LEYTON PLACE
LANDSCAPE PLANNING

Land North of Borers Arms Road, Copthorne

Landscape and Visual Impact Assessment

Prepared by Mrs. Clare Brockhurst FLI, BSc (Hons), Dip LA of Leyton Place Limited

on behalf of

Fairfax Acquisitions Ltd

R001c_2444 Landscape and Visual Impact Assessment

Landscape Institute Fellow Member

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Section 1: Introduction

1.1. Leyton Place Limited (LPL) has been instructed Fairfax Acquisitions Ltd. to prepare a Landscape and Visual Impact Assessment (LVIA) to accompany an Outline planning application with all matters reserved except for access for the demolition of an existing commercial building and the erection of up to 260 dwellings, employment floorspace, car parking, associated landscaping, open space, and associated development works, with access from Copthorne Bank and Borers Arm Road.

1.2. This document contains the baseline analysis which will be incorporated into the LVIA, this represents the initial phase of the LVIA process. The baseline report provides an overview of the issues and identification and analysis of receptors. In addition, the baseline report explains the methodology to be adopted in the impact assessment. The baseline document:

1.2.1. Set out the findings of the baseline analysis; and

1.2.2. Summarised recommendations (on landscape and visual matters) to the scheme design.

1.3. The scheme proposals have responded positively to the recommendations presented to the client team and masterplanners.

Credentials of Assessor

1.4. The Landscape and Visual Baseline Report has been prepared by a Fellow of the Landscape Institute (FLI) with more than 30 years professional experience in the field of landscape planning. The assessor has a BSc (Hons) degree in Landscape Management from the University of Reading, a Post Graduate diploma in Landscape Architecture, she achieved chartered status with the LI in 1991.

1.5. The assessor has prepared more than 100 LVIAs in her career and has appeared at more than 100 planning inquiries as an expert witness on Landscape and Visual matters. Her approach to assessing landscape and visual effects has been subject to review and critique by her peers and the planning inspectorate.

1.6. The approach adopted in the preparation of the LVIA has been scrutinized by an independent chartered member of the Landscape Institute using the LI's Technical Guidance Note 1/20, 2020 and has been subject to review by landscape advisors in a number of planning authorities.

Scope of the Assessment

1.7. The methodology adopted in the LVIA is based on guidance published by the Landscape Institute and developed from extensive professional experience.

1.8. The published guidance 'Guidelines for Landscape and Visual Impact Assessment', third edition (GLVIA 3) is not prescriptive, however the methodology adopted in the LVIA has been developed to systematically address each stage of the process as set out in the guidance; cognisant of changes in approach and technical guidance which has emerged over the past 10 years; and drawing on the 30+ years of experience of the author in the production of landscape and visual impact assessments prepared for planning applications and appeals.

1.9. The Landscape Institute has prepared a variety of other technical notes to support the assessment of valued landscapes, townscape and landscape character and green infrastructure. Those of relevance are listed in the bibliography.

1.10. As noted in Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment, technical Guidance Note LITGN 2024/01, published August 2024:

GLVIA3 is guidance aimed at experienced practitioners to ensure a degree of consistency in what is taken into account in reaching professional judgements and how those judgements are documented. It is not a textbook to teach the inexperienced, a detailed recipe for the perfect assessment, nor intended to describe exactly how assessments should be undertaken and presented. Overly restrictive guidance would prevent improvement and innovation, and variation and debate are to be expected rather than discouraged.

GLVIA3 provides a structured process for assessing effects on landscape and visual recourses. The responsibility of the assessor is to tailor it to the place and project under consideration, supported by an explanation of the rationale behind the approach taken.

1.11. The purpose of the LVIA is to describe the landscape and visual baseline situation, inform the scheme design, set out the construction and operational impacts of the project, including mitigation measures and provide information regarding the likely consequences on the landscape and visual resources arising from the impacts identified.

1.12. The objective of the assessment process is to ensure that the analysis of the landscape and visual context (baseline situation) informs and guides the iterative design process.

1.13. As noted at paragraphs 4.5 and 4.6 in GLVIA 3, the interrelated design and assessment process has strength, as it links the analysis of environmental issues with steps to improve the siting, layout, and design of the scheme.

1.14. The primary Study Area for the project is shown on **Figure 1.1** and has been informed by Zone of Theoretical Visibility mapping (ZTV, See **Figure 2.6**), consideration of the published landscape character assessments and fieldwork.

1.15. The Study Area is considered to be proportional and appropriate for the type and scale of development proposed. The Study Area is focussed on the site, and its immediate context. Potential views of development lie outside of the principal Study Area; however, consideration of the visual environment is not determinative of the Study Area. In this instance the Site exerts a limited influence upon the wider landscape and visual environment.

1.16. The assessment criteria and glossary of terms is set out in **Appendix LP 1**. **Appendix LP 2** contains the bibliography.

1.17. The Site is centred on National Grid Reference TQ 32449 39697 and is within the administrative boundary of Tandridge District Council (TDC). The site area extends to approximately 13.2 ha.

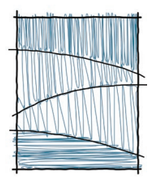


Figure 1.1: Study Area

1.18. The scope of the assessment has taken account the Pre-Application response (PA/2023/127) provided by Ms. Rebecca Jarman on behalf of the Council in November 2023.

1.19. The first sieve analysis undertaken by Leyton Place Limited has resulted in the following matters being scoped out of the landscape and visual assessment process, on the basis that little has changed since 2020 and 2023 to significantly alter the baseline situation:

1.19.1. Impacts on the High Weald National Landscape;

1.19.2. Consideration of this being an NPPF Valued Landscape, this has not been raised in the Council's evidence base

1.19.3. The character and appearance of the landscape beyond the Site

1.19.4. Views beyond those experienced from roads and footpaths which bound the Site.

1.20. Due to the outline nature of the scheme the assessment of effects is based on the parameter plans, which accompany the application. The assessment has assumed a development which comes forward in every respect at the maximum extent of the identified parameters (in particular area coverage; and building heights). The assessment is made cognisant, but not reliant on, of illustrative scheme drawings, images, and Landscape Framework Strategy, although it is acknowledged some elements of design will be the subject of detailed design.

1.21. The Illustrative Masterplan (**Figure 1.2**) shows the distribution of multifunctional Green Infrastructure (mGI) within the scheme and the accompanying design intent as articulated in the DAS relating to specific aspects of the proposals,

Figure 1.2: Illustrative Masterplan

1.22. The parameters which form the basis of the assessment are set out in the DAS and application material and include (**Figure 1.3**):

Land Use & Quantum - the building / Site use or uses proposed for the Proposed Scheme & the maximum amount of Development and relationship to open space and the wider landscape.

Scale of Development - the maximum and minimum height limits for the Proposed Scheme zone; and

Layout of Development - the way in which Development zones or building plots, routes and open spaces are provided, situated, and orientated in relation to each other.

Figure 1.3: Development Parameters

Consequence of Development

1.23. It is important to acknowledge that GLVIA, paragraph 3.33, states:

> *"It is not essential to establish a series of thresholds for different levels of significance of landscape and visual effects, provided that is it made clear whether or not they are considered significant."*

1.24. The simple point is to make clear judgements as to whether the effects are significant or not significant. Notably the word 'harm' is not contained in the GLVIA, any judgements on 'harm' are planning judgements and would be addressed in the appropriate forum.

1.25. The assessment therefore comments on the nature of the changes and whether the changes will be significant in the determination of the application.

1.26. The author of this Baseline Report visited the Site in October 2024 along with other incidental visits as part of work in the local area.

A professional photographer[1] visited the Site (daytime) in March 2025 to take accurate photography (**Appendix LP 3**) in accordance with '*Visual Representation of Development Proposals*', Landscape Institute Technical Guidance Note 06/19.

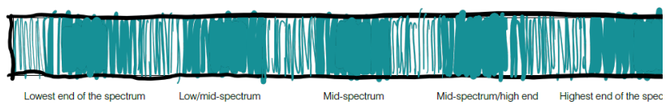
1.27. The LVIA considers the inter-related but distinct issues of the effects on the landscape, its character and resources and the views and visual amenity experienced by people.

Technical assessment Methodology

1.28. The assessment is written on the basis that the primary audience will be the determining authority and the statutory and non-statutory consultees. It is therefore assumed that the publicly available and published documents referred to, such as the landscape character assessments, will be familiar and available to the reader. Footnotes are provided to assist.

1.29. Reflecting the guidance in GLVIA, throughout the assessment judgements, underpinned by the informed professional experience of the author, are made on where the value, susceptibility, sensitivity, magnitude lie on a spectrum ranging from low to high. To assist the reader the 'grading' relating to the spectrum will refer to:

- Lowest end of the spectrum
- Low/mid-spectrum
- Mid-spectrum
- Mid-spectrum/high end
- Highest end of the spectrum



1.30. Given the multiple criteria which inform each judgement there is no single and fixed threshold between categories.

1.31. This 'threshold-free' approach to categorisation is adopted by LPL[2] because typically the definitions and criteria used in determining thresholds may either be limited to using the threshold to define itself, e.g. a High sensitivity relates to a high value and high quality and medium sensitivity is medium value and medium quality etc. which in turn needs definition as to what is high and how this is differentiated from medium; or the criteria are described in absolute terms such as change being large scale, with effects over a wide geographic area and total loss of contributory components, when in fact there may be a large scale change but only experienced locally with a moderate change to components.

1.32. Consistent with GLVIA, paragraph 5.56 the 'ends' of each spectrum used in the assessment are set out in **Appendix LP 1** which explains where the low and high points are, and the criteria applied in their determination. Professional judgement is then made as to the subtleties and variation in the combined factors.

1.33. The key stages to the assessment process are:

- Understanding the baseline situation.
- Assigning sensitivity to the receptors (landscape and visual).
- Consideration of the design and mitigation measures.
- Evaluating the degree of change resulting from the Proposed Scheme.
- Assessment of effects and identification of significant effects.

Baseline Analysis

1.34. The starting point of the process is to understand the 'Baseline Situation' to

- Inform the scheme design so that it responds to the place it will become part of; and
- Identify the landscape and visual environment against which any changes will assessed.

1.35. The contextual analysis considers the physical and perceptual aspect of the landscape and the views from where the changes are visible, and the people affected.

1.36. The description of the established context has been derived from:

- A review of published material, particularly in respect of Landscape Character Assessments (See **Appendix LP 2:** Bibliography);
- Consideration of the planning policy context (as related to the assessment process[3]);
- Zone of Theoretical Visibility (ZTV) Mapping;
- Review of historical maps and images available online;
- Consideration of current mapping (plan and digital) and aerial photography; and
- Observations made in the field.

1.37. The viewpoints which form the basis of the visual analysis in the assessment have been determined by reference to LiDAR based mapping of the height parameters shown on the ZTV mapping, and field verification undertaken by the author. The viewpoint locations were provided to the Council prior to the site visit to seek agreement, no response was provided.

Sensitivity of Resources and Receptors

1.38. Having determined the baseline situation against which the effect of the Proposed Scheme is measured, the sensitivity of the landscape and visual resources to the change is considered and classified. This considers the value of the resource and the susceptibility to accommodate the proposed changes.

Consideration of the Proposed Scheme

1.39. The assessment process then considers the Proposed Scheme and Inherent Mitigation Measures (Section 4) so that the magnitude of the change can be described and assigned.

1.40. Throughout the assessment a subjective judgement, underpinned by an informed professional opinion against the criteria as to where the sensitivity of receptors or magnitude of changes lies on a spectrum from low to high. The narrative which supports the conclusion drawn is provided to explain the rationale of the assessor.

1.41. Of relevance to the judgements made, 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact

[1] LPL commissioned visualisation specialists THL to undertake the photography and collect the survey data to enable the preparation of visual material.
[2] This methodology has been tested through the Inquiry process, has been subject to peer review by a number of landscape consultancies and planning authorities and further scrutinised independently by the Welsh Planning Inspectorate for a major infrastructure project. This methodology was explored in respect of an appeal for Development within the SDNP and its setting and was found by the inspector [APP/Z3825/W/22/3308455] to be *"…a reliable basis for assessing the landscape impacts of the scheme the subject of these appeals."*

[3] IEMA – Impact Assessment Outlook Journal, Volume 11: October 2021 The relationship between panning policy and LVIA (Paul Macrae and Edward White) and Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment, technical Guidance Note LITGN 2024/01, published August 2024

Assessment Third edition,' LI Technical Guidance Note – 2024-01 records:

> *"LVIA is a skill to be learned and mastered. It should always be remembered that the purpose for undertaking LVIA (or LVA) is to express clearly to decision-makers the landscape professional's judgement about changes to the landscape and views. In particular, the purpose is to explain which aspects of landscape and visual change are more important to the decision to be made (and why). Achieving this outcome is more fundamental to good LVIA than the detailed mechanics of specific assessment methodologies.*
>
> *Landscape and visual recourses (and changes to them) are not easily measurable. Therefore, those undertaking LVIA have to proceed by a process of description, analysis, and reasoning, leading to assessment conclusions.*
>
> *GLVIA3 is guidance aimed at experienced practitioners to ensure a degree of consistency in what is take into account in reaching processional judgements and how those judgments are documented…".*

1.42. In respect of this project the credentials of the author of the LVIA are set out in paragraphs 1.4 – 1.6 above.

Context to the Assessment

Planning Context

1.43. GLVIA does not require that an assessment of legislation or planning policies be a component of the LVIA process. The assessment of landscape and visual effects is prepared independent of the planning considerations which are made based on merit, compliance, and balance by the determining authority. However, it is recognised that designations and policies may provide an indication of the 'value' of landscape and visual assets.

Collaboration in the Design Process

1.44. The author has engaged with the client team to address mitigation measures, including the spatial distribution of new homes within the redline area.

Deficiencies or omissions

1.45. No private residential properties were visited during the site visit as part of the assessment.

1.46. The remainder of this Landscape and Visual Impact Assessment is structured as follows:

Section 2: Baseline Situation
Section 3: Evaluation of Resources and Receptors
Section 4: Design Evolution and Mitigation Measures
Section 5: Magnitude of Change
Section 6: Consideration of effects of development
Section 7: Summary

Section 2: Baseline Situation

2.1. The *European Landscape Convention – A Framework for Implementation*, October 2007[4], contains the short definition of 'landscape' and provides supporting text at paragraph 1.2. The ELC definition is short, yet comprehensive, namely:

> *"'Landscape' means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors' The definition applies to the whole territory of states including all urban and peri-urban landscapes, towns, villages and rural areas, the coast, and inland areas. It applies to ordinary or even degraded landscape as well as those areas that are outstanding or protected."*

2.2. This interpretation is embedded in GLVIA 3 (paragraph 2.3).

2.3. This report recognises that landscape and visual effects need to be considered separately, however the character of the landscape has aesthetic aspects which are typically experienced visually, this is acknowledged, as appropriate.

Landscape Character

2.4. Landscape Characterisation is the process whereby areas are identified and classified into distinct, recognisable, and consistent patterns of elements and features. This is a value-free process and does not provide for comparison of areas being 'better' than others. The determination of 'value' primarily comes through the process of determining and applying designations, policies, or local expressions of value.

2.5. Landscape Character Assessments typically classify and describe the countryside beyond settlement boundaries, sometimes referencing the presence of settlements. As a result, the descriptions do not consider or focus on the character of the peri-urban areas or specific townscapes.

2.6. Published characterisations cascade from the National Character Areas (NCA), prepared by Natural England, though to regional and local Landscape Character Areas (LCA) and Landscape Character Types (LCT) prepared by County and District Councils. Typically, the local scale assessments are typically most relevant to a project of this scale.

2.7. The following are the relevant character areas:

National scale – 119: North Downs NCA

County scale – WF- Low Weald Farmland[5]

Local Scale – WF3 Horley to Swaynesland Low Weald Farmland[6]

2.8. As a result of the geographic extent of the classification, not all key characteristics identified in the published analysis apply to the site. This is most notable for the national assessment which extends across an extensive geographic area.

2.9. The Surrey characterisation is based on an assessment of the landscapes beyond settlement boundaries (**Figure 2.1**). As a result, the descriptions do not account for the character of the peri-urban character of the urban fringe.

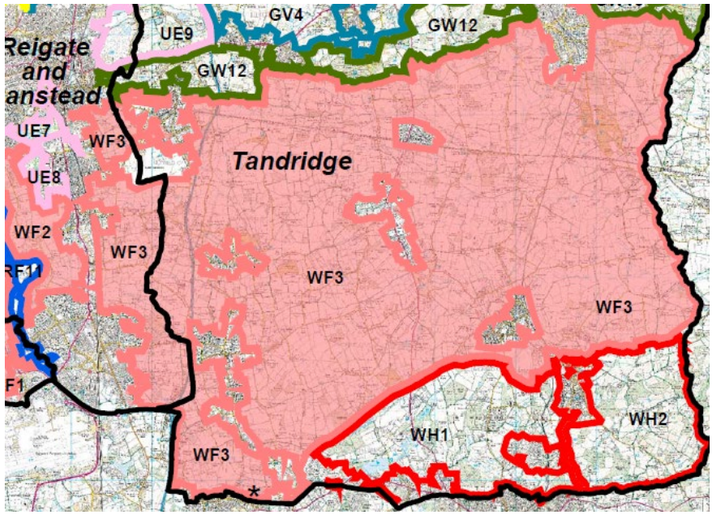


*Figure 2.1: Extract from Surrey (Tandridge District) Landscape Character Assessment [*approximate location of the Site]*

2.10. This reliance on analysing the rural landscape (turning its back on the urban areas) becomes more apparent when the characterisation describes the settlements and built form as:

> *The character area wraps around several Built Up Areas, including Outwood, Smallfield, South Godstone, Blindley Heath and Lingfield, as well as the southern end of South Nutfield and Oxted*
>
> *A relatively peaceful landscape with limited settlement, particularly to the east, with a slightly higher sense of tranquillity than the low weald farmland west of the Mole floodplain.*

2.11. A positive attribute is listed as:

> *Unsettled, peaceful, gently undulating and open farmland landscape.*

2.12. The Site abuts the settlement of Copthorne and is influenced by the urban context and infrastructure which occurs within the landscape.

2.13. The relevant and manifest characteristics of WF3 Horley to Swaynesland Low Weald Farmland associated with the Site are:

- A low-lying landscape, underlain by Wealden Group Mudstone, Siltstone and Sandstone solid geology.
- Landform is broadly undulating, and falls towards winding water courses, such as Ray Brook and the River Eden, which flow east into Kent, and form minor local valley features across the character area. Wooded gills are also present, such as Putney Gill, Hookstile Gully. Landform rises to the north to meet the greensand hills which form the northern boundary, and to the south to meet the high weald.
- The character area consists predominantly of medium-large, arable fields, along with occasional areas of smaller pastoral fields.
- There is generally a consistent network of well-maintained hedges across the character area, dispersed blocks of woodland (often ancient woodland), and an area of more extensive ancient woodland in the north-east of the character area, including Honesland Wood, Little Earls Wood, Great

[4] Although the UK has left the EU the definitions are still valid and relevant to the LVIA process.

[5] Surrey Landscape Character Assessment 2015
[6] Surrey Landscape Character Assessment 2015: **Tandridge District**

Earls Wood and Staffhurst Wood. The hedgerow pattern breaks down in a few places, such as towards the central, southern part of the character area. There are a few, usually well vegetated, parcels of land, including paddocks, associated with dispersed farmstead and dwellings.

- There are views across the majority of the character area, although woodland occasionally obscures longer distance views.
- A network of minor roads and rural lanes, often lined with well-maintained hedges, cross the character area. There is a comprehensive network of public rights of way, including the Vanguard Way Recreational Path and the Tandridge Border Recreational Path.
- A relatively peaceful landscape with limited settlement, particularly to the east, with a slightly higher sense of tranquillity than the low weald farmland west of the Mole floodplain. The character area has less woodland, simpler topography and overall appears more maintained than the Wooded Low Weald (Type WW) to the west.

Site specific Landscape Components

2.14. This sub section sets out the analysis of the local scale landscape prepared by LPL, based on desktop studies and field observations.

Landform

2.15. The Site sits on the north facing lower slopes of the River Mole valley on the fringes of the valley floor (**Figure 2.5**).

2.16. The Site occupies a transition (75m OAD to 90m AOD) from the valley floor to the gently and shallow slopes of the landscape which rises to the south at Turners Hill (178m AOD).

Land use, landcover and vegetation

2.17. The Site possesses a range of landcover units which have evolved over a number of years. Aerial photography assists in understanding the degree to which the landcover has developed and matured within the Site and its immediate environs (**Figure 2.2**).

- Grassland/managed pasture
- Mature hedgerows and hedgerow trees
- Scrubby
- Scrub and woodland

Figure 2.2: Aerial Photography (a) 1999 and (b) 2024

2.18. During the period between 1899[7] and 2024 (**Figure 2.3**) there have been a number of changes to the landscape within and associated with the Site.

2.19. The field pattern within the Site has, in the main, remained unchanged

[7] Sussex Sheet IV.NW Revised: 1895 to 1896, Published: 1899

Figure 2.3: Overlay of 2024 Aerial Photography and 1899 OS Mapping

2.20. The most notable changes, are:

- Loss of Murgins Wood to the west of Copthorne Bank.
- Expansion of woodland blocks within the Site as a result of climax vegetation (grassland – scrub – woodland).
- Linear development on Copthorne Bank.
- Expansion of Copthorne to the south west and south of the Site.

Hydrology

2.21. There are no distinctive water bodies associated with the Site and the resulting character of the landscape.

Access

2.22. Footpaths are limited in the study area (**Figure 2.4**). with the Sussex Border Path aligned along the northern (Clay Hall Lane) and eastern boundaries of the Site.

2.23. There is no direct access into the Site.

Figure 2.4: Definitive Rights of Way Source surreycc.maps.arcgis.com

Tranquility

2.24. The urban context and associated peri-urban features has reduced the tranquility of the Site and its immediate context. There is aural disturbance arising from traffic on the highways network, with visual disruption resulting from the presence of urban elements.

2.25. Street Lighting, and light from the adjoining properties and wider townscape has a negative impact on the dark skies of this area.

Townscape

2.26. The townscape[8] of Copthorne is explored in the DAS and analysis which forms a component of the contextual analysis undertaken by the masterplanning team. In respect of the landscape baseline, it is notable that the townscape associated with the Site, in terms of intervisibility and geographic location:

- There is a variety of development form from single depth ribbon development to a more sinuous grain comprising development in cul-de-sacs.
- Architectural detailing and materials are varied and reflect styles prevailing at the time of construction.
- Historic vegetative features and field boundaries are retained to give a generally verdant quality to the settlement edge.
- Borers Yard industrial exhibits noticeable contrasting qualities to the wider townscape, with relatively larger massing I the built form, open areas of hardstanding and the absence of trees.

Landscape Resources and Receptors forming the basis of the Assessment

2.27. From the baseline analysis the following landscape resources and receptors have been identified as relevant to the assessment of landscape effects and elements to be considered in the evolution of the scheme proposals:

- Characteristic aspects of WF3 Horley to Swaynesland Low Weald Farmland are:

[8] Landscape Institute Technical Information Note: Townscape Character Assessment, 05/2017, Revised April 2018

- Pattern and grain of the landscape, manifest by areas of smaller pastoral fields.
- The consistent network of well-maintained hedges and dispersed blocks of woodland
- Clay Hill Lane Sussex Border Path lined with well-maintained hedges
- Transitional tranquility qualities.

2.28. In addition, and specific to the Site the following elements are

- The structure and pattern of the landscape derived from the intact field pattern.
- Vegetative Cover -Hedgerows, woodland blocks, and grassland.
- The character and alignment of the Sussex Border Path.
- Relationship with and character of the townscape of Copthorne.

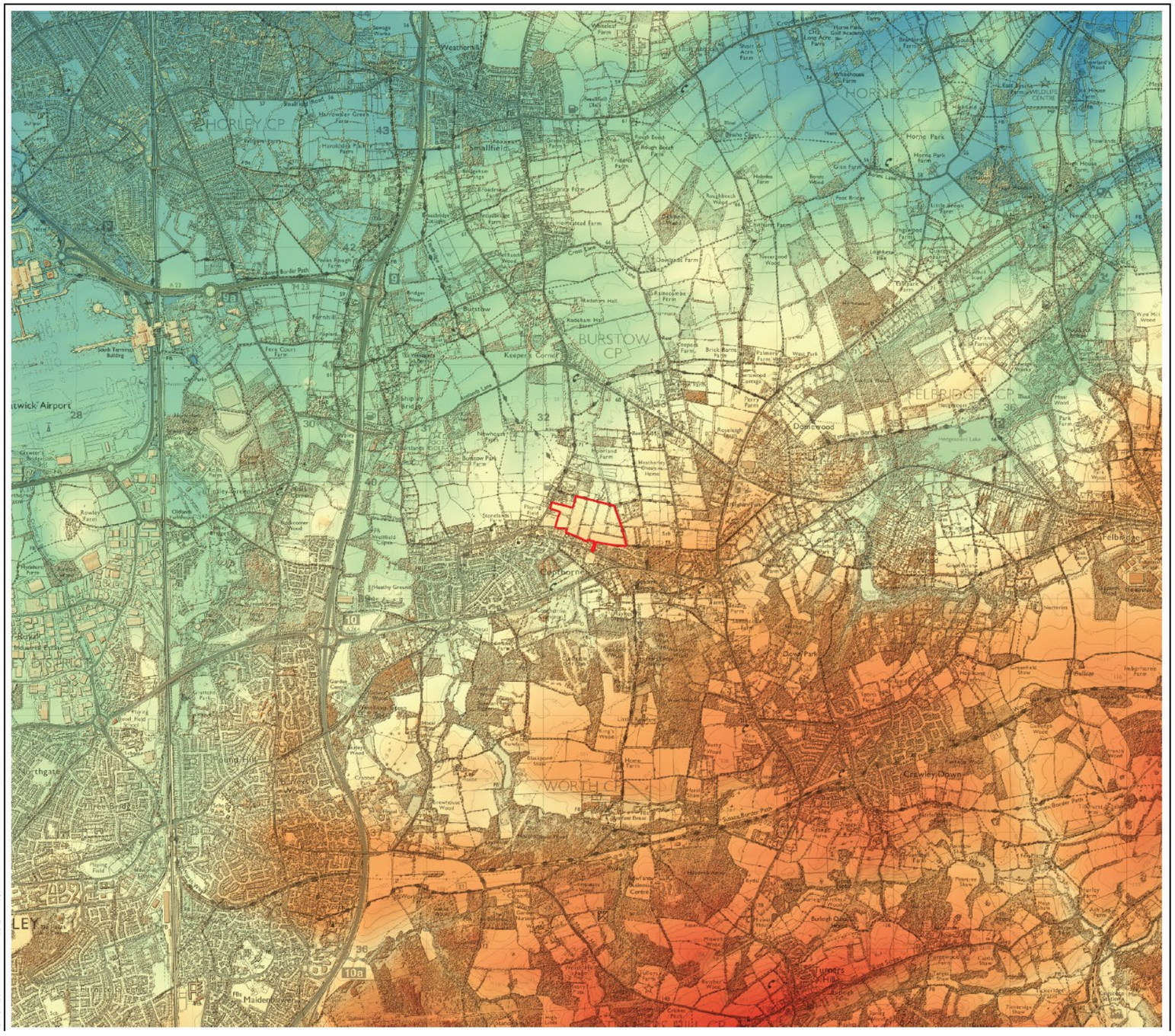


Figure 2.5: Topographic Mapping

Visual Character and Views

Extent of Visual Envelope

2.29. The analysis of views relates to more than what is visible and the appreciation of the apparent character of the landscape.

2.30. The Landscape and Visual Impact Assessment will include professional photography (winter 2024/2025) in compliance with the Landscape Institutes guidance on photography (*Visual Representation of Development Proposals, Technical Guidance Note 06/19, Landscape Institute, September 2019*).

2.31. The viewpoints which will form the basis of the visual impact assessment are shown in **Appendix LP3**, alongside the winter baseline photography.

2.32. To assist in determining the locations of representative viewpoints, the area from within which people are likely to experience a visual change has been digitally mapped using LiDAR data to create a Zone of Theoretical Visibility (ZTV, **Figure 2.6**). The mapped ZTV utilises data which includes buildings and vegetation.

2.33. The totality of those areas which are coloured on **Figure 2.6** are the locations from which 2-storey development will be visible. In effect this represents the Visual Envelope for the development. The different colouration represents the proportion of the development that will be visible from those locations within the Visual Envelope.

2.34. Those areas coloured red will experience >80% visibility of the development within the Site, the counter point is that the blue colouration indicates that <20% of the development will be visible (for example this may be the case from close views where only the properties in the foreground are visible or from distant views only some of the roofscape may be observed).

2.35. Fieldwork has enabled the assessor to; confirm that the ZTV is a fair representation of the extent of the Visual Envelope. Locations within the ZTV, from which representative photographic viewpoints are recommended are included at **Appendix LP3**, to be agreed with the Council, which will form the basis of the assessment contained within the impact assessment.

2.36. The key elements in the landscape which limit the extent of the Visual Envelope are the:

- The valley floor landform which avoid prominence of fields within the landscape.
- The mature vegetated field boundaries.

Current Sources of Lighting

2.37. LPL is not a lighting specialist; the following sets out general comments not specific measures of illumination.

2.38. The assessment does not attempt to describe all of the features which emit light relevant to the Site and its general location but summarise those key elements which affect the appreciation of night skies or are prominent at night time and are pertinent to the assessment of landscape and visual effects. The notable light sources are:

- Residential properties
- Street lighting
- 'Sky Glow' from Copthorne, and Crawley and the motorway to the west.

2.39. Collectively these sources result in a noticeable level of illumination in the vicinity of the Site.

2.40. It is considered that the existing level of sky glow is consistent with the categorisation of Zone E3[9]: Suburban, medium district brightness, examples being summarised as

> *'well inhabited rural and urban settlements, small town centres and suburban locations.'*

2.41. Given the existing situation the LVIA will exclude the assessment of lighting and night-time effects.

Representative Viewpoints

2.42. The relevant local vantage points and the people (visual receptors) likely to experience the change can be summarised as:

- People using the local public right of way (Sussex Border Path) to the north and east of the Site
- People driving on Clay Hill Lane and Copthorne Bank, for a short section of the journey where the access point is created, and views are opened up.
- People living in the properties adjacent to the site.

2.43. In respect of distant vantage points, whilst the mapping identifies locations from which the proposals may be visible, from further afield the visual composition includes the wider settlement and intervening landscape and townscape elements so that the Site is not a discernible component of the view (represented by viewpoints 4 and 8). An assessment of visual effects from these vantage points is scoped out of this Landscape and Visual Impact Assessment.

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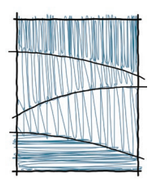
[9] Institute of Lighting professional (ILP) Environmental Zones – Guidance Notes for the Reduction of Obtrusive Light, ILP. 2021



Application Site Boundary

Key for Relative Visibility

High Potential Visibility

Low Potential Visibility

No Visibility

Note:
Relative visibility is based on the percentage of development potentially visible. eg areas coloured blue potentially see <20% of development, and areas coloured red potentially see >80% of development.

Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the development as a whole (modelled at up to 9.5m ridge height) is potentially visible from the surrounding area (1.6m high receptor).
The plan has been prepared using GIS computer software (MapInfo) and Environment Agency LiDAR DSM data, and as such takes into account built form and vegetation. Field verification is required to refine the accuracy of the ZTV.

0 1 km

Project Details	Roundabout Farm, Copthorne
Title	ZTV Analysis
Scale	1:33 000 @A3
Drawing Ref	THL/01a
Date	September 2025
Checked	AP

Figure 2.6 Zone of Theoretical Visibility mapping

Section 3: Evaluation of the Sensitivity of Resources and Receptors

3.1. The sensitivity of the landscape (in terms of the character area and individual elements – the landscape resource) and people experiencing the views (visual receptors) is established by considering both the value of the resource/view and the susceptibility of each to accommodate the proposed without undue[10] negative consequences.

Landscape Value

3.2. A component of 'sensitivity' is "the relative value that is attached to different landscapes by society" (GLVIA, 3 Box 5.1, Glossary) and is further explored in Assessing landscape value outside national designations, LI Technical Guidance Note 02/21).

3.3. In the High Court judgement[11] handed down on the 15th November 2023 the judge made clear the distinction in respect of NPPF paragraph 187 and the sub paragraphs (a) and (b). Valued Landscapes are to be 'protected' and 'enhanced' whereas other countryside is to be 'recognised' for its intrinsic character and beauty. 'Recognising' has some level of protection, however the level of protection afforded to valued landscapes is plainly higher.

3.4. All landscapes have some value to one or more communities for one or more of its assets, having value and being valued are different concepts. Local value is at the lower end of the spectrum, with National Parks and AONBs being at the highest end of the spectrum.

3.5. Landscape value is rated, for the purpose of the assessment on the following scale:

National/International – Designated landscapes which are nationally or internationally designated for their landscape value – including National Parks, Areas of Outstanding Natural Beauty, World Heritage Sites; Heritage Coast and National Scenic Areas.

District– Locally or regionally designated landscapes (e.g., Area of High Landscape Value, Regional Scenic Areas); also, areas which local evidence (such as tourism guides, landscape character assessments or other documentary information) indicates as being more valued than the surrounding area.

Local – 'everyday' landscape which is appreciated by the local community but has little or no wider recognition of its value.

3.6. As noted above the landscape characterisation process does not assign 'value' to the landscape. Information which may contribute to the understanding of value may include:

- Areas recognised by statute.
- Local Plans (extent of policies for local landscape designations)
- Information regarding individual elements such as Conservation Areas, TPOs etc.
- Art and literature
- Material on landscape or local of community interests, such as local green spaces, village greens or allotments.

3.7. In this instance the application site is not directly affected by designations or policies such as:

- SSSI;
- Habitat Sites;
- Local Green Space;
- Area of Outstanding Natural Beauty;
- National Park;
- Heritage Coast;
- Irreplaceable habitats;
- Areas at risk of flooding or coastal change; and
- Designated heritage assets[12].

3.8. The site is not within the setting of any landscape designations.

3.9. There are no national or district indicators of value that would place the application site at the mid to upper end of the spectrum of value.

3.10. The local value is explored in the following subsection, to determine whether there are sufficient factors to elevate the local value to an NPPF 'Valued Landscape'.

Valued Landscape Factors[13]

Natural Heritage

3.11. Part of the application is designated as a SINC. Features such as the lowland meadows mature hedgerows have a functional and inherent value to wildlife through the provision of habitats and connectivity.

3.12. The trees and woodland within the Site are not the subject of designations or covenants such as ancient woodland and Tree Preservation Orders. Nor is the Site in a conservation area. The MSDC electronic mapping indicates that there is a TPO which covers trees C46-C56 (ref: WP/02/TPO/93). Trees C46-C56 stand in the south-eastern corner of the site. The proposals do not require any works to these trees.

Cultural Heritage

3.13. The Site is not associated with any recognised or protected heritage assets. The time depth of the landscape within the Site is evident through the field pattern and mature hedgerow boundaries. It is acknowledged in the Tandridge Landscape and Capacity Study (on page 275) that the small scale fieldscape have limited time depth.

Landscape Condition

3.14. The landscape is generally intact, although the context to the west and south has changed. The quality of the hedgerows in terms of condition of the tree stock and coverage is good.

Associations

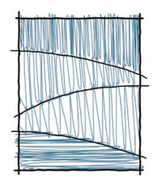
3.15. There are no know cultural or artistic associations with the Site.

[10] Undue being defined as - unwarranted or inappropriate because excessive or disproportionate.

[11] R (Bramley Solar Farm Residents Group) v Secretary of State LUHC [2023] EWHC 2842

[12] NPPF, paragraph 11 (d) (i), footnote 7

[13] Source of factors: Assessing landscape value outside national designations, 2021 Table 1



Distinctiveness

3.16. The rural character is diminished, and the Site is appreciated as a component of the widely settled and urban context.

Recreational

3.17. In its current state the recreational value is limited to the route of the PROW on the northern/eastern boundary. The value of the footpaths in part is the connectivity to the wider agricultural landscape. The nature and extent of access is not exceptional to elevate the value of the landscape.

Perceptual (Scenic)

3.18. Generally, to the north and west the local area is attractive, but in respect of the Site and its immediate context the scenic qualities are substantially reduced through the land use and settlement expansion. Individual features are attractive in the view (such as the hedgerows), but these do not create a broader scenic quality typically associated with distinctive views ad appreciation of the wider landscape.

Perceptual (Wildness and Tranquility)

3.19. There is no evidence that the Site and local area have any qualities that indicate they possess 'wildness.' Wildness has been defined in professional guidance as:

> *"The presence of wild (or relatively wild) character in the landscape which makes a particular contribution to sense of place[14]."*

3.20. The tranquility of the area is diminished through the presence of the settlement, disturbance by traffic and night-time lighting.

3.21. The landscape in the vicinity of the Site is neither wild nor tranquil.

Functional

3.22. In respect of 'functionality' in the determination of landscape value it is important to note that Green Belt is a spatial planning designation, the application of the Green Belt policy is not made in respect of any landscape character assessments, or landscape value judgements

3.23. Given the absence of any landscape evaluation in the designation of land as Green Belt, there is no evidential link between this spatial designation and the value of the landscape so designated. Any published 'landscape' evidence in respect of the Green Belt is retrospective and post-designation rationalisation of the decisions which were taken in 1955.

3.24. This conclusion is further supported by the Landscape Institute's Technical Guidance Note 02/21 'Assessing landscape value outside national designations' when considering the 'functional' factor when assessing landscape value.

> *Landscape function can influence value, but the presence of a spatial designation (e.g., Green Belt or Green Gap) is not in itself an indicator of high landscape value.*

3.25. In that document the example indicators of a functional landscape are noted as being:

> *Landscapes and landscape elements that contribute to the healthy functioning of the landscape, e.g., natural hydrological systems/ floodplains, areas of undisturbed and healthy soils, areas that form carbon sinks such as peat bogs, woodlands and oceans, areas of diverse landcover (benefits pest regulation), pollinator-rich habitats such as wildflower meadows.*
>
> *Areas that form an important part of a multifunctional Green Infrastructure network.*
>
> *Landscapes and landscape elements that have strong physical or functional links with an adjacent national landscape designation or are important to the appreciation of the designated landscape and its special qualities.*

Summary of Local Value

3.26. There are no indicators that result in the Site meeting or exceeding the threshold be considered to be a 'Valued Landscape'. However, it is clear that there are a number of elements which are of value to the local community and natural environment. The value of the Site is in the mid-range of the spectrum for a landscape with local value.

Landscape Susceptibility

3.27. Susceptibility indicates the ability of a defined landscape or visual receptor to accommodate the proposed development:

> *"without undue[15] consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies."* (GLVIA 3, paragraph 5.40).

3.28. At the highest end of the 'susceptibility spectrum' is a landscape wherein changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale, and mass. The development would require extensive change to the topography, vegetative cover, or form of buildings.

3.29. Mid-way on the spectrum is a landscape wherein the proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.

3.30. At the lower end of the spectrum the proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale, and mass.

3.31. HDA was instructed to undertake a capacity and sensitivity assessment. The purpose of the study was stated as:

> *Using the 2015 Landscape Character Assessment of Tandridge prepared by HDA as a starting point, this new work considers the landscape sensitivity, value and capacity of a number of individual potential housing sites across the district, in order to assist in determining the most appropriate strategy for meeting needs in the District without risking undue harm to the nature of the area which is highly regarded. These sites are those which the HELAA identified as being suitable and available at a point in time, and do not necessarily represent those which the Council is seeking to allocate. At the time of writing, the Council had made no decisions regarding land allocations, and this study will be used to inform that process.*

3.32. Specifically pertinent to the application site (HDA study reference DOM 013, see extracts at **Appendix LP 4**), the Tandridge

[14] Landscape Character Assessment: Guidance for England and Scotland, Scottish Natural Heritage, and the Countryside Agency, 2002. Paragraph 7.22

[15] Unwarranted or inappropriate because excessive or disproportionate

Landscape Capacity and Sensitivity Study notes the following as being features sensitive to change being:

- The pastoral land use and densely vegetated field boundaries
- Enclosure

3.33. In terms of the extent to which the application site may be able to accommodate change, the HDA study notes:

> *The site could potentially accommodate development proposals, with the southern field adjacent to the settlement edge more suitable than the fields to the north, provided proposals demonstrate no adverse impacts on the setting of the setting of the existing landscape and settlement.*

3.34. Given the settled context to the south and west of the Site, the inclusion of housing and internal roads, open space and footpaths within the scheme of development is consistent with the local environs in terms of use, scale and mass. The retention of the wooded framework and key ecological connections will result in an area of settlement that reflects the pattern, massing and grain of the landscape and townscape interface. The susceptibility of the landscape associated with the Site is at the lower end of the spectrum.

Landscape Sensitivity

3.35. At the lower end of the spectrum (low sensitivity) resources may be; low valued/undesignated landscapes, with no distinctive or sensitive features, with the potential to accommodate appropriately design development, and where adverse effects can be mitigated for.

3.36. At the higher end of the range are; those highly valued/designated landscapes recognised in policy, may contain landscape features that cannot accommodate development of the type proposed, and where mitigation measures are unable to avoid, compensate or offset the undue consequences which would arise.

3.37. From the desktop studies and fieldwork undertaken it is clear that the Site would be best classified as an area of mid-range sensitivity in the context of the landscape at the urban fringe of Copthorne, using the Council's own measures[16].

3.38. The HDA sensitivity study concludes that that the landscape of DOM 013 has 'moderate' sensitivity.

Value Attached to the Views

3.39. Having scoped out the distant vantage points and views from National Routes in respect of the remaining representative viewpoints, the value of views takes account of:

- Recognition of value attached to a particular view, associated to a heritage asset, or planning designation; and/or
- Indicators of the value through guidebooks, tourist maps, or historic references.

3.40. There are no locally valued views identified in published material relating to the local area. The Council's analysis concludes that the Site is judged to have moderate visual sensitivity, but this relies on views from routes arising from trespass on the land in the absence of permitted public access.

Susceptibility to Visual Change

3.41. For the purposes of the assessment, the susceptibility of people to changes in their views and visual experience is a function of the occupation of the people, the extent to which their attention or interest is focused on the views and the visual amenity they experience at a particular location.

3.42. It is noted that none of the vantage points identified by the assessment are either acknowledged or protected in policy as an important or key view, nor are any views recorded in published material on maps as being of local value or associated with an important landmark.

Visual Sensitivity

3.43. At the lower end of spectrum may be those people engaged in an activity which is not focused on the landscape or context of the person/people, where the views are infrequent, the representative or specific viewpoints are not associated with a valued landscape or asset.

3.44. At the higher end of the spectrum people are engaged in an activity whereby the focus of the visual experience is linked to the landscape context, the views are associated with a valued landscape or important assets/landmarks, and the number or people and frequency of the visual experience is high.

3.45. The HDA sensitivity study scores the visual sensitivity of DOM 013 as 3 (mid-point of the scoring system. The supporting text notes:

> *The southern fields overlooked by houses along the southern edge. Glimpses into the site from adjacent public rights of way, and from a limited number of dwellings adjacent to the north, otherwise well contained.*

3.46. The study concludes that overall, the visual sensitivity is judged to be *moderate*.

3.47. **Table 3.1** sets out the rationale to the classification of the value and susceptibility of each visual receptor (individuals or groups of people) for the purpose of the LVIA, and ultimately the sensitivity by way of reference to the spectrum

[16] The Council's analysis concludes that the area proposed for development (DOM 013) within the Site is of moderate sensitivity to change

Table 3.1: Visual Sensitivity Evaluation

Visual Receptor – This refers to the people not the location	Value	Susceptibility –	Sensitivity
People using the local public rights of way network (**Representative viewpoints 1, 3, and 5**)	There is local and district value to the Sussex Border Path However, the route as it passes through and around Copthorne it is appreciated as a component on and within the urban edge. The visual qualities are limited by the existing context. The value is in the mid-high range of the value spectrum.	Typically, people will be using the routes for recreational purposes as part of a daily route to work/local facilities. People are likely to be engaged with their visual environment. The visual susceptibility of these people lies at the mid-low range of the spectrum. Views are intermittent and the hedgerows and vegetative cover mean that the views are foreshortened and localised to the Site.	The sensitivity of people to visual change using these routes will be at the mid to high range of the spectrum.
People driving and walking the local road network orientated towards the site. (**Representative viewpoints 6 and 7)**)	The townscape and creates a predominantly urban character to the visual experience, the value of these views is at the lowest end of the spectrum. There are no important landmark features within the townscape that forms the composition to these views.	Views from these local roads are limited to breaks in the boundary planting and through the security fencing. Views tend to be focussed along the roads but may be experienced daily. The susceptibility of these people is within the mid to low range of the spectrum.	The sensitivity of these people to visual change is within the lower part of the spectrum.
People living in the properties adjacent to the site (**Represented by viewpoint 1**)	Properties benefit from an inward facing position on the edge of the settlement. The existing trees and other buildings limit the depth of the field of view. For this receptor group the value of the view will be within the middle of the spectrum. Those properties which overlook the site benefit from a substantial woodland belt which filter and screen views, the visual experience is one contained by vegetation and not open views across the countryside.	Residents experience their environment daily, particularly they will be susceptible to change viewed from those rooms occupied in daylight hours. The intervening vegetation will reduce the susceptibility of the residents to visual change.	The sensitivity of these people to visual change is at the mid to high range of the spectrum.

Section 4: Design Evolution and Mitigation Measures

4.1. Mitigation measures are those measures, both incorporated into, or dismissed during the design process to:

- Prevent/avoid adverse effects,
- Reduce effects; and, where possible,
- Offset or remedy (or compensate for) any significant adverse landscape and visual effects.

4.2. Enhancement measures are subtly different, as they seek to improve the landscape resource and the visual amenity of the area, over and above the baseline condition.

4.3. From a landscape and visual perspective, the following advice is provided on the approach to development of the site to ensure a landscape-led proposal which minimised the landscape and visual effects and optimized landscape benefits.

Initial Recommendations –

4.4. The advice provided draws upon:

- Policy requirements
- Published landscape and management guidelines.
- Professional observations and experience

Policy Requirements[17]

4.5. CS Policy CSP 18: Character and Design– development must (amongst other things)

> *"…reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.".*

4.6. The Tandridge Local Plan, Part 2: Detailed Policies, 2014-2029 sets out the landscape and Green Infrastructure (GI)requirements in DP19, in respect of landscape matters these note:

> *There will be a presumption in favour of development proposals which seek to:*
>
> *1. Protect, enhance or increase the provision of, and access to the network of multi-functional Green Infrastructure (GI);*

4.7. Developing a scheme alongside the technical advice of the appropriate consultants should retain the most valuable and beneficial assets and seek a scheme of landscape mitigation to provide an overall enhancement of the quality and breadth of landscape and GI resources within the site.

Published Guidance

Surrey Landscape Character Assessment: Tandridge District

4.8. The guidance for accommodating new development within the Horley to Swaynesland Low weald Farmland character area includes the following, with those relevant to the project emboldened:

- *Conserve the rural, largely unsettled landscape.*
- ***Conserve the pattern and character of existing settlements, resisting spread and coalescence of settlement.[18]***
- ***Conserve and enhance the landscape setting to villages and edge of settlement.***
- ***Any new development should conserve the enclosure and vegetated character of the surrounding landscape.***
- ***Built form to be integrated by woodland edges, shaws, hedgerows and open areas linked to the existing network.***
- *Ensure new development respects existing rural characteristics and conserves distinctive open areas, greens and commons.*
- ***Encourage and new built development including sympathetic contemporary architecture to respect local characteristics, through high quality detailing and use of local pattern and building materials. Refer to Surrey design guidance; Surrey Design (Surrey Local Government Association).***
- *Ensure farmstead or other agricultural conversions are sensitive to surrounding landscape, with consideration given to design of new domestic curtilages and boundary treatments.*
- *New transport or other infrastructure to be integrated in to the landscape by careful siting and additional planting that respects the scale and pattern of the landscape.*
- ***Ensure new development does not impact on the existing 'dark skies' within this sparsely settled area. Ensure design of lighting and signage respects rural location, biodiversity and dark skies area[19].***
- ***Encourage the use of appropriate surfacing, materials and signage for public rights of way footpaths, and cycle ways to minimise the impact on the landscape and character of the open countryside.***

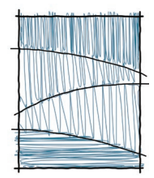
Copthorne Landscape and Visual Assessment for an Extended Settlement[20]

4.9. As part of the Council's evidence base HDA was instructed to prepare preliminary assessments of settlement expansion areas . In respect of Copthorne the indicative study area encompasses the application site (**Figure 4.1**). The purpose of the assessment is summarised as:

> *Hankinson Duckett Associates has carried out a landscape and visual appraisal of seven concept areas identified by Tandridge District Council as being potential options for new settlements or substantial extensions to existing settlements.*

[17] Tandridge District Core Strategy, Adopted October 2008
[18] The Councils Capacity and Sensitivity Study, 2016 notes that the Site makes no contribution to separation between settlements.

[19] The Site does not fall within a designated dark skies area.
[20] TANDRIDGE DISTRICT LANDSCAPE AND VISUAL ASSESSMENT Concept areas for new and extended settlements.



Concept areas assessed would amount to 145ha and include 69ha of residential land (approximately 2000 units), 66ha of public open space and sustainable drainage and a new local or village centre of approximately 10ha, to include a primary school, local facilities and 2.5ha of employment land. The location of each concept area has been determined within the context of a larger study area, so as to provide a best fit with the surrounding landscape.

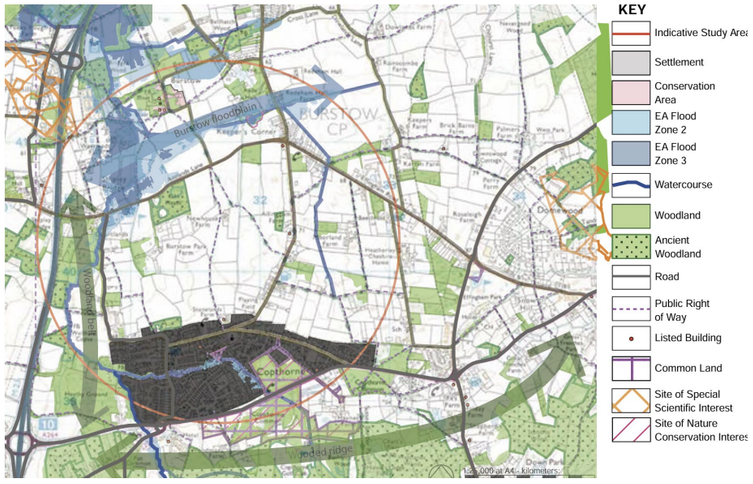


Figure 4.1: Extract of Figure 4.1 in the LVA for Copthorne

4.10. The assessment notes the following:

> *Land to the east of the study area, beyond Copthorne Bank, is mainly small-scale rectilinear fields, in pasture, which are enclosed by mature hedgerows and woodland. The well-developed landscape structure of this eastern area substantially screens and separates the study area from the wider landscapes to the east. The eastern and western character areas do not have a high level of landscape capacity for development given the scale and landscape structure. However, the containment afforded by these character areas could form the basis of new settlement boundaries north of Copthorne.*

4.11. The visual analysis focussed on the visibility of the central area of the study area.

4.12. In conclusion the analysis indicated that a settlement extension to the central portion of the study area (circa 69ha) could accommodate residential growth, with a common edge to Copthorne village.

4.13. In contrast, the land to the east, including the application site, is indicates as being constrained and not suitable for <u>significant</u> residential development. In part this relates to the lack of direct vehicular points of access to link the expansion area to the village.

4.14. In terms of the relevance of this analysis to the design response the following is noted:

4.14.1. Green field development sites are necessary to deliver new housing in the district (up to 69ha in the vicinity of Copthorne).

4.14.2. The application is visually and physically contained, therefore limiting the potential visual and landscape effects.

4.14.3. The capacity study (completed in the same timeframe) recognised that the application site (DOM 013) had moderate capacity to accommodate residential development compared to the surrounding land parcels which were judged to have low or low/medium capacity.

4.14.4. A solution is needed for access and increased permeability to connect the area of growth and the existing village.

Professional Advice

4.15. Following completion of the baseline analysis the following advice has been provided to the applicant's design and technical team.

Prevent/Avoid Adverse Effects

4.16. Strategically, the Site is positioned outside of any protected or valued landscapes. It is located within a landscape which has reduced rurality, tranquility, and wildness and is closely associated with the existing settlement of Copthorne.

4.17. The redline relates to that part of the landscape with the relatively higher capacity to accommodate residential development in the context of the landscape north and east of Copthorne.

4.18. Development should be located within the retained field boundaries to break up the built form and provide a mature setting to the new housing.

4.19. In addition, the following avoidance measures are recommended:

- Retain the network of hedgerows to respect the pattern and grain for the landscape as a framework to the scheme of development, thus ensuring the development benefits from a high degree of enclosure.
- Retain the existing trees as local landmarks and aid legibility with the scheme and provide continuity of these features as part of the development framework.

Reduce Effects

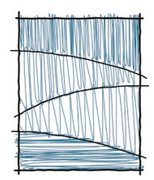
4.20. The following measure are recommended to minimise adverse effects:

- Careful consideration of the internal road and footpath alignments to ensure breaks in the wooded tree belts are minimised and located where the tree stock is relatively weaker in quantum and condition, thereby protecting the most valuable arboricultural assets.
- Seek to accommodate changes arising from the built development by positioning this in proximity to the existing settlement edge and residential areas.
- Include new vegetation as part of the masterplan to reinforce the defining characteristics and wooded qualities of the landscape.
- Avoid reflective and bright tone in the materials used in the elevational treatments, consider neutral and natural tones.

Enhancement Measures

4.21. The recommendations provided by Leyton Place to the design team include

- Protection and enhancement of the footpath along the northern and eastern boundaries to ensure it becomes a positive element of the settlement grain and not subsumed by housing. Retain and extend the positive qualities of this landscape (its character and form) and recreational asset.
- Provide for footpath connections to link with the existing public rights of way and enhance connectivity for the residents with the wider landscape.
- Provide opportunities to access open space within the development from the footpaths to diversify the type of routes and connections on the settlement edge.



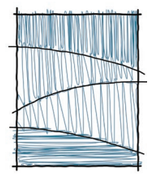
Provide routes within green corridors to complement the existing urban routes available to the community.

- Diversification of the age of vegetation within the Site through the provision of new planting with a varied specification of age and stock size.
- Provide new habitats and amenity spaces to enhance the environment for nature and people and achieve enhanced functionality of the GI provision in the area.

Iterative Design Approach

4.22. Notably since the initial recommendations were provided to the applicant's team, other technical disciplines provided inputs to the constraints mapping which has refined the developable inputs. The resulting scheme of development has had the benefit of inputs from all technical advisors.

4.23. The principal landscape and visual mitigation measure recommendations remain embedded in the resultant parameter plans and illustrative drawings.



Section 5: Consideration of Landscape and Visual Magnitude of Change

5.1. GLVIA3 recognises the importance of professional judgement in undertaking the assessment of effects. To overcome the potential problems associated with the over-reliance on matrices and tabular summaries of effects, which have typically been used in the past, in the latest guidance there is a greater emphasis on the need for narrative text describing the landscape and visual effect and the judgements made on their significance.

5.2. The significance of the effect is a function of the sensitivity of the resource or receptor and the magnitude of the change. Having determined the sensitivity of the landscape and visual receptors in section 3 above, **Tables 5.1** and **5.2** set out the degree to which the landscape and visual environment is changed (magnitude of change) and how these changes are brought about.

5.3. GLVIA3 (paragraph 6.29) states:

> *"…effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity."*

5.4. GLVIA3 does not, however, state how negative or positive effects should be assessed and therefore becomes a matter of subjective judgement rather than reasoned criteria.

Magnitude of Landscape Change

5.5. At the lower end of the spectrum the degree of change may be small, and the loss/addition of landscape features affecting only a limited proportion of the total extent to which the resource contributes to the character. The changes may be entirely consistent with the context, and the geographic extent over which the effects occur may be localised.

5.6. At the higher end of the spectrum the change may be over an extensive area with a high proportion of landscape elements which contribute the character of the area being lost or altered. The change may be at odds and incongruent with the context within which it occurs.

5.7. As noted in 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA 3)':

> *"For magnitude of effect, it is likely that the size/scale of effect will be the most important factor, with geographical extent and duration/reversibility considered as 'modifiers'. When taking account of geographic extent and duration, care should be taken to ensure that the resulting magnitude if effect judgement is not understated. The focus should be on what would be affected and where, not restricted to the proportion of a landscape character rea or designated area affected."*

Magnitude of Visual Change

5.8. At the lower end of the spectrum the visual change may be small scale with no notable loss or addition to the view, the change is consistent with the baseline context and will not give rise a contrast in elements, form, colour, and line, whilst the views are likely to be fleeting, glimpsed, or viewed infrequently.

5.9. At the higher end of the spectrum the changes will be large scale, with losses of key elements in the view and/or additional features which may be incongruent in the composition. There is likely to be contrast in scale, form, line and colour and the changes will affect a sizable proportion of the view, be fully visible. The duration of the view is likely to be prolonged and frequent.

5.10. Similarly, in the Notes and Clarification document it is noted that:

> *"Geographic extent should reflect the relevance of the location and spread of effects as a 'modifier' to the scale of effect so that it does not understate the magnitude of effects for extensive receptors such as people using long-distance footpaths."*

Lighting Effects

5.11. This is not a dark environment, changes to the lighting character will be consistent with the setting of the Site.

5.12. The analysis of the baseline situation and design response indicates that geographically the changes (landscape and visual) arising are likely to be experiences in respect of a limited area within the Visual Envelope.

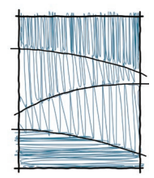
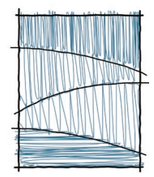


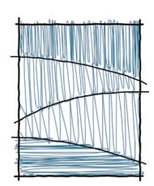
Table 5.1: Magnitude of Landscape Change

Landscape Receptor –	Sensitivity	Description of Change Construction Phase	Description of Change Completed Development	Magnitude of Change
WF3 Horley to Swaynesland Low Weald Farmland LCA	As determined through the Council's studies and assessments landscape impacts will be localised to the site. The physical containment means that the impacts will be geographically restricted to the site. The wider landscape will not experience any direct changes.			
Characteristic aspects of WF3 Horley to Swaynesland Low Weald Farmland				
Pattern and grain of the landscape, manifest by areas of smaller pastoral fields. Relationship with and character of the townscape of Copthorne.	The sensitivity of the site to accommodate the Proposed Development is in the mid-range of the spectrum.	During the construction phase the character and appearance of the Site will completely change (physically and perceptually). The dynamic activities during the site clearance phase including undertaking preliminary works, the presence of construction traffic and changes to the landform and components of the landscape will be incongruent to the baseline situation and nearby townscape and adjoining open landscapes. The impacts will diminish across the landscape from the Site. Beyond the area over which the site has any influence there will be no change to the character of the landscape. The transitional tranquility qualities from the new settlement edge to countryside will reflect and improve on the current relationship which is abrupt.	Following the completion of the development the character of the site, whilst altering from its current condition and character will complement and reflect the current settlement edge. The changes are consistent with the existing townscape context and deliver community and social benefits to the existing and future residents. 57% of the Site will remain undeveloped. In accordance with the published guidance the following matters will be facilitated through the parameter plans, with refinement and detailing through the RMA as part of the comprehensive scheme of development and the landscape strategy: • Conservation of the pattern and character of existing settlements, resisting spread and coalescence of settlements. • Conservation and enhancement the landscape setting to Copthorne, through delivery of housing that reflects the character of the existing settlement in townscape terms, and transitions to the rural landscape through the green corridors linking the village and its countryside setting. • The development will conserve the enclosure and vegetated character of the surrounding landscape. • Built form will be integrated by woodland edges, hedgerows and open areas linked to the existing and new network of GI. • Subject to RMA the built development will include sympathetic contemporary architecture to respect local characteristics,	The changes during the construction phase within the Site and perceptually experienced in the immediate environs will be at the highest end of the spectrum (short-term) and adverse in nature. On completion the long-term effects will be at the mid-range of the spectrum. In both instances the effects will be experienced over a highly localised area and be neutral in nature. Whilst the change from farmland to housing is adverse, the provision of a new component to Copthorne which complement and reflect the townscape qualities, creating a new townscape character can be seen as a positive outcome of the design approach. The proposals have been developed in recognition of the key characteristics and respond positively to the guidelines for the character area.



Landscape Receptor –	Sensitivity	Description of Change Construction Phase	Description of Change Completed Development	Magnitude of Change
			through high quality detailing and use of local pattern and building materials • Ensure new development does not impact on the existing 'dark skies' within this sparsely settled area. Ensure design of lighting and signage respects rural location, biodiversity and dark skies area[21]. • Subject to RMA, the scheme can provide for the use of appropriate surfacing, materials and signage for public rights of way footpaths, and cycle ways to minimise the impact on the landscape and character of the open countryside.	
Vegetative Cover – The consistent network of tree belts, mature hedgerows and dispersed blocks of woodland	The sensitivity of the vegetation to the development proposed is in the mid-to-high range on the spectrum. The vegetation makes a positive and defining contribution to the character of the area.	During the construction phase (based on the adoption of appropriate construction management strategies) the retained vegetation will be contained within BS compliant protective fencing (see Tree Protection Plan). There will be some tree removal (as shown in the Tree Survey and Report) to accommodate the new access arrangements and internal road layout. A total of 19 trees will be removed.	The masterplan strategy includes the retention of the existing wooded framework and field boundaries along with the provision of new tree planting, areas of scrub and hedgerows within the Site. There will be a net gain in respect of tree cover. The nature of tree growth means that it will be a number of years before the functionality of the new trees will be equivalent to those lost. It is considered that at year 15 the trees will be visually prominent and positively contributing to climate change mitigation, food production, biodiversity enhancement, and local distinctiveness functionality of the GI.	During the construction phase the impacts will be adverse, short-term, and localised. The magnitude of effect is within the lower range of the spectrum, due to the quality of the vegetation loss, the area over which the loss occurs, and the overall proportion of trees retained v. trees removed. The nature of the change is adverse. Post construction and with the maturation of the new planting, open space and tree belts and their on-going management would result in a mid-high, beneficial magnitude of change.
The character and alignment of the Sussex Border Path - Clay Hill Lane and the local footpath routes and Public Rights of Way lined with well-maintained hedges. .	The sensitivity of the footpath is in the mid-to-high range on the spectrum. This is a recognised and published route and benefits a wide community of residents and visitors.	During the construction phase (based on the adoption of appropriate construction management strategies), where necessary health and safety reasons fencing will be erected to protect users of the footpath. There will be no direct impact on the Sussex Border Path.	On completion of the development the footpath will continue to be set within a green corridor (northern edge) with housing set back from the route (further south than existing properties on Clay Hill Lane). There will be no discernible change to the context of the route to the east.	The changes during the construction phase will be highly localised, short-term and at the low to mid-range of the spectrum. and adverse in nature. The magnitude of change once complete will be at the low to mid-range of the spectrum, in respect of

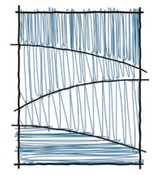
[21] The Site does not fall within a designated dark skies area.



Landscape Receptor –	Sensitivity	Description of Change Construction Phase	Description of Change Completed Development	Magnitude of Change
			There will be an increase in accessible space and footpaths for local people to enhance recreational opportunities.	the character of the footpath. The scheme includes extensive areas of connected and accessible open space, which is a positive outcome for the local community

Table 5.2: Magnitude of Visual Change

Visual Receptor – This refers to the people not the location – the viewpoints which represent the groups of people are noted.	Sensitivity	Description of Change Construction Phase	Description of Change Completed Development	Magnitude of Change
People using the local public rights of way network (**Representative viewpoints 1, 3, and 5**)	The sensitivity of people to visual change using these routes will be at the mid to high range of the spectrum.	During the construction phase the views from the Sussex Border Path for the short section of the route in proximity to the Site will be the subject of regular change, including seeing activities and elements which are incongruent with the baseline situation. Protective hoarding may limit this visual experience whilst also foreshortening and blocking views. Views will be subject to frequent disruptions and obstruction from the presence of machinery and fencing associated with the construction phase.	On completion housing will be visible, with trees in the open space and street trees softening the appearance of the buildings. The views of new homes will be experienced in the context of the residential properties on Clay Hill Lane and Copthorne Bank as people move along the road network. Positive aspects of the view on completion include the increased presence of trees and vegetation. For some people new buildings will be a negative component of the visual composition, depending on the preference of individuals. No landmarks will be obscured, the depth of the field of view will be reduced, but the retained open land immediately south of the Sussex Border Path will minimise the impact on immediate and close-range views. Over time the maturation of the new tree planting on-site will reduce the visibility of the new dwellings.	The magnitude of effect during the construction phase will be at the higher end of the spectrum, short-term and adverse in nature. On completion the magnitude of change will be at the mid-high range of the spectrum of a mixed nature
People driving and walking the local road network orientated towards the site. (**Representative viewpoints 6 and 7**))	The sensitivity of these people to visual change is within the lower part of the spectrum.	During the construction phase the views from the nearby road network, primarily Copthorne Bank, will be the subject of regular change, including seeing activities and elements which are incongruent with the baseline situation.	Once completed the development will be read as a continuum of the existing visual composition, with housing set back from the road, behind mature trees and new tree planting, interspersed with open and vegetated open spaces. New tree planting on the boundary of the Site will continue to filter and soften views of the housing from the road network.	Generally, the magnitude of effect during the construction phase will be at the higher end of the spectrum, short-term and adverse in nature. Following completion of the development, the magnitude of the change will be at the mid-range of the spectrum of magnitude, adverse in nature for the first 5 years then transitioning to neutral over time as the new development becomes assimilated into the character of the road corridor.



Visual Receptor – This refers to the people not the location – the viewpoints which represent the groups of people are noted.	Sensitivity	Description of Change Construction Phase	Description of Change Completed Development	Magnitude of Change
People living in the properties adjacent to the site (**Represented by viewpoint 1**)	The sensitivity of these people to visual change is at the mid to high range of the spectrum.	Construction activities, equipment, and the phasing of change will result in frequent changes in views. The change in view will be primarily experienced from first floor windows from those properties bordering the site. The visual change will be filtered by the presence of mature trees and vegetation on the northern edge of Copthorne.	For neighbouring residents, the visual change will be tempered by the orientation of the properties and the intervening vegetation.	The magnitude of effect during the construction phase will be at the higher end of the spectrum, localised and adverse in nature. The duration of the effect will be short-term. On completion the magnitude of change will be at the lower end of the spectrum due to the efficacy of the existing and new tree planting. There will only be a low level of intervisibility with the new housing.

Section 6: Assessment of Effects

6.1. The determination of the significance of the effect is a function of the sensitivity of the landscape resource or visual receptor (section 3) and the magnitude of change that resource or receptor experiences.

6.2. These issues are combined to inform the judgement on the overall significance of effect. A summary of landscape and visual effects is set out in **Table 6.2** and **Table 6.3.**

6.3. Significant effects are **emboldened**, and the nature of the effects are coded

Adverse Effect
Neutral effect
Beneficial effect

6.4. GLVIA, para 4.37 does note that enhancement measures may include:

Provision of new local landscape character and local distinctiveness

Assist in meeting landscape management objectives for the area.

Address specific issues and/or opportunities for example habitat improvement...

6.5. In Notes and Clarification of Aspects of GLVIA 4(1) records:

In considering whether design elements constitute enhancement, clear separation must be maintained between project design aims and LVIA. For instance, the provision of a sports pitch may be an enhancement to local recreation facilities but still have adverse effects on landscape character.

6.6. This distinction is adopted in the assessment of the effects in **Tables 6.2** and **6.3**. To understand the benefits relating to the functionality of the Green Infrastructure and delivery of policy objectives **Table 6.1** sets out the provision of landscape enhancements and achievement of multifunctional GI.

6.7. It is recognised within the landscape and wider planning profession that Green Infrastructure (GI) should be integral to the design and layout of new areas of housing. Green Infrastructure is explored in the Landscape Institute's position papers (2009[22], 2011[23] and 2013[24]) which the author of this LVIA contributed to.

6.8. The concept of GI is to provide multifunctional landscapes and landscape assets and is illustrated on the Landscape Strategy Plan. The following table summarised the positive aspects of the landscape and Green Infrastructure Strategy as shown on the Parameters Plan drawing.

[22] Green Infrastructure: connected and multifunctional landscapes

[23] Local Green Infrastructure Helping communities make the most of their landscape.

[24] Green Infrastructure – An integrated approach to land use

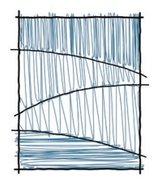


Table 6.1:Green Infrastructure Analysis

Landscape Institute's GI recognised functionality	*Observations*
Climate change adaption *– Even a modest increase in tree canopy cover can significantly reduce the urban heat island effect via evapotranspiration and shading, as well as improving air quality, which often suffers because of higher temperatures*	There will be limited tree loss as a result of the proposals. The full extent of tree loss is shown in the report prepared by Arbortrack Systems Limited. The loss is locationally restricted to the points where the internal roads will breach the existing hedgelines. New tree planting will be distributed through the site to deliver the following: • Reinforcement of the existing vegetive features to ensure its longevity as a feature in the townscape and provide shade within the residential area and associated open space. • Street trees to break up the appearance of the built form and provide shade within the development. • The scheme provides opportunities to accommodate a greater quantum of trees to be planted than removed.
Climate change mitigation*, well-designed and managed GI can encourage people to travel in a more sustainable way, such as cycling and walking.*	The geographic location of the site, in close proximity and adjacent to the existing network of pedestrian footpaths, means occupants of the new development have the option to walk to the facilities within the settlement. The open space will provide safe and attractive links within landscaped areas and on tree-lined streets to make the cycling and walking routes an attractive and safe alternative to the car.
Water management *GI is a good approach for managing flood risk. This can involve placing sustainable drainage systems (SUDs) in developments to attenuate surface water runoff and enhance biodiversity and recreation.*	The scheme provides for a series of new features to slow the infiltration rate of surface water. Swales which connect the drainage basins will be included in the open spaces. The profile of the SUDS elements can be designed to deliver a variety of new ecological habitats and incorporate different plants to enhance the visual amenity of the feature.
Food production *Creating space for food production through allotments and community gardens and orchards, increases access to healthy food, provides educational opportunities, contributes to food security, and reconnects communities with their local environment. Connecting local communities with these assets via footpaths and cycleways can encourage this reconnection further.*	The land is currently managed as pasture, which makes only a limited contribution to food production, if the pasture is grazed by sheep or cattle. To counterbalance the loss of farmland, the open space should include the provision of fruit trees (nuts and fruits) for local people to harvest. The open space is positioned in close proximity to the community it serves and is accessible to the wider residential population through the existing network of footpaths. Subject to approval by TDC, the scheme can be designed to incorporate fruiting species to enhance the type of local cropping available to the community.
Biodiversity enhancement*, corridors, and linkages- the role of GI in providing wildlife habitat in both urban and rural areas is well established but taking a landscape-scale approach to the planning, design and management of connected GI assets provides the framework within which species migration can more readily occur in response to environmental pressures such as climate change.*	The Ecological Impact Assessment sets out the suite of ecological benefits which will be delivered as part of the development. From a GI perspective, the benefits can be summarised as: • Retention and enhancement of Lowland Meadow habitat. • Provision of new areas of shrub and tree planting (contribution to foraging and nesting habitat) • Retention of existing hedgerows and planting of new native hedgerows to provide wildlife corridors • A mixture of on-site and off-site enhancements are proposed for biodiversity, to be supplemented with the purchase of biodiversity units from a suitable habitat bank to ensure that the development will achieve biodiversity net gain • Further details of the BNG Assessment will be provided as part of a Biodiversity Impact Calculation report and details of protected species surveys within an EcIA report.
Recreation and health*, accessible GI provides important opportunities for informal and active recreation. Ensuring that these assets are provided in close proximity to people's homes, are maintained properly, and are designed with the needs of local communities*	The Site is located in proximity to the Sussex Border Path and urban pedestrian routes but currently there is no public access onto the land. The provision of open space immediately accessible to the existing community on the edge of Copthorne means residents have a greater quantum of accessible land in close proximity to their homes.

Landscape Institute's GI recognised functionality	*Observations*
in mind, is critical to their positive role in public health and wellbeing.	
Economic values *Quality green space can have a major positive impact on land and property markets, creating settings for investment and acting as a catalyst for wider regeneration.*	The location of the site and its accessibility to the local network of footpaths, being positioned near to existing sport facilities with properties fronting and framing the open space, a well-design scheme is likely to have a positive effect on the profile and value of the development for those who occupy it.
Local distinctiveness *Well-designed and managed GI assets, particularly those that engage local communities, and which relate to landscape character and heritage, can enhance local sense of place and foster community spirit.*	The layout and use of materials reflecting the local vernacular can make a positive contribution to the character of Copthorne and create a distinctive sense of place on the edge of the settlement.
Stronger communities *GI can help in meeting a wide range of community needs. The spirit of the GI approach means that social, environmental, and economic potential is considered and optimised.*	With the assets noted above there are opportunities to build homes which can integrate with the existing community. The provision of new places to meet and recreate will be a benefit to the new residents and the existing community.

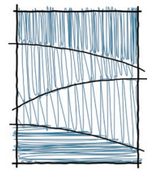
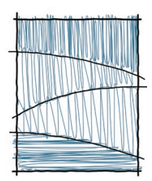


Table 6.2: Analysis of significance of landscape effects

Landscape Receptor –	Sensitivity	Magnitude of Change	Nature and Significance of Effect – including commentary
Characteristic aspects of WF3 Horley to Swaynesland Loca Weald Farmland Pattern and grain of the landscape, manifest by areas of smaller pastoral fields. Relationship with and character of the townscape of Copthorne.	The sensitivity of the site to accommodate the Proposed Development is in the **mid-range** of the spectrum.	The changes during the construction phase within the Site and perceptually experienced in the immediate environs will be at the **highest** end of the spectrum (short-term) and adverse in nature. On completion the long-term effects will be at the **mid-range** of the spectrum. In both instances the effects will be experienced over a highly localised area and be neutral in nature. Whilst the change from farmland to housing is adverse, the provision of a new component to Copthorne which complement and reflect the townscape qualities, creating a new townscape character can be seen as a positive outcome of the design approach. The proposals have been developed in recognition of the key characteristics and respond positively to the guidelines for the character area.	**Construction Phase** For the construction phase the effects will be **significant**, adverse and of short-term duration limited to the Site and the area over which it exerts an influence. The effects will be localised to the Site. **Development Phase** Whilst there will be a change to the character of the landscape within the site, the localised effect coupled with the manner in which the development will be appreciated as being consistent with the wooded character of the existing settlement edge, containing development within a well-treed framework. On completion the effects are relevant in the determination of the planning application but are not significant in the context of this assessment. The scale and geographic extent of the relevant LCA qualities moderates the potential effects on this landscape resource. The effects diminish across the landscape and will be negligible beyond the zone over which the Site exerts an influence.
Vegetative Cover – The consistent network of tree belts, mature hedgerows and dispersed blocks of woodland	The sensitivity of the vegetation to the development proposed is in the mid-to-high range on the spectrum. The vegetation makes a positive and defining contribution to the character of the area.	During the construction phase the impacts will be adverse, short-term, and localised. The magnitude of effect is within the lower range of the spectrum, due to the quality of the vegetation loss, the area over which the loss occurs, and the overall proportion of trees retained v. trees removed. The nature of the change is adverse. Post construction and with the maturation of the new planting, open space and tree belts and their on-going	**Construction Phase** During the construction phase the effects in respect of this resource are not significant. The vegetation removed as part of the construction phase is limited, localised, and will not notably impact on the vegetative aspect of the landscape. The scale of change is small in the context of the site, reducing in the wider landscape.



Landscape Receptor –	Sensitivity	Magnitude of Change	Nature and Significance of Effect – including commentary
		management would result in a mid-high, beneficial magnitude of change.	**Construction Phase** During the construction phase the effects in respect of this resource are not significant. The vegetation removed as part of the construction phase is limited, localised, and will not notably impact on the vegetative aspect of the landscape. The scale of change is small in the context of the site, reducing in the wider landscape.
			Development Phase On completion, and over time the effects of the proposals will increase tree cover and vegetative diversity, the effects in respect of this resource will be beneficial for the long-term and achieve the published objective for this characteristic feature of this landscape. The effect will not be significant in the context of the existing woodland character.
The character and alignment of the Sussex Border Path - Clay Hill Lane and the local footpath routes and Public Rights of Way lined with well-maintained hedges.	The sensitivity of the footpath is in the mid-to-high range on the spectrum. This is a recognised and published route and benefits a wide community of residents and visitors.	The changes during the construction phase will be highly localised, short-term and at the low to mid-range of the spectrum. and adverse in nature. The magnitude of change once complete will be at the low to mid-range of the spectrum, in respect of the character of the footpath. The scheme includes extensive areas of connected and accessible open space, which is a positive outcome for the local community	**Construction Phase** During the construction phase the effects in respect of this resource will not be significant. the impact will be experienced for a short segment of the footpath.
			Development Phase On completion the effects in respect of this resource will be **significant**. There will be new areas of accessible space for the new residents and wider community.

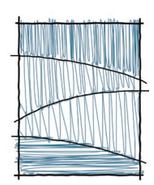


Table 6.3: Analysis of significance of visual effects

Visual Receptor – This refers to the people not the location – the viewpoints which represent the groups of people are noted.	Sensitivity	Magnitude of Change	Nature and Significance of Effect – including commentary
People using the local public rights of way network (**Representative viewpoints 1, 3, and 5**)	The sensitivity of people to visual change using these routes will be at the mid to high range of the spectrum.	The magnitude of effect during the construction phase will be at the higher end of the spectrum, short-term and adverse in nature. On completion the magnitude of change will be at the mid-high range of the spectrum of a mixed nature	**Construction Phase** During the construction phase the effects are **significant** and adverse, localised, and short-term. The effect on views will be experienced from a short section of the Bridleway.
			Development Phase On completion the changes will be determinative in the application process but not significant in terms of the assessment. There is no loss of views towards or of landmark features. Aesthetically the provision of housing set behind trees and within a wooded framework, thereby breaking up the extent to which the development is seen is appropriate. The inclusion of housing in a location which is appreciated as a settled landscape, in a form which complements and mirrors the townscape is a neutral change to views.
People driving and walking the local road network orientated towards the site. (**Representative viewpoints 6 and 7**))	The sensitivity of these people to visual change is within the lower part of the spectrum.	Generally, the magnitude of effect during the construction phase will be at the higher end of the spectrum, short-term and adverse in nature. Following completion of the development, the magnitude of the change will be at the mid-range of the spectrum of magnitude, adverse in nature for the first 5 years then transitioning to neutral over time as the new development becomes assimilated into the character of the road corridor.	**Construction Phase** During the construction phase the effects are not significant but are relevant to the determination of the application. They are adverse in nature, localised to a short section of Lingfield Road, and short-term in respect of the duration.
			Development Phase On completion the changes will not be significant. People passing the site will glimpse housing, but these will be less prominent in views from the road than the existing properties.
People living in the properties adjacent to the site (**Represented by viewpoint 1**)	The sensitivity of these people to visual change is at the mid to high range of the spectrum	The magnitude of effect during the construction phase will be at the higher end of the spectrum, localised and adverse in nature. The duration of the effect will be short-term.	**Construction Phase** During the construction phase the effects are **significant** and adverse, localised, and short-term.

Visual Receptor – This refers to the people not the location – the viewpoints which represent the groups of people are noted.	Sensitivity	Magnitude of Change	Nature and Significance of Effect – including commentary
		On completion the magnitude of change will be at the lower end of the spectrum due to the efficacy of the existing and new tree planting. There will only be a low level of intervisibility with the new housing	**Development Phase** The set back of the new dwellings from the site boundary, combined with the retained tree belt and new tree planting will result in a visual change but not to the degree that it should be regarded as significant. The effect is localised and neutral in nature due in part to the orientation of the existing properties, the length of the gardens and the physical and visual separation from the new dwellings.

Section 7: Summary and Conclusions

7.1. Following comprehensive baseline analysis, scheme iteration and testing of the emerging proposals, the applicant's team has worked together to prepare a scheme of development, demonstrated by the defined parameters.

7.2. In respect of the natural environment, as a point of fact, the site is not covered by specific policies listed in the NPPF, paragraph 11 (d) (i), footnote 7, including:

- Site of Special Scientific Interest;
- Local Green Space;
- Area of Outstanding Natural Beauty;
- National Park;
- Heritage Coast;
- Irreplaceable habitats;
- Areas at risk of flooding or coastal change; and
- Designated heritage assets.

7.3. The Site is in the Metropolitan Green Belt; this has been the subject of a separate assessment prepared by others on behalf of the applicant.

7.4. In respect of NPPF Paragraph 187 b) the landscape character of the area has been recognised in the development of the proposals. This is not a valued landscape (NPPF 187 a).

7.5. The locational benefits of the application site can be summarised as:

- Located adjoining existing areas of housing and close to the emerging settlement edge of Copthorne, utilising the existing infrastructure and thereby minimising impacts arising from creating new infrastructure;
- Out with any national statutorily designated landscape;
- Out with any setting of a statutorily designated landscape;
- Not within or near other designated landscapes, such as Ancient Woodland or Registered Historic Parks and Gardens;
- Not within or adjacent to a Conservation Area;
- Not within an NPPF 'valued landscape'.

7.6. As a primary measure of mitigation, the proposed development of the application site avoids direct adverse effects on sensitive and valued landscapes.

Approach to the design – Incorporating Mitigation

7.7. In accordance with GLVIA 3, Chapter 4: The Proposed Development, Design and Mitigation', and in particular paragraphs 4.5 and 4.6, the applicant has engaged with the technical team and the landscape advice provided at the outset of the design process.

7.8. The masterplan has been informed by comprehensive and detailed technical analysis. The team's collaborative design approach has responded positively to the environmental requirements and objectives of the published character assessment.

7.9. The proposed development is permeable in terms of access and visibility, and delivers a variety of spaces, functions, and environmental benefits and multifunctional Green Infrastructure.

7.10. The Applicant's team has taken a robust approach to the analysis of the locale its technical constraints and relationship with its context. The collaborative approach to the project is important as it has enabled a comprehensive solution to growth in a manner which responds to its context.

7.11. Mitigation measures are those measures, incorporated into the proposed development through the iterative design process to:

- Prevent/avoid adverse effects;
- Reduce effects; and, where possible;
- Offset or remedy (or compensate for) any significant adverse landscape and visual effects.

7.12. The measures are detailed in Section 4 of this LVIA.

7.13. It is inevitable that there will be significant effects of developing new homes on a green field site. With changes occurring when measures against the existing baseline resources.

7.14. To some extent these effects cannot be mitigated for, for example, loss of open grazing land. However, further mitigation measures are recommended to contain the effects to the site and minimise the disruption to the public, particularly those moving through the area. Such remedial measures, particularly relevant during the most disruptive phase (construction) which are likely to be controlled by planning conditions or legal requirement agreement include:

- Hoarding to site boundaries to minimise visual change and visual intrusion. This may reduce lower-level visual disturbance but not result in the avoidance of changes to the views;
- Application of appropriate planning conditions to deliver a suitable landscape scheme in line with the material which accompanies the panning application.
- Drafting and agreeing a Landscape Management Plan to ensure on-going management of the landscape and the features therein; and
- Tree protection measures to be erected pre-commencement.

7.15. The provision of new areas of townscape character (GLVIA, paragraph 4.37) recognises that enhancement measures may include:

- *Provision of new local landscape character and local distinctiveness*
- *Assist in meeting landscape management objectives for the area.*
- *Address specific issues and/or opportunities for example habitat improvement...*

7.16. These are all positive outcomes of the Scheme Proposals.

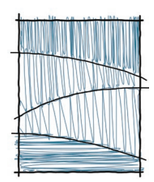
Overall Effects

Significant Landscape Effects

7.17. The assessment process has concluded that the following significant and adverse effects, taking account of the mitigation measures adopted and embedded through the design evolution, will arise from the construction and operational phases of the development:

7.17.1. Change on the physical elements of the site and alteration of the character through the construction of the new homes and associated internal roads. This is effect is short-term; the established housing will become a component of Copthorne Village and be appreciated as a new character area to this part of the settlement.

7.18. The provision of accessible spaces providing for a range of activities (in excess of policy requirements) is a significant long-term and beneficial effect of the proposals.



Significant Visual Effects

7.19. The assessment process has concluded that the following **significant** and **adverse** visual effects will arise during the construction phase, these effects will be short-term and localised:

7.19.1. The views of people using the Sussex Border Path for the section immediately bounding the application site.

7.19.2. Impacts on views of residents in those properties which overlook the site during the construction phase.

7.20. Generally, the significant adverse effects (both landscape and visual) are associated with the construction phase will persist in the short-term only and are localised to the site and its immediate environs.

Appendix LP1: Assessment Criteria and Glossary

Assessment Criteria and Spectrum 'ends'

As an introduction at paragraph 3.26 of GLVIA the following criteria are noted as the principal components to the assessment process:

i. Criteria for establishing sensitivity are:

- The susceptibility of the receptor to the type of change arising
- Value of the receptor

ii. Criteria for establishing magnitude of change include:

- Size and cale of the effect
- Geographic extent
- Duration and reversibility of the effect.

Within the LVIA the following criteria inform the professional judgements

'Landscape' criteria

Landscape Value

Landscape Value criteria (by reference to LI TGN 01/21)

- Natural heritage
- Cultural heritage
- Landscape condition
- Associations
- Distinctiveness
- Recreational
- Perceptual Qualities

These feed into the scale of classification of National/Internation, District and Local.

Landscape Susceptibility

The susceptibility criteria are the degree to which the change fits with the character based on:

- Pattern
- Grain
- Use
- scale
- massing
- ability to mitigate.

At the highest end of the 'susceptibility spectrum' is a landscape wherein changes in terms of the Proposed Scheme would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale, and mass. The Proposed Scheme would require extensive change to the topography, vegetative cover, or form of buildings.

Mid-way on the spectrum is a landscape wherein the Proposed Scheme has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.

At the lower end of the spectrum the Proposed Scheme is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale, and mass.

Landscape Sensitivity

In accordance with paragraph 3,26 of GLVIA, the criteria for assigning landscape sensitivity is a function of the susceptibility of the receptor and the value of the landscape.

At the lower end of the spectrum (low sensitivity) resources may be; low valued/undesignated landscapes, with no distinctive or sensitive features, with the potential to accommodate appropriately design development, and where adverse effects can be mitigated for.

At the higher end of the range are; those highly valued/designated landscapes recognised in policy, may contain landscape features that cannot accommodate development of the type proposed, and where mitigation measures are unable to avoid, compensate or offset the undue consequences which would arise.

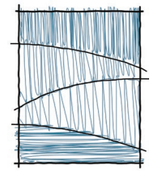
Magnitude of Landscape Change

In line with the suggested criteria in GLVIA (paragraphs 5.49 to 5.52) the criteria which inform the professional judgement on the magnitude of change are:

- The scale and degree of change – measured by reference to consistency with the baseline situation.
- The degree to which the change relates to characteristic elements (proportion of characteristic elements affected)
- The geographic extent over which the change is experienced.

At the lower end of the spectrum the degree of change may be small, and the loss/addition of landscape features affecting only a limited proportion of the total extent to which the resource contributes to the character. The changes may be entirely consistent with the context, and the geographic extent to which the effects occur may be localised.

At the higher end of the spectrum the change may be over an extensive area with a high proportion of landscape elements which contribute to the character of the area being lost or altered. The change may be at odds and incongruent with the context within which it occurs.



'Visual' Criteria

Value Attached to Views

The criteria for establishing the value of views are:

- Status of footpaths and pedestrian routes
- Value ascribed by designation
- Documented viewpoints

Susceptibility to Visual Change

The susceptibility criteria are set out in paragraphs 3.27 to 3.28 of the LVIA, these are considered with GLVIA 3 at paragraph 6.32, namely:

- Occupation of the people experiencing the view
- The focus in the visual context
- Duration and frequency of views

Visual Sensitivity

In accordance with paragraph 3,26 of GLVIA, the criteria for assigning visual sensitivity are the susceptibility of the receptor and the value of the view.

At the lower end of spectrum may be those people engaged in an activity which is not focused on the landscape or context of the person/people, where the views are infrequent, the representative or specific viewpoints are not associated with a valued landscape or asset.

At the higher end of the spectrum people are engaged in an activity whereby the focus of the visual experience is linked to the landscape context, the views are associated with a valued landscape or important assets/landmarks, and the number or people and frequency of the visual experience is high.

Magnitude of Visual Change

In line with GLVIA (paragraphs 6.38 to 6.41), the criteria which inform the professional judgement on the magnitude of change, are:

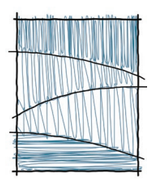
- Scale of change – proportion of view affected and components therein.
- Degree to which the change is consistent with the baseline composition.
- Duration of the visual change (as part of the journey

At the lower end of the spectrum the visual change may be small scale with no notable loss or addition to the view, the change is consistent with the baseline context and will not give rise to a contrast in elements, form, colour, and line, whilst the views are likely to be fleeting, glimpsed, or viewed infrequently.

At the higher end of the spectrum the changes will be large scale, with losses of key elements in the view and/or additional features which may be incongruent in the composition. There is likely to be a contrast in scale, form, line and colour and the changes will affect a sizable proportion of the view, be fully visible. The duration of the view is likely to be prolonged and frequent.

Glossary

Character	A distinct, recognisable, and consistent pattern of elements, features and qualities in the landscape that makes one landscape different from another, rather than better or worse.
Characteristics / elements	Features and qualities which make a particular contribution to distinctive character.
Characterisation	The process of identifying areas of similar character, classifying, and mapping them and describing their character.
Effects	These are the effects that result from the impacts (changes) of the Development. Direct effects are directly attributable to the Development, Indirect effects result indirectly from the proposed project but are because of the direct impacts, often occurring away from the Site, or because of a sequence of interrelationships or a complex pathway. They may be separated by distance of in time from the source of the impacts.
Element	Individual component parts of the landscape such as field boundaries, woodlands, patches of similar vegetation, outbuildings, structures, and rock outcrops.
Feature	Particularly prominent or eye-catching elements e.g., wooded hilltop or chapel, or a particular aspect of this project.
Impacts	The changes occurring because of the Development, the causation of effects.
Land Cover	Combinations of natural and man-made elements including vegetation that cover the land surface.
Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.
Landscape Character Areas	These are single unique areas which are the discrete geographical areas if a particular landscape type.
Landscape effects	Effects on the landscape as a resource in its own right.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape Value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
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.
Sense of Place	The unique experience that arises because of being in or walking through a particular locality, generally as a response to the specific characteristics and quality of the area.
Sensitivity (of Landscape)	The inherent sensitivity of the landscape itself, irrespective of the type of change that may occur. In this project, it is divided into cultural, ecological, and visual sensitivity. A term applied to specific receptors, combining judgments of the susceptibility: • of the receptor to the specific type of change or Development • proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect defined by significance criteria specific to the environmental topic.
Susceptibility	The ability of a defined landscape and visual receptor to accommodate the specific Development without undue negative consequences.
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	Effects on specific views and on the general visual amenity experienced by people.
Visual Envelope	An area validated by fieldwork from which the Proposals are visible from, typically informed by the ZTV (see below).
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of a Development.
Zone of Theoretical Visibility (ZTV)	A map showing areas of land within which a Development is theoretically visible.



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