

LANDSCAPE & VISUAL STUDY

FINC Architects

landscape@fincarchitects.com

Land at Reeds Lane, Sayers Common



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FINC Architects Ltd
32 London Road | Guildford | Surrey | GU1 2AB
T: +44 (0)1483 230375
W: www.fincarchitects.com
E: landscape@fincarchitects.com

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Landscape Institute Registered Practice Number: 00050192

1. INTRODUCTION

- 1.1 This Landscape & Visual Study (LVS) has been prepared on behalf of Reside in connection with a proposed residential development comprising 80 dwellings with associated open space (the Proposed Development) on Land at Reeds Lane, Sayers Common (the Site). The location of the Site is shown on Figure 1: Site Location Plan, included within Appendix A.1.
- 1.2 The Site is within the administrative area of Mid Sussex District Council. The study area for this LVS equates to the area shown on Figure 1. The designations, local spatial policies and other landscape considerations relevant to this report are illustrated on Figure 2: Landscape Analysis Plan.
- 1.3 The study comprises the following parts:
 - Summaries of relevant landscape related policy and evidence base;
 - An appraisal of the Site's landscape context and character as well as an appraisal of its visual characteristics;
 - A series of mitigation recommendations which have been embedded within the design of the Proposed Development; and
 - Conclusions on the potential for landscape and visual effects and the capacity of the Site to accommodate the Proposed Development.
- 1.4 This study does not include an assessment of effects as part of a full Landscape and Visual Appraisal / Landscape and Visual Impact Assessment. However, the principles employed in appraising the Site are in accordance with the guidance set out in the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition.
- 1.5 This LVS has been prepared on the basis of a desk-based review and field surveys carried out in October and November 2025 in order to determine its visibility and to appraise the character of the Site and its landscape context.

2. POLICY & DESIGNATIONS

NATIONAL POLICY

National Planning Policy Framework (NPPF), December 2024

- 2.1 Paragraph 7 of the NPPF defines the purpose of the planning system as achieving sustainable development, defined as '*meeting the needs of the present without compromising the ability of future generations to meet their needs*'.
- 2.2 In order to achieve sustainable development, Paragraph 8 of the NPPF includes three overarching objectives, including an environmental objective:

'to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.'

2.3 Paragraph 105 of the NPPF states that Public Rights of Way (PRoW) should be protected and enhanced '*including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails*'.

2.4 Section 12 relates to '*achieving well-designed places*' with Paragraph 131 stating:

'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

2.5 Paragraph 135 states that developments should be '*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*' and '*sympathetic to local character and history, including the surrounding built environment and landscape setting*', whilst they should also '*establish or maintain a strong sense of place*', and '*optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space)*'.

2.6 Paragraph 136 states that '*trees make an important contribution to the character and quality of urban environments*' and that new streets should be tree-lined with opportunities taken to '*incorporate trees elsewhere in developments (such as parks and community orchards)*'.

2.1 Under the heading '*Conserving and Enhancing the Natural Environment*', Paragraph 187 of the NPPF states that '*planning policies and decisions should contribute to and enhance the natural and local environment by ... protecting and enhancing valued landscapes*' and by '*recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services*' and by '*minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures*'.

LOCAL POLICY

Mid Sussex District Plan 2014-2031, Adopted 2018

2.2 The current adopted local plan for the district sets out a series of policies of which the following are relevant to this study:

2.3 Policy DP12: Protection and Enhancement of Countryside states that '*...the countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and [...] it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan*'.

2.4 Policy DP13: Preventing Coalescence states that the '*individual towns and villages in the district each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next*'.

2.5 Policy DP22: Rights of Way and other Recreational Routes states that *'...rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring development does not result in the loss of or does not adversely affect a right of way or other recreational routes unless a new route is provided which is of at least an equivalent value and which does not sever important routes.'*

2.6 Policy DP26: Character and Design states:

'all development and surrounding spaces ... will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible; and*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- ...
- *optimises the potential of the site to accommodate development.'*

2.7 Policy DP37: Trees, Woodlands and Hedgerows states that the council will *'support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.'*

Position Statement 1: Delivering Sustainable Development in Mid Sussex (Draft), October 2025

2.8 The Council's position statement outlines their approach to *'delivering sustainable development and provide guidance to developers and stakeholders in the preparation and determination of planning applications'* in the run up to the adoption of a new local plan for Mid Sussex.

2.9 Section 5 sets out the Council's Preferred Sites which are proposed to *'meet housing need in the district until 2039'*

2.10 The Site is listed under SHELAID 830 – Land to the West of Kings Business Centre for approximately 100 dwellings, forming part of a Sustainable Community at Sayers Common.

2.11 Section 6 sets out a series of 'Decision Making Principles' which will inform decision making by the Council. Those of relevance to this LVS are set out below.

2.12 Principle 1: Sustainability states:

'Development will be expected to be designed to minimise vulnerability from the effects of climate change ... This includes incorporating green and blue infrastructure and nature-based solutions to moderate surface and air temperatures'; and

2.13 Principle 2: Natural Environment and Green Infrastructure has the following overarching objective:

'To ensure development protects and takes opportunities to enhance biodiversity, ecological networks and green and blue infrastructure, and contributes to nature recovery, as well as preventing pollution or hazards.'

2.14 Principle 2 includes the following principles:

'In accordance with Policy DP38, development will be expected to incorporate biodiversity features and such biodiversity features should include appropriate long term management arrangements where relevant. For example, this could include integrated ... ponds and native wildflower planting.'

and

'Development will be expected to respond to and incorporate existing on-site and off-site green and blue infrastructure into the development design and layout and provide new green and blue infrastructure integrated into the development design including taking opportunities to contribute to the wider green and blue infrastructure network...'

2.15 Under the heading 'Principle 3: Countryside' the following overarching objective is set out:

'To ensure development recognises the quality of the rural and landscape character of the district and responds appropriately to protected landscapes and protected nature conservation sites.'

2.16 Principle 4: Built Environment includes the following overarching objective:

'To promote sustainable development that adapts to the effects of climate change, whilst maintaining settlement identity and character, and protecting the built and historic environment.'

2.17 The following relevant criteria for Principle 4 are set out:

- *All new development must be of high quality and respond appropriately to its context, be inclusive and prioritise sustainability. This includes the design and layout of new buildings and streets,*

alterations to existing buildings and the design of surrounding spaces; and

...

- *All new development should incorporate a green infrastructure plan that maximises opportunities to retain existing trees and incorporate new trees, including tree-lined streets'.*

2.18 More detailed, site-specific principles are set out in Appendix C: Preferred Sites including the following for SHELA Ref 830 (the Site):

- 1) *'Demonstrate a coordinated approach and collaboration with other preferred housing sites (SHELA sites 601, 799, 1003, 1026) within Sayers Common to deliver high-quality placemaking, with direct enhanced active/sustainable travel connections.'*
- 2) *'Prioritise pedestrian and cycle access throughout the development and create convenient, direct links to the Land to the South of Reeds Lane site (SHELA site 799), providing appropriate extensions to the footway on Reeds Lane.'*
- 3) *'Integrate and enhance the existing PRoW which crosses the site and provide connection to PRoW (route 3_1A) which runs across the Land to the South of Reeds Lane site (SHELA site 799).'*
- 4) *'Comprehensively masterplan development of the site incorporating and providing connections between site allocation SA30 (Land to the North of Lyndon, Reeds Lane, Sayers Common)'.*

Hurstpierpoint and Sayers Common Parish 2031 Neighbourhood Plan, 2015

2.19 Neighbourhood Plan policies of relevance to this LVS are set out below.

2.20 It is noted that the Council's Position Statement 1 (summarised above) states that due to the age of the Neighbourhood Plan, the '*weight to be afforded to policies which restrict the delivery of housing is reduced and the tilted balance applies*' in accordance with NPPF policy 11d.

2.21 Policy C1 'Conserving and enhancing character' states that development will be permitted in the countryside where '*It maintains or where possible enhances the quality of the rural and landscape character of the Parish area*'.

2.22 Policy C3 'Local Gaps and Preventing Coalescence' states that '*Development will be permitted in the countryside provided that it does not individually or cumulatively result in coalescence and loss of separate identity of neighbouring settlements*'.

2.23 The gaps covered by Policy C3 include between the following settlements:

- Hurstpierpoint and Hassocks;
- Sayers Common and Albourne;
- Hurstpierpoint and Albourne; and
- Hurstpierpoint and Burgess Hill.

2.24 The Site lies to the west of Sayers Common and is therefore not within any of the settlement gaps listed under Policy C3.

EVIDENCE BASE

Mid Sussex District Council, Green and Blue Infrastructure, July 2024

2.25 The objective and the outcomes of the Green and Blue Infrastructure is to '*protect and enhance the natural, built and historic environment. Objectives 1 and 4 highlight the importance of maintaining and creating an accessible green infrastructure network.*'

2.26 The aims of the strategy are to:

- *To create and maintain easily accessible high quality green and blue infrastructure in the right places to encourage active travel, improve physical and mental health, support biodiversity, and address climate change mitigation and adaptation.*
- *To protect valued landscapes for their visual, historical and biodiversity qualities.*
- *To protect valued characteristics of the built environment for their historical and visual qualities.*
- *To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes as a priority the provision of efficient and sustainable transport networks.*
- *To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.*

Statement of Common Ground, Mid Sussex District Local Plan, 2024

2.27 The vision and the objectives for the growth at Sayers Common and the Site (DPSC6: Land to west of Kings Business Centre, Reeds Lane – 100 dwellings) is to

'Deliver a development that prioritises active and sustainable modes of travel throughout, enhancing connectivity between all site allocations DPSC3 – DPSC7, the existing village and wider network facilitating the enhancement where necessary, or delivery of, additional bus, cycle and pedestrian routes off-site to other nearby settlements through s106 contributions, including a link to Burgess Hill Town Centre (potential route shown at Appendix 3 of the Reg 19 Local Plan). Creation of permeable, legible, and attractive connections between the allocations and existing settlement(s)'

DESIGNATIONS

2.28 The Site is not designated for landscape or landscape related reasons. However, the following designations within the Site's context, as shown on Figure 2: Landscape Analysis Plan, are of note:

- There are several areas of Ancient Woodlands within the wider landscape, most notable of which is Laundry Wood which sits 175m to the north-west of the Site;
- There are PRoW within the vicinity of the Site including PRoW HSC-1AL which dissects the Site in half;

- The South Downs National Park lies approximately 2.4km south-east of the Site at its nearest point, beyond the extents of Figure 2; and
- The Site is designated under Policy SA30: Proposed Housing Sites and is illustrated on Inset Map 15B – Sayers Common within the local plan, as shown in Figure 2: Landscape Analysis Plan.

3. SITE CONTEXT

LOCATION & LAND COVER

- 3.1 The Site is located adjacent to the western edge of Sayers Common, a village which lies within a wider agricultural landscape comprising a patchwork of small to medium sized irregular fields under arable and pastoral use.
- 3.2 Burgess Hill is located approximately 3.2km to the east of the Site, while the partially coalesced settlements of Hassocks, Hurst Wickham and Hurstpierpoint are located to the south-east of the Site, with a minimum separation of approximately 1.6km to the north-western edge of Hurstpierpoint. The village of Albourne is located approximately 1km south of Sayers Common. The wider agricultural landscape is frequently interspersed with small clusters of settlement comprising farmsteads and large houses, often distributed linearly along a dense network of country lanes.
- 3.3 Sayers Common is focused on the crossroads of the B2118 and Reed Lane, the latter extending westwards from the settlement and defining the southern edge of the Site. The A23 dual carriageway extends north-south through the landscape to the east of Sayers Common, creating physical severance in the landscape between the settlement and Hurstpierpoint to the east.
- 3.4 Built development in Sayers Common predominantly comprises detached and semi-detached two storey houses. The King Business Centre, composed of several industrial units and hard standing, is located on the western edge of the settlement, to the east of the Site. At the time of field surveys, the construction of new housing to the north of King Business Centre was ongoing. There are also large warehouses and parking at the AVTrade Global Headquarters to the west of the Site.

TOPOGRAPHY

- 3.5 The Site lies within the broad, low-lying valley of the River Adur, with the watercourse itself lying some 2.2km north of the Site. The gently undulating landscape rises slowly to the south, while the larger settlements tend to be located on higher ground. The elevated ridgeline of the South Downs is located approximately 5.5km south of the Site at its nearest point.

VEGETATION

- 3.6 The wider agricultural landscape is characterised by strong field boundaries comprising hedgerows and tree belts. There are also occasional larger blocks of woodland, most notably to the north-west and south of Sayers Common. This strong vegetation pattern combines with the relatively flat landscape to create a strong sense of enclosure.

PUBLIC RIGHTS OF WAY

3.7 The wider landscape is well served by a network of PRoW, including those that provide access to the landscape to the west of Sayers Common. Most notable are the following:

- PRoW HSC-1AL which extends to the north-west from Reeds Lane across the Site and onwards into the adjacent field;
- PRoW HSC- 3AL, which runs to the north from Reeds Lane in the adjacent field to the west of the Site. Further north, it meets with HSC-1AL; and
- PRoW ALB-1-1AL, which continues southwards from Reeds Lane a short distance through fields, before turning eastwards towards the B2118 south of Sayers Common.

4. LANDSCAPE CHARACTER BASELINE

PUBLISHED CHARACTER ASSESSMENTS

4.1 A review of landscape character assessments at a local level has been carried out to inform this study and the design of the Proposed Development.

A Landscape Character Assessment for Mid Sussex, 2005

4.2 The Site is located within Landscape Character Area (LCA) 4 Hickstead Low Weald which is described as a '*Lowland mixed arable and pastoral landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. In the east, the area has experienced high levels of development centred on Burgess Hill.*'

4.3 The LCA is identified as having the following key characteristics:

- *Alternating west-east trending low ridges with sandstone beds and clay vales carrying long, sinuous upper Adur streams.*
- *Views dominated by the steep downland scarp to the south and the High Weald fringes to the north.*
- *Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.*
- *Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill.*
- *Biodiversity in woodland, meadowland, ponds and wetland.*
- *Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes.*
- *A modest spread of designed landscapes and major landmark of Hurstpierpoint College.*
- *Crossed by north-south roads including the A23 Trunk Road, with a rectilinear network of narrow rural lanes.*
- *London to Brighton Railway Line crosses the area through Burgess Hill.*
- *Varied traditional rural buildings built with diverse materials including timberframing, weatherboarding, Horsham Stone roofing and varieties of local brick and tile-hanging.*

- *Principal visitor attraction is the Hickstead All England Equestrian Showground'.*

4.4 With respect to views the following is noted for LCA 4:

'Skyline hedgerows and trees tend to restrict long views. Views south are dominated by the steep downland scarp, with occasionally good prospects of the rising, gently dissected wooded slopes of the High Weald fringe rising to the north.'

4.5 The following landscape and visual sensitivities are identified for LCA 4:

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

4.6 A series of management guidelines are identified for LCA 4 under the following overall 'Management Objective':

'Conserve and enhance the quiet, rural qualities of the western part of the area, encourage landscape restoration and woodland management, and ensure that new development is well-integrated within the landscape.'

4.7 The management guidelines of relevance to the Proposed Development are as follows:

- *Maintain and restore the historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields.*
- *Plan for long-term woodland regeneration, the planting of new small and medium-sized broad-leaved farm woodlands, and appropriate management of existing woodlands.*
- *Promote the creation of arable field margins and corners including alongside the sides of streams.*
- *Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape.*
- ...
- *Where appropriate, increase tree cover in and around villages, agricultural and other development and on the rural urban fringe of suburban areas and Burgess Hill, including along the approach roads to settlements and along busy urban routes including the A23 Trunk Road.*
- *Conserve and replant single oaks in hedgerows to maintain succession, and replant parkland trees.*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and re-plant hedgerows where they have been lost.*

- *Maintain and manage all lakes and ponds and their margins for their landscape diversity and nature conservation value.*
- *Protect the character of rural lanes and manage road verges to enhance their nature conservation value.*
- ...
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness'.*

SITE CHARACTER

4.8 The Site comprises a single grassland field with an area of approximately 4.5ha. It is bounded to the south by Reeds Lane, where a strong belt of trees and hedgerow defines the boundary. The southern part of the western boundary is defined by a ditch and canopy trees including mature oaks, however further north, the Site is contained by a patch of woodland that becomes increasingly wide, and links with the block of woodland that contains the northern edge of the Site. The eastern boundary is defined by a track which provides access to land to the north of King Business Centre – at the time of field surveys this track was in use for construction traffic, with a temporary construction compound located within the Site's eastern extent. Existing hedgerows provide minimal containment to King Business Centre.

4.9 The Site slopes gently from east to west, with the ditch along the western boundary marking the low point in local landform. At the time of field surveys, surface water was present in the south-western part of the Site.

4.10 The Site is largely open with minimal vegetation within its interior, save for a number of relatively recently planted oak trees. Low voltage overhead power lines cross the Site from south-west to north-east.

4.11 As a result of the Site's robust vegetated northern, southern and western boundaries, there is a strong sense of enclosure. However, the eastern boundary is not well contained, resulting in intervisibility with existing built form (and ongoing construction activities) which influences the character of the Site. Furthermore, the existing use of part of the Site as a construction compound emphasises the sense of an urban fringe location, with the otherwise strongly enclosed boundaries separating the Site from the wider landscape.

4.12 At a wider scale the presence of large scale built form further to the west of the Site along Reeds Lane emphasises the sense of a fragmented, urban fringe landscape.

4.13 On the basis of the above, the Site is not considered to be representative of the key characteristics of its containing LCA 4 Hickstead Low Weald. It is not perceived as wild or remote and its condition and perceptual qualities are influenced by existing adjacent development and ongoing construction activity.

5. VISUAL BASELINE

5.1 The visibility of the Site has been appraised and is summarised below with reference to viewpoint photography. The photographs have been taken in winter conditions and are therefore representative of a worst-case scenario in terms of visibility.

- 5.2 The location of viewpoints is shown on Figure 2: Landscape Analysis Plan and the photographs are presented on Figures 3-6.
- 5.3 The Site is visible in open, close-range views from a section of PRoW HSC-1AL approximately 180m in length where it crosses through the Site, as demonstrated by Viewpoint 1. Existing built form at the King Business Centre and ongoing construction of housing on land to the north of King Business Centre forms the backdrop to views to the east. Low voltage overhead power lines are also a notable feature crossing the northern extent of the Site.
- 5.4 From the PRoW network to the west of the Site, existing trees provide strong filtering and enclosure of the Site interior, although existing built form within and around King Business Centre remains visible beyond the trees. Similar views are available from a localised area on PRoW HSC-3AL as shown by Viewpoint 2.
- 5.5 However, further north, the strong pattern of woodland that contains the northern and north-western parts of the Site results in diminished visibility from the local PRoW network as demonstrated by Viewpoint 3.
- 5.6 Viewpoint 4, located on Reeds Lane approximately 235m west of the Site, shows that the combination of flat landform and strong intervening tree belts and large scale built-form at the AVTrade Global Headquarters results in no intervisibility with the Site interior, albeit existing trees on the southern boundary can be seen along the road further east.
- 5.7 In close range views from Reeds Lane, dense trees and hedgerow along the southern Site boundary strongly filter or screen views of the Site interior as demonstrated by Viewpoint 5. The lack of pavements on this section of the road is such that the majority of receptors will be travelling in vehicles with views experienced briefly and transiently.
- 5.8 Further east on Reeds Lane, more open glimpsed views of the Site's southern extent are experienced in the context of existing built form at King Business Centre. As demonstrated by Viewpoint 6, the Site is partially screened by hedgerows, such that the Site is likely to be glimpsed transiently by visual receptors travelling along the road.
- 5.9 Viewpoint 7, located further to the east on Reeds Lane, demonstrates that visibility of the Site reduces rapidly due to intervening commercial built form and trees.
- 5.10 To the south of Reeds Lane, there are views towards the Site from PRoW ALB-1-1AL (Viewpoint 8). However, the combination of flat landscape and intervening trees and vegetation serve to contain the Site interior. Furthermore, existing commercial built form at King Business Centre is notable to the east of the Site.
- 5.11 In summary, whilst there are open, close range views from within its interior, the Site's visual envelope is restricted by the combination of landform and the strong structure of hedgerow, canopy trees and woodland as well as existing built form which lies to the east and west, resulting in partial, filtered or glimpsed views from the PRoW and road network to the immediate south and west of the Site. On this basis, the Site is considered to have a highly restricted visual envelope.

6. DESIGN RECOMMENDATIONS

6.1 A series of design principles have been identified based on the baseline analysis, policy and evidence base. These principles are illustrated on Figure 7: Development Principles Plan:

- Retain the existing structure of vegetation that defines and encloses the Site's southern, western and northern boundaries;
- Retain and positively incorporate the PRoW route within the Site, with new opportunities for permeability and recreation incorporated along the route;
- Reinforce tree planting along the western edge of the Site to provide further enclosure and reduce visual impact on views from the PRoW network further west;
- Provide a buffer of open space within the western part of the Site, allowing for the flood zone and providing space for SuDS features, wetland landscape enhancements and open space for play, recreation and habitat enhancements;
- Concentrate development within the eastern part of the Site, where existing influences of built form are strongest. Seek opportunities to integrate the Proposed Development with the existing settlement edge through pedestrian connectivity;
- Limit new development to two storeys, particular on the western edge, with occasional two-and-a-half storeys further east to provide some articulation of rooflines; and
- Provide native canopy tree planting within the western open space, integrating built development within the landscape and reinforcing the strongly treed character of the landscape.

6.2 These principles have been integrated within the design of the Proposed Development as demonstrated by the following documents submitted as part of the planning application:

- Site Layout (ECE Architecture Ref: PL-02);
- Storey Heights Plan (ECE Architecture Ref: PL-04);
- Landscape Masterplan (Finc Architects Ref: 2276.1004);
- Design and Access Statement (ECE Architects); and
- Tree Constraints Plan (SJA Trees Ref: SJA TCP 25556-011).

7. CONCLUSION

7.1 The Proposed Development would introduce changes to the physical fabric and perceived character of the landscape. These changes would also be visible to visual receptors in the local area.

7.2 However, whilst the Site is largely open agricultural land, its character is strongly influenced by existing adjacent development as well as overhead power lines and temporary construction activities. The Site is not designated and has no notable historical or cultural associations, while its condition and perceptual qualities are under noted urbanising influences. These factors reduce the Site's sensitivity to development of the type proposed and they also limit the Site's representativeness of the key characteristics of the wider landscape, as identified by published landscape character assessment.

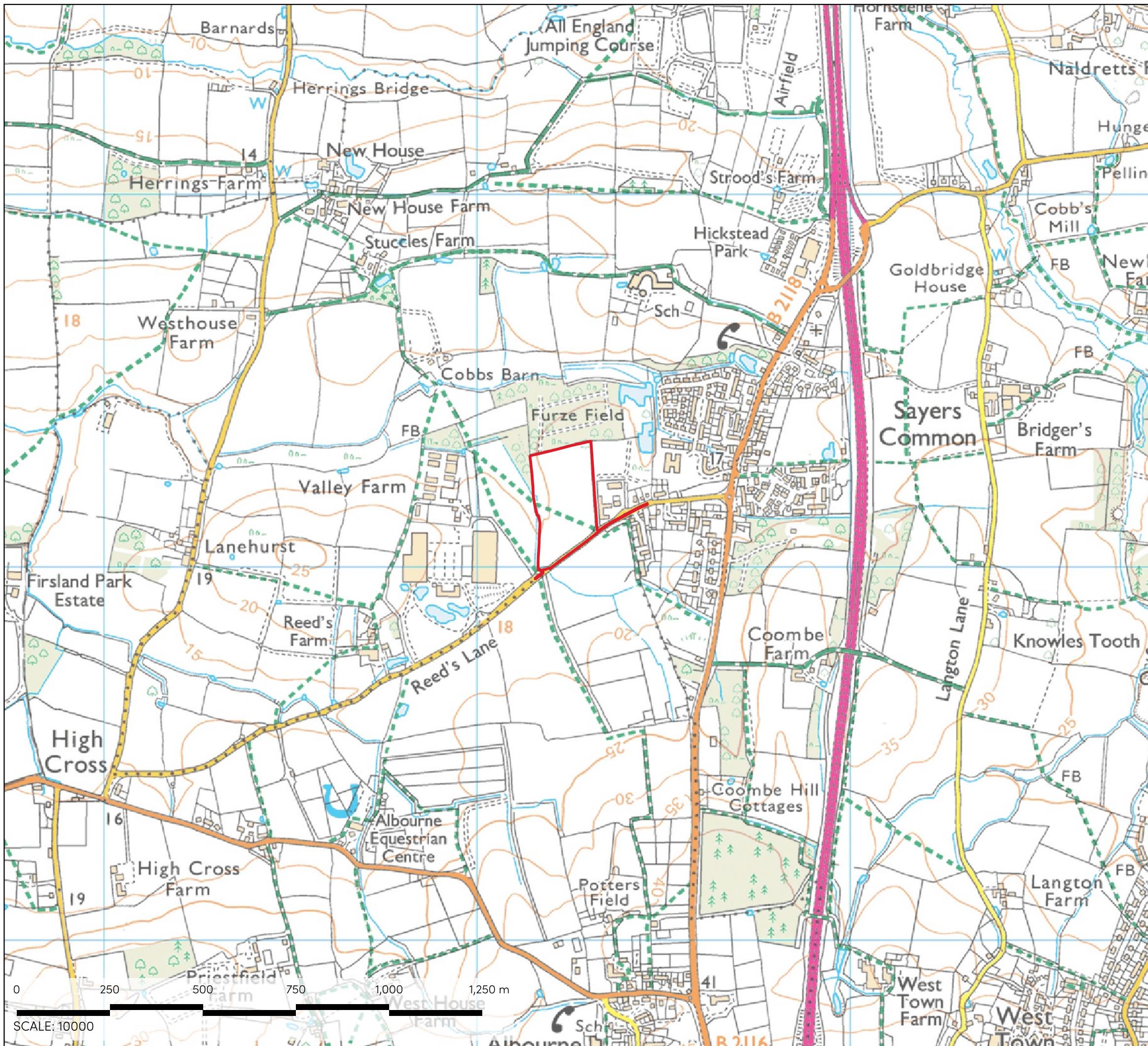
7.3 Furthermore, as identified in the visual appraisal, the Site has a highly restricted visual envelope due to the combination of landform and robust existing vegetation as well as

large scale existing development further west of the Site which influences the character of the wider landscape to the west of Sayers Common.

- 7.4 As a result of the above, whilst the character and physical fabric of the Site will inevitably be negatively affected by the Proposed Development, these effects will be limited and localised.
- 7.5 Furthermore, the Proposed Development would introduce a positively designed residential neighbourhood with new public open space including opportunities for play and information recreation with enhanced pedestrian permeability and habitat creation. The Proposed Development also includes new planting comprising a rich palette of native and ornamental trees, as well as native scrub, hedgerow and ornamental planting. As such, the Site's individual landscape features and components will be subject to long term positive change once established.
- 7.6 With respect to views, the Proposed Development will be visible in close range open views from the PRoW that crosses the Site, where negative visual effects will inevitably occur. However, magnitude of change will be limited by the urbanising influences noted above, together with the design of the Proposed Development which positively integrates the PRoW within a cohesive streetscape, and further west an enhanced recreational landscape.
- 7.7 Due to the Site's robustly vegetated boundaries to the north, west and south, which would be largely retained as part of the Proposed Development, visual effects beyond the Site's boundaries would be limited to filtered, partial views from the PRoW network to the immediate west and south of the Site and glimpsed views from Reeds Lane. In all views, the Proposed Development would be seen in the context of existing built form to the east, limiting the scale of perceived change.
- 7.8 Due to the strong pattern of vegetation, gently undulating landform and built form to the east and west of the Site, no views have identified in the wider landscape.
- 7.9 The growth and establishment of proposed planting will also assist in reducing the impact of the Proposed Development on local visual receptors, particularly through the reinforcement of the western boundary with native tree and shrub planting. Once established, proposed tree planting within the development layout and open space will assist with integrating and assimilating new built form within its landscape setting, thereby reducing the potential for negative visual effects within the Site's restricted visual envelope.
- 7.10 On the basis of the above, the Site is considered to have the capacity to accommodate the Proposed Development without widespread or substantial negative landscape and visual effects. The Proposed Development has been subject to a landscape-led iterative design process to ensure it can be successfully integrated within its landscape and townscape context.

APPENDIX A.1

Figures 1-7



LEGEND
Site Boundary



A 24.11.2025 Updated Red Line Boundary
A 14.11.2025 Preliminary Issue.

Rev Date Amendment

RM
RM

Initials

Project:
WESTERN PARCEL, REEDS LANE
SAYERS COMMON

Client:
RESIDE

Drawing:
FIGURE 1: SITE LOCATION PLAN

Drawing no: 2276.0100 Rev: B

Scale@A3: 1:10000 Date: NOV'25 Drawn: RM Checked: JM

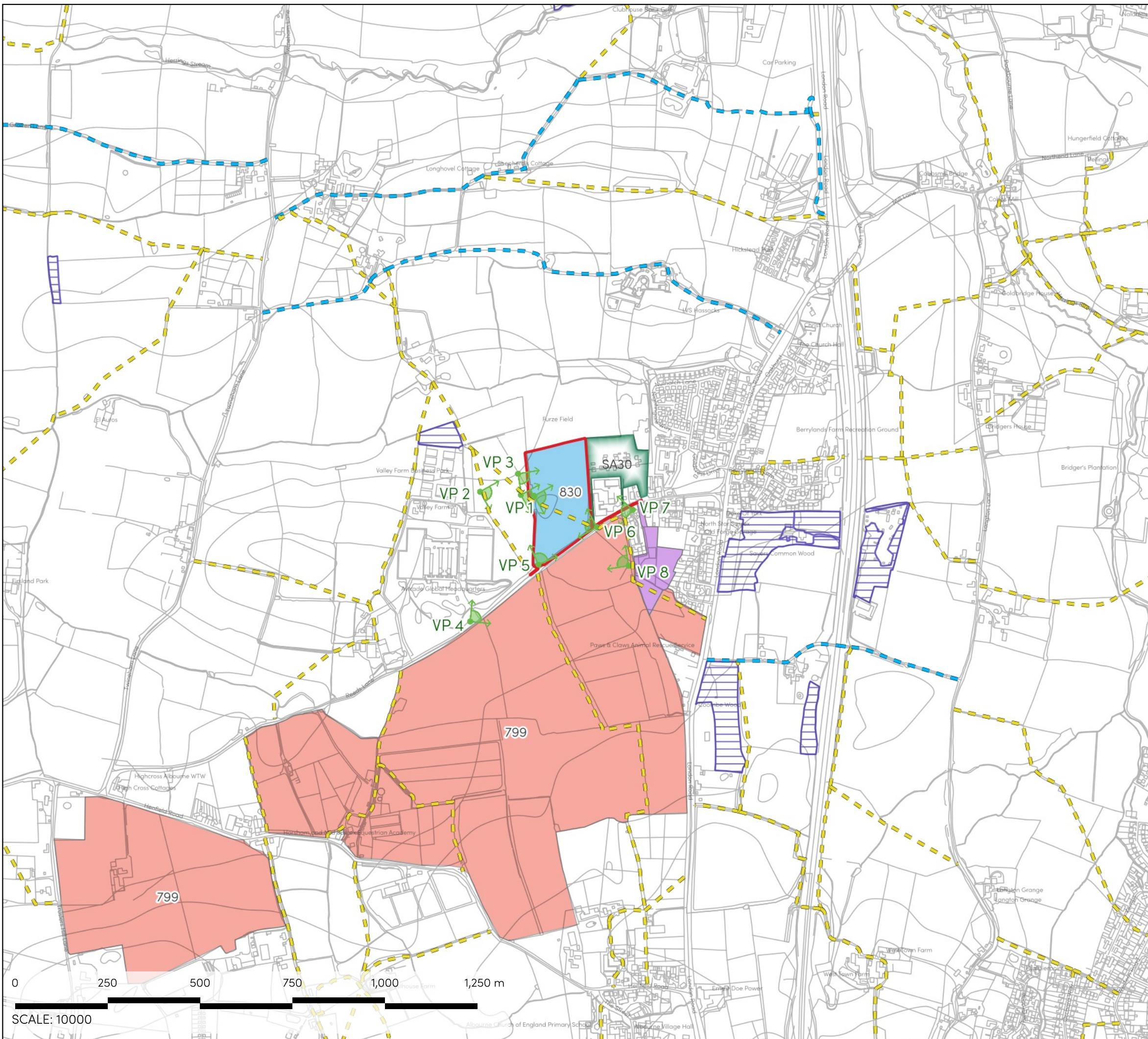
FINC Architects Ltd
61 - 63 New London Road | Chelmsford | Essex | CM2 0ND

T: +44 (0) 1245 933988
W: www.fincarchitects.com
E: company@fincarchitects.com

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VIEWPOINT 1: View south-east from PRoW HSC-1AL

Visualisation Type: Type 1 Date: 07 Nov 2025
 Orientation: North-East Field of View: Up to 90°
 Camera & Lens: Canon R6II/RF 50mm f/1.8 Enlargement: 96% @ A1



VIEWPOINT 2: View east from PRoW HSC-3AL

Visualisation Type: Type 1 Date: 07 Nov 2025
 Orientation: East Field of View: 90°
 Camera & Lens: Canon R6II/RF 50mm f/1.8 Enlargement: 96% @ A1

Project: Western Parcel, Reeds Lane, Sayers Common Client: FINC Architects
 Project Reference: 25.2276 Drawn by: RM Approved by: JM
 Status: Preliminary Issued: Nov 2025
 Drawing Reference: Figure 3



VIEWPOINT 3: View from PRoW HSC-1AL

Visualisation Type: Type 1 Date: 07 Nov 2025
 Orientation: South-East Field of View: Up to 90°
 Camera & Lens: Canon R6II/RF 50mm f/1.8 Enlargement: 96% @ A1



VIEWPOINT 4: View east from Reeds Lane

Visualisation Type: Type 1 Date: 07 Nov 2025
 Orientation: East Field of View: 90°
 Camera & Lens: Canon R6II/RF 50mm f/1.8 Enlargement: 96% @ A1

Project: Western Parcel, Reeds Lane, Sayers Common Client: FINC Architects
 Project Reference: 25.2276 Drawn by: Approved by:
 Status: Preliminary RM JM
 Issued: Nov 2025
 Drawing Reference: Figure 4



VIEWPOINT 5: View north-east from Reeds Lane

Visualisation Type: Type 1 Date: 07 Nov 2025
 Orientation: North-East Field of View: Up to 90°
 Camera & Lens: Canon R6II/RF 50mm f/1.8 Enlargement: 96% @ A1



VIEWPOINT 6: View north-west from Reeds Lane

Visualisation Type: Type 1 Date: 07 Nov 2025
 Orientation: North-West Field of View: 90°
 Camera & Lens: Canon R6II/RF 50mm f/1.8 Enlargement: 96% @ A1

Project: Western Parcel, Reeds Lane, Sayers Common
 Client: FINC Architects
 Project Reference: 25.2276
 Drawn by: RM Approved by: JM
 Status: Preliminary
 Issued: Nov 2025
 Drawing Reference: Figure 5



VIEWPOINT 7: View west from Reeds Lane

Visualisation Type: Type 1 Date: 07 Nov 2025
 Orientation: West Field of View: Up to 90°
 Camera & Lens: Canon R6II/RF 50mm f/1.8 Enlargement: 96% @ A1



VIEWPOINT 8: View from PRoW ALB-1-1AL, south of Reeds Lane

Visualisation Type: Type 1 Date: 07 Nov 2025
 Orientation: North-West Field of View: 90°
 Camera & Lens: Canon R6II/RF 50mm f/1.8 Enlargement: 96% @ A1

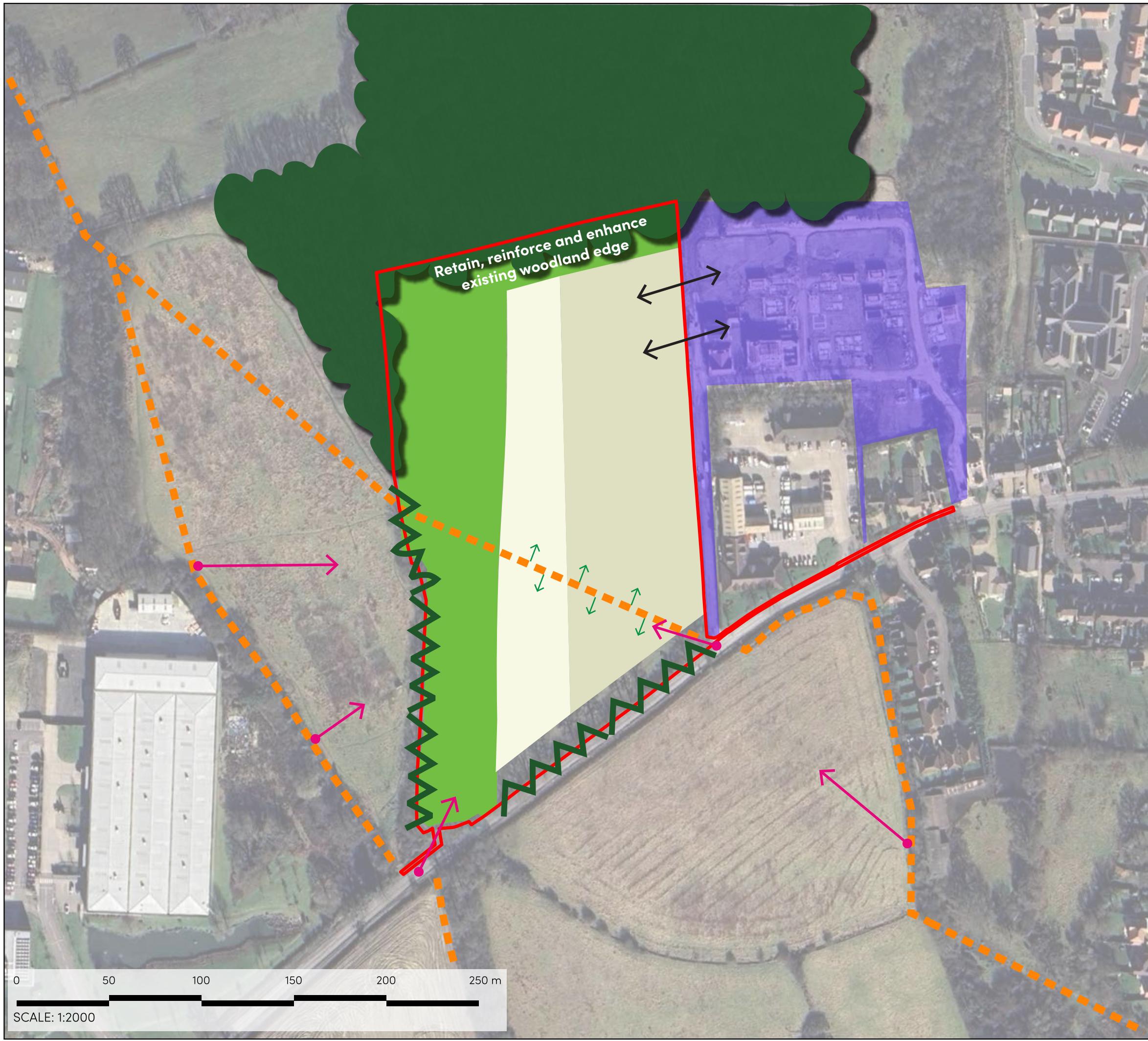
Project: Western Parcel, Reeds Lane, Sayers Common

Client: FINC Architects
 Project Reference: 25.2276

Drawn by: Approved by:
 RM JM

Status: Issued:
 Preliminary Nov 2025

Drawing Reference: Figure 6



	Site Boundary
	Existing Woodland
	Public Rights of Way
	Seek opportunities to integrate development with existing settlement
	Views into the Site from PRoWs and roads
	Retain and positively incorporate the PRoW route within the Site
	Opportunities for open space and recreational use
	Limit new development to two storeys
	Limit new development to two-and-a-half storeys
	Retain, enhance, and reinforce existing vegetation
	SA30 - Proposed Housing Sites

B 24.11.2025 Updated red line boundary
A 14.11.2025 Preliminary Issue.

Rev Date Amendment Initials

Project:
WESTERN PARCEL, REEDS LANE
SAYERS COMMON

Client:
RESIDE

Drawing:
FIGURE 7: DEVELOPMENT PRINCIPLES PLAN

Drawing no: 2276.0103 **Rev:** B

Scale@A3: 1:2000 **Date:** NOV'25 **Drawn:** RM **Checked:** JM

FINC Architects Ltd

61 - 63 New London Road | Chelmsford | Essex | CM2 0ND

T: +44 (0) 1245 933988
W: www.fincarchitects.com
E: company@fincarchitects.com

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