for that value to be assigned.

Table A.01 Criteria considered when determining landscape value.

Value	Criteria
Very High	International and National level designated areas (e.g. World Heritage Sites, National Parks, National Landscapes, Registered Parks and Gardens, Scheduled Monuments, Grade I or II* Listed Buildings, SSSIs etc) are present within the receptor. The area is considered to be an important component of the country's character and is experienced by a high number of tourists. The condition of the landscape and its individual elements is good and is generally maintained to a high standard. Rare or distinctive elements and / or features are key components that contribute to the character of the area / quality of the landscape resource. The landscape has strong associations with well known literature, poetry, art, TV / film or music media, scientific or technical achievements, notable historic events or associations with famous people, that contribute to perceptive reflections of the landscape. The landscape generally has an elevated level of tranquillity and / or may be valued for its wildness / remoteness.
High	Regional or County level designated areas (e.g. Areas of Great Landscape Value (AGLV), Green Belt, Country Parks, Grade II Listed Buildings, Conservation Areas etc) are present within the receptor. The area is considered to be an important component of the region or county's character and is experienced by a reasonable proportion of its population. The condition of the landscape and its individual elements is good and is generally well maintained. Rare or distinctive elements and / or features may be present and would contribute to the character of the area / quality of the landscape resource. The landscape has an influence from well known literature, poetry, art, TV / film or music media, scientific or technical achievements, notable historic events or associations with famous people, that contribute to perceptive reflections of the landscape. The landscape, or areas within it, may have a high level of tranquillity.
Medium	No designated landscapes are present, but the landscape may be valued locally (e.g. village greens, allotments or public open spaces etc). Use of the area is likely to be limited to the local community with informal recreational use / greenspace. The condition of the landscape and its individual elements are good to fair, but has good potential for flora and fauna. If present, rare or distinctive elements and / or features are not notable components that contribute to the character of the area.

Value	Criteria
	Any associations to art, media, scientific or technical achievements, historic events or famous people are not widely known. The landscape generally has a moderate level of tranquillity.
Low	A landscape of low importance, of low quality and in fair to poor condition, with few features of value or interest. The landscape has little or no amenity value. Rare or distinctive elements and / or features are not present. There are no cultural associations to art, media, scientific or technical achievements, historic events or famous people. The landscape has low potential for biodiversity. The landscape is of limited tranquillity.
Very Low	Industrial or contaminated land. The landscape has no amenity value. A landscape of very low quality and in poor condition, with very low potential for biodiversity. The landscape is not considered to be tranquil.

Value Attached to Views

- A.4.12 A view is valued through formal designation and / or indicators of value attached by people. **Table A.02** sets out the value attached to visual receptors, in order to establish a consistent and objective baseline against which the potential effects arising as a result of the Proposed Development can be assessed. As noted for Landscape Value above, the list of factors noted in the criteria below is not considered exhaustive and professional judgement is applied to determine an appropriate value for each view.

Table A.02 Criteria for determining value attached to views

Value	Criteria
Very High	Views from / over / toward landscapes of International and National importance (e.g. World Heritage Sites, National Parks, National Landscapes, Registered Parks and Gardens, Scheduled Monuments, Grade I or II* Listed Buildings, SSSIs etc), particularly where the view provides a contribution to the significance of the asset. Views from viewpoints within highly popular visitor attractions / tourist destinations. Protected views.
High	Views from / over / toward landscapes of Regional or County importance (e.g. Areas of Great Landscape Value (AGLV), Country Parks, Long Distance Trails, Grade II Listed Buildings, Conservation Areas etc).

Value	Criteria
	Views from viewpoints within moderately popular, well used visitor attractions / tourist destinations, including long distance trails, rights of way etc. Views to which receptors have a proprietary interest (excluding residential properties).
Medium	Views from / over / toward landscapes of local importance, which may be subject to designation (e.g. village greens, allotments or public open spaces etc). Views from landscapes / viewpoints not used by substantial numbers of people, including public rights of way, touring routes, cycle paths, canals, public open spaces etc.
Low	Views from landscapes with no designations and of at most local importance. Views from viewpoints which are not particularly popular or recognised as being destinations in their own right, including infrequently used rights of way. Views with no cultural associations.
Very Low	Views from landscapes of no importance, of poor scenic quality or with no sense of tranquillity.

A.5 Assessment of Likely Effects

- A.5.1 Having determined the baseline conditions for the site and study area, the assessment process then proceeds with the following stages:
- Evaluate the sensitivity of landscape and visual receptors in relation to the Proposed Development
 - Assess the magnitude of change (impact) arising as a result of the Proposed Development in relation to: landscape character, physical features and elements of the landscape; and, the visual amenity and views of people
 - Combine judgements on the nature of receptor (sensitivity) with the nature of change (magnitude of impact) to arrive at a clear and reasoned professional judgement regarding the significance of effects
- A.5.2 The criteria used for each of these stages of the assessment process in relation to both landscape and visual receptors are detailed in the following section of the methodology and are arranged in word scales in line with the preferred approach described within the GLVIA3.
- A.5.3 Criteria detailed within these scales provide examples of the different thresholds used within the assessment process. It is important to note that these criteria act as a guide for professional judgement but do not replace it.

Assessment of Landscape Effects

Landscape Sensitivity

- A.5.4 In LVIA, the sensitivity of landscape receptors is specifically related to the nature of development that is being proposed and its location. Whilst landscapes generally have some intrinsic sensitivity, landscape receptors have different features and elements that can accommodate different types of development and levels of change.
- A.5.5 The sensitivity of receptors is assessed by combining judgements on the value attached to the landscape resource and its susceptibility to the type of change proposed, i.e. a judgement about the nature of the development proposed and the baseline capacity of the landscape to accept that type of change. The sensitivity of landscape receptors will vary therefore depending on the type and nature of development proposed.

Landscape Susceptibility

- A.5.6 Landscape susceptibility describes the ability of a landscape receptor to accommodate change (i.e. the nature of development proposed) without undue consequences for the maintenance of the baseline situation.
- A.5.7 Table A.03 sets out the criteria that have been considered when determining landscape susceptibility. As noted for landscape value, the criteria for determining susceptibility are not considered exhaustive and are applied using professional judgement.

Sensitivity of Landscape Receptors

- A.5.8 Receptors are selected to describe the likely effects on the landscape resource arising as a result of the Proposed Development at a range of scales and can include wider landscape character areas / types as well as specific features or elements within the site and the surrounding area.
- A.5.9 Sensitivity is specific to each landscape receptor and reflects a balanced judgement on the value attached to the receptor and its susceptibility to the type of change proposed. The matrix in Table A.04 illustrates how sensitivity is determined by a combination of value and susceptibility of the landscape receptor.
- A.5.10 The sensitivity of landscape receptors is described using a five-point word scale. Intermediate levels of sensitivity can also be attributed to receptors where relevant. Table A.03 sets out the examples of criteria to determine landscape susceptibility. The criteria identified in the table indicates criteria along the varying scale of their adjacent descriptor, varying from Very High to Very Low. This list is not considered exhaustive and professional judgement is used to attribute susceptibility with consideration to these criteria. Not all criteria need to be met for a specific value to be attributed to any one receptor.

Table A.03 Criteria for determining landscape susceptibility

Susceptibility	Criteria
Very High	The landscape is of a very large scale and / or there is a negligible level of containment, resulting in a significant degree of interaction between landform, topography, vegetation cover, field pattern and built form. There is no existing reference or context within the receptor to the type of development proposed. The majority of existing element(s) would not be easy to replace (e.g. ancient woodland, mature trees etc). Detracting features or major infrastructure are not present in the area. The receptor has a very low level of ability to accept the type of development proposed and there are very limited opportunities for mitigation.
High	The landscape is of a large scale and / or there is a low level of containment, resulting in a moderate degree of interaction between landform, topography, vegetation cover, field pattern and built form. There is little or no existing reference or context within the receptor to the type of development proposed. The majority of existing element(s) would not be easy to replace (e.g. ancient woodland, mature trees etc). Detracting features or major infrastructure are not present in the area or, where present, these have little influence on the character or experience of the landscape. The receptor has a low level of ability to accept the type of development proposed and there are limited opportunities for mitigation.
Medium	The landscape is of a medium scale and / or there is a moderate level of containment, resulting in a minor degree of interaction between landform, topography, vegetation cover, field pattern and built form. There is some existing reference or context within the receptor to the type of development proposed. There are limited opportunities for replacement of existing elements. Detracting features or major infrastructure are present in the area and these have a noticeable influence on the character or experience of the landscape. The receptor has a medium level of ability to accept the type of development proposed and there are good opportunities for mitigation.
Low	The landscape is of small scale and / or has a high level of containment, resulting in only a slight degree of interaction between landform, topography, vegetation cover, field pattern and built form. There are many existing references within the receptor to the type of development proposed. Few / no existing landscape elements are present (e.g. brownfield sites) or, where these are present, these can easily be replaced.

Susceptibility	Criteria
	Some existing features are detracting and / or major infrastructure is present which has an obvious influence on the character or experience of the landscape. The receptor has a high level of ability to accept the type of development proposed and there are good opportunities for mitigation and enhancement.
Very Low	Due to the scale of enclosure, the receptor has no interaction with the surrounding landscape. The nature of development proposed would be in keeping with the land use of the site and the surrounding landscape. All landscape elements are easily replaceable. Existing features are detracting and / or major infrastructure is present which heavily influences the character or experience of the landscape. The receptor has a very high level of ability to accept the type of development proposed and there are very good opportunities for mitigation and enhancement.

Table A.04 Matrix for determining landscape sensitivity

	VALUE					
		Very Low	Low	Medium	High	Very High
SUSCEPTIBILITY	Very Low	Negligible	Low	Low	Medium	Medium
	Low	Low	Low	Medium	Medium	High
	Medium	Low	Medium	Medium	High	High
	High	Medium	Medium	High	High	Very High
	Very High	Medium	High	High	Very High	Very High

Magnitude of Landscape Change

- A.5.11 The magnitude of impact for landscape change is influenced by a number of factors including the extent to which landscape features are lost and / or altered, the introduction of new features into the landscape and the resulting change in the physical and / or perceptual characteristics of the landscape. It is determined by, but not necessarily limited to:
- The size and scale of the impact
 - The extent of the geographical area over which change is likely to be felt
 - The duration of the impact and its potential reversibility
 - The proximity of the landscape receptor to the site and the nature of the effect
- A.5.12 Consideration has been given to the location of character areas in relation to the Proposed Development as it is recognised that landscape features in close proximity to a Proposed

Development would usually have a much stronger influence on the sense of the landscape character than more distant features. It is however acknowledged that more distant features can also have an influence.

- A.5.13 The magnitude of impact for landscape change is described using a five-point word scale. Intermediate levels of magnitude can also be attributed to receptors where relevant. Magnitude is assessed as being very large, large / very large, large, medium / large, medium, small / medium, small or negligible.
- A.5.14 The magnitude of impact for landscape change has been assessed with reference to the criteria set out in Table A.05 with professional judgement applied in its determination.

Table A.05 Criteria for determining magnitude of impact for landscape change

Magnitude	Criteria
Very Large	The size and scale of change is considered to be very high due to the total loss of or alteration to existing landscape character or highly distinctive / important features and elements, and / or the addition of uncharacteristic conspicuous features and elements, resulting in a complete change to key aesthetic or perceptual qualities. The geographical extent of change would influence the landscape at a national level. Impacts would be considered long term and would either be irreversible or very difficult to reverse in practical terms.
Large	The size and scale of change is considered to be high due to the notable loss of or alteration to existing landscape character or distinctive / important features and elements, and / or the addition of uncharacteristic noticeable features and elements, degrading the integrity of key aesthetic or perceptual qualities. The geographical extent of change would influence the landscape at a regional level. Impacts would be considered long term and would either be irreversible or very difficult to reverse in practical terms.
Medium	The size and scale of change is considered to be medium due to the partial loss of or alteration to existing landscape character or features and elements, and / or the addition of uncharacteristic features and elements, resulting in key aesthetic or perceptual qualities out of scale or at odds with the local pattern and landform. The geographical extent of change would influence the landscape at a local level. Impacts would be considered medium term and / or potentially reversible, although it may not be practical to do so.
Small	The size and scale of change is considered to be low due to minor loss or alteration of existing landscape features and elements, resulting in a discernible negative effect to key aesthetic or perceptual qualities. The geographical extent of change would influence the immediate setting of the Proposed Development.

Magnitude	Criteria
	Impacts would be considered short term and / or potentially reversible and in practical terms would easily be achievable.
Negligible	The size and scale of change to existing landscape features and elements is considered to be barely discernible. The geographical extent of change would influence the site only. Impacts would be considered short term / temporary and / or easily reversible and in practical terms would very easily be achievable.

Assessment of Visual Effects

Visual Sensitivity

- A.5.15 Visual receptors are people and comprise individuals or groups of people who are likely to be affected by the Proposed Development at specific viewpoints or a series of viewpoints. The sensitivity of visual receptors is determined by balancing judgements about the susceptibility of receptors to changes in their views and visual amenity (i.e. by the Proposed Development) with the baseline value attached to the view by the receptor. The sensitivity of visual receptors will therefore vary depending on the type and nature of development proposed.

Susceptibility of Visual Receptors

- A.5.16 The susceptibility of different receptors to changes in their views and visual amenity is a function of the occupation or activity of people experiencing a view at a particular location and the extent to which their attention is focussed on the view and visual amenity they experience.
- A.5.17 Table A.06 sets out the criteria that have been considered when determining the susceptibility of visual receptors to change. As noted for the value of views, the criteria for determining susceptibility are not considered exhaustive and are applied using professional judgement.

Table A.06 Criteria for determining susceptibility of visual receptors

Susceptibility	Criteria
Very High	Tourists and visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience.
High	Receptors with clear views toward the development. People engaged in outdoor recreation whose attention is likely to be focussed on the landscape and / or particular views, or for whom their appreciation of strong views is an important factor in the enjoyment of the activity. People travelling through the landscape on roads, rail or other routes on recognised scenic routes or where there is a distinct awareness of views of their surroundings and their visual amenity.

Susceptibility	Criteria
Medium	Receptors with oblique or partially screened views. People at work and in educational institutions for whom the appreciation of setting is important to the quality of working / school life, with oblique or partially screened views. People staying in hotels and healthcare institutions who are likely to appreciate views of their surroundings. People engaged in outdoor recreation or sport which involves an appreciation of views (including public rights of way, touring routes, cycle paths, public open spaces etc with reasonable extent of view). People travelling through the landscape for short periods of time on roads, rail, canals or other routes who are likely to experience and appreciate views of their surroundings or are passing through the landscape to enjoy the view.
Low	Receptors with limited views of the development. People at their place of work where the appreciation of the setting is of limited importance to the quality of working life. People staying in hotels and healthcare institutions who are unlikely to appreciate views of their surroundings. People engaged in outdoor recreation or sport which does not involve an appreciation of views. People travelling through the landscape who have limited views of their surroundings or for whom the appreciation of views is of limited importance to their journey (e.g. on main roads, rail corridors, partially enclosed public rights of way or footways adjacent to carriageways).
Very Low	People travelling through the landscape often at high speed (e.g. on motorways and main line railways). People who have no views of their surroundings or for whom views of their surroundings are not important.

Sensitivity of Visual Receptors

- A.5.18 Receptors have been selected to describe the range of likely effects on the views of people and their visual amenity arising as a result of the Proposed Development, taking into account a range of factors including the number and sensitivity of viewers likely to be affected.
- A.5.19 Sensitivity is specific to each visual receptor and reflects a balanced judgement on the value attached to the view by the receptor, their visual amenity and its susceptibility to the type of change proposed. The matrix in Table A.07 illustrates how sensitivity is determined by a combination of value and susceptibility of the visual receptor.
- A.5.20** The sensitivity of visual receptors is described using a five-point word scale. Intermediate levels of sensitivity can also be attributed to receptors where relevant. Sensitivity is assessed to be very high, high / very high, high, medium / high, medium, low / medium, low or negligible.

Table A.07 Matrix for determining visual sensitivity

	VALUE					
SUSCEPTIBILITY		Very Low	Low	Medium	High	Very High
	Very Low	Negligible	Low	Low	Medium	Medium
	Low	Low	Low	Medium	Medium	High
	Medium	Low	Medium	Medium	High	High
	High	Medium	Medium	High	High	Very High
	Very High	Medium	High	High	Very High	Very High

Magnitude of Visual Change

- A.5.21 The impact on visual receptors is assessed with regard to the magnitude of change (impact) to the views and visual amenity of people arising as a result of the Proposed Development. The magnitude of visual impact is evaluated in relation to its size or scale, its geographical extent and its duration and reversibility.
- A.5.22 The magnitude of visual change is described using a five-point word scale. Intermediate levels of magnitude can also be attributed to receptors where relevant. Magnitude is assessed as being very large, large / very large, large, medium / large, medium, small / medium, small or negligible.
- A.5.23 The magnitude of visual impact has been assessed with reference to the criteria set out in the Table A.08 with professional judgement applied in its determination.

Table A.08 Criteria for determining magnitude of visual impact

Magnitude	Criteria
Very Large	The scale of change is considered to be very high due to the total loss or major alteration to key elements / features / characteristics of views. The Proposed Development creates a new focus and has a defining influence on the view. The geographical extent of change is considered to be very high due to the adjacent or close proximity of the receptor to the development, the full and / or direct view and the substantial extent of the view that would change as a result of the development. Impacts would be considered long term and would either be irreversible or very difficult to reverse in practical terms.
Large	The size and scale of change is considered to be high due to the major loss / addition / alteration of features within the view, the change to the composition of the view, the degree of contrast / integration of the proposal with the baseline situation and the nature of the view. The geographical extent of change is considered to be high due to near distance proximity of the receptor to the development, the full and / or near

Magnitude	Criteria
	direct to slight angle of view and the substantial extent of the view that would change as a result of the development. Impacts would be considered long term and would either be irreversible or very difficult to reverse in practical terms.
Medium	The size and scale of change is considered to be medium due to the reasonable extent of loss / addition / alteration of features within the view, the change to the composition of the view, the degree of contrast / integration of the proposal with the baseline situation and the nature of the view. The geographical extent of change is considered to be medium due to the middle distance of the receptor to the development, the partial and / or oblique angle of view and the reasonable extent of the view that would change as a result of the development. Impacts would be considered medium term and would potentially be reversible, although it may not be practical to do so.
Small	The size and scale of change is considered to be low due to the limited extent of loss / addition / alteration of features within the view, the change to the composition of the view, the degree of contrast / integration of the proposal with the baseline situation and the nature of the view. The geographical extent of change is considered to be low due to the middle to long distance of the receptor from the development, the glimpsed and / or indirect angle of view and the minimal extent of the view that would change as a result of the development. Impacts would be considered short term, would potentially be reversible and in practical terms would easily be achievable.
Negligible	The size and scale of change is considered to be very low due to the barely perceptible extent of loss / addition / alteration of features within the view, the change to the composition of the view, the degree of contrast / integration of the proposal with the baseline situation and the nature of the view. The geographical extent of change is considered to be barely perceptible due to the long distance of the receptor from the development, the glimpsed and / or indirect angle of view and the extent of the view that would change as a result of the development. Impacts would be considered short term or temporary, would easily be reversible and in practical terms would very easily be achievable.

Definitions of Terms used to Describe Change

- A.5.24 The GLVIA3 emphasises the importance of clarifying any assumptions underlying professional judgements, therefore where verbal scales are used to describe the nature and magnitude of changes (impacts) likely to occur as a result of the Proposed Development, which differ from the previously defined scales, the following definitions apply.

Nature of Change

- A.5.25 The nature of change is defined as follows:
- Direct (resulting directly from the development) or Indirect (consequential change resulting from the development)
 - Permanent or Temporary (if temporary a timescale will be described)
 - Beneficial, Adverse or Neutral
- A.5.26 The GLVIA3 acknowledges that determining whether change is beneficial, adverse or neutral is a challenging issue and requires informed professional judgements to be made with reference to the following criteria as a minimum:
- The degree to which the proposal fits with existing landscape character
 - The contribution to the landscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to the existing character of the landscape

Nature of View

- A.5.27 This criterion describes the nature and relative amount of time over which views of the Proposed Development are likely to be experienced. Views are described as being:
- Full: views would be relatively open / unscreened and of a duration sufficient to appreciate the scale of the Proposed Development
 - Partial: views of the Proposed Development would be partially screened / filtered and / or would be of a limited duration that would not allow the full scale of the development to be fully appreciated
 - Glimpsed: views of the Proposed Development would be largely screened and / or the duration of views would be so limited that the scale of the development cannot be appreciated by the receptor

Distance of Receptor from Site Boundary

- A.5.28 This is expressed in metres or kilometres and considers the following thresholds in relation to the site boundary:
- Adjacent: next to or in very close proximity to the site
 - Near Distance: up to 500m
 - Middle Distance: between 500m and 2km
 - Long Distance: 2km and above

Area of Landscape Affected

- A.5.29 This criterion provides thresholds that describe the geographical extent of the landscape over which change arising as a result of the Proposed Development would be felt. Change is described as being of the following scales:
- Regional: likely to influence more than one landscape type or character area
 - Local: at the scale of a landscape type or character area
 - Immediate Setting: within close proximity to the site
 - Site only: within the development itself

Angle of View of Visual Receptors

- A.5.30 This criterion describes the angle of the view toward the Proposed Development that a visual receptor is likely to experience in relation to the activity they are undertaking, e.g. views from settlements, key vantage points etc:
- Direct: in line with the activity being undertaken
 - Indirect: not in line with the activity being undertaken

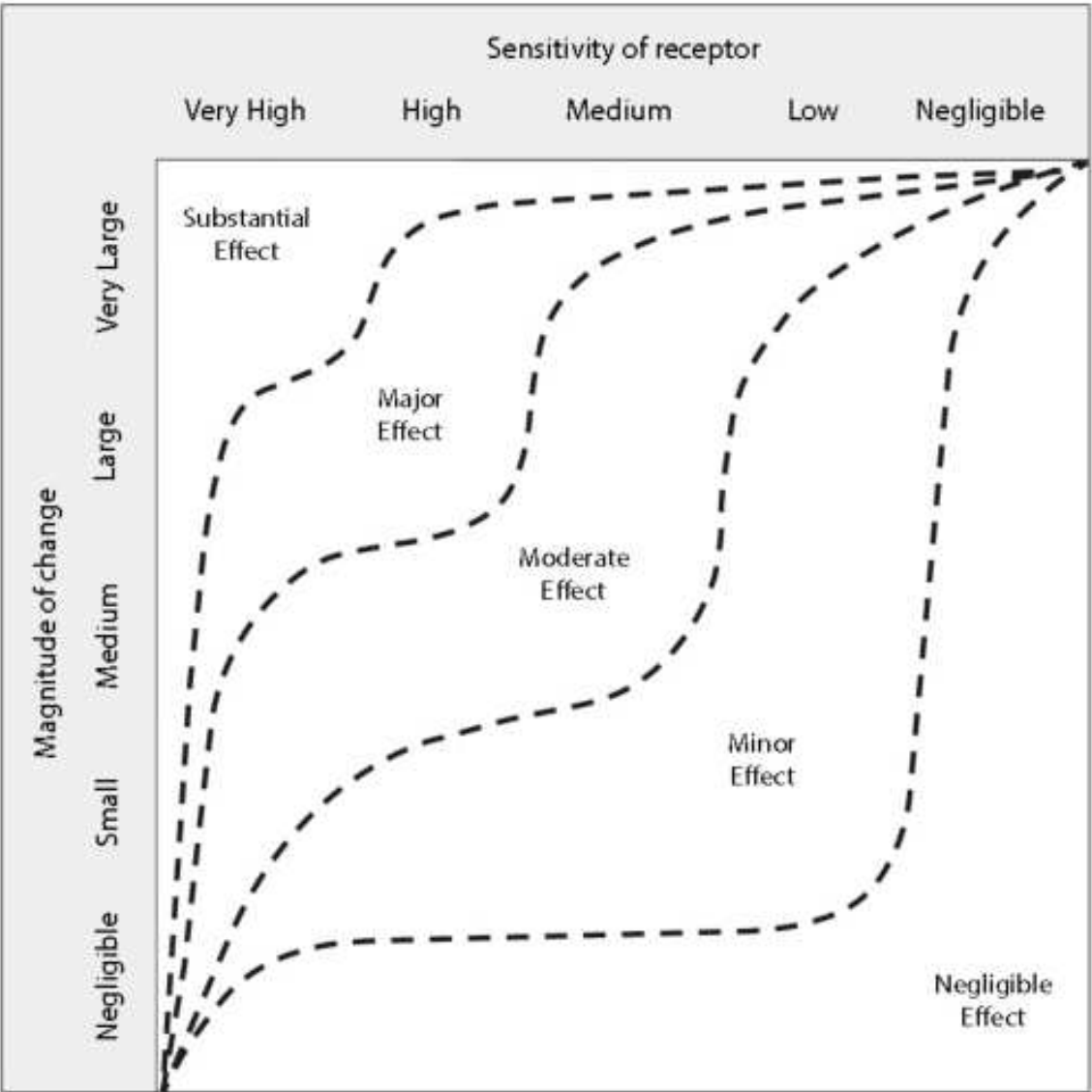
Duration of Impact

- A.5.31 The duration of impacts are considered against the following thresholds:
- Temporary : During Construction
 - Short term: up to 5 years
 - Medium term: between 5 and 10 years
 - Long term: over 10 years
- A.5.32 The reversibility of impacts is also considered. These are recorded as either reversible or irreversible and comprise a judgement about the prospects and practicality of a particular impact being reversed over a defined timescale.

Determining Effects

- A.5.33 The final conclusions for both landscape and visual effects are based on a combination of sensitivity of the receptor and magnitude of change (impact). The overall judgement on the nature and level of these effects is based on the sequential combination of each criteria, leading to a balanced justification as described by the criteria provided in Tables A.10 & A.11, with professional judgement applied to inform this determination. The matrix in Table A.09 provides an indicative illustration of how the effect is determined by this combination of sensitivity and magnitude but is not applied without due consideration of the specific details of the site and development under assessment.

Table A.09 Matrix for determining significance of effect



- A.5.34 Describing the effects likely to arise as a result of the Proposed Development and determining their significance requires the application of professional judgement to weigh the findings of the sensitivity of receptors against the predicted magnitudes of change (impact), which can be beneficial, adverse or neutral.
- A.5.35 The significance of landscape and visual effects are described using a five-point word scale. Intermediate levels of significance can be attributed where relevant. Significance of landscape effects is assessed as being substantial, major / substantial, major, moderate / major, moderate, minor / moderate, minor or negligible. A judgement of neutral effect can also be determined where there is no discernible change.
- A.5.36 The criteria used to determine the significance of both landscape and visual effects are set out in Tables A.10 and A.11 and are derived from guidance provided within the GLVIA3.

Table A.10 Criteria for determining significance of landscape effects

Effect	Description. The Proposed Development would:
Substantial Adverse Effect	• Be at complete variance with the character of the landscape. • Permanently diminish the integrity of a wide range of characteristic features and elements. • Permanently damage the sense of place.
Major Adverse	• Be at considerable variance with the character of the landscape. • Degrade or diminish the integrity of a wide range of characteristic features and elements. • Considerably damage the sense of place.
Moderate Adverse Effect	• Conflict with the character of the landscape. • Have an adverse impact on some characteristic features and elements. • Diminish the sense of place.
Minor Adverse Effect	• Not quite fit with the character of the landscape. • Be at variance with characteristic features and elements. • Detract from the sense of place.
Negligible Adverse Effect	• Result in a barely perceptible deterioration of landscape character. • Have a barely perceptible impact on characteristic features and elements. • Barely degrade the sense of place.
Neutral Effect	• Maintain the existing character of the landscape. • Blend in with characteristic features and elements. • Enable the sense of place to be maintained. - or • Balance adverse and beneficial effects.
Negligible Beneficial Effect	• Result in a barely perceptible improvement to landscape character. • Provide limited enhancement of characteristic features and elements. • Barely improve the sense of place
Minor Beneficial Effect	• Complement the character of the landscape. • Enhance characteristic features and elements. • Slightly enhance the sense of place.
Moderate Beneficial Effect	• Slightly enhance the character of the landscape. • Enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development. • Enhance the sense of place.
Major Beneficial Effect	• Enhance the character of the landscape. • Enable the restoration of characteristic features and elements completely lost or diminished as a result of changes from inappropriate management or development. • Considerably enhance the sense of place.

Effect	Description. The Proposed Development would:
Substantial Beneficial Effect	- Substantially enhance the character of the landscape. - Enable the restoration of characteristic features and elements of a very high value landscape, completely lost or diminished as a result of changes from inappropriate management or development. - Substantially enhance the sense of place.

Table A.11 Criteria for determining significance of visual effects

Effect	Description. The Proposed Development would:
Substantial Adverse Effect	Cause a substantial deterioration to the view of a receptor of very high sensitivity that would constitute a total change in the view or would introduce a major discordant element into the view.
Major Adverse Effect	Cause a major deterioration to the view of a receptor of high sensitivity that would constitute a total change in the view or would introduce a major discordant element into the view.
Moderate Adverse Effect	Cause an obvious deterioration to the view of a receptor of medium to high sensitivity that would constitute a clear change in the view or would introduce a discordant element into the view; or, a major deterioration to the view of a receptor of low sensitivity.
Minor Adverse Effect	Cause a limited deterioration to the view of a receptor of medium to high sensitivity that would constitute a noticeable change in the view or would introduce uncharacteristic features or elements into the view; or, an obvious deterioration to the view of a receptor of low sensitivity.
Negligible Adverse Effect	Result in a barely perceptible change in the view, associated with the introduction of uncharacteristic features or elements.
Neutral	- Not be visible to the receptor. Any associated mitigation would represent an indiscernible change to the baseline situation. - or - Balance adverse and beneficial effects.
Negligible Beneficial Effect	Result in a barely perceptible change in the view, associated with the introduction of characteristic features or elements.
Minor Beneficial Effect	Result in a limited improvement to the view of a receptor of medium to high sensitivity; or, an obvious improvement to the view of a receptor of low sensitivity.
Moderate Beneficial Effect	Result in an: obvious improvement to the view of a receptor of medium to high sensitivity; or, a major improvement to the view of a receptor of low sensitivity.
Major Beneficial Effect	Result in a major improvement to the view of a receptor of high sensitivity that would constitute a total change in the view or would introduce a major beneficial element into the view.

Effect	Description. The Proposed Development would:
Substantial Beneficial Effect	Result in a substantial improvement to the view of a receptor of very high sensitivity.

Describing the Importance of Effects to Decision Making

A.5.37 For the purposes of this assessment, the significance of effects are described in relation to their importance to decision making and have been defined as follows:

- **Substantial** – Considerable and significant effect (by extent, duration or magnitude of impact) of more than local significance or in breach of recognised acceptability, legislation, policy and / or standards. Considered to be very important and material to decision making.
- **Major** – Obvious and significant effect (by extent, duration or magnitude of impact) considered to be important and material to the decision making process.
- **Moderate** – Potential to be significant and material to decision making.
- **Minor** – Slight, very short or highly localised effect, not significant and unlikely to be important for decision making.
- **Negligible or Neutral** – No significant effect, not relevant to decision making.

A.6 Assessment of Cumulative Effects

A.6.1 Cumulative effects fall into two distinct types:

- Effects arising from within the project itself, where effects of differing types arising under different topics can combine to potentially increase effects on a single receptor or environmental resource. For example, people in their homes may be affected by adverse effects in terms of noise, air quality and visual impact combined. The assessment of these cumulative effects are covered elsewhere in the Environmental statement.
- Effects from other reasonably foreseeable projects in combination with the project being assessed. Such projects may include other nearby developments. These could include multiple effects of the same type acting on a single receptor or environmental resource, for example in terms of landscape – the visual impact of multiple developments on a single visual receptor or their cumulative effect on a particular landscape resource. The assessment of these cumulative effects are assessed as part of the LVIA but are collated elsewhere in the Environmental Statement.

A.6.2 ‘Reasonably foreseeable’ projects are considered as those with valid planning permissions as granted by the Local Planning Authority, and for which EIA is a requirement, or for which a non-statutory LVIA has been undertaken.

A.6.3 When considered in isolation, the environmental effects from an individual development upon any single receptor or landscape resource may not be significant. However, when there is potential for effects from a number of individual developments to interact, they will be considered in combination, which may result in the cumulative effect being significant.

A.6.4 The significance of cumulative effects should be determined by the extent to which the various impacts can be accommodated by a particular receptor or environmental resource.

A.6.5 The following factors should be considered:

- Which receptors or resources are affected? This is a judgement based on a review of the assessments carried out for each development, where there is potential for cumulative effects, to determine receptors or resources common to more than one assessment.
- How would the receptor or resource be affected? This is a consideration of the nature of the cumulative effect.
- How far can the resource absorb cumulative effects? This is a judgement of the ability of the receptor or landscape resource to accommodate the cumulative effect without increasing the overall significance of effect.

A.6.6 In accordance with the main methodology for the EIA, the assessment of cumulative effects takes into account the impacts during the phases of construction, immediately post-completion (Year 0) and once mitigation measures have established (Year 15).

A.6.7 The criteria for judging the significance of cumulative effects is as follows:

- **Substantial** - effects that the decision maker must take into account as the receptor / resource is irretrievably compromised
- **Major** - effects that may become a key decision making issue
- **Moderate** - potential to be material to decision making
- **Minor** - effects that are locally significant
- **Negligible or Neutral** - effects that are beyond the current forecasting ability or are within the ability of the resource to absorb such a change

A.6.8 It should be noted that the cumulative effect reported is not the sum of the effects for each project. A potential cumulative effect arises when the effect of the whole may be considered to be greater than the sum of the two parts, where the two developments in combination may result in an effect of greater significance. The cumulative assessment defines this additional effect.

A.6.9 Noting the criteria outlined above, where the additional effect is Substantial or Major, taking into account the capacity of the environment to accommodate the number of projects proposed, it could influence the decision making process for the project. If Moderate, further work may be required to reduce the cumulative effect as the project progresses. A Minor effect is still considered to be of significance for the local area, it does not imply that the effects for each project considered separately are Minor.

A.7 LVIA and the Design Process

Mitigation Hierarchy

A.7.1 Mitigation measures are determined through an established hierarchy of:

- Avoiding harm (preventing impact);
- Minimising harm (reducing its severity);
- Restoring (e.g. landscape assets, structure and views);
- Offsetting (to compensate for any residual damage).

Mitigation & Enhancement Measures

- A.7.2 Mitigation measures are proposed (using the findings of the LVIA and baseline data / measures defined by other topic assessments) to prevent, reduce and where possible offset any adverse landscape and visual effects and are typically developed in collaboration with members of the design team and environmental specialists.
- A.7.3 In terms of LVIA, the aims of mitigation are to ensure the Proposed Development achieves the best fit with the local landscape character, retains and makes best use of existing landscape features and provides adequate screening for visual receptors. The type(s) of mitigation measures proposed are influenced by the surrounding landscape character and where possible would address opportunities to enhance biodiversity and improve nature conservation.
- A.7.4 Enhancement relates to any proposals that seek to improve the landscape and / or visual amenity of the Proposed Development / Site and its wider setting beyond its original baseline condition and as such is not specifically related to the mitigation of adverse effects.
- A.7.5 Measures would include for the avoidance and minimisation of harm to the SDNP and its setting, along with restoration of landscape structure and connectivity as part of enhancement measures, informed by other topic assessments.
- A.7.6 For the purposes of this LVIA it has been assumed that mitigation and enhancement measures would be implemented during the construction phase and would be in place at completion. Mitigation is therefore considered within this assessment as an integral part of the development proposals.

A.8 Glossary of Terms

- A.8.1 Definitions of the following terms used throughout this LVIA have been included for ease of reference.

Table A.09 Glossary of terms

Term	Definition
Baseline	Also referred to as the 'baseline situation', this term describes the existing nature of the landscape and the visual environment within the study area at a fixed point in time, as well as any changes likely to occur independently of the Proposed Development, including the legislative and planning context and any relevant published guidance.
Construction	Construction, also referred to as the construction phase, refers to the all activity on and offsite required to implement the Proposed Development. The construction phase is considered to commence with the first activity on site, for example the creation of site access or site clearance works, and ends with demobilisation.
Demobilisation	This term refers to the completion and the removal of physical and manpower resources from a construction site at the completion of the construction phase.

Term	Definition
Designated Landscape	Area(s) of land identified as being of importance at international, national or local levels, either defined by statute or identified in development plan or other documents.
Development	Any proposal that results in a change to the landscape and / or visual environment.
Direct effect	An effect that is directly attributable to the Proposed Development.
Effect	The nature of the change(s) likely to occur as a result of a particular impact.
Element	Individual parts which make up the landscape, for example trees, hedgerows or buildings.
Enabling works	Enabling works cover those activities and preparations required to make a site construction ready and include the creation of access routes, and installation of security fencing, hoarding, signage and site compound(s). Enabling works are considered to occur during the construction phase.
Enhancement	Measures that seek to improve the landscape of the site and / or its wider setting beyond its baseline condition.
Feature	Prominent or eye-catching elements in the landscape, such as wooded skylines, parkland trees, church spires, or a particular aspect of the Proposed Development.
Impact	This term describes the action being undertaken, for example construction of the Proposed Development or the removal of landscape features.
Indirect effect	An effect that results from the Proposed Development as a consequence of a direct effect(s), often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway.
Key characteristic	The combination of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land cover	This term relates to the surface cover of the land and is usually expressed in terms of vegetation cover or lack thereof.
Land use	This term refers to what land is used for and is based on broad categories such as urban, industrial, agriculture or forestry.
Landform	The shape and form of the land surface resulting from combinations of geology, geomorphology, slope, elevation and physical processes.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Term	Definition
Landscape Character Area (LCA)	Single unique areas which are discreet geographical areas of a particular landscape type.
Landscape Character Assessment	The process of identifying and describing variation in the character of the landscape and using this information to assist in managing change in the landscape.
Landscape Character Type (LCT)	Distinct types of landscape that are relatively homogenous in character. They are generic in nature in that they may occur in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.
Landscape quality / condition	A measure of the physical state of the landscape. It may include the extent to which the character typical of the area is represented in individual locations, the intactness of the landscape and the condition of individual elements.
Landscape receptor	The constituent features and elements of the landscape, its specific or perceptual qualities and its character considered in relation to the Proposed Development.
Landscape resource	This term refers to the character and all features, elements and qualities of the landscape, which is defined by the European Landscape Convention (ELC) as follows: “ <i>Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors</i> ” (Council of Europe, 2000). The landscape resource concerns all types of landscape within the study area and covers “ <i>natural, rural, urban and peri-urban areas. It includes land, inland water and marine areas. It concerns landscapes that might be considered outstanding as well as everyday or degrade landscapes</i> ” (Article 2 of the ELC, Council of Europe, 2000).
(The) Landscape scheme	The landscape design for the Proposed Development, incorporating all landscape mitigation and enhancement measures.
Landscape value	The relative value that is attached to landscapes by society, which may vary depending on the nature of the stakeholder.
Magnitude of change	A judgement regarding the size and scale of the change, the geographical extent of the area that would be affected and the duration of the effect and its reversibility.
Mitigation	This term refers to those measures that are proposed to prevent / avoid, reduce and where possible offset any adverse effects.
Open Access Land	Land where the public have access either by legal right or informal agreement, within which certain activities may be restricted.
Operation	Also referred to as completion, this term describes the operation phase of the completed development and is considered to commence at the

Term	Definition
	end of the construction phase, after demobilisation. The duration of the operation phase is dependent on the nature of the Proposed Development.
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception / perceptible	A term used to describe the sensory (i.e. received through human senses) with the cognitive (i.e. knowledge and understanding gained from many sources and experiences).
Permissive Paths	A path over which there is no formal right of access (i.e. not a public right of way) whose use by the public is allowed by the landowner.
(The) Proposed Development	The Proposed Development, also referred to as development proposals, is the 'fixed' or 'frozen' design of the scheme for which planning consent is sought.
Public Right of Way	In England and Wales public rights of way are routes on which the public have a legally protected right to pass. These include footpaths, bridleways, byways open to all traffic and restricted byways.
Receptor	See 'Landscape Receptor' and 'Visual Receptor'.
Sensitivity (of a receptor)	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value relating to that receptor.
Significance of effect	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Stakeholder	The whole constituency of individuals and groups who have an interest in a subject, place or landscape.
Study area	The area within which it is considered that changes arising as a result of the Proposed Development would result in the highest and / or most important direct or indirect effects.
Topography	Local detail or specific features of landform.
Tranquil / tranquillity	A state of calm and quietude associated with peace and considered to be an important asset of landscape.
Viewpoint	The location from which photographs that describe specific or representative views toward the Proposed Development are captured.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides the setting or backdrop for the enjoyment of peoples activities.
Visual envelope	The approximate geographical area(s) from within which full or partial views of the Proposed Development would be possible.

Term	Definition
Visual receptor	Individuals and / or defined groups of people who have the potential to be affected by the Proposed Development.
Worst case	Reasonable prediction of the scenario that would result in the highest level of effect(s).
Zone of Theoretical Visibility (ZTV)	Those areas of the landscape that theoretically are visually connected with the Proposed Development.

Appendix 3 LVIA Baseline Figures

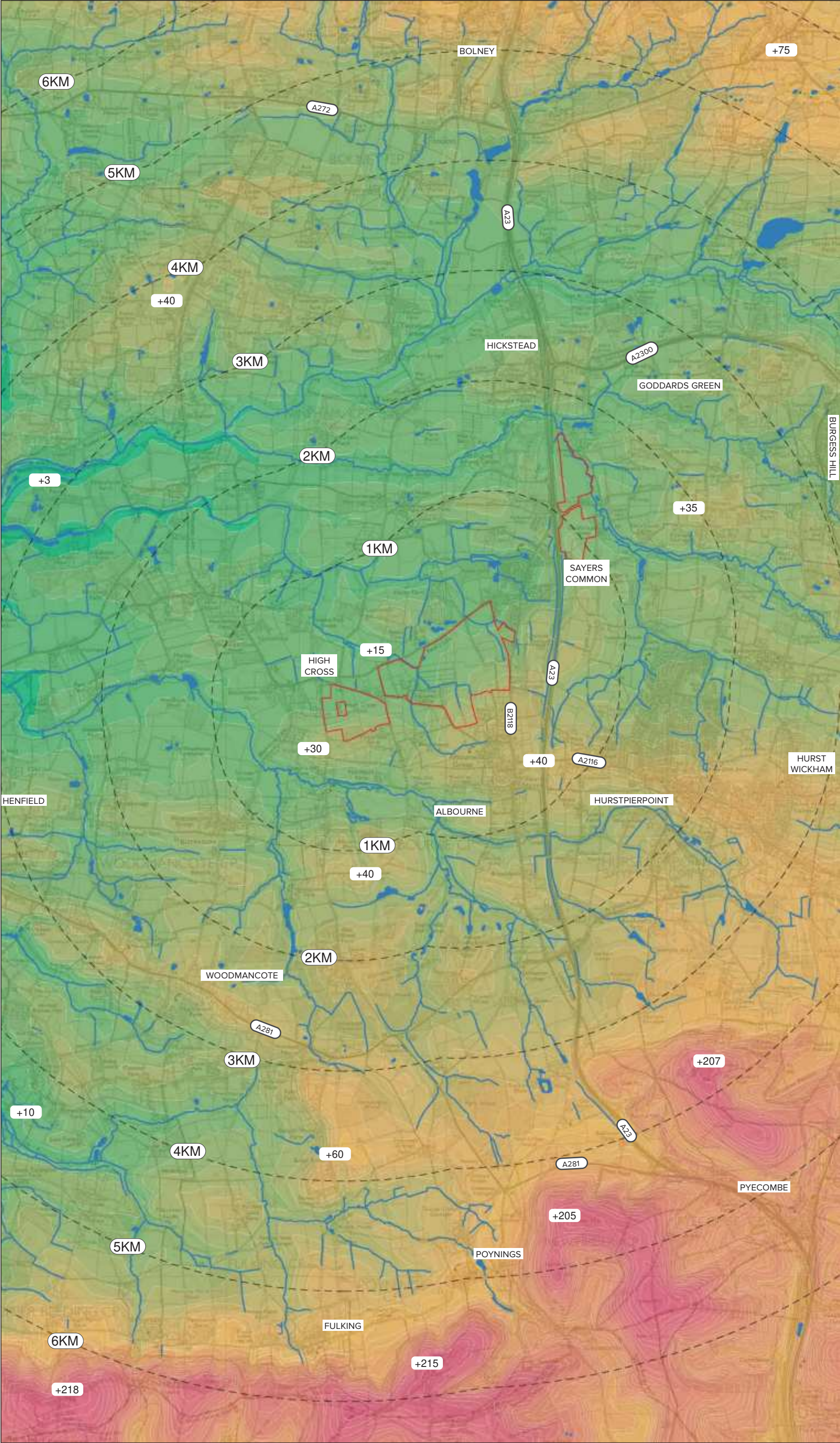


This drawing is the property of Bradley Murphy Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Bradley Murphy Design Ltd.

OS Crown Copyright 2026 Licence Number 100022432

-  SITE BOUNDARY
-  DISTANCE FROM SITE BOUNDARY

Rev	Description	Date	
Purpose of Issue			
INFORMATION			
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Suffolk St Queensway Birmingham B1 1TT			
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk			
Client			
BERKELEY LATIMER ESTATES LTD			
Project			
LAND TO THE SOUTH OF REEDS LANE, SAYERS COMMON			
Drawing Title			
FIGURE 1 - SITE LOCATION & STUDY AREA			
Drawn	Checked	Approved	Date
EW	JJ	RW	02/04/26
Job No.	Scale	Sheet Size	Revision
25.0203	As Shown	A3	-
Drawing Number			
LVIA - APPENDIX 3			



This drawing is the property of Bradley Murphy Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Bradley Murphy Design Ltd.

OS Crown Copyright 2026 Licence Number 100022432

 SITE BOUNDARY

 DISTANCE FROM SITE BOUNDARY

 WATERCOURSES AND BODIES

 10M CONTOURS

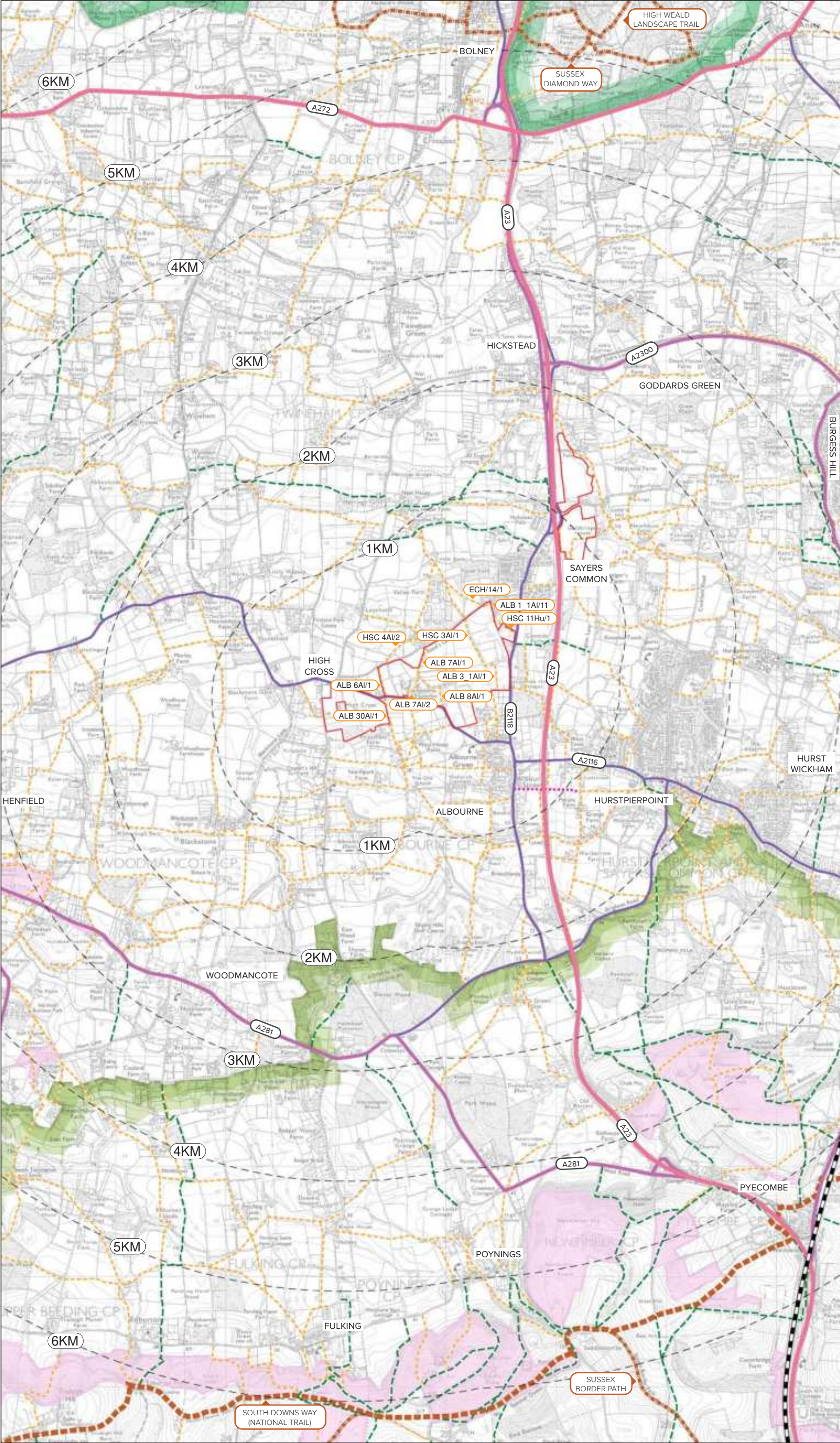


+3M

+218M

Rev	Description	Date	
Purpose of Issue			
INFORMATION			
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Alpha Tower Suffolk St Queensway Birmingham B1 1TT			
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk			
Client			
BERKELEY LATIMER ESTATES LTD			
Project			
LAND TO THE SOUTH OF REEDS LANE, SAYERS COMMON			
Drawing Title			
FIGURE 2 - LANDFORM & HYDROLOGY			
Drawn	Checked	Approved	Date
EW	JJ	RW	02/04/26
Job No.	Scale	Sheet Size	Revision
25.0203	As Shown	A3	
Drawing Number			-
LVIA - APPENDIX 3			





This drawing is the property of Bradley Murphy Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Bradley Murphy Design Ltd.

OS Crown Copyright 2026 Licence Number 100022432



SITE BOUNDARY

DISTANCE FROM SITE BOUNDARY

PRIMARY ROADS

SECONDARY ROADS

TERTIARY ROADS

RESTRICTED BYWAY

PUBLIC FOOTPATH

PUBLIC BRIDLEWAY

LONG DISTANCE FOOTPATH

NATIONAL TRAIL:
SOUTH DOWNS WAY

RAILWAY

COUNTRYSIDE RIGHT OF
WAY (CROW) LAND

SOUTH DOWNS NATIONAL PARK

HIGH WEALD NATIONAL
LANDSCAPE

SOURCES:

- [HTTPS://WWW.ROWMAPS.COM](https://www.ROWMAPS.COM)

- [HTTPS://WWW.OPENSTREETMAP.ORG](https://www.OPENSTREETMAP.ORG)

Rev	Description	Date

Purpose of Issue

INFORMATION

Bradley Murphy Design Ltd
Studio 3, Floor 18
Alpha Studios
Alpha Tower
Suffolk St Queensway
Birmingham
B1 1TT

t: 0121 815 9127
e: info@bradleymurphydesign.co.uk
www.bradleymurphydesign.co.uk

Client

BERKELEY LATIMER ESTATES LTD



Project

LAND TO THE SOUTH OF REEDS LANE, SAYERS COMMON

Drawing Title

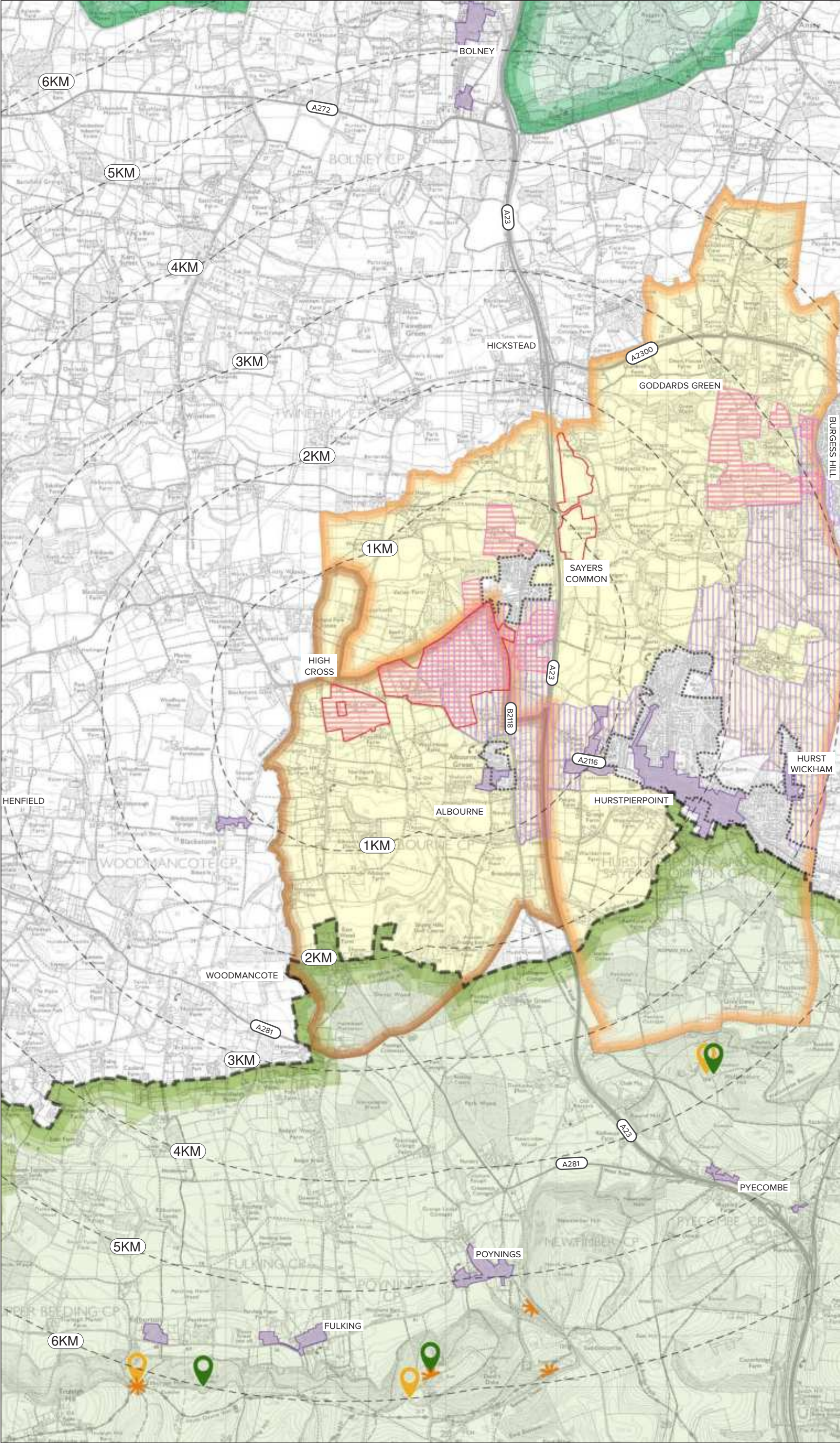
FIGURE 3 - ACCESS & MOVEMENT

Drawn	Checked	Approved	Date
EW	JJ	RW	02/04/26

Job No.	Scale	Sheet Size	Revision
25.0203	As Shown	A3	-

Drawing Number

LVIA - APPENDIX 3



This drawing is the property of Bradley Murphy Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Bradley Murphy Design Ltd.

OS Crown Copyright 2026 Licence Number 100022432

SITE BOUNDARY

DISTANCE FROM SITE BOUNDARY

AUTHORITY BOUNDARY

OS PANORAMIC VIEWPOINTS

MID SUSSEX DISTRICT PLAN 2014-2031 (ADOPTED 2018)

ALBOURNE NEIGHBOURHOOD PLAN AREA

SAYERS & HURSTPIERPOINT NEIGHBOURHOOD PLAN AREA

POLICY DP13 - LOCAL GAPS / PREVENTING COALESCENCE

POLICY DP12 - PROTECTION & ENHANCEMENT OF COUNTRYSIDE

POLICY DP16 - HIGH WEALD NATIONAL LANDSCAPE

POLICY DP35 - CONSERVATION AREAS

MID SUSSEX DISTRICT PLAN 2021-2039 (SUBMISSION DRAFT - REG 19 2023)

PROPOSED BUILT UP AREA BOUNDARY

DPSC - SUSTAINABLE COMMUNITIES

POLICY DPB3 - CONSERVATION AREAS

POLICY DPC1 - PROTECTION & ENHANCEMENT OF COUNTRYSIDE

SOUTH DOWNS LOCAL PLAN 2014 - 2033 (2019)

SOUTH DOWNS NATIONAL PARK (SDNP)

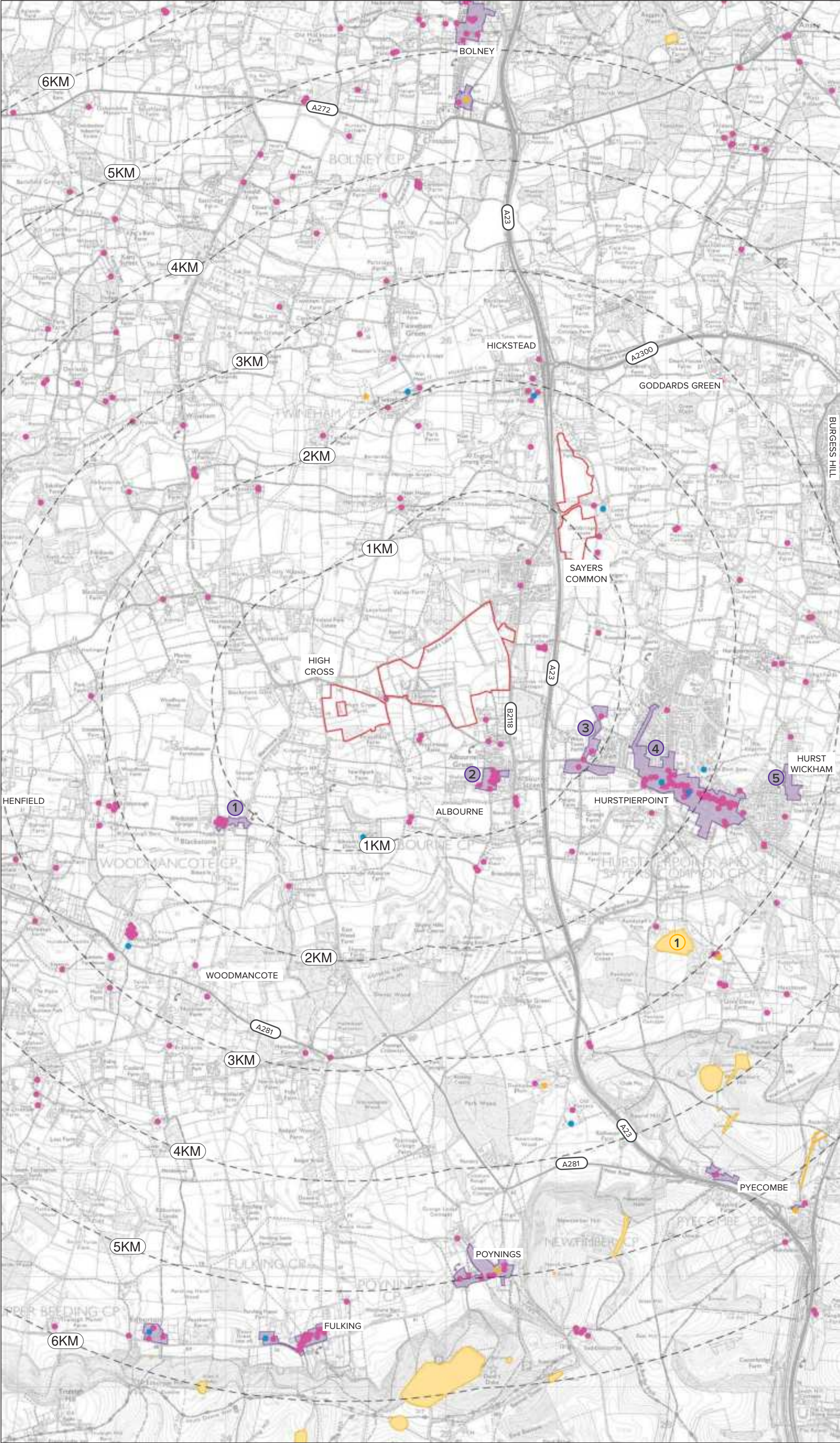
SDNP VIEWSHED - VIEWPOINT

SDNP VIEWSHED - LANDMARK

SOURCES:

- MID SUSSEX DISTRICT PLAN 2014-2031 (ADOPTED 2018)
- MID SUSSEX DISTRICT PLAN 2021-2039 (SUBMISSION DRAFT - REG 19 2023)
- SOUTH DOWNS LOCAL PLAN 2014 - 2033 (2019)

Rev	Description	Date
Purpose of Issue		
INFORMATION		
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Alpha Tower Suffolk St Queensway Birmingham B1 1TT		
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk		
Client		
BERKELEY LATIMER ESTATES LTD		
Project		
LAND TO THE SOUTH OF REEDS LANE, SAYERS COMMON		
Drawing Title		
FIGURE 4 - PLANNING POLICY		
Drawn	Checked	Approved
EW	JJ	RW
Job No.	Scale	Sheet Size
25.0203	As Shown	A3
Drawing Number		
LVIA - APPENDIX 3		
Date		
02/04/26		
Revision		
-		



This drawing is the property of Bradley Murphy Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Bradley Murphy Design Ltd.

OS Crown Copyright 2026 Licence Number 100022432

- **SITE BOUNDARY**
- **DISTANCE FROM SITE BOUNDARY**
- **CONSERVATION AREA**
- **1**

BLACKSTONE
- **2**

ALBOURNE
- **3**

LANGTON LANE
- **4**

HURSTPIERPOINT
- **5**

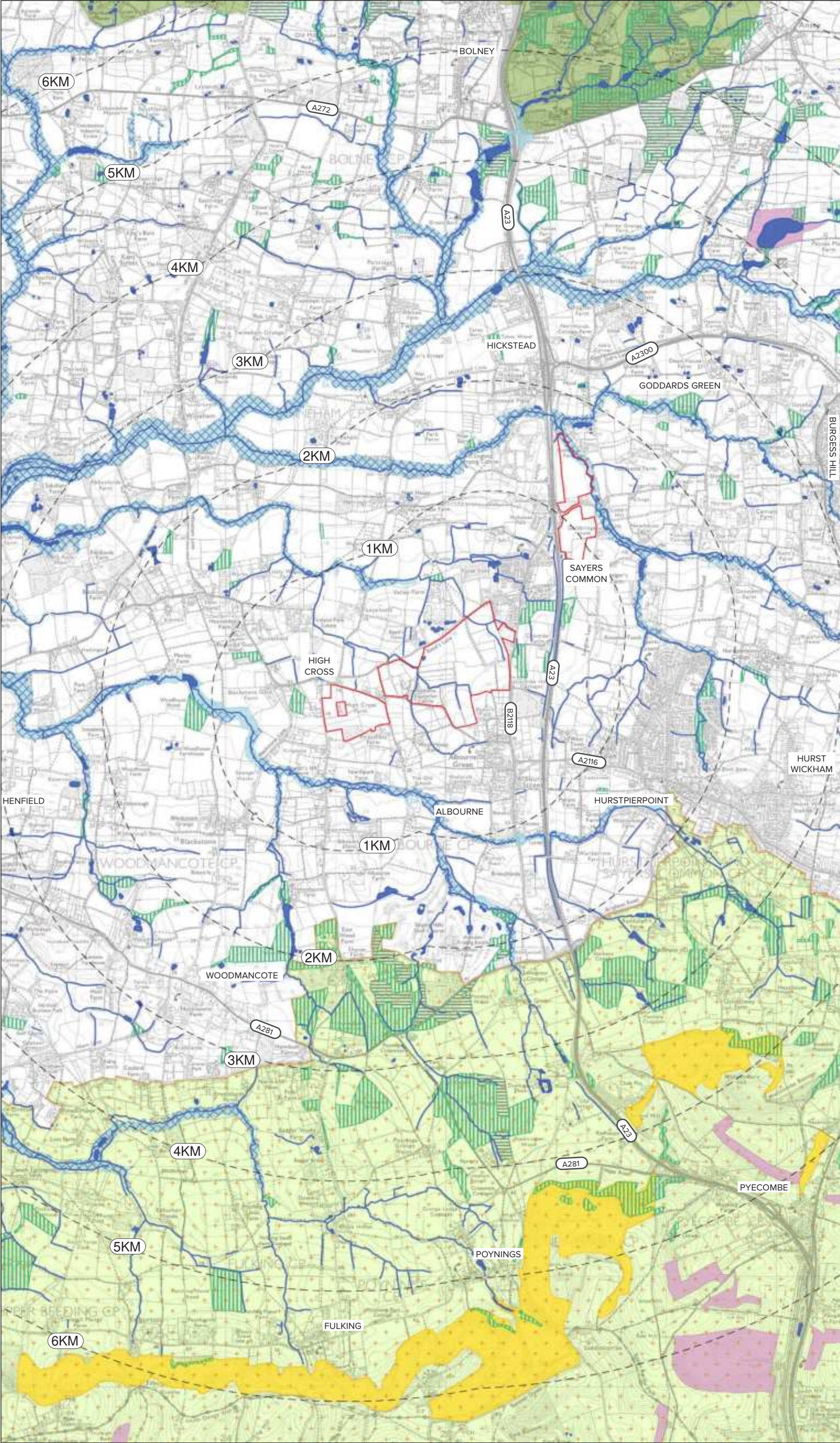
HURST WICKHAM
- **SCHEDULED MONUMENT**
- **1**

ROMANO-BRITISH VILLA
- **GRADE I LISTED BUILDINGS**
- **GRADE II* LISTED BUILDINGS**
- **GRADE II LISTED BUILDINGS**

SOURCES:

[HTTPS://MAGIC.DEFRA.GOV.UK/MAGICMAP.HTML](https://MAGIC.DEFRA.GOV.UK/MAGICMAP.HTML)

Rev	Description	Date	
Purpose of Issue			
INFORMATION			
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Alpha Tower Suffolk St Queensway Birmingham B1 1TT			
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk			
Client			
BERKELEY LATIMER ESTATES LTD			
Project			
LAND TO THE SOUTH OF REEDS LANE, SAYERS COMMON			
Drawing Title			
FIGURE 5 - HERITAGE DESIGNATIONS			
Drawn	Checked	Approved	Date
EW	JJ	RW	02/04/26
Job No.	Scale	Sheet Size	Revision
25.0203	As Shown	A3	-
Drawing Number			-
LVIA - APPENDIX 3			



This drawing is the property of Bradley Murphy Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Bradley Murphy Design Ltd.

OS Crown Copyright 2026 Licence Number 100022432

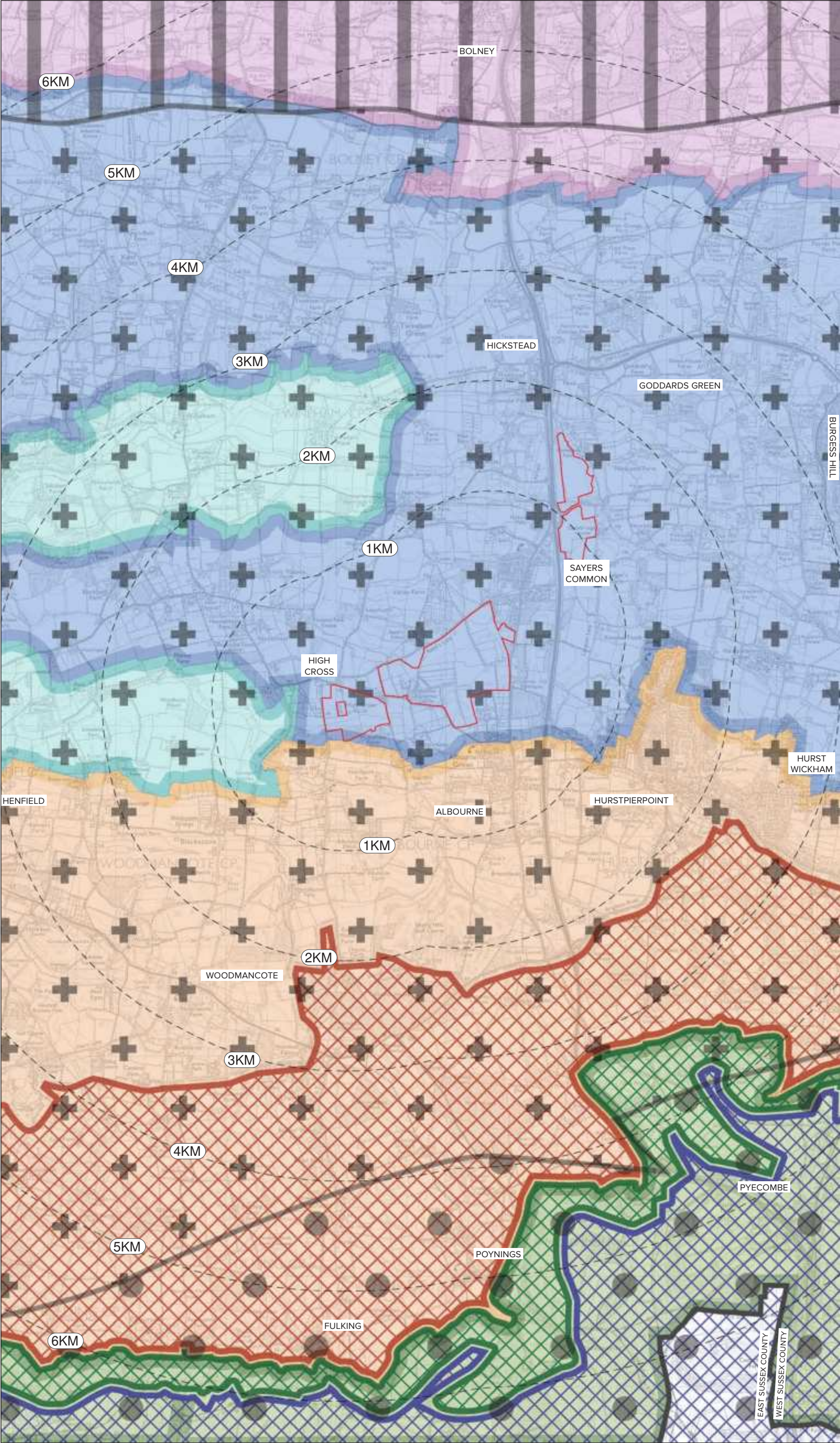
- SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- HIGH WEALD NATIONAL LANDSCAPE
- SOUTH DOWNS NATIONAL PARK
- BIOSPHERE RESERVE
- WATERCOURSES AND BODIES
- FLOOD ZONE 2
- FLOOD ZONE 3
- ANCIENT WOODLAND
- REPLANTED ANCIENT WOODLAND
- LOCAL WILDLIFE SITE (LWS)
- SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)

SOURCES:

- [HTTPS://MAGIC.DEFRA.GOV.UK/MAGICMAP.HTML](https://magic.defra.gov.uk/magicmap.html)
- [HTTPS://DESIGNATEDSITES.NATURALENGLAND.ORG.UK/GREENINFRASTRUCTURE/MAP.ASPX](https://designatedsites.naturalengland.org.uk/greeninfrastructure/map.aspx)

Rev	Description	Date	
Purpose of Issue			
INFORMATION			
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Alpha Tower Suffolk St Queensway Birmingham B1 1TT			
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk			
Client			
BERKELEY LATIMER ESTATES LTD			
Project			
LAND TO THE SOUTH OF REEDS LANE, SAYERS COMMON			
Drawing Title			
FIGURE 6 - ENVIRONMENTAL DESIGNATIONS			
Drawn	Checked	Approved	Date
EW	JJ	RW	02/04/26
Job No.	Scale	Sheet Size	Revision
25.0203	As Shown	A3	
Drawing Number			-
LVIA - APPENDIX 3			





This drawing is the property of Bradley Murphy Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Bradley Murphy Design Ltd.

OS Crown Copyright 2026 Licence Number 100022432

- SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- COUNTY BOUNDARIES

NATIONAL CHARACTER AREAS

- 122 - HIGH WEALD
- 121 - LOW WEALD
- 125 - SOUTH DOWNS

WEST SUSSEX COUNTY LANDSCAPE CHARACTER ASSESSMENT (2007)

- HW - HIGH WEALD
 - HW4 - HIGH WEALD FRINGES
- LW - LOW WEALD
 - LW9 - UPPER ADUR VALLEY
 - LW10 - EASTERN LOW WEALD
 - LW11 - EASTERN SCARP FOOTSLOPES
- SD - SOUTH DOWNS
 - SD6 - EASTERN DOWNS

SOUTH DOWNS NATIONAL PARK LANDSCAPE CHARACTER AREA ASSESSMENT (2020)

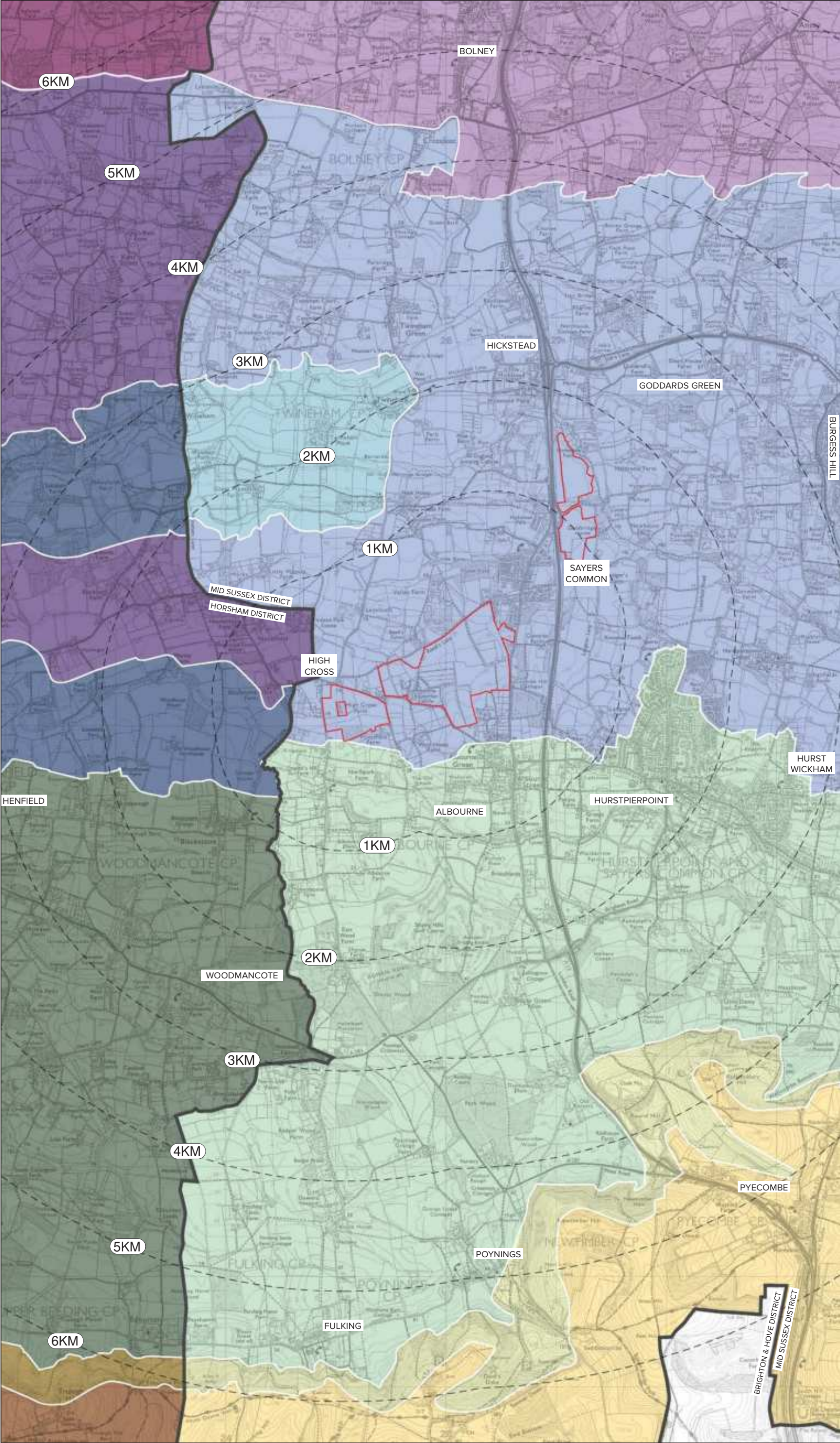
- J2: ADUR TO OUSE SCARP FOOTSLOPES
- I2: ADUR TO OUSE DOWNS SCARP
- A2: ADUR TO OUSE OPEN DOWNS

SOURCES:

- WEST SUSSEX COUNTY COUNCIL, A STRATEGY FOR THE WEST SUSSEX LANDSCAPE (OCTOBER 2005)
- SOUTH DOWNS NATIONAL PARK LANDSCAPE CHARACTER ASSESSMENT (2020)
- [HTTPS://NATIONALCHARACTERAREAS.CO.UK](https://nationalcharacterareas.co.uk)

Rev	Description	Date
Purpose of Issue		
INFORMATION		
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Alpha Tower Suffolk St Queensway Birmingham B1 1TT		
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk		
Client		
BERKELEY LATIMER ESTATES LTD		
Project		
LAND TO THE SOUTH OF REEDS LANE, SAYERS COMMON		
Drawing Title		
FIGURE 7 - NATIONAL & COUNTY CHARACTER		
Drawn	Checked	Approved
EW	JJ	RW
Job No.	Scale	Sheet Size
25.0203	As Shown	A3
Drawing Number		
LVIA - APPENDIX 3		
Date		
02/04/26		
Revision		
-		





This drawing is the property of Bradley Murphy Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Bradley Murphy Design Ltd.

OS Crown Copyright 2026 Licence Number 100022432

- SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- DISTRICT BOUNDARIES

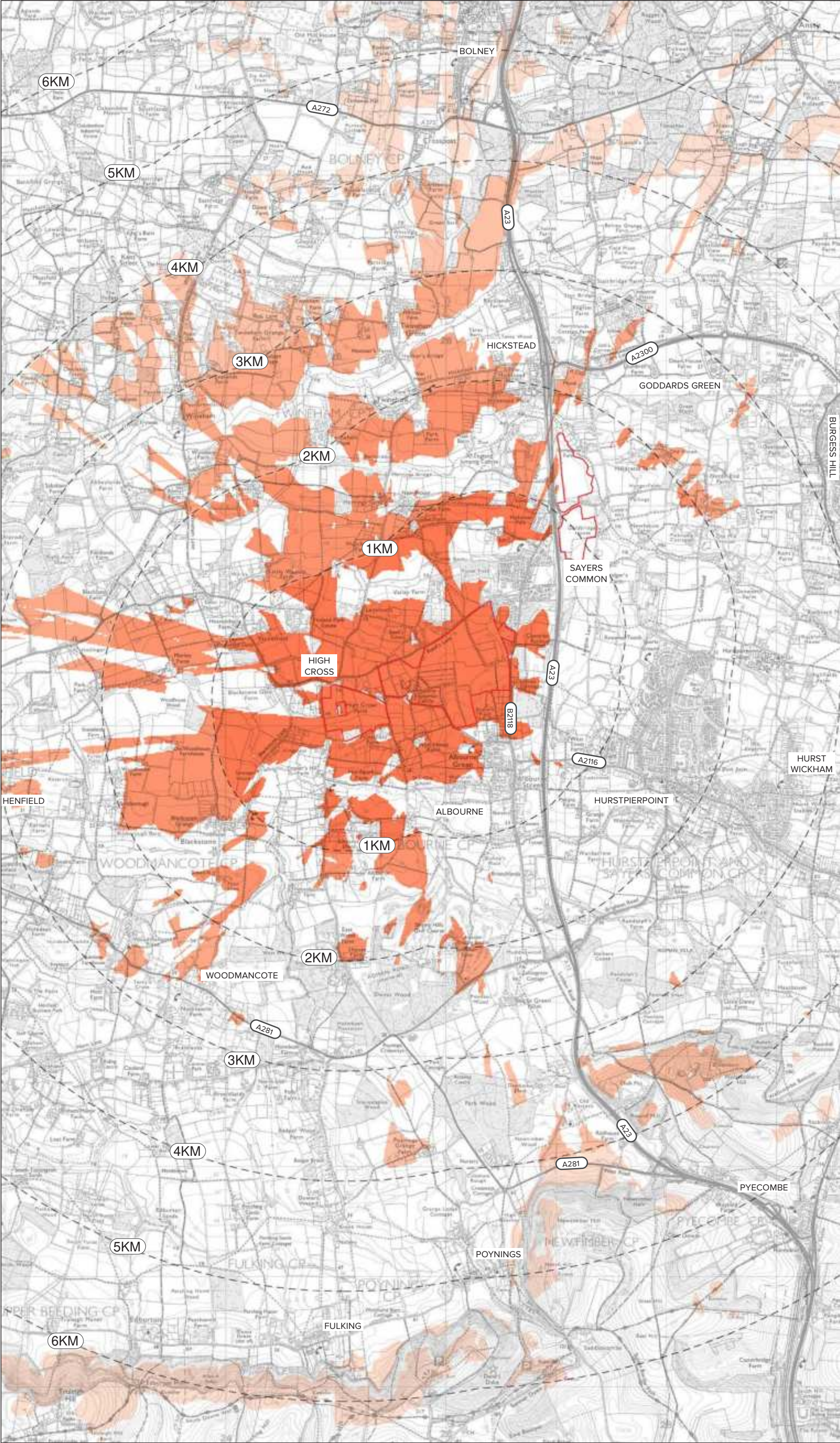
- MID SUSSEX DISTRICT LANDSCAPE CHARACTER ASSESSMENT (2007)**
- LCA 1 - DEVILS DYKE AND CLAYTON DOWNS
 - LCA 2 - FULKING AND CLAYTON SCARP
 - LCA 3 - HURSTPIERPOINT SCARP FOOTSLOPES
 - LCA 4 - HICKSTEAD LOW WEALD
 - LCA 5 - UPPER ADUR VALLEY
 - LCA 10 - HIGH WEALD FRINGES

- HORSHAM DISTRICT LANDSCAPE CHARACTER ASSESSMENT (2003)**
- A - OPEN UPPER DOWNS
- A1 - BEEDING DOWNS
- C - SCARP
- C1 - BEEDING TO EDBURTON SCARP
- D - SCARP FOOTSLOPE ROLLING FARMLANDS
- D2 - HENFIELD & SMALL DOLE FARMLANDS
- J - BROAD CLAY VALE FARMLAND
- J3 - COWFOLD & SHERMANBURY FARMLANDS
- M - WOODED RIDGE & GHYLL FARMLANDS
- M1 - CRABTREE & NUTHURST RIDGES & GHYLLS
- P - MINOR RIVER VALLE
- P2 - UPPER ADUR VALLEYS

SOURCES:

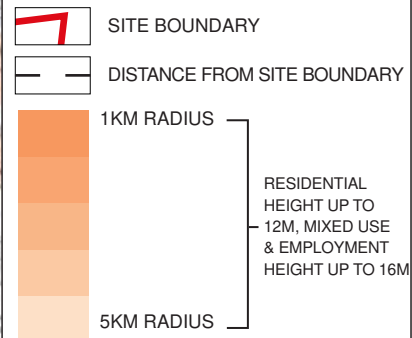
- A LANDSCAPE CHARACTER ASSESSMENT FOR MID SUSSEX (NOVEMBER 2005)
- HORSHAM DISTRICT LANDSCAPE CHARACTER ASSESSMENT (2003)

Rev	Description	Date
Purpose of Issue		
INFORMATION		
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Alpha Tower Suffolk St Queensway Birmingham B1 1TT		
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk		
Client		
BERKELEY LATIMER ESTATES LTD		
Project		
LAND TO THE SOUTH OF REEDS LANE, SAYERS COMMON		
Drawing Title		
FIGURE 8 - DISTRICT CHARACTER		
Drawn	Checked	Approved
EW	JJ	RW
Job No.	Scale	Sheet Size
25.0203	As Shown	A3
Drawing Number		
LVIA - APPENDIX 3		
Date		
02/04/26		
Revision		
-		

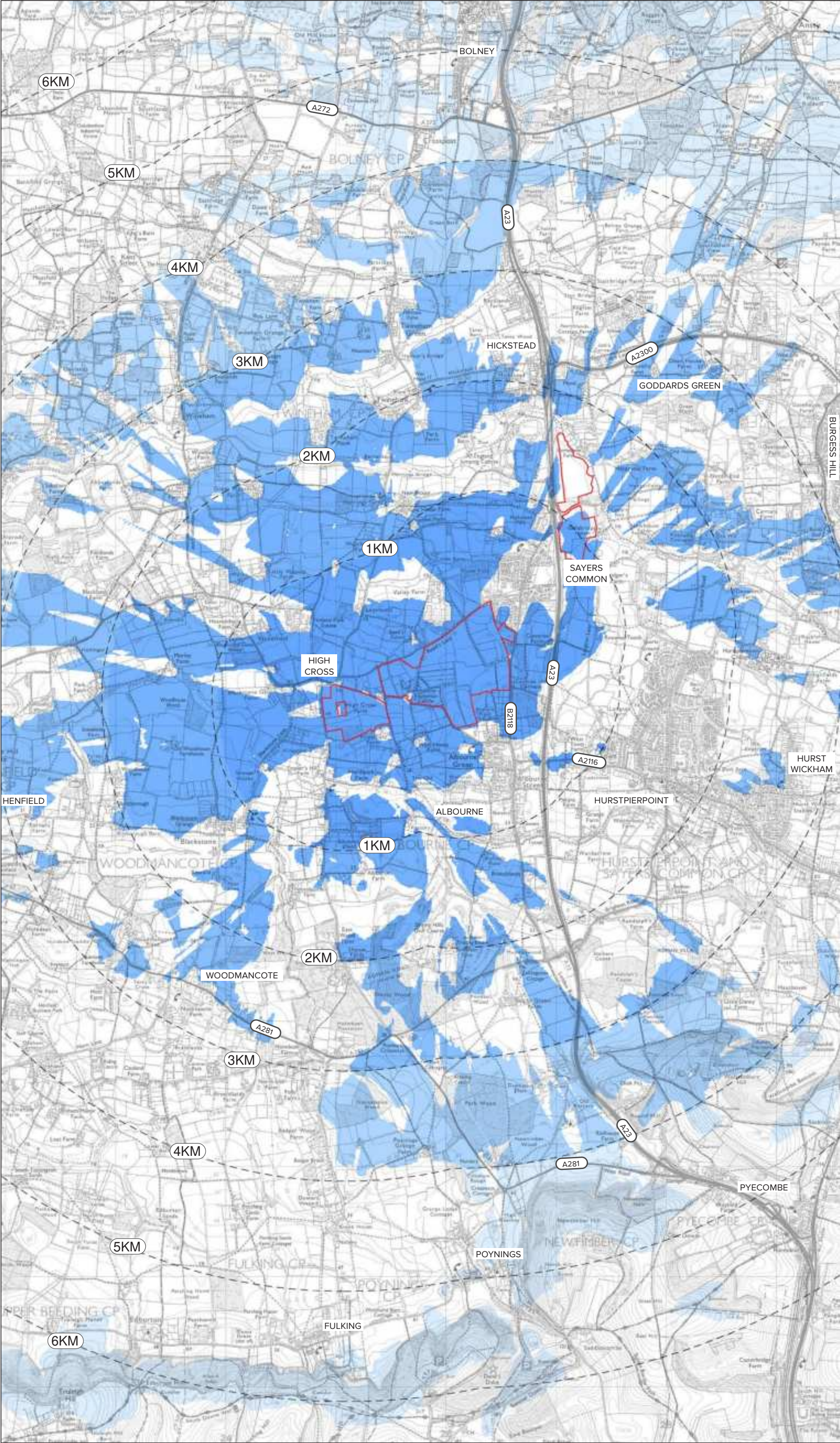


This drawing is the property of Bradley Murphy Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Bradley Murphy Design Ltd.

OS Crown Copyright 2026 Licence Number 100022432



Rev	Description	Date
Purpose of Issue		
INFORMATION		
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Tower Suffolk St Queensway Birmingham B1 1TT		
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk		
Client		
BERKELEY LATIMER ESTATES LTD		
Project		
LAND TO THE SOUTH OF REEDS LANE, SAYERS COMMON		
Drawing Title		
FIGURE 9 - PRELIMINARY SUMMER ZTV		
Drawn	Checked	Approved
EW	JJ	RW
Job No.	Scale	Sheet Size
25.0203	As Shown	A3
Drawing Number		
LVIA - APPENDIX 3		
Date		
02/04/26		
Revision		
-		



This drawing is the property of Bradley Murphy Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Bradley Murphy Design Ltd.

OS Crown Copyright 2026 Licence Number 100022432

 SITE BOUNDARY

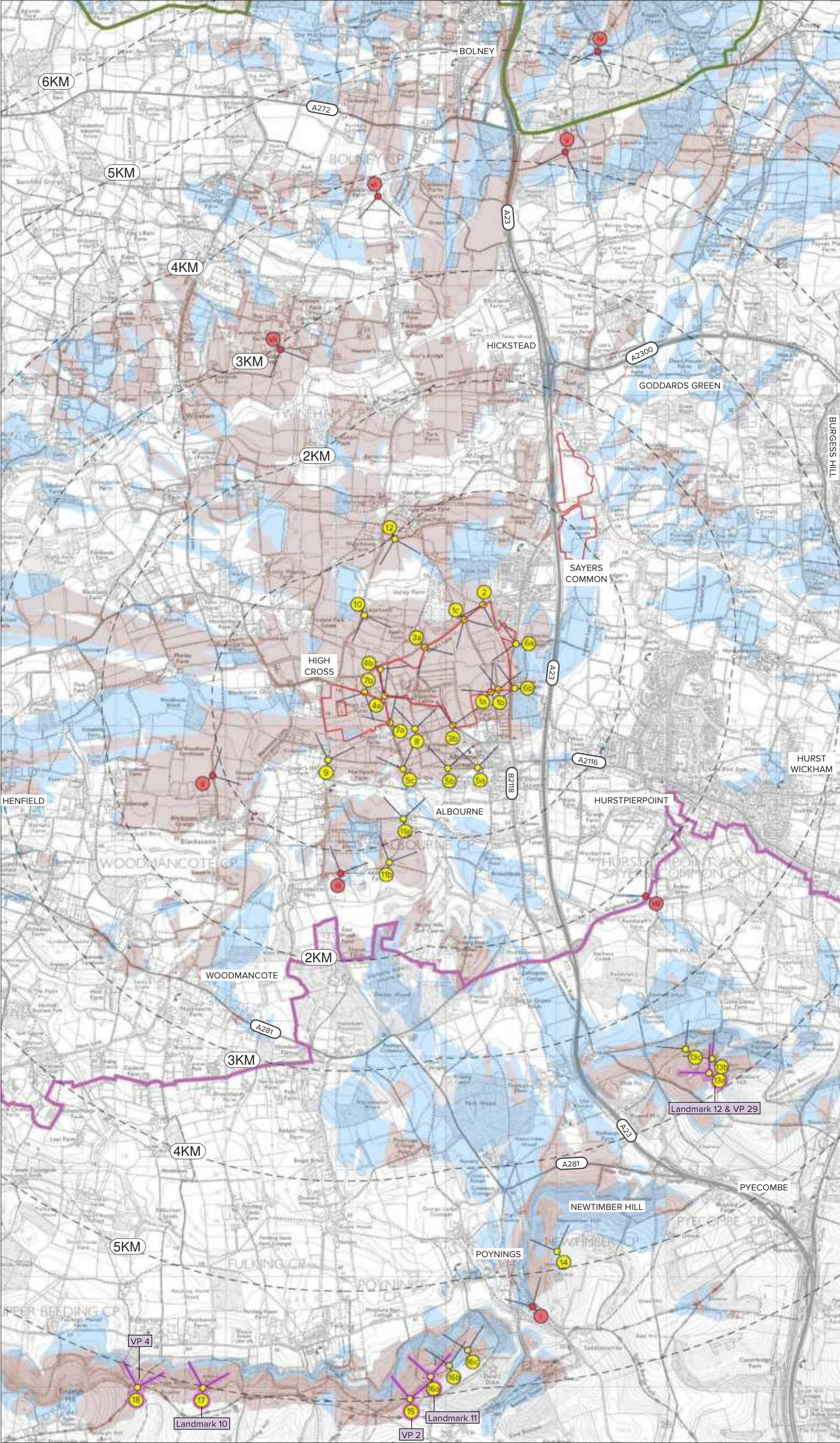
 DISTANCE FROM SITE BOUNDARY



1KM RADIUS
RESIDENTIAL
HEIGHT UP TO
12M, MIXED USE
& EMPLOYMENT
HEIGHT UP TO 16M
5KM RADIUS

Rev	Description		Date
Purpose of Issue			
INFORMATION			
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Alpha Tower Suffolk St Queensway Birmingham B1 1TT			
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk			
Client			
BERKELEY LATIMER ESTATES LTD			
Project			
LAND TO THE SOUTH OF REEDS LANE, SAYERS COMMON			
Drawing Title			
FIGURE 10 - PRELIMINARY WINTER ZTV			
Drawn	Checked	Approved	Date
EW	JJ	RW	02/04/26
Job No.	Scale	Sheet Size	Revision
25.0203	As Shown	A3	
Drawing Number			-
LVIA - APPENDIX 3			





This drawing is the property of Bradley Murphy Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Bradley Murphy Design Ltd.

OS Crown Copyright 2026 Licence Number 100022432

- SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY
- SOUTH DOWNS NATIONAL PARK
- HIGH WEALD NATIONAL LANDSCAPE
- VIEWPOINT FOR LVIA
- VIEWPOINTS PROPOSED TO BE DISCOUNTED FROM LVIA
- SDNP VIEWSHED IDENTIFIED REPRESENTATIVE VIEWPOINTS
- ZTV SUMMER
- ZTV WINTER

SOURCES:
[HTTPS://VIEWSHED.SOUTHDOWNS.GOV.UK/](https://viewshed.southdowns.gov.uk/)

Rev	Description	Date	
Purpose of Issue			
INFORMATION			
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Alpha Tower Suffolk St Queensway Birmingham B1 1TT			
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk			
Client			
BERKELEY LATIMER ESTATES LTD			
Project			
LAND TO THE SOUTH OF REEDS LANE, SAYERS COMMON			
Drawing Title			
FIGURE 11 - VIEWPOINT LOCATIONS			
Drawn	Checked	Approved	Date
EW	JJ	RW	02/04/26
Job No.	Scale	Sheet Size	Revision
25.0203	As Shown	A3	-
Drawing Number			
LVIA - APPENDIX 3			

Appendix 4 Viewpoint Photography

← APPROXIMATE SITE EXTENT →



VIEWPOINT 1a: VIEW FROM PUBLIC FOOTBATH ALB-3-1AL

Distance from the site boundary:	0m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526415 , N: 117323	what3words:	sizzled.jokers.gratuity	Weather Conditions:	Cloudy
Direction of View:	North West	AOD:	34m	Receptors Represented: PProW Users	
Camera Make and Model:	Nikon 3400	Date and Time:	12:14 20.01.26		

← APPROXIMATE SITE EXTENT →

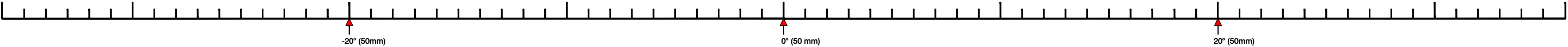


VIEWPOINT 1b: VIEW FROM CROSSING OF PUBLIC FOOTPATH ALB-3-1AL

Distance from the site boundary:	0m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526462 , N: 117342	what3words:	witless.spinners.croaking	Weather Conditions:	Cloudy
Direction of View:	North	AOD:	33m	Receptors Represented: PProW Users	
Camera Make and Model:	Nikon 3400	Date and Time:	12:17 20.01.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA) FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

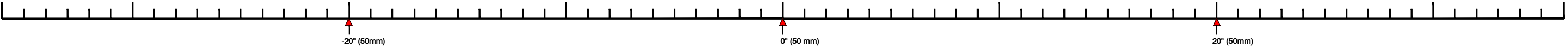




VIEWPOINT 1a: VIEW FROM PUBLIC FOOTBATH ALB-3-1AL					
Distance from the site boundary:	0m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526415 , N: 117323	Horizontal Field of View:	39.6°	Weather Conditions:	Cloudy
Direction of View:	North West	AOD:	34m	Receptors Represented: PProW Users	
Camera Make and Model:	Nikon D3400	Date and Time:	12:14 20.01.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 1b: VIEW FROM CROSSING OF PUBLIC FOOTPATH ALB-3-1AL					
Distance from the site boundary:	0m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526462 , N: 117342	Horizontal Field of View:	39.6°	Weather Conditions:	Cloudy
Direction of View:	North	AOD:	33m	Receptors Represented: P _{RoW} Users	
Camera Make and Model:	Nikon D3400	Date and Time:	12:17 20.01.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

← APPROXIMATE SITE EXTENT →



VIEWPOINT 1c: VIEW FROM PUBLIC FOOTPATH ALB-3-1AL AT REEDS LANE					
Distance from the site boundary:	0m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526176 , N: 117968	what3words:	homecare.prepared.diverting	Weather Conditions:	Cloudy
Direction of View:	South	AOD:	17m	Receptors Represented: PRow Users, Road Users	
Camera Make and Model:	Nikon 3400	Date and Time:	12:41 20.01.26		

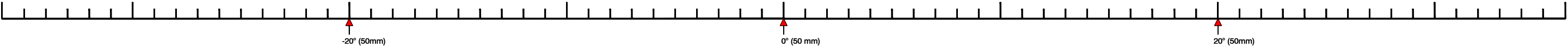
← APPROXIMATE SITE EXTENT →



VIEWPOINT 2: VIEW FROM PUBLIC FOOTPATH ALB-1-1AL AT REEDS LANE					
Distance from the site boundary:	0m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526351 , N: 118095	what3words:	artichoke.necks.brambles	Weather Conditions:	Cloudy
Direction of View:	South	AOD:	18m	Receptors Represented: PRow Users, residents on south western settlement edge of Sayers Common	
Camera Make and Model:	Nikon 3400	Date and Time:	12:49 20.01.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA) FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

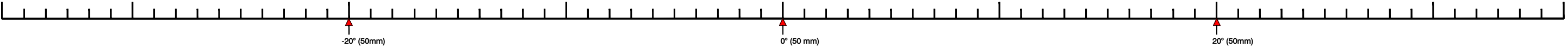




VIEWPOINT 1c: VIEW FROM PUBLIC FOOTPATH ALB-3-1AL AT REEDS LANE					
Distance from the site boundary:	0m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526176 , N: 117968	Horizontal Field of View:	39.6°	Weather Conditions:	Cloudy
Direction of View:	South	AOD:	17m	Receptors Represented: PRow Users, Road Users	
Camera Make and Model:	Nikon D3400	Date and Time:	12:41 20.01.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

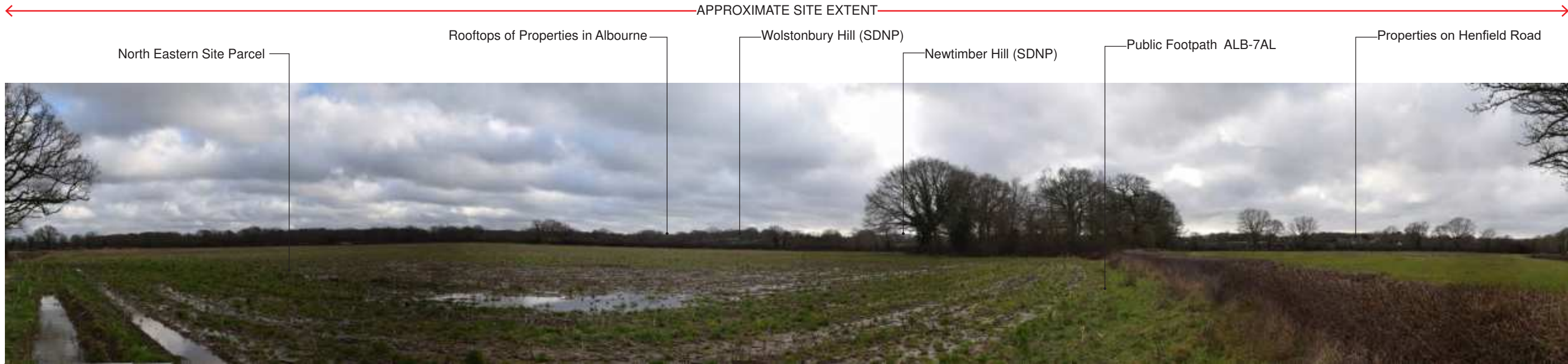
FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 2: VIEW FROM PUBLIC FOOTPATH ALB-1-1AL AT REEDS LANE					
Distance from the site boundary:	0m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526351 , N: 118095	Horizontal Field of View:	39.6°	Weather Conditions:	Cloudy
Direction of View:	South	AOD:	18m	Receptors Represented: PRow Users, residents on south western settlement edge of Sayers Common	
Camera Make and Model:	Nikon D3400	Date and Time:	12:49 20.01.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 3a: VIEW FROM PUBLIC FOOTPATH ALB-7AL & REEDS LANE					
Distance from the site boundary:	0m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525807 , N: 117707	what3words:	elevate.dragonfly.handrail	Weather Conditions:	Cloudy
Direction of View:	South	AOD:	17m	Receptors Represented: PRow Users, Road users	
Camera Make and Model:	Nikon 3400	Date and Time:	13:01 20.01.26		

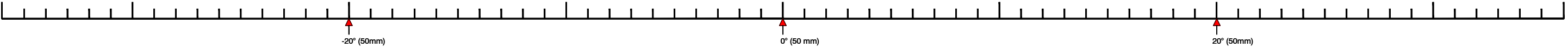


VIEWPOINT 3b: VIEW FROM PUBLIC FOOTPATH ALB-13-1AL & HENFIELD ROAD (B2116)					
Distance from the site boundary:	15m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526049 , N: 117018	what3words:	norms.deciding.market	Weather Conditions:	Clear
Direction of View:	North	AOD:	33m	Receptors Represented: PRow Users, Road Users	
Camera Make and Model:	Nikon 3400	Date and Time:	13:29 19.03.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA)

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

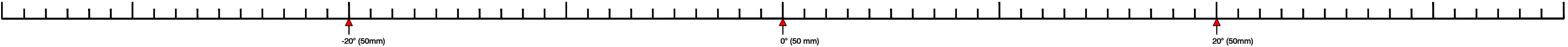




VIEWPOINT 3a: VIEW FROM PUBLIC FOOTPATH ALB-7AL & REEDS LANE					
Distance from the site boundary:	0m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525807 , N: 117707	Horizontal Field of View:	39.6°	Weather Conditions:	Cloudy
Direction of View:	South	AOD:	17m	Receptors Represented: PRow Users, Road Users	
Camera Make and Model:	Nikon D3400	Date and Time:	13:01 20.01.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 3b: VIEW FROM PUBLIC FOOTPATH ALB-13-1AL & HENFIELD ROAD (B2116)					
Distance from the site boundary:	15m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526049 , N: 117018	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	North	AOD:	33m	Receptors Represented: PRow Users, Road Users	
Camera Make and Model:	Nikon D3400	Date and Time:	13:29 19.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

← APPROXIMATE SITE EXTENT →

North Eastern Site Parcel Albourne Equestrian Centre



VIEWPOINT 4a: VIEW FROM PUBLIC FOOTPATH ALB-6AL					
Distance from the site boundary:	0m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525447 , N: 117303	what3words:	wriggled.envelope.scramble	Weather Conditions:	Sunny with clouds
Direction of View:	North East	AOD:	17m	Receptors Represented: PRoW Users	
Camera Make and Model:	Nikon 3400	Date and Time:	16:24 20.01.26		

← APPROXIMATE SITE EXTENT →

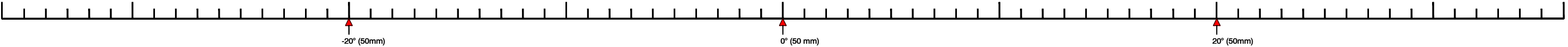
Reeds Lane North Eastern Site Parcel Albourne Equestrian Centre Wolstonbury Hill (SDNP) Henfield Road (B2116)



VIEWPOINT 4b: VIEW FROM PUBLIC FOOTPATH ALB-6AL					
Distance from the site boundary:	0m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525396 , N: 117527	what3words:	inferior.grape.scorched	Weather Conditions:	Clear
Direction of View:	South East	AOD:	15m	Receptors Represented: PRoW Users	
Camera Make and Model:	Nikon 3400	Date and Time:	14:05 19.03.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA) FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

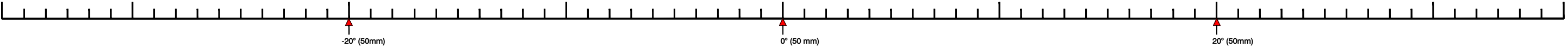




VIEWPOINT 4a: VIEW FROM PUBLIC FOOTPATH ALB-6AL					
Distance from the site boundary:	0m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525447 , N: 117303	Horizontal Field of View:	39.6°	Weather Conditions:	Sunny with clouds
Direction of View:	North East	AOD:	17m	Receptors Represented: PProW Users	
Camera Make and Model:	Nikon D3400	Date and Time:	16:24 20.01.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

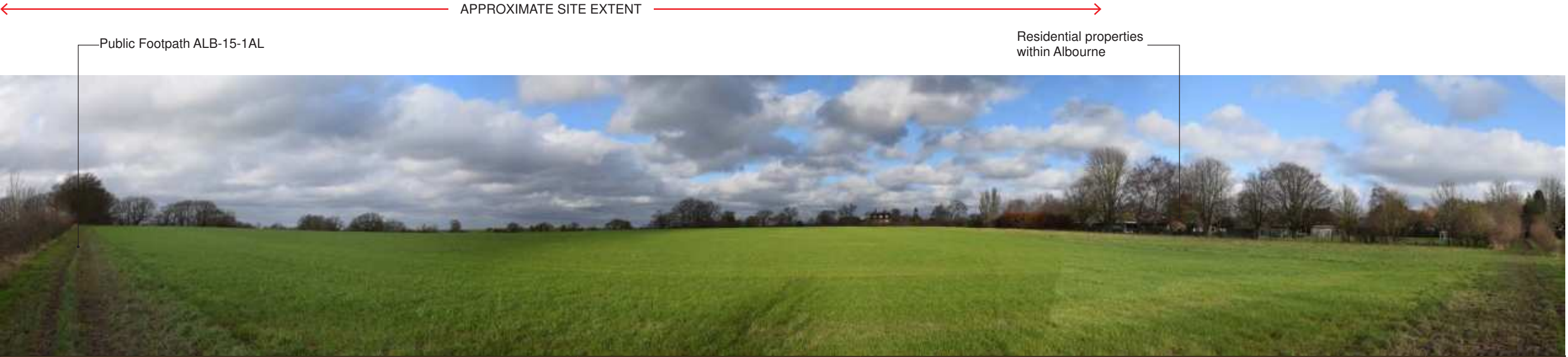
FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 4b: VIEW FROM PUBLIC FOOTPATH ALB-6AL					
Distance from the site boundary:	0m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525396 , N: 117527	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	South East	AOD:	15m	Receptors Represented: PRow Users	
Camera Make and Model:	Nikon D3400	Date and Time:	14:05 19.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



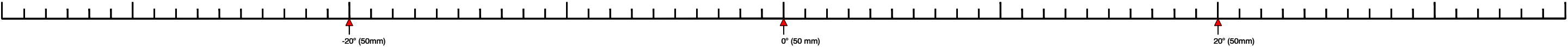
VIEWPOINT 5a: VIEW FROM PUBLIC FOOTPATH ALB-15-1AL					
Distance from the site boundary:	400m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526230 , N: 116617	what3words:	chosen.ashes.crew	Weather Conditions:	Partly Cloudy
Direction of View:	North	AOD:	35m	Receptors Represented: PProW Users	
Camera Make and Model:	Nikon 3400	Date and Time:	13:49 20.01.26		



VIEWPOINT 5b: VIEW FROM PUBLIC FOOTPATH ALB-15-1AL					
Distance from the site boundary:	360m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526029 , N: 116627	what3words:	progress.visitors.liquid	Weather Conditions:	Partly Cloudy
Direction of View:	North	AOD:	39m	Receptors Represented: PProW Users	
Camera Make and Model:	Nikon 3400	Date and Time:	13:40 20.01.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA)

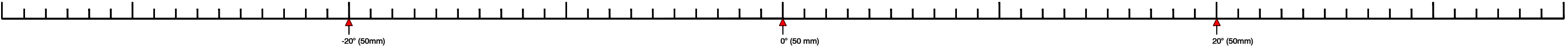
FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 5a: VIEW FROM PUBLIC FOOTPATH ALB-15-1AL					
Distance from the site boundary:	400m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526230 , N: 116617	Horizontal Field of View:	39.6°	Weather Conditions:	Partly Cloudy
Direction of View:	North	AOD:	35m	Receptors Represented: PRow Users	
Camera Make and Model:	Nikon D3400	Date and Time:	13:49 20.01.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 5b: VIEW FROM PUBLIC FOOTPATH ALB-15-1AL					
Distance from the site boundary:	360m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526029 , N: 116627	Horizontal Field of View:	39.6°	Weather Conditions:	Partly Cloudy
Direction of View:	North	AOD:	39m	Receptors Represented: PProW Users	
Camera Make and Model:	Nikon D3400	Date and Time:	13:40 20.01.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



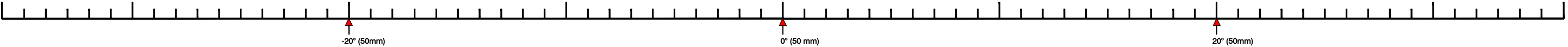
VIEWPOINT 5c: VIEW FROM PUBLIC FOOTPATH ALB-9AL					
Distance from the site boundary:	340 m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525651 , N: 116714	what3words:	grows.hydration.launched	Weather Conditions:	Clear
Direction of View:	North West	AOD:	37m	Receptors Represented: PRow users	
Camera Make and Model:	Nikon 3400	Date and Time:	17:52 19.03.26		



VIEWPOINT 6a: VIEW FROM LONDON ROAD (B2118) & PUBLIC BRIDLEWAY HSC-86HU					
Distance from the site boundary:	20m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526633 , N: 117742	what3words:	menswear.supper.stapled	Weather Conditions:	Clear
Direction of View:	West	AOD:	23m	Receptors Represented: PRow users, Road users	
Camera Make and Model:	Nikon 3400	Date and Time:	11:50 19.03.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA)

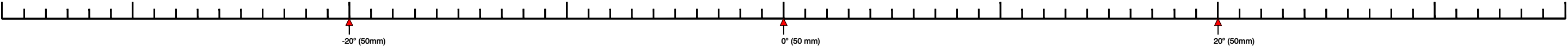
FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 5c: VIEW FROM PUBLIC FOOTPATH ALB-9AL					
Distance from the site boundary:	340 m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525651 , N: 116714	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	North West	AOD:	37m	Receptors Represented: PRow users	
Camera Make and Model:	Nikon D3400	Date and Time:	17:52 19.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 6a: VIEW FROM LONDON ROAD (B2118) & PUBLIC BRIDLEWAY HSC-86HU					
Distance from the site boundary:	20m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526633 , N: 117742	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	West	AOD:	23m	Receptors Represented: PRoW users, Road users	
Camera Make and Model:	Nikon D3400	Date and Time:	11:50 19.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

←

APPROXIMATE SITE EXTENT

→

London Road (B2118)

VIEWPOINT 6b: VIEW FROM LONDON ROAD (B2118) & PUBLIC FOOTPATH HSC-33HU

Distance from the site boundary:	12 m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526598 , N: 117343	what3words:	woven.copycat.beginning	Weather Conditions:	Clear
Direction of View:	West	AOD:	49m	Receptors Represented: PRow users, Road users	
Camera Make and Model:	Nikon 3400	Date and Time:	12:01 19.03.26		

←

APPROXIMATE SITE EXTENT

→

South Western Site Parcel

Properties on Henfield Road (B2116)

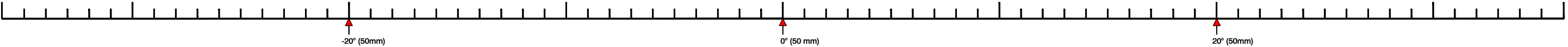
Public Footpath ALB-30AL

VIEWPOINT 7a: VIEW FROM PUBLIC FOOTPATH ALB-30AL

Distance from the site boundary:	5m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525502 , N: 117028	what3words:	obtain.noises.giants	Weather Conditions:	Cloudy
Direction of View:	North	AOD:	25m	Receptors Represented: PRow users	
Camera Make and Model:	Nikon 3400	Date and Time:	13:25 20.01.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA)

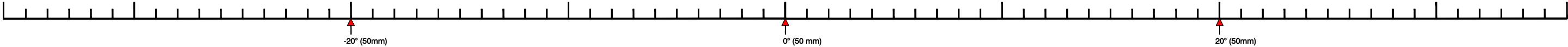
FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 6b: VIEW FROM LONDON ROAD (B1128) & PUBLIC FOOTPATH HSC-33HU					
Distance from the site boundary:	12 m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526598 , N: 117343	Horizontal Field of View:	39.6°	Weather Conditions:	Cloudy
Direction of View:	West	AOD:	49m	Receptors Represented: PProW users, Road users	
Camera Make and Model:	Nikon D3400	Date and Time:	12:01 19.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

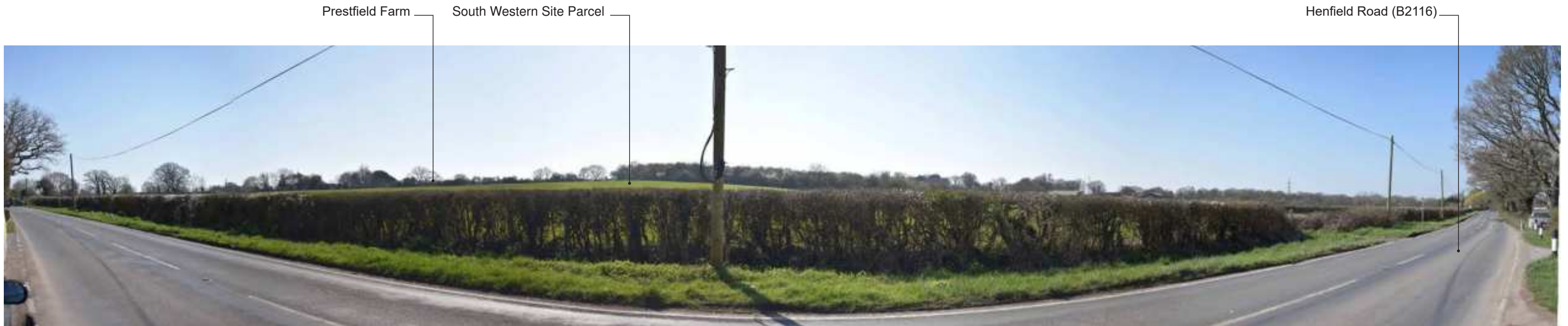


VIEWPOINT 7a: VIEW FROM PUBLIC FOOTPATH ALB-30AL					
Distance from the site boundary:	5m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525502 , N: 117028	Horizontal Field of View:	39.6°	Weather Conditions:	Cloudy
Direction of View:	North	AOD:	25m	Receptors Represented: PRow Users	
Camera Make and Model:	Nikon D3400	Date and Time:	13:25 20.01.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

← APPROXIMATE SITE EXTENT →



VIEWPOINT 7b: VIEW FROM HENFIELD ROAD (B2116)					
Distance from the site boundary:	15m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525273 , N: 117302	what3words:	attention.flinches.haunts	Weather Conditions:	Clear
Direction of View:	South West	AOD:	16m	Receptors Represented: PRoW users, residents on Henfield Road, Road users	
Camera Make and Model:	Nikon 3400	Date and Time:	13:11 19.03.26		

← APPROXIMATE SITE EXTENT →

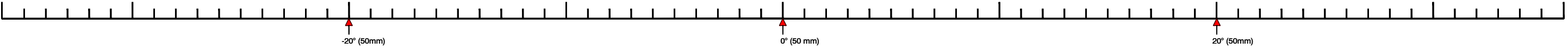


VIEWPOINT 8: VIEW FROM PUBLIC FOOTPATH ALB-9AL					
Distance from the site boundary:	220m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525719 , N: 116980	what3words:	knee.towel.protests	Weather Conditions:	Cloudy
Direction of View:	North	AOD:	25m	Receptors Represented: PRoW Users	
Camera Make and Model:	Nikon 3400	Date and Time:	13:25 20.01.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA)

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

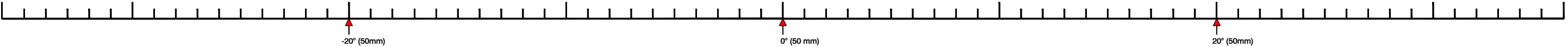




VIEWPOINT 7b: VIEW FROM HENFIELD ROAD (B2116)					
Distance from the site boundary:	15m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525273 , N: 117302	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	South West	AOD:	16m	Receptors Represented: PRoW users, residents on Henfield Road, Road users	
Camera Make and Model:	Nikon D3400	Date and Time:	13:11 19.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 8: VIEW FROM PUBLIC FOOTPATH ALB-9AL					
Distance from the site boundary:	220m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525719 , N: 116980	Horizontal Field of View:	39.6°	Weather Conditions:	Cloudy
Direction of View:	North	AOD:	25m	Receptors Represented: PRow Users	
Camera Make and Model:	Nikon D3400	Date and Time:	13:25 20.01.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

←

APPROXIMATE SITE EXTENT

→

Properties on Truslers Hill Lane

Public Footpath ALB-15-1AL

VIEWPOINT 9: VIEW FROM PUBLIC FOOTPATH ALB-15-1AL

Distance from the site boundary:	220m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526415 , N: 117323	what3words:	clockwork.seducing.either	Weather Conditions:	Clear
Direction of View:	North East	AOD:	30m	Receptors Represented: PProW Users	
Camera Make and Model:	Nikon 3400	Date and Time:	17:30 18.03.26		

←

APPROXIMATE SITE EXTENT

→

Public Footpath HSC-5AL

Wolstonbury Hill (SDNP)

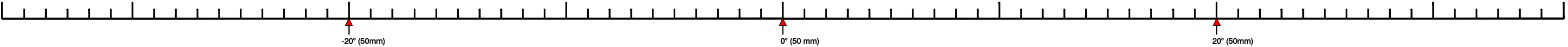
Newtimber Hill (SDNP)

VIEWPOINT 10: VIEW FROM PUBLIC FOOTPATH HSC-5AL

Distance from the site boundary:	430m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525364 , N: 117987	what3words:	chilling.streak.goats	Weather Conditions:	Clear
Direction of View:	South	AOD:	24m	Receptors Represented: PProW Users	
Camera Make and Model:	Nikon 3400	Date and Time:	13:47 19.03.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA)

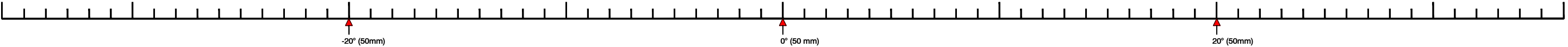
FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 9: VIEW FROM PUBLIC FOOTPATH ALB-15-1AL					
Distance from the site boundary:	220m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526415 , N: 117323	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	North East	AOD:	30m	Receptors Represented: PRow Users	
Camera Make and Model:	Nikon D3400	Date and Time:	17:30 18.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 10: VIEW FROM PUBLIC FOOTPATH HSC-5AL					
Distance from the site boundary:	430m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525364 , N: 117987	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	South	AOD:	24m	Receptors Represented: PRow Users	
Camera Make and Model:	Nikon D3400	Date and Time:	13:47 19.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

← APPROXIMATE SITE EXTENT →



VIEWPOINT 11a: VIEW FROM CHURCH LANE & PUBLIC FOOTPATH ALB22AL

Distance from the site boundary:	800m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525646 , N: 116174	what3words:	ruby.sized.skate	Weather Conditions:	Clear
Direction of View:	North	AOD:	23m	Receptors Represented: PRow users, residents of Church Lane	
Camera Make and Model:	Nikon 3400	Date and Time:	18:02 18.03.26		

← APPROXIMATE SITE EXTENT →



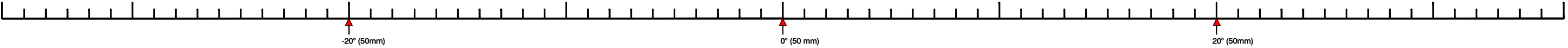
VIEWPOINT 11b: VIEW FROM PUBLIC FOOTPATH ALB22AL

Distance from the site boundary:	1.15km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525481 , N: 115765	what3words:	hammocks.stubbed.sulky	Weather Conditions:	Clear
Direction of View:	North	AOD:	42m	Receptors Represented: PRow users, Road users	
Camera Make and Model:	Nikon 3400	Date and Time:	17:12 18.03.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA)

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

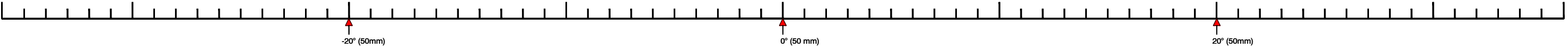




VIEWPOINT 11a: VIEW FROM CHURCH LANE & PUBLIC FOOTPATH ALB22AL					
Distance from the site boundary:	800m	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525646 , N: 116174	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	North	AOD:	23m	Receptors Represented: PRow users, residents of Church Lane	
Camera Make and Model:	Nikon D3400	Date and Time:	18:02 18.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 11b: VIEW FROM PUBLIC FOOTPATH ALB22AL					
Distance from the site boundary:	1.15km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525481 , N: 115765	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	North	AOD:	42m	Receptors Represented: PRoW users, Road users	
Camera Make and Model:	Nikon D3400	Date and Time:	17:12 18.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 12: VIEW FROM PUBLIC BRIDLEWAY HSC-9HU					
Distance from the site boundary:	1km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525477 , N: 118683	what3words:	blush.sensible.bags	Weather Conditions:	Clear
Direction of View:	South East	AOD:	14m	Receptors Represented: PProW Users	
Camera Make and Model:	Nikon 3400	Date and Time:	13:41 19.03.26		

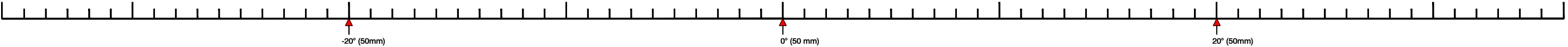
← APPROXIMATE SITE EXTENT →



VIEWPOINT 13a: VIEW FROM WOLSTONBURY HILL (SDNP VP29 & LANDMARK 12)					
Distance from the site boundary:	3.8km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 528402 , N: 113840	what3words:	boater.stay.potential	Weather Conditions:	Clear
Direction of View:	North West	AOD:	206m	Receptors Represented: PProW Users	
Camera Make and Model:	Nikon 3400	Date and Time:	12:30 18.03.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA)

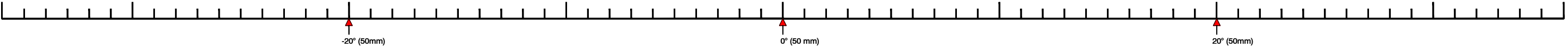
FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 12: VIEW FROM PUBLIC BRIDLEWAY HSC-9HU					
Distance from the site boundary:	1km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525477 , N: 118683	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	South East	AOD:	14m	Receptors Represented: PRow Users	
Camera Make and Model:	Nikon D3400	Date and Time:	13:41 19.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 13a: VIEW FROM WOLSTONBURY HILL (SDNP VP29 & LANDMARK 12)					
Distance from the site boundary:	3.8km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 528402 , N: 113840	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	North West	AOD:	206m	Receptors Represented: PProW Users	
Camera Make and Model:	Nikon D3400	Date and Time:	12:30 18.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



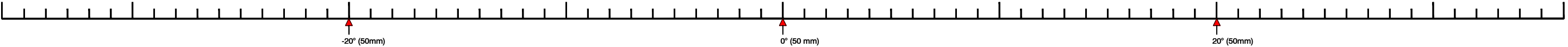
VIEWPOINT 13b: VIEW FROM WOLSTONBURY HILL SDNP & PUBLIC FOOTPATH PYE-22PY					
Distance from the site boundary:	3.8km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 528397 , N: 113917	what3words:	relax.sailors.ribcage	Weather Conditions:	Clear
Direction of View:	North West	AOD:	198m	Receptors Represented: PProW Users in the SDNP	
Camera Make and Model:	Nikon 3400	Date and Time:	12:33 18.03.26		



VIEWPOINT 13c: VIEW FROM WOLSTONBURY HILL SDNP & PUBLIC FOOTPATH PYE-11PY					
Distance from the site boundary:	3.5km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 528180 , N: 114068	what3words:	insolvent.lions.inhabited	Weather Conditions:	Clear
Direction of View:	North West	AOD:	132m	Receptors Represented: PProW Users in the SDNP	
Camera Make and Model:	Nikon 3400	Date and Time:	12:50 18.03.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA)

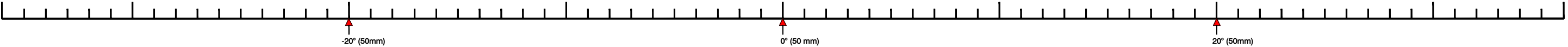
FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 13b: VIEW FROM WOLSTONBURY HILL SDNP & PUBLIC FOOTPATH PYE-22PY					
Distance from the site boundary:	3.8km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 528397 , N: 113917	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	North West	AOD:	198m	Receptors Represented: PProW Users	
Camera Make and Model:	Nikon D3400	Date and Time:	12:33 18.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



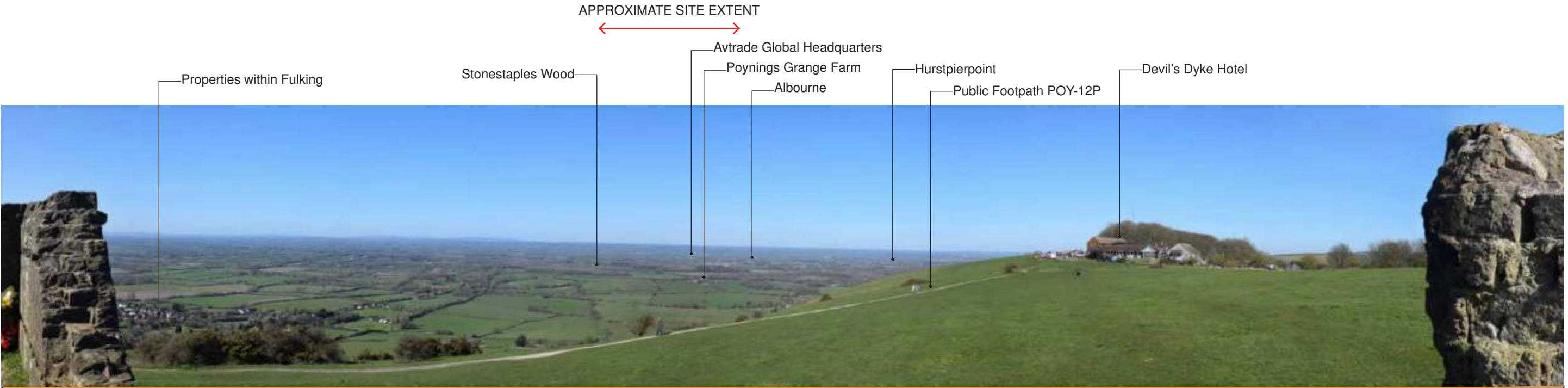
VIEWPOINT 13c: VIEW FROM WOLSTONBURY HILL SDNP & PUBLIC FOOTPATH PYE-11PY					
Distance from the site boundary:	3.5km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 528180 , N: 114068	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	North West	AOD:	132m	Receptors Represented: PRow Users in the SDNP	
Camera Make and Model:	Nikon D3400	Date and Time:	12:50 18.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



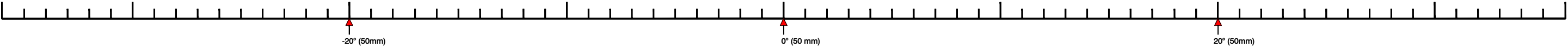
VIEWPOINT 14: VIEW FROM NEWTIMBER HILL SDNP					
Distance from the site boundary:	4.9km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526941 , N: 112104	what3words:	ironclad.friends.restrict	Weather Conditions:	Clear
Direction of View:	North West	AOD:	182m	Receptors Represented: PProW Users in the SDNP	
Camera Make and Model:	Nikon 3400	Date and Time:	13:45 18.03.26		



VIEWPOINT 15: VIEW FROM DEVIL'S DYKE (SDNP VP2)					
Distance from the site boundary:	6.1km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525690 , N: 110892	what3words:	plastic.strut.gilding	Weather Conditions:	Clear
Direction of View:	North	AOD:	216m	Receptors Represented: PProW Users in the SDNP	
Camera Make and Model:	Nikon 3400	Date and Time:	14:45 18.03.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA)

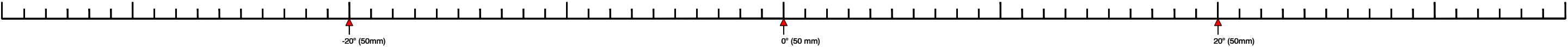
FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 14: VIEW FROM NEWTIMBER HILL SDNP					
Distance from the site boundary:	4.9km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526941 , N: 112104	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	North West	AOD:	182m	Receptors Represented: PRow Users in the SDNP	
Camera Make and Model:	Nikon D3400	Date and Time:	13:45 18.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

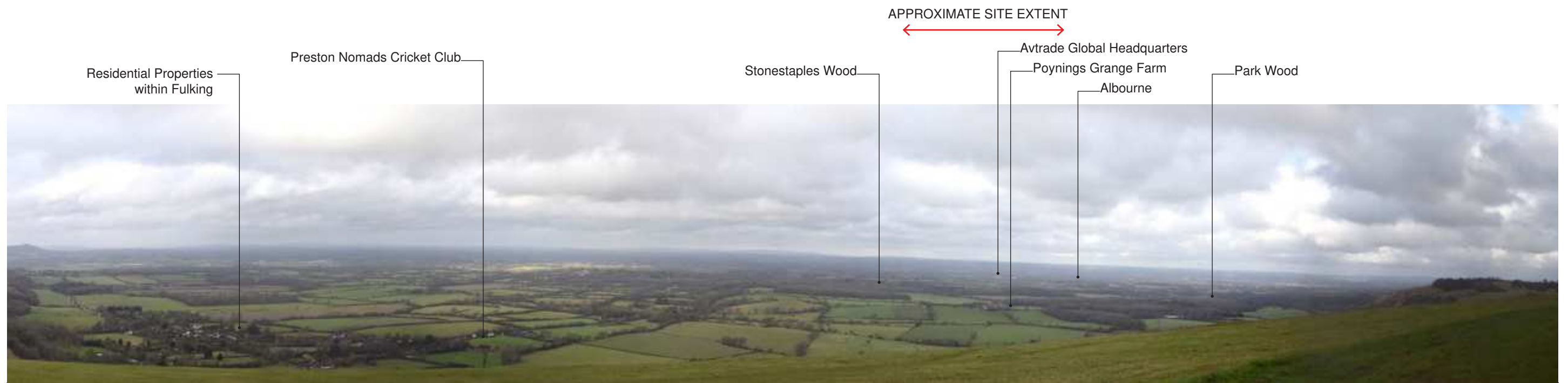
FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



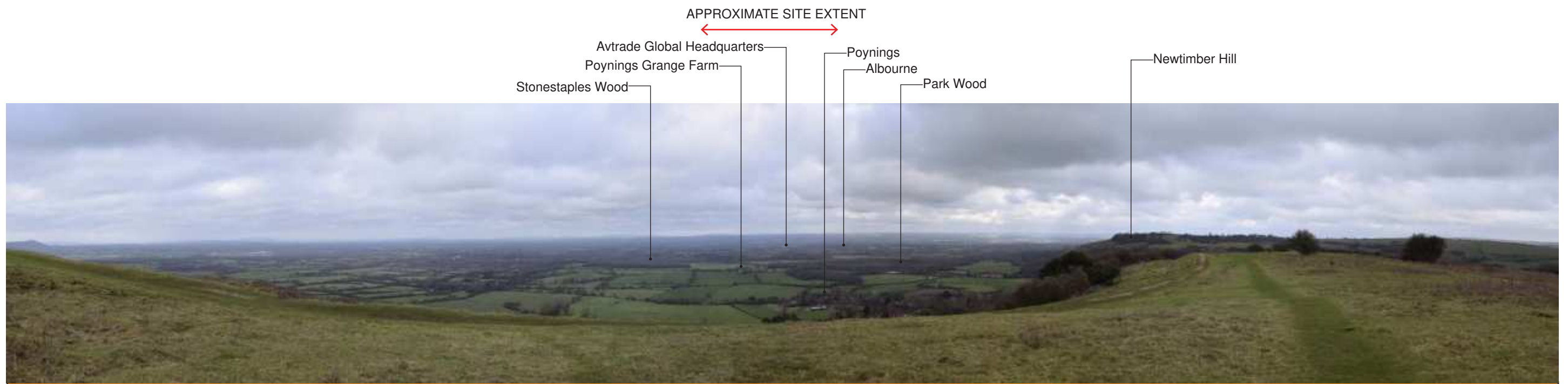
VIEWPOINT 15: VIEW FROM DEVIL'S DYKE (SDNP VP2)					
Distance from the site boundary:	6.07km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525739 , N: 110845	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	North	AOD:	216m	Receptors Represented: PProW Users in the SDNP	
Camera Make and Model:	Nikon D3400	Date and Time:	14:45 18.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 16a: VIEW FROM DEVIL'S DYKE SDNP & DEVIL'S DYKE HILLFORT (SCHEDULED MONUMENT)					
Distance from the site boundary:	5.9km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525850 , N: 111099	what3words:	turkey.aged.hairstyle	Weather Conditions:	Cloudy
Direction of View:	North	AOD:	215m	Receptors Represented: PRow Users in the SDNP	
Camera Make and Model:	Nikon 3400	Date and Time:	13:49 20.01.26		

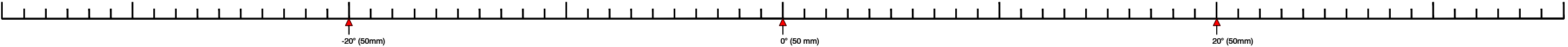


VIEWPOINT 16b: VIEW FROM DEVIL'S DYKE SDNP & DEVIL'S DYKE HILLFORT (SCHEDULED MONUMENT)					
Distance from the site boundary:	5.7km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526031 , N: 111185	what3words:	exclusive.usages.suiting	Weather Conditions:	Cloudy
Direction of View:	North	AOD:	210m	Receptors Represented: PRow Users in the SDNP	
Camera Make and Model:	Nikon 3400	Date and Time:	13:40 20.01.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA)

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

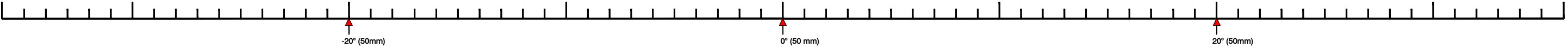




VIEWPOINT 16a: VIEW FROM DEVIL’S DYKE SDNP & DEVIL’S DYKE HILLFORT (SCHEDULED MONUMENT)					
Distance from the site boundary:	5.9km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 525850 , N: 111099	Horizontal Field of View:	39.6°	Weather Conditions:	Cloudy
Direction of View:	North	AOD:	215m	Receptors Represented: PRow Users & Devil’s Dyke hill visitors	
Camera Make and Model:	Nikon D3400	Date and Time:	13:49 20.01.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

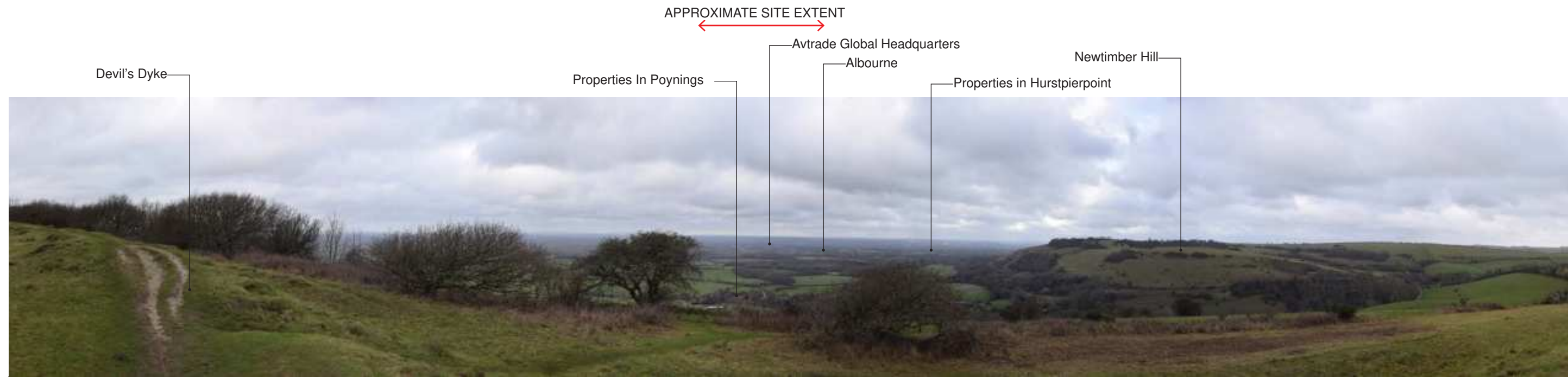
FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



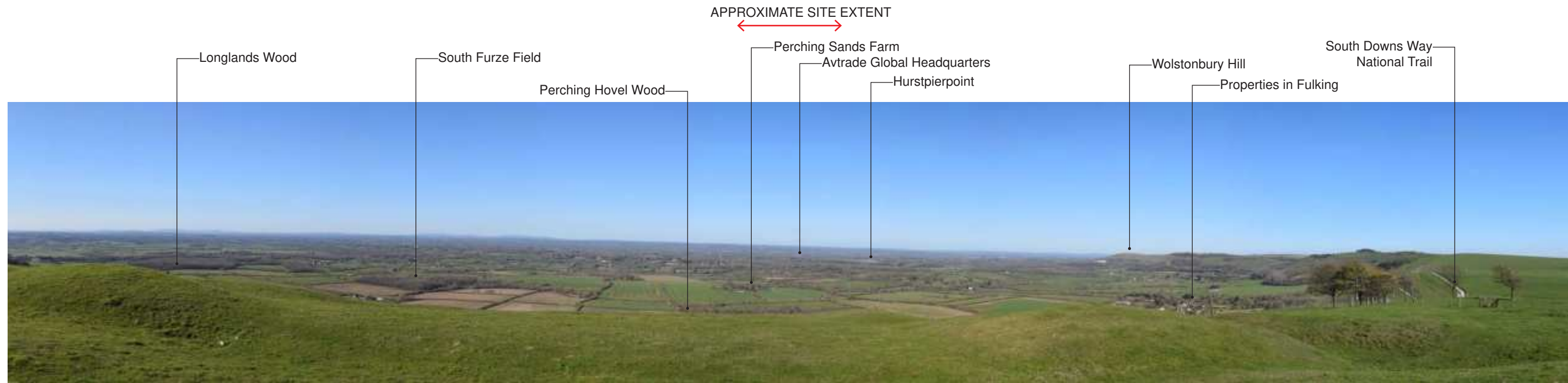
VIEWPOINT 16b: VIEW FROM DEVIL'S DYKE SDNP & DEVIL'S DYKE HILLFORT (SCHEDULED MONUMENT)					
Distance from the site boundary:	5.7km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526031 , N: 111185	Horizontal Field of View:	39.6°	Weather Conditions:	Cloudy
Direction of View:	North	AOD:	210m	Receptors Represented: PRoW Users in the SDNP	
Camera Make and Model:	Nikon D3400	Date and Time:	13:40 20.01.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



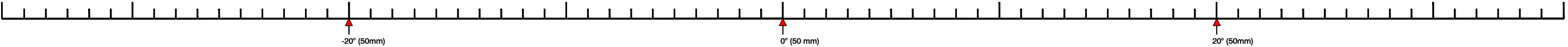
VIEWPOINT 16c: VIEW FROM DEVIL'S DYKE SDNP & DEVIL'S DYKE HILLFORT (SCHEDULED MONUMENT)					
Distance from the site boundary:	5.6km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526223 , N: 111342	what3words:	limelight.spilled.shuffle	Weather Conditions:	Cloudy
Direction of View:	North	AOD:	198m	Receptors Represented: PProW Users in the SDNP	
Camera Make and Model:	Nikon 3400	Date and Time:	14:55 20.01.26		



VIEWPOINT 17: VIEW FROM EDBURTON HILL (SDNP EDBURTON CASTLE LANDMARK 10)					
Distance from the site boundary:	6.1km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 523787 , N: 110963	what3words:	gravitate.tree.bars	Weather Conditions:	Clear
Direction of View:	North East	AOD:	188m	Receptors Represented: PProW Users in the SDNP	
Camera Make and Model:	Nikon 3400	Date and Time:	15:30 18.03.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA)

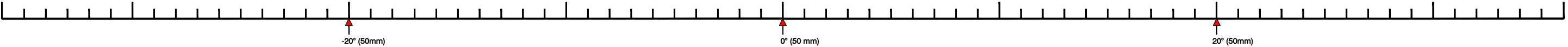
FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 16c: VIEW FROM DEVIL'S DYKE SDNP & DEVIL'S DYKE HILLFORT (SCHEDULED MONUMENT)					
Distance from the site boundary:	5.6km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 526223 , N: 111342	Horizontal Field of View:	39.6°	Weather Conditions:	Cloudy
Direction of View:	North	AOD:	198m	Receptors Represented: PRow Users in the SDNP	
Camera Make and Model:	Nikon D3400	Date and Time:	14:55 20.01.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3



VIEWPOINT 17: VIEW FROM EDBURTON HILL (SDNP EDBURTON CASTLE LANDMARK 10)					
Distance from the site boundary:	6.1km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 523787 , N: 110963	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	North East	AOD:	188m	Receptors Represented: PRow Users in the SDNP	
Camera Make and Model:	Nikon D3400	Date and Time:	15:30 18.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

APPROXIMATE SITE EXTENT

Church of St Andrew (Grade II*)
Edburton

Wolstonbury Hill

South Downs Way
National Trail



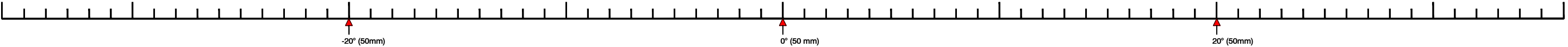
VIEWPOINT 18: VIEW FROM EDBURTON HILL & SOUTH DOWNS WAY (SDNP VP4)

Distance from the site boundary:	6.2km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 523203 , N: 110997	what3words:	speedy.winds.mixing	Weather Conditions:	Clear
Direction of View:	North East	AOD:	154m	Receptors Represented: PRow Users in the SDNP	
Camera Make and Model:	Nikon 3400	Date and Time:	15:20 18.03.26		

EXISTING WINTER BASELINE VIEWS (EXTENDED PANORAMA)

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3





VIEWPOINT 18: VIEW FROM EDBURTON HILL & SOUTH DOWNS WAY (SDNP VP4)					
Distance from the site boundary:	6.2km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E: 523203 , N: 110997	Horizontal Field of View:	39.6°	Weather Conditions:	Clear
Direction of View:	North East	AOD:	154m	Receptors Represented: PRoW Users in THE SDNP	
Camera Make and Model:	Nikon D3400	Date and Time:	15:20 18.03.26		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 11 AT TECHNICAL APPENDIX 3

Appendix 5 Discounted Viewpoints

DISCOUNTED VIEWPOINTS



DISCOUNTED VIEWPOINT i : VIEW FROM PUBLIC BRIDLEWAY NET-13N IN SOUTH DOWNS NATIONAL PARK (SDNP)					
Distance from the site boundary:	5.28km	Direction of View:	North	Weather	Clear
OS Grid Reference:	E: 526760, N: 111760	WhatThreeWords:	scouts.material.relishes	Date and Time:	18.03.2026, 14:14
Receptors:	PRoW users of the SDNP				



DISCOUNTED VIEWPOINT ii : VIEW FROM PUBLIC FOOTPATH WOM-2534					
Distance from the site boundary:	1.11km	Direction of View:	North East	Weather	Clear
OS Grid Reference:	E: 523880 , N: 116545	WhatThreeWords:	sugars.skate.remedy	Date and Time:	18.03.2026, 16:38
Receptors:	PRoW users				

This drawing is the property of Bradley Murphy Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Bradley Murphy Design Ltd.

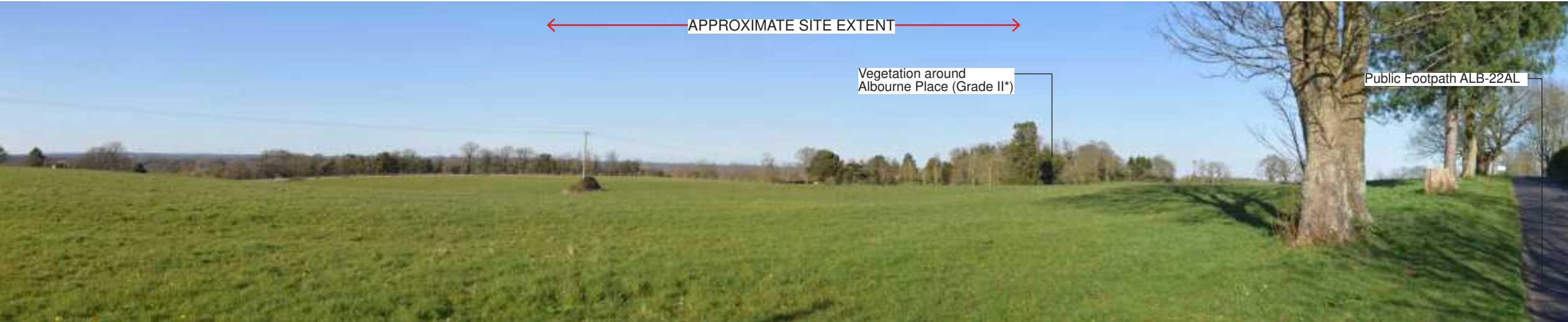
OS Crown Copyright 2026 Licence Number 100022432

Rev	Description	Date
Purpose of Issue		
INFORMATION		
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Alpha Tower Suffolk St Queensway Birmingham B1 1TT		
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk		
Client		
BERKELEY LATIMER ESTATES LTD		
Project LAND TO THE SOUTH OF REEDS LANE, SAYERS COMMON		
Drawing Title		
DISCOUNTED VIEWPOINTS		
Drawn	Checked	Approved
SA	EW	JJ
Job No.	Scale	Sheet Size
25.0203	As Shown	A3
Drawing Number		Revision
LVIA APPENDIX 5		-

DISCOUNTED VIEWPOINTS

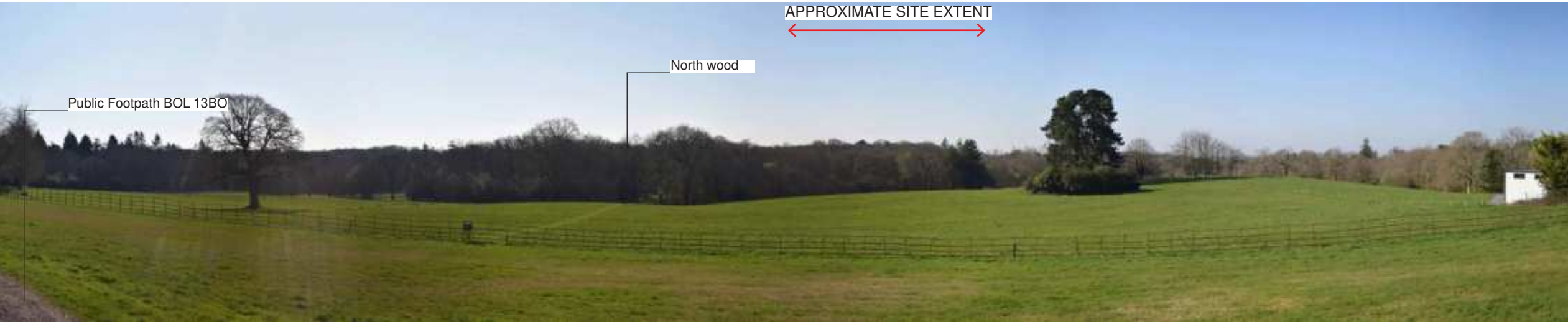
This drawing is the property of Bradley Murphy Design Ltd. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained nor disclosed to any unauthorized person either wholly or in part without the consent of Bradley Murphy Design Ltd.

OS Crown Copyright 2026 Licence Number 100022432



DISCOUNTED VIEWPOINT iii : VIEW FROM PUBLIC FOOTPATH ALB-22AL

Distance from the site boundary:	1.20km	Direction of View:	North	Weather	Clear
OS Grid Reference:	E: 525020 , N: 115667	WhatThreeWords:	nasal.beginning.tens	Date and Time:	18.03.2026, 17:04
Receptors:	PRoW users				



DISCOUNTED VIEWPOINT iv : VIEW FROM HIGH WEALD LANDSCAPE TRAIL & HIGH WEALD NATIONAL LANDSCAPE

Distance from the site boundary:	5.1km	Direction of View:	South west	Weather	Clear
OS Grid Reference:	E: 527395 , N: 123144	WhatThreeWords:	likes.stop.rigs	Date and Time:	19.03.2026, 10:32
Receptors:	PRow users				

Rev	Description	Date
Purpose of Issue		
INFORMATION		
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Alpha Tower Suffolk St Queensway Birmingham B1 1TT		
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk		
Client		
BERKELEY LATIMER ESTATES LTD		
Project LAND TO THE SOUTH OF REEDS LANE, SAYERS COMMON		
Drawing Title		
DISCOUNTED VIEWPOINTS		
Drawn	Checked	Approved
SA	EW	JJ
Job No.	Scale	Sheet Size
25.0203	As Shown	A3
Drawing Number		Revision
LVIA APPENDIX 5		-