

APPENDIX 1

HBA Landscape and Visual Appraisal (LVA) Methodology (Non-EIA)

HBA Landscape and Visual Appraisal Methodology (non-EIA)

- A1.1 The methodology used for the accompanying appraisal of landscape and visual effects is based on the guidance set out in the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The guidance sets out some differences between works carried out as part of an EIA and non-EIA work, although the approach to both is essentially the same. Assessment work carried out for non-EIA projects is referred to as a Landscape and Visual Appraisal (LVA).
- A1.2 GLVIA3 states that the role of a Landscape and Visual Impact Assessment (LVIA) is to “consider the effects of development on the landscape as a resource in its own right and the effects on views and visual amenity”. GLVIA3 refers to landscape in accordance with the definition adopted by the Council of Europe the European Landscape Convention 2002 i.e., “an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors”. The Convention is all encompassing, referring to natural, rural, urban and peri-urban areas, including land, inland water and marine areas and includes “*landscapes that might be considered outstanding as well as everyday or degraded landscapes*”. Its main thrust is landscape protection.
- A1.3 Set out below are tables containing the criteria used within the appraisal. The tables are:
- | | |
|---------|--|
| Table 1 | Landscape Condition |
| Table 2 | Landscape Receptor Value |
| Table 3 | Landscape Susceptibility |
| Table 4 | Magnitude of Landscape Effects – Thresholds |
| Table 5 | Visual Value |
| Table 6 | Susceptibility of Visual Receptors |
| Table 7 | Magnitude of Visual Effects – Thresholds |
| Table 8 | Hierarchy of Landscape and Visual Sensitivity |
| Table 9 | Importance of Effects Thresholds - Landscape or Visual Effects |
- A1.4 Despite the tables, it should be noted that there is necessarily scope for professional judgements to be made. The tables are there to clarify and support the appraisal, not solely as a mechanism to be applied in their own right irrespective of professional judgement. In this regard GLVIA3 stresses the need to avoid a formulaic approach to appraisal, also noting the need for proportionality, focus on likely significant effects and focus on what is likely to be important to the competent authority’s decision.
- A1.5 Landscape and visual effects are related subject areas but are considered separately. Landscape effects derive from changes in the natural and built environments which may give rise to changes in their fabric, character and quality and how these are experienced. Visual effects relate to the changes that arise in the composition of available views as a result of a development proposal.
- A1.6 Effects can be positive (beneficial), negative (adverse) and are sometimes neutral. Proposals frequently include both beneficial and adverse elements. These are taken into account in determining the ranking of effect recorded in the assessment. Neutral effects may most frequently occur where the change is very limited. A neutral effect may also occur where a visual change may be very discernible but is considered no better or worse than what it replaced

having regard to the context of the view, or where the beneficial elements are considered to be balanced by the adverse elements.

A1.7 The landscape and visual appraisals undertaken as part of this study have involved a combination of desktop study and field surveys with subsequent analysis and assessment, summarised below:

A1.8 Establishing the landscape and visual baseline:

- A review of relevant background data (including salient drawings and reports forming part of the planning application, planning policies, designations, OS and historic mapping, aerial photography and published Landscape Character Assessments, Studies and other relevant evidence base supporting documents).
- Field surveys of the site and surrounding area and inspection of publicly accessible views with consideration of private views for groups of properties and broad locations based upon the nearest available public location alongside professional judgement. Representative photographs will be taken during field work and will be presented in the LVIA in accordance with current best practice guidance from the Landscape Institute (currently under review). Where available, digital Zone of Theoretical mapping would have been generated prior to field surveys and this will be inspected and reviewed on the ground.
- Evaluation of the features and components of the landscape and their contribution to the landscape character, context and setting, based on the above desktop study and field work.
- Evaluation of the potential area in which the development may be visible, considering people (visual receptors) who may experience views, viewpoints and the nature of views based upon the above desktop study and field work.
- The landscape and visual baseline is based upon the site as it was at the time the appraisal is undertaken but, where appropriate, taking into account committed development and / or development allocations not yet implemented, where appropriate including a cumulative appraisal.
- Design: input into the ongoing design scheme as part of an iterative assessment and design process, reviewing initial design proposals and considering and advising upon mitigation options to avoid, reduce, or offset adverse landscape and visual effects and maximise opportunities for landscape integration and enhancement.

A1.9 Appraisal of landscape/townscape effects:

- Identification of the components of the landscape that are likely to be affected by the scheme (landscape receptors), such as overall character and any key characteristics, individual elements or features, and specific aesthetic or perceptual aspects.
- Review the design proposals and any mitigation measures proposed to avoid, reduce or offset significant adverse effects.
- Analysis of the development proposals and consideration of the potential landscape and visual effects of the Proposed Development on landscape receptors.
- Appraisal of the sensitivity of the landscape to the changes likely to arise from the development, combining judgements about:
 - The value attached to the landscape receptor; and
 - the susceptibility of the receptor to the type of change arising.

- Appraisal of the magnitude of effect, made up of judgements about:
 - The size and scale of the effect;
 - the geographical extent of the area that will be affected; and
 - the duration of the effect and its reversibility*.
- Appraisal of the importance of the effect on the landscape, (taking into consideration the sensitivity of the receptor and the magnitude of effect) at Winter Day 1 (or winter during construction whichever is the 'worse case') and Summer Year 10 or Year 15.

A1.10 Appraisal of visual effects:

- Identification of the likely visual effects of the development on visual receptors (people). Unless specifically instructed to do so, individual residential receptors will not be considered although comments may be included to summarise properties likely to be exposed to visual change.
- Appraisal of the sensitivity of visual receptors to the changes likely to arise from the development, combining judgements about:
 - The value attached to views; and
 - the susceptibility of the receptor to the type of change arising and the value attached to views).
- Consideration of the design proposals and mitigation measures proposed to avoid, reduce or offset significant adverse effects.
- Appraisal of the magnitude of effect, made up of judgements about:
 - the size and scale of the effect,
 - the geographical extent of the area that will be affected; and
 - the duration of the effect and its reversibility*.
- Appraisal of the importance of visual effects (taking into consideration the sensitivity of the receptor and the magnitude of effect) at Winter Day 1 (or winter during construction whichever is the 'worse case') and Summer Year 10 or Year 15.
- View lengths: Close to short distance 0m -100m, Middle distance 100m-500m, Long distance 500m-1500m, Very long distance 1500m+.

* Unless stated otherwise in the appraisal projects are usually assumed to be irreversible.

A1.11 In the accompanying appraisal, adverse effects ranked as **Moderate** or above are considered to be potentially determining landscape or visual issues, particularly where combined with other similar rankings.

A1.12 Unless noted otherwise, definitions are those contained in GLVIA3.

Assumptions / Limitations

A1.13 Where adverse effects have been predicted to reduce over time on account of proposed mitigation planting, it has been assumed that the planting will be subject to appropriate long-term management and maintenance so that the mitigation scheme establishes and performs the mitigation role identified.

A1.14 Unless noted otherwise in the appraisal, the Day 1 effects reported exclude any allowance for mitigation by planting unless advance planting has been carried out, but they will include

allowance for screening measures such as land raising, fencing and walls as may be appropriate.

- A1.15 Other key assumptions or limitations that have been made in undertaking the accompanying appraisal are set out in the body of the LVA report.

TABLE 1 – Landscape Condition (Quality)

TYPICAL EVALUATION CRITERIA FOR LANDSCAPE CONDITION	CONDITION
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in substantially unchanged / intact form as evidenced by reference to early historic mapping or other evidence. It will be likely to be well managed in a way that is sympathetic to its landscape type and form. It may be either representative or rare and could form part of a wider tract sharing the same or similar attributes. Does not require restoration.	Very Good ↕ Good ↕
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in generally unchanged / intact form as evidenced by reference to early historic mapping or other evidence. It will be likely to be managed in a way that is broadly sympathetic to its landscape type and form. It may not be either representative or rare and could form part of a wider tract sharing the same or similar attributes. Would / might benefit from modest restoration.	Ordinary ↕ Low ↕
EG: A landscape, including topographic form, features, pattern and visual attributes, that is in generally substantially changed / fragmented / heavily eroded form as evidenced by reference to early historic mapping or other evidence. It will be managed in a way that may be unsympathetic to its landscape type and form or it may be unmanaged. It may not be either representative or rare or form part of a wider tract sharing the same or similar attributes. Requires landscape creation and /or restoration.	Poor ↕ Very Poor

TABLE 2 - Landscape Receptor Value

TYPICAL LANDSCAPE RECEPTOR VALUE (to be read in conjunction with GLVIA Box 5.1 and TGN 02/21)	TYPICAL VALUE
EG: important components or particularly distinctive positive character and may be susceptible to relatively small changes. Usually all National Parks / AONB's and some areas with County / District notations and some Conservation Areas and settings of some Listed Buildings. May also be undesignated land. Probably only very limited minor detracting features. Landscape components may be nationally rare whilst locally abundant or locally rare but nationally abundant. Landscape condition likely to be good or very good. Likely to have specific biodiversity interest. Commonly would have significant literary or other cultural associations and high recreational value.	Exceptional ↕ High Value ↕
EG: an area of moderately positive characteristics and possibly reasonably tolerant of changes, occasionally parts of AONB's, Conservation Areas and settings of some Listed Buildings, usually County / District notations, and with few detracting features. May also be undesignated land. Landscape components not rare either nationally or locally. Landscape condition likely to be fair or good. Likely to have some biodiversity interest. May have significant literary or other cultural associations and good recreational value.	Medium Value ↕
EG: A relatively unimportant area, weak landscape structure or character, the nature of which is potentially tolerant of substantial change and probably has frequent detracting features. Usually undesignated land. Landscape components common nationally and locally. Landscape condition likely to be fair to poor. Likely to have relatively poor biodiversity interest. Unlikely to have significant literary or cultural associations. Some recreational value.	Low Value ↕
EG: A degraded landscape structure, characteristic landscape patterns and combinations of landform and landcover are masked by land use. Landscape components common nationally and locally. Landscape condition likely to be poor. Likely to have poor biodiversity interest. Unlikely to have literary or cultural associations. Little or no recreational value.	Poor Value

TABLE 3 - Landscape Susceptibility

TYPICAL EVALUATION CRITERIA FOR LANDSCAPE SUSCEPTIBILITY	TYPICAL SUSCEPTIBILITY
EG: A landscape, including topographic form, features and visual attributes, that would be unlikely to accommodate the specific proposed development without undue negative consequences including such issues such as being out of scale and out of character. Effective, in character, mitigation would be difficult to achieve, would be very unlikely to enhance.	High
	↕
EG: A landscape, including topographic form, features and visual attributes, that would be reasonably able to accommodate the specific proposed development without negative consequences including such issues such as in scale and character which and would not therefore be wholly out of character. Effective, in character, mitigation would be possible, but results may take time to be effective and exceptionally might give rise to an element of enhancement.	Medium
	↕
EG: A landscape, including topographic form, features and visual attributes, that would be likely to be able to accommodate the specific proposed development with not more than very minor negative consequences including such issues such as being in scale and character which and would therefore not be out of character. If required, effective, in character, mitigation would be readily achievable and could enhance.	Low

TABLE 4 - Magnitude of Landscape Effects – Thresholds

MAGNITUDE OF LANDSCAPE EFFECTS (Day 1 - excluding proposed "soft" mitigation)	MAGNITUDE
EG: Total loss or major alteration to key elements / features characteristics of the baseline i.e. predevelopment landscape and / or introduction of elements considered to be totally uncharacteristic when set within the attributes of the wider receiving landscape.	High Adverse
	↕
EG: Partial loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that may be prominent and may be considered to be substantially uncharacteristic when set within the attributes of the wider receiving landscape.	Medium Adverse
	↕
EG: Minor loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that may not be uncharacteristic when set within the attributes of the wider receiving landscape.	Low Adverse
	↕
EG: Very minor loss of or alteration to one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	Minimal / No change
	↕
EG: Very minor introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	Low Beneficial
	↕
EG: Moderate introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	Medium Beneficial
	↕
EG: Substantial introduction of one or more key elements / features / characteristics of the baseline i.e. predevelopment landscape and /or introduction of elements that are not uncharacteristic with the surrounding landscape.	High Beneficial

TABLE 5 - Visual Value

TYPICAL VISUAL RECEPTOR VALUES	TYPICAL VALUE
EG: A recognised view within, towards or across a designated landscape or heritage asset, or locally important feature of key importance to defining or appreciating the local context. Historic or published viewpoints either identified in published guidebooks or literature. Views from most rural public rights of way in such locations noted above. Views from private residences may fall into this category.	High ↓
EG: A view within, towards or across a locally important landscape or heritage feature, or important to defining or appreciating the local context. Viewpoints either identified in published local guidebooks or literature. Views from private residences may fall into this category.	Medium ↓
EG: A view of little intrinsic merit in the local context and does not add to an appreciation of the locality. Views from some public rights of way in such locations noted above. Views from private residences may fall into this category.	Low

TABLE 6 – Susceptibility of Visual Receptors – typical thresholds

TYPICAL DESCRIPTION	TYPICAL SUSCEPTIBILITY
EG. Visitors to nationally or international designated landscape, particularly at specific viewpoints or viewing places, where views of the landscape are fundamental to the experience. People engaged in specific activities for enjoyment of dark skies.	Very high
EG. Residents at home. Visitors to tourist hotspots, heritage assts or other attractions where views of the landscape are important to the experience. People engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape and on particular views, for example those on rural rights of way or using promoted walking and cycling routes. People travelling along promoted scenic routes.	High
EG. People engaged in outdoor recreation or travelling along public rights of way or local roads, which are not promoted routes but where an appreciation of the surrounding landscape may be relevant to the experience. People working outdoors.	Medium
EG. People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape. People travelling on major road, rail or other transport routes which are not recognised as scenic routes.	Low
EG. People working indoors.	Very Low

TABLE 7 - Magnitude of Visual Effect – Thresholds

RANK	MAGNITUDE OF VISUAL EFFECT (Day 1 - excluding proposed "soft" mitigation)
High ↓	EG: the majority of viewers affected / major change(s) in open direct close view or notable change in more distant view. Could be either adverse or beneficial.
Medium ↓	EG: many viewers affected / moderate change(s) in view, could be some fragmentation of view or sequence of views. Could be either adverse or beneficial.
Low ↓	EG: few viewers affected / minor change(s) in view or very small changes in wide scale /panoramic view or oblique / fragmented views etc. Could be either adverse or beneficial or possibly neutral.
No / Minimal	EG: few viewers affected / change(s) in view barely discernible. Could be either adverse or beneficial but usually neutral.

TABLE 8 - Hierarchy of Landscape/Townscape and Visual Sensitivity

LANDSCAPE / TOWNSCAPE SENSITIVITY or VISUAL SENSITIVITY			
Value	Susceptibility*		
	Low	Medium	High
High	Medium	Medium high	High
Medium	Medium low	Medium	Medium high
Low	Low	Medium low	Medium
Poor	Minimal / Low	Low / Medium low	Medium low
Refer to text for rankings of visual susceptibility of receptors adopted in this case			

TABLE 9 - Importance of Effects Thresholds – Landscape/Townscape or Visual effects

IMPORTANCE OF LANDSCAPE or VISUAL EFFECTS			
MAGNITUDE OF EFFECT	LANDSCAPE / TOWNSCAPE SENSITIVITY OR VISUAL SENSITIVITY		
	Low	Medium	High
High	Moderate Effect	Moderate / Substantial Effect	Substantial Effect
Medium	Slight Effect	Moderate Effect	Moderate / Substantial Effect
Low	Minimal / Slight Effect	Slight Effect	Moderate Effect
No / Minimal Change	No Effect	No / Minimal Effect	No / Minimal / Slight Effect
<i>Substantial adverse or beneficial effect</i> - where the proposal would cause a very significant deterioration or improvement in the landscape resource or visual appearance. Could be a determining issue in its own right. <i>Moderate adverse or beneficial effect</i> - where the proposal would cause a noticeable and clear deterioration or improvement in the landscape resource or visual appearance. Could be a determining issue, especially where combined with other similar rankings. <i>Slight adverse or beneficial effect</i> - where the proposal would cause a perceptible but small deterioration or improvement in the landscape resource or visual appearance. Unlikely to be a determining issue in its own right but will contribute to other landscape and / or visual effects in terms of overall effect. <i>Minimal adverse or beneficial effect</i> - where the proposal would cause a barely perceptible deterioration or improvement in the landscape resource or visual appearance. Can be regarded as “de minimis” or “not material” and may thus be regarded as neutral. <i>The colour coding of effects identifies the most important levels of effect.</i>			

APPENDIX 2

Ardingly Landscape Character Assessment (extracts), Hankinson Duckett Associates, 2012

Ardingly Landscape Character Assessment for Ardingly Parish Council



July 2012

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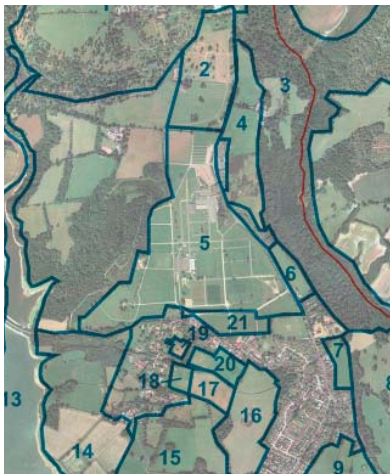
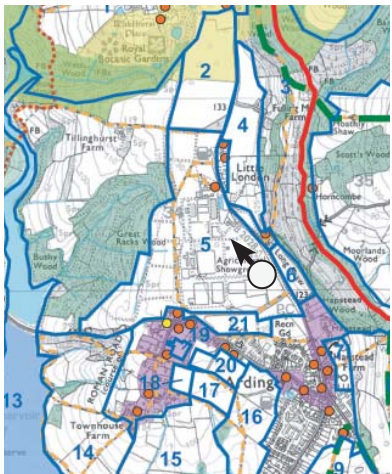
Appendix 1 – Existing Landscape Character Assessments

Appendix 2 – Analysis of Landscape Capacity

Character Area	Designations and policy	Historic Landscape Characterization	Landscape analysis	Characteristics that fall in line with AONB / Regional assessment	Capacity Summary (see Appendix 2 for analysis)
5 Ardingly Showground	- AONB - Borders Ardingly Conservation areas to south-west and south-east - Bolney Farm Listed building is located to the north-east of the character area. - Mid Sussex Local Plan; Policy AR5 - further development will not be permitted where excessive traffic would be generated	Sports fields Late 20th Century	• Located to the north of Ardingly and south of Wakehurst Place. Bordered by Selsfield Road to the east and Great Racks Wood to the west. • Situated on a plateau at 125m AOD. Gently sloping to the south. • Flat organised landscape with linear pattern of roads, tracks and paths used for the South of England Agricultural Show. • Linear tree planting along routeways • Closely mown grass • Public footpaths run through it • Some large low level buildings and car parking • Areas of Showground are fenced - 2m weldmesh • Recreation ground and school playing field to the south share characteristics • Low hedge forms eastern boundary. There is intervisibility between Showground and Selsfield Road. Signing and entrance features at vehicular entry points.	- Locally distinctive / important development / facility - Named as a visitor attraction in the Mid Sussex Landscape Character Assessment for the 'High Weald' character areas.	Urban influenced landscape on ridge top- although settlement would be inconsistent with due to existing built form, style and pattern of agricultural buildings. Sensitivity = Moderate Landscape Value = Moderate Capacity = Medium

 Parish character area with photograph location

Photograph showing key characteristics



Example of Showground buildings and fencing

Character Area	Designations and policy	Historic Landscape Characterization	Landscape analysis	Characteristics that fall in line with AONB / Regional assessment	Capacity Summary (see Appendix 2 for analysis)
21 Ardingly Showground South	- AONB - Public rights of way along northern and southern boundaries - Conservation area to south-west along Street Lane - Mid Sussex Local Plan; Policy AR5 - further development will not be permitted where excessive traffic would be generated	Sports fields Late 20th Century	• Located to the north of Ardingly and south of the main Ardingly Showground character area. Bordered by Street Lane to the west and the High Street to the east • Situated on a plateau at 115-125m AOD. Gently sloping to the south. • Flat organised landscape with linear pattern of tracks and paths. Used for recreation and overflow car parking for the South of England Agricultural Show. • Formal linear tree planting along routeways and strong hedgerow boundaries along the roadside boundaries to east and west. • Closely mown grass. • Public footpaths are located to the north and south with informal paths running through it. • Formal and open landscape influenced by Ardingly village and its use. The character is pleasant but is not representative of the wider AONB or High Weald. • Visual links and urban influence from Ardingly village to the south - forms part of the village edge. Views from the conservation area to the south-west are blocked by vegetation.	- Out of character with High Weald landscape - Part of Ardingly Showground, which is named as a visitor attraction in the Mid Sussex Landscape Character Assessment for the 'High Weald' character areas. - Village edge landscape	Flat organised landscape on ridge top with urban influences from Ardingly village. New development would have little influence on character of AONB Sensitivity = Sight Landscape Value = Moderate Capacity = Medium / High

Parish character area with photograph location



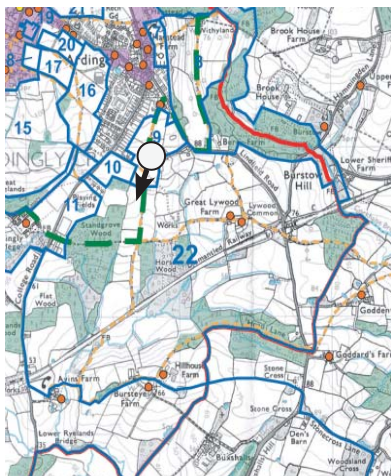
Photograph showing key characteristics



Character Area	Designations and policy	Historic Landscape Characterization	Landscape analysis	Characteristics that fall in line with AONB / Regional assessment	Capacity Summary (see Appendix 2 for analysis)
22 Ardingly Parish South-East High Weald	- AONB - Numerous footpaths including the High Weald Landscape Trail - Bluebell Railway line runs through it - Mid Sussex Local Plan; Policy AR2 - Council wish to retain Bluebell railway site for possible reinstatement - contains listed buildings	Mixture of Assart and informal landscapes Medieval / late 20th Century	• Landform of ridges and valleys, but with gentler slopes than those to the north of the parish. • Pockets of woodland, including Ancient and Ghyll woodland. Woodland generally located in valleys or along the railway line. • Bluebell railway line runs across the character area. • Settlement is limited to isolated farms, many of which are listed. • Only two roads within character area, but numerous public rights of way, including the High Weald Landscape Trail. • Frequent small watercourses and ponds. • Fields are generally small and irregular in shape.	- Dispersed settlement - Historic farmsteads - Ancient tracks - Ancient woodland - Small irregularly shaped fields - Medieval landscape - Gill streams	Landscape that is characteristic of the High Weald AONB Sensitivity = Substantial Landscape Value = Substantial Capacity = Negligible / Low



Parish character area with photograph location



Photograph showing key characteristics



Character Area	Designations and policy	Historic Landscape Characterization	Landscape analysis	Characteristics that fall in line with AONB / Regional assessment	Capacity Summary (see Appendix 2 for analysis)
23 Ardingly Parish South-West Valley	- AONB - The High Weald Landscape Trail runs through it - Contains Rivers Farmhouse Listed building	Mixture of Assart and informal landscapes Medieval / late 20th Century	• Rural valley landscape with undulating landform in place of the steep ridges and narrow valleys of the High Weald. • Extensive tree cover including pockets of woodland, with a large portion being Ancient woodland. • Two railway lines run across the character area. Roads are limited and there are fewer public rights of way in this character than in the High Weald. The High Weald Landscape Trail does run through the area - at the south west corner of Ardingly Parish. • Settlement is limited to isolated farms, many of which are listed. • Frequent small watercourses and ponds. • Fields are generally small and irregular in shape.	- Dispersed settlement - Historic farmsteads - Ancient tracks - Ancient woodland - Small irregularly shaped fields - Broad, undulating landform - Wide river valleys	Rural valley landscape with many of the characteristics of the High Weald AONB Sensitivity = Substantial Landscape Value = Substantial Capacity = Negligible / Low

 Parish character area with photograph location

Photograph showing key characteristics



Character Area	Designations and policy	Historic Landscape Characterization	Landscape analysis	Characteristics that fall in line with AONB / Regional assessment	Capacity Summary (see Appendix 2 for analysis)
24 Ardingly Parish North High Weald	- AONB - Large portion of woodland is a designated SSSI - Ancient woodland - Numerous public rights of way	Mixture of Assart and informal landscapes Medieval / late 20th Century	• Exemplary landscape of the High Weald AONB. • Generally enclosed and intimate but with some long views across valleys from ridge tops. • Well wooded landscape with irregular fields bound by hedgerows or woodland. Contains Wakehurst and Chiddingly Wood SSSI • Scattered farms and large houses joined by winding rural lanes, bound by hedges to either side. • Dramatic landform of ridges and steep sided valleys. Ghyll woodland present in valleys. • Good network of footpaths. • Frequent scattered ponds and Gill streams running through valleys.	- Dispersed settlement - Historic farmsteads - Ancient tracks - Ancient woodland - Small irregularly shaped fields - Medieval landscape - Deeply incised ridged and faulted landform - Gill streams	Exemplary landscape of the High Weald AONB Sensitivity = Major Landscape Value = Major Capacity = Negligible



Parish character area with photograph location

Photograph showing key characteristics



7 Summary and Conclusions

The summary and conclusions set out below relate to the brief described in the introduction of this report. The study has identified that the majority of landscape surrounding Ardingly has substantial landscape sensitivity and low landscape capacity for development (plan HDA 8). They are rural areas, inconsistent with the exiting settlement pattern of Ardingly and have limited existing urban influence. This falls in line with the High Weald AONB designation that extends across the Parish.

7.1 Key views

7.1.1 There are prominent views of the wider AONB landscape from a number of character areas, most notably numbers 8, 9 and 14. Areas 4, 6, 13, 16, and 24 also have long views out to the surrounding landscape. The ridgelines and densely wooded landscape limit views of Ardingly village settlement from most of the character areas. Any development within areas 4, 6, 7 and 8 would need to consider the views from the ridgelines to the east of the village. These areas currently form part of the wider view from locations including Pickeridge Farm and Highbrook.

7.2 Gap

The gap between the west and east sides of Ardingly village is maintained by character area 16 (Munnion Road Western High Weald), area 17 (Ardingly Southern Woodland) and, to a lesser extent, area 15 (Ardingly Southern Farmland). The high sensitivity of these landscapes, along with the sloping topography would mean that any development would be out of keeping with the existing settlement of Ardingly. Character areas 18 (Lissadell Northern Pasture), 19 (Church Lane Green Space) and 20 (Knowles Farm Southern Pasture) are much more enclosed and do not add significantly to the perception of a 'gap' between the two areas of settlement.

7.3 Sites with inherent landscape quality

7.3.1 Significant parts of the study area are intact, high quality landscapes (plan HDA 8). Out of the 24 character areas identified, 18 had Low to Negligible landscape Capacity. Landscape areas of particular value are: area 1 - Wakehurst Place Parkland, area 3 - Ardingly Western Ghyll Woodland, area 14 - Ardingly Western High Weald and area 24 - Ardingly Parish North High Weald. These are high quality landscapes which define the character of the Parish.

7.4 Sites that could have the capacity to accommodate further development

7.4.1 From the 24 character areas identified, 3 have been judged to have a medium landscape capacity and only two have a Medium / High landscape capacity. These have been found to be more suitable for development in landscape terms.

7.4.2 Whilst more suitable for development in landscape terms than the majority of character areas, careful consideration must be given to the extent and design of any developments within these areas, taking into account landscape conditions to avoid harmful effect on the surrounding landscape character. Below are the main advantages and disadvantages for development within each area.

7.4.3 The sites with Medium landscape capacity are:

- Area 5 – Ardingly Showground: The landscape is highly organised, artificial and in poorer condition than the surrounding countryside. It has more of an urban influence than the other character areas within the Parish. However the area also has very high cultural associations, with a long established use and is one of the key attractions of Ardingly.
- Area 6 – Long Shaw Eastern slopes: This is a small enclosed landscape to the north of Ardingly village. It is on the ridgeline, so new development would be in keeping with the general settlement pattern of the High Weald, although new housing within this area would substantially expand the village envelope to the north. Any development in this location would have to consider views from the ridgeline settlements to the east. The high quality hedgerow along the western boundary, adjacent to Selsfield Road, is an essential part of the landscape and would need to be retained.
- Area 20 – Knowles Farm Southern Pasture: These fields are flat, well contained by vegetation and are a typical village edge landscape that do not display many of the characteristics of the wider High Weald landscape character. Development within this area would have a limited impact on the surrounding AONB. This area is however close to Ardingly Conservation Area and a number of listed buildings, the setting of which would need to be considered if any development was to be proposed in this area.

7.4.4 The sites with Medium / High landscape capacity are:

- Area 7 – Ardingly Eastern Plateau: This character area is surrounded by housing on three sides, which gives it a strong urban influence. The eastern edge is well screened from much of the wider landscape, although the land use would need to take account of the limited views into the site from the ridge-tops to the east. New development in this area would be in keeping with the ridge-top settlement pattern of Ardingly and would be well placed to access local facilities. This area borders Ardingly Conservation Area (east) which also contains listed buildings, the setting of which would need to be considered if any development was to be proposed in this area. Access to any new development would also be a key issue.

- Area 21 – Ardingly Showground South: As with the Showground area to the north, the landscape is highly organised, artificial and in poorer condition than the surrounding countryside and is not typical of the character of the AONB. Its organised, artificial character and close proximity to the northern edge of Ardingly settlement present an urban influence and development within this area would be in keeping with the settlement pattern of Ardingly. The western edge of this area lies adjacent to Ardingly Conservation Area but there is a strong line of vegetation that screens any views of the character area from the road.

7.5 Preferred option

Our analysis through the character and subsequent capacity assessment has led us to the conclusion that area 21 – Ardingly Showground South is the most suitable area for new development. New housing would be in keeping with the existing settlement pattern of Ardingly and would be close to local services. In addition the area has the potential to be developed without significant impact to the character or appearance of the wider AONB. This character area displays few of the characteristics of the High Weald. Development in this location would have little effect on the landscape as it is bound to the south by existing housing and to the north by Ardingly Showground, which in itself is not representative of the AONB landscape.

- Ref 1 - Countryside Agency (now Natural England)/SNH (April 2002), '*Landscape Character Assessment – Guidance for England and Scotland*'
- Ref 2 - Mid Sussex District Council (November 2005), '*A Landscape Character Assessment for Mid Sussex*'
- Ref 3 - Prepared for Mid Sussex District Council by Hankinson Duckett Associates (July 2007), '*Mid Sussex Landscape Capacity Study*'
- Ref 4 - Department for Communities and Local Government (March 2012), '*National Planning Policy Framework*'
- Ref 5 - High Weald AONB Joint Advisory Committee (2nd Edition, adopted March 2009) '*The High Weald Area of Outstanding Natural Beauty Management Plan 2004 a 20-year strategy*'

APPENDIX 3

High Weald AONB Management Plan 2024 -2029, HBA Assessment

High Weald AONB Management Plan 2024-2029 Assessment

The following assessment considers the site and development of it, in relation to the environmental objectives of the High Weald AONB Management Plan. It identifies how a development proposal on the site could be developed to contribute positively to meeting the objectives of the AONB Management Plan.

The High Weald AONB Management Plan 2024-2029 Objectives	Assessment of Impact	Examples of Mitigation and Opportunities for Enhancement
Natural Systems – NOTE: No existing characteristic geology landform or water features on the site		
Objective G1: To restore the natural function of rivers, water courses and water bodies.	- Consider surface water run-off quality and quantity impacts on local watercourses. - Would the natural functioning of a floodplain be hindered (such as through built development, drainage or culverts)? - Have results from archaeological surveys been used to assess the impact on historic remains in the floodplain? - Have at surface drainage methods (such as ponds, ditches and swales) been used rather than underground storage methods? - Ensure water is retained / slowed e.g., by sustainable drainage systems (SuDS) - Do solutions for crossing water courses minimise adverse impacts on river and stream habitats (such as clear-span bridges); avoiding new culverts and remove existing culverts where possible?	- No existing rivers, water courses or water bodies on the site. - No invasive non-native species identified on the site - Natural water management and SuDS has been incorporated into the scheme design by way of an attenuation basin, SuDS tree pits and attenuation planters to the individual houses. The attenuation basin has been designed by GTA Civils and Transport and is indicated on the proposed drainage strategy (drawings 14267_1601 to 1603). The basin is designed for hydrological function and is anticipated to be seasonally wet. It will also be planted with a mix of native shrubs and herbaceous plants to provide biodiversity value. The design of the basin will include a post and rail safety fence and a life ring.
Objective G2: To protect landform and geological features including sandstone outcrops.	- Would the proposal impact on the natural landform of the site through cut-and-fill operations or embankment creation? - Has the design taken account of local landform and avoided substantial alterations in levels? - Would an exposed sandstone outcrop/cutting and any associated habitat be affected?	- An attenuation basin is proposed and will incorporate engineered profiles to banks that will be masked with new planting. The existing artificial landform/bund will be removed. - A Soils Management Plan or drawing should be developed as part of a detailed design proposal/CEMP to outline proposals for the protection and movement of top and/or subsoils. - No existing sandstone outcrops or other important landform or geological features on the site.
Objective G3: To pursue net zero across the High Weald without compromising its characteristic landscape beauty.	What impact would the proposal have on climatic conditions, through construction methods, materials, energy and water use and air pollution from	Measures would be taken during the design process to minimise climate impacts through the use of sustainable design and carbon calculation.

The High Weald AONB Management Plan 2024-2029 Objectives	Assessment of Impact	Examples of Mitigation and Opportunities for Enhancement
	associated traffic? - Can impacts on climate conditions be reduced through sustainable design? - Has the use of local materials such as timber been maximised and the use of polluting materials such as plastics and construction waste been minimised? - Would the proposal reduce soil carbon storage potential through the loss of green fields?	The proposal will aim to use locally sourced materials where possible. All plants and seeding shall be of local known provenance where possible.
G4: To restore soil health across the High Weald	- Would the proposal affect soils on the site through compaction, erosion or pollution or by sterilising soil through hard surfacing or built development? - Is the use of permanent impermeable surfaces minimised? - Does the Construction Management Plan include best practice to protect soils during construction from compaction, pollution and erosion?	- A Soils Management Plan or drawing should be developed as part of a detailed design proposal/CEMP to outline proposals for the protection and movement of top and/or subsoils. - Impermeable surfaces are minimized in the design proposal
Settlement		
Objective S1: To protect the historic pattern and character of settlements.	- Would the proposal erode the historic settlement pattern, and would it erode areas of separation between settlements? - Does analysis of the historic pattern and character of the settlement inform the proposals? (including specialist reports on heritage and archaeology including information from the Historic Landscape Characterisation?) - Would the proposal result in the erosion of HWNL character through suburbanisation in rural areas? - Has the potential for harm through the cumulative effects of separate developments on the designated landscape been considered? - Does the proposal represent a landscape-led positive planning approach in the HWNL? - Has the High Weald AONB Housing Design Guide been used in a robust and meaningful way to inform the proposal?	- The High Weald AONB Design Guide and Colour Study as well as heritage information, has informed the scheme design. - Historic routeway of footpath 9AR, Selsfield Road and Street Lane to be retained. - The western site boundary would be re-established as a hedgerow and approximately follows the line of a historic hedgerow. There are limited opportunities to meaningfully reinstate other field boundaries as adjacent showground and modern recreation ground has substantially disrupted the wider field pattern. - The scheme respects the historic settlement pattern identified by the High Weald AONB Unit and allows separation between the Saxon settlement around the church and medieval trading centre along the High Street.

The High Weald AONB Management Plan 2024-2029 Objectives	Assessment of Impact	Examples of Mitigation and Opportunities for Enhancement
Objective S2: To enhance the architectural quality of the High Weald and ensure development reflects the character of the High Weald in its scale, siting, layout and design.	• Does the proposal maintain and enhance the local distinctiveness and the built environment character and the 'sense of place' of the High Weald? • Is the scale and form of the proposal discordant with surrounding settlement scale and form? • Has available guidance been used in a robust and meaningful way to inform the proposal such as the High Weald AONB Design Guide and the High Weald Colour Study, including for the scheme layout and design of the 'place' as well as of individual buildings, to avoid generic approaches to layout and design of new development? • Do the soft landscaping strategies reflect local landscape character and include appropriate native planting?	• The High Weald AONB Design Guide and Colour Study has informed the scheme design. • The recommendations set out in the LVA reflect the landscape character of the AONB and settlement. • Any development proposal would include locally sourced/grown or locally provenanced native planting or trees for climate change (Kew Gardens advice) • The development proposal aims to use local materials, such as timber, that both enhance local distinctiveness and support the sustainable management of High Weald resources.
Objective S3: To conserve the distinct built heritage of the High Weald	• Does the proposal protect and preserve the character and setting of historic traditional buildings, settlements and features distinct to the High Weald area, including the historic public realm? • Have heritage statements evaluated the role of the any affected heritage asset as part of the cultural heritage and natural beauty of the AONB?	• A Heritage Statement has been used to help inform the scheme design and evaluate the role of heritage assets.
Routeways		
Objective R1: To maintain the historic pattern, morphology and features of routeways.	• Would the proposal impact on public rights of way or rural lanes? • Are historic routeways proposed to be diverted? • Would it remove historic features such as banks and hedges, or introduce urbanising features such as wide splays, surfacing, curbing and signage? • Would it involve new access points that would damage the character of sunken routeways? • Is the proposal informed by specialist reports on heritage and archaeology associated with the routeways?	• Identified historic routeways of Street Lane, Selsfield Road and footpath 9AR would be retained. The proposed development seeks to respect their amenity, underlying character and function. • No lost routeways are identified. • New connections are provided between the retained routeways.

The High Weald AONB Management Plan 2024-2029 Objectives	Assessment of Impact	Examples of Mitigation and Opportunities for Enhancement
	Can new accesses and routes be designed to reflect High Weald character of historic routeways?	
Objective R2: To protect and enhance the ecological function of routeways.	- Would the proposal impact on verges or result in the removal of trees or hedgerows along routeways? - Does the proposal include non-native planting along routeways (such as laurel)? - Is the proposal informed by an ecological report? - Can trees and hedgerows be retained, protected, restored or replaced?	- Verges and open spaces would be managed for wildlife. - Existing significant trees and hedgerows are retained with only minor loss of young and low quality trees.
Woodland – NOTE: Site does not include AONB woodland		
Objective W1: To maintain the existing extent and pattern of woodland cover and particularly ancient woodland.	- Would the proposal result in a loss of woodland or trees? - Would the proposal result in a degradation of woodland such as through increased visitor pressure, predation by pets or garden waste disposal? - Does the proposal impact on wood pasture or historic parkland? - Can the proposal be designed to avoid loss of trees or woodland, and use existing on-site trees as placemaking to embed a genuine local sense of place in the scheme and to create positive green spaces within the scheme, around which the development can be structured?	There is no woodland on site
Objective W2: To protect and restore the ecological quality and functioning of woodland at a landscape scale.	- Would the proposal result in the loss or degradation of the existing ecological quality of woodland including adjacent ecological corridors? - Consider direct and indirect impacts as set out in the Natural England and Forestry Commission 'standing advice' (Ancient woodland, ancient trees and veteran trees: advice for making planning decisions) - Are suitable buffers and woodland connections be provided?	- No woodland on site - New planting would reflect the wider character of the AONB and include predominantly locally sourced/grown or locally provenanced native species as well as increasing habitat connectivity

The High Weald AONB Management Plan 2024-2029 Objectives	Assessment of Impact	Examples of Mitigation and Opportunities for Enhancement
	• Would the proposal reduce the connectedness of woodland on the site to adjacent habitats? • Is the proposal informed by an ecological report? • Is any new planting be carried out with locally sourced/grown or locally provenanced native species?	
Objective W3: To protect the archaeology and historic assets of AONB woodlands.	• Is the proposal informed by specialist reports on heritage and archaeology associated with the woodland? • Would the proposal have an impact on any historic and archaeological features in woodland, including the woodland boundary?	• No woodland on site
Objective W4: To increase the output of sustainability produced high-quality timber and underwood for local markets.	• Does the proposal encourage the sustainable management of woodland? • Can the proposal use local timber products to support the sustainable management of woodland in the AONB?	• Not relevant in this instance
Fieldscape and Heath – NOTE: Site is not identified as characteristic field and heath		
Objective FH1: To secure agriculturally productive use for the fields of the High Weald, especially for local markets, as part of sustainable land management.	• Does the proposal sustain or re-introduce land management practices which support the High Weald landscape character such as livestock farming and small scale horticulture? • Does the proposal prevent the agriculturally productive use of fields through loss of work-yards, storage barns etc? • Does the proposal remove land from agricultural use? • Recognise the food productivity value and quality of grade 3a and 3b soils as being of greater importance to the High Weald's pastoral agriculture economy and landscape character than simply the ALC grade.	• Site is currently used as overflow car park and has no agriculturally productive use. • No orchard species/food growing areas are proposed as part of the proposal as the scale of the site is not considered to provide meaningful opportunity to do this

The High Weald AONB Management Plan 2024-2029 Objectives	Assessment of Impact	Examples of Mitigation and Opportunities for Enhancement
Objective FH2: To maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodlands.	• Has information about the age and surviving features of fields and boundaries (such as from the Historic Landscape Characterisation) informed the proposal? • Would the proposal result in the loss of intact medieval features including fields? • Does the proposal retain, protect and enhance existing field patterns, including hedges and ditches? • Is the scale and design of the proposal reflective of the area's field size and pattern? • Can lost historic field boundaries (hedges, ditches etc) be reinstated?	• Hedgerow re-instatement is proposed to the western site boundary. • Limited further opportunity to meaningfully reinstate field boundaries as adjacent showground and modern recreation ground has substantially disrupted the wider field pattern
Objective FH3: To protect and enhance the ecological function of field and heath as part of the complex mosaic of High Weald habitats.	• Is the proposal informed by an ecological report? • Does the proposal avoid loss of species-rich grassland or heathland?	• Site is not identified as characteristic field and heath but any scheme proposal would seek to enhance existing ecology of on the site
Objective FH4: To protect individual archaeological assets as well as the historic assets and pattern of field and heath.	• Is the proposal informed by specialist reports on heritage and archaeology associated with the field or heathland? • Would the proposal have an impact on any historic and archaeological features in the field or heathland?	• N/A
Dark Skies		
Objective DS1: To preserve the dark skies of the High Weald AONB by minimising light pollution, obtrusive external lighting and internal light spill from domestic, commercial and public premises in both existing and new developments within the High Weald, and from highways lighting.	• Has available guidance been used to inform the proposal such as the High Weald AONB Dark Skies Planning Advice Note? • Has a suitable lighting assessment been submitted with the proposals, and does the proposal follow the Institute of Lighting Professionals (ILP) guidance on reducing obtrusive lighting, and other relevant guidance to aid protecting dark skies? • Would the proposal introduce lighting into a topographically prominent location in the AONB? • Does the proposal include large areas of glazing in new building designs, especially wrap-around glazing and floor-to-ceiling windows, which could	• The range of AONB guidance has been used to inform the design and the approach to the LVA • A detailed lighting design will be submitted by condition.

The High Weald AONB Management Plan 2024-2029 Objectives	Assessment of Impact	Examples of Mitigation and Opportunities for Enhancement
	result in significant light spill, especially in rural areas with intrinsically dark skies? - Has new street lighting been avoided where possible? - Can planning conditions be used to ensure that flood-lit facilities such as sports pitches and car parks are turned off when not in use, to reduce light pollution?	
Objective DS2: To protect wildlife and habitats from light pollution across the High Weald.	- Would the proposal introduce lighting in close proximity to wildlife sensitive areas, including ancient woodland? - Does the proposal use appropriate light temperature lamps (ideally less than 2700K)?	<i>No lighting would be introduced in close proximity to wildlife sensitive areas.</i> <i>Detailed lighting design proposals will be submitted by condition.</i>
Aesthetic and Perceptual Qualities		
Objective PQ1: To increase opportunities for learning about and celebrating the High Weald's character and aesthetic qualities, and to promote and facilitate contributions by communities and individuals to the conservation and enhancement of the High Weald.	- Does the proposal open up access to areas of the High Weald previously inaccessible to the public? - Would an area that was conserved and enhanced through public or private contributions be affected by the proposal?	N/A
Objective PQ2: To protect the unspoilt rural landscape with its intrinsic sense of naturalness, valued views, and the extent of green space which foster experiences of rurality and tranquillity.	- Consider the impact of development on the intrinsic rural character of the landscape and seek to avoid intrusive development - Would a sense of connection with the countryside be affected through reduced views, reduced or more unattractive access or a significant change in 'sense of place' through urbanisation? - Does the proposal conserve and enhance views in and out of the site? - Would the proposal impact on tranquillity; dark night skies, valued viewpoints and historic and cultural features? - Does the proposal follow the High Weald Housing	<i>The site is not unspoilt rural landscape and is heavily influenced by the adjacent showground (and seasonal use of the site for car parking). The proposal seeks to avoid intrusive development and establish a landscape framework that is in keeping with the wider countryside setting.</i> <i>Lighting would be introduced into a currently unlit site that would inevitably impact upon tranquillity, albeit to a small degree. Measures would be taken through appropriate detailed design to minimize ambient light levels and light spill. There would also be an increase in built form, vehicular and human activity on the site – new planting and the existing landscape structure would help to contain this.</i>

The High Weald AONB Management Plan 2024-2029 Objectives	Assessment of Impact	Examples of Mitigation and Opportunities for Enhancement
	Design Guide for best practice on incorporating green-ness into new developments, by including grass verges, trees and shrubs, and greenspaces? • Would proposals introduce urbanising features associated with utilities infrastructure (such as security fencing, lighting etc) into the rural landscape.	
Objective PQ3: To foster and promote equitable access and informal enjoyment of the High Weald landscape and the integrated management of its resources for the enjoyment of natural beauty by all.	• Does the development enable pedestrian access to villages/towns and the countryside? • Is public transport available and accessible? • Does the development include community space for informal, open-air recreation? • Is there any impact of increased use of rights of way on neighbouring land management activity? • Consider potential harm to landscape character, including tranquility and wildlife, from intensified recreational and tourism related activity	• <i>Pedestrian access would be retained across and around the site. A new pedestrian link would be provided to Selsfield Road</i> • <i>A Local Area for Play (LAP) is included</i>
Land-based Economy and Related Rural Life		
Objective LBE1: To improve returns from, and thereby increase entry and retention in, farming, forestry, horticulture and other land management activities that conserve and enhance natural beauty.	• <i>Does the proposal support farming, forestry or small scale horticulture? (including supporting the maintenance and development of agricultural infrastructure and food processing facilities)</i> • <i>Does the proposal prevent the productive use of fields or woodland through their loss to development, their isolation from the wider holding or the loss of ancillary infrastructure such as barns?</i> • <i>Would any farm diversification projects in the proposal support, and not adversely impact on, the agricultural viability of a holding in terms of retention of sufficient productive land and compatible uses.</i> • <i>Would the proposal result in the removal of an agricultural occupancy condition?</i>	• <i>Any scheme proposal to consider opportunities to provide community growing facilities such as inclusion of orchard species/areas as part of the proposal.</i>

The High Weald AONB Management Plan 2024-2029 Objectives	Assessment of Impact	Examples of Mitigation and Opportunities for Enhancement
Objective LBE2: To reconnect settlements and residents with the surrounding countryside, and maintain and improve rural amenities and services that support communities within the context of the rural settlement pattern.	• Does the proposal support and retain local services and rural businesses? Does the proposal impact on existing rural community amenities or infrastructure that support the HWNL such as village shops? • Does the proposal make space for wildlife to thrive around buildings, gardens and open spaces? • Are there opportunities to create additional rural community facilities? • Can the proposal allow installation of (or make provision for) wood-fuel heating systems and adequate firewood storage facilities in the design and layout of the development?	• Native and wildlife friendly planting is incorporated throughout the development
Objective LBE3: To improve agricultural and forestry infrastructure (including the provision of appropriate affordable housing and workspaces for land-based workers), along with skills development for rural communities and related sectors that contribute positively to conserving and enhancing natural beauty.	• Would the proposal deliver a mix of housing sizes that responds to local needs and key worker housing, including for land based workers and include the necessary infrastructure to support their occupation such as additional storage / parking? • Does the proposal support community agriculture or small scale horticulture? • Does the proposal impact on existing rural facilities used for land-based skills and rural crafts?	• N/A