

# Landscape and Visual Impact Assessment

December 2025

**Land off West Hoathly Road,  
East Grinstead**

Prepared by  
CSA Environmental

On behalf of:  
Devine Homes

Report No: CSA/6703/02

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## 1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Devine Homes to undertake a landscape and visual impact assessment ('LVIA') of land at West Hoathly Road, East Grinstead (the 'Site'). The proposal is for a detailed planning application for 44 new homes with vehicular access from West Hoathly Road.
- 1.2 The Site lies within the administrative area of Mid Sussex District Council ('MSDC'). It is identified as a draft site allocation for up to 45 dwellings in the emerging District Plan Review (Policy DPA4: Land off West Hoathly Road, East Grinstead of the Mid Sussex District Plan 2021 – 2039, Submission Draft [Regulation 19], December 2024).
- 1.3 The Site comprises a single field to the east of West Hoathly Road on the southern edge of the suburb of Sunnyside, part of the wider urban area of East Grinstead. The Site lies within the High Weald Area of Outstanding Natural Beauty ('AONB', now known as 'National Landscapes'). The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.4 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the landscape and visual effects on the wider area.

### Methodology

- 1.5 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in September 2023. The Site was revisited in October 2025 and the viewpoint photography updated. The weather conditions at the time of the initial visit were sunny and visibility was very good. Weather at the time of the October visit was also fine but slightly overcast and visibility very good.
- 1.6 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology used in this report is contained in **Appendix G**.
- 1.7 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a

similar depth of vision to the human eye. In some instances images have been combined to create a panorama. The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19, as set out in the Methodology in **Appendix G**.

## 2.0 LANDSCAPE POLICY CONTEXT

### National Planning Policy Framework (December 2023)

- 2.1 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to and enhance the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 2.2 Paragraph 189 notes that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. Paragraph 190 goes on to state that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Applications for development should include an assessment of potential detrimental effects on the environment, the landscape and recreational opportunities, and should show the extent to which these could be moderated.
- 2.3 The Planning Practice Guidance ('PPG') adds further context to the policies contained in the NPPF. The guidance as relevant to this assessment covers landscape and the natural environment, and the design of new developments.
- 2.4 The National Design Guide (2019) has been produced as part of the PPG. It provides guidance to '*... illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice.*' The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.
- 2.5 Those sections of the NPPF and PPG relevant to this assessment are summarised in **Appendix E**.

### Local Policy Context

- 2.6 The Site lies within the administrative area of Mid Sussex District Council. Planning policy for the District is set out in the Mid Sussex District Plan 2014-2031 (adopted in 2018) and the Site Allocations DPD. The Council has also produced the District Plan 2021 – 2039, Submission Draft (Regulation 19, December 2023).

The emerging District Plan was submitted to the Planning Inspectorate on the 8<sup>th</sup> July 2024 and is currently at examination. However, following the Stage 1 hearings the Planning Inspector has raised concerns about the Council's failure to co-operate with neighbouring authorities in the preparation of the District Plan. Subsequently the Council have launched a legal challenge against the Secretary of State after being advised that it is considering failing the Plan.

#### Mid Sussex District Plan 2014-2031

2.7 The following adopted policies are relevant to this appraisal:

- **Policy DP12: Protection and Enhancement of Countryside** states that the countryside will be protected for its intrinsic character and beauty.
- **DP16: High Weald Area of Outstanding Natural Beauty** states that development in the High Weald will only be permitted where it conserves or enhances Natural Beauty and has regard to the High Weald Management Plan, in particular:
  - *'the identified landscape features or components of natural beauty and to their setting;*
  - *the traditional interaction of people with nature, and appropriate land management;*
  - *character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and*
  - *the conservation of wildlife and cultural heritage.'*

It goes on to state that small scale proposals which support the local economy and social well-being of the AONB (National Landscape), that are compatible with the conservation and enhancement of natural beauty will be supported.

- **Policy DP26: Character and Design;** and
- **Policy DP37: Trees, Woodland and Hedgerows.**

#### Mid Sussex District Plan Review 2021 - 2039

2.8 The Site is identified as a draft housing allocation in the Regulation 19 submission document. The following emerging policy is relevant to the Site and this assessment.

2.9 **DPA4: Land off West Hoathly Road, East Grinstead** identifies the Site as a draft housing allocation for up to 45 new homes. The following policy requirements are relevant:

- *'Conserve and enhance the High Weald AONB, taking account of the landscape and natural features of the site and the surrounding settlement*

*pattern and character in the design and layout of the site.*

- *Provide an appropriate buffer for the ancient woodland and priority habitat (deciduous woodland) within the site and to the east of the site.*
- *Retain as much as possible and enhance the hedgerow fronting West Hoathly Road.*
- *Provide a link to Sunnyside Recreation Ground.*
- *Provide suitable access from West Hoathly Road.*
- *Subject to technical highways work, provide an appropriate pedestrian crossing from the site to the pavement along West Hoathly Road opposite the site.'*

### **East Grinstead Neighbourhood Plan (2016)**

2.10 Relevant policies from the adopted Neighbourhood Plan are:

- EG1 - Protection of the High Weald AONB; and
- EG3 – Promoting Good Design, states amongst other things, that development proposals should be proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area; respect topography, landscape features, amenity and character of the site.

### **High Weald AONB (National Landscape) Management Plan 2024 -2029**

2.11 The High Weald AONB (National Landscape) Statement of Significance sets out eight core character components of the High Weald's natural beauty:

- **Natural systems (geology, soils, water and climate)** – a deeply incised, ridged and faulted landform of clays and sandstone with highly variable, relatively undisturbed soils and numerous headwaters (gill streams) functioning under an oceanic climate.
- **Settlement** – dispersed historic settlement including high densities of isolated farmsteads, hamlets and late-medieval villages founded on trade and non-agricultural rural industries.
- **Routeways** – a dense network of historic routeways (now roads, tracks and paths).
- **Woodland** – an abundance of ancient woodland mostly in small holdings, highly interconnected with hedges and shaws.
- **Fieldscapes and heath** – small, irregular and productive fields, bound by hedgerows and woods, and typically used for livestock grazing; with distinctive zones of lowland heaths and inned river valleys (reclaimed marshland)
- **Dark night skies** – intrinsically dark at night with our own galaxy (the Milky Way) visible.
- **Aesthetic and perceptual qualities** – arising from the interaction of people with the landscape, including the notion of a quintessential English pastoral landscape, intimacy of scale, a sense of history and timelessness; rurality and tranquillity; glimpsed long views; freedom to explore and make connections with the natural world, and a rich legacy of features and ideas

left by writers, poets and gardeners inspired by the landscape.

- **Land-based economy and rural living** – with roots extending deep into history, and which has visibly and culturally shaped the landscape.'

2.12 The Management Plan provides further guidance on the key characteristics and objectives for these components of character.

### **High Weald Housing Design Guide and Guidance on the Selection and Use of Colour in Development**

2.13 The Design Guide provides guidance on delivering appropriate development in the National Landscape. This includes advice on understanding the site and siting development within the landscape. It notes that for development to reflect and enhance the character of the High Weald it must be designed to integrate into its setting.

2.14 Guidance on the Selection and Use of Colour in Development provides further guidance on the use of colour in new developments in the National Landscape.

## 3.0 SITE CONTEXT

### Site Context

- 3.1 The Site is located at the southern edge of the built-up area of East Grinstead, adjacent to the suburb of Sunnyside. The Site is approximately 1.8 ha in size. Its location and immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A** and **B**, and on the photographs contained within **Appendix C**.
- 3.2 The Site comprises a single field of pasture. It is located to the east of West Hoathly Road. To the immediate north, the Site is bordered by the amenity land at Sunnyside Recreation Ground and by housing on the eastern edge of West Hoathly Road. Beyond this, is housing within the urban area of Sunnyside which occupies rising ground along the route of Dunning's Road.
- 3.3 West of the Site, West Hoathly Road is characterised by a variety of built development, which extends south of the main urban area. Opposite the Site are the buildings at Toybox Day Nursery, Tobias School of Art and Therapy and Peredur Centre for the Arts. Coombe Hill Road extends to the west of the Site and is characterised by a pocket of residential development, beyond which is the business park at Bullrushes Farm.
- 3.4 A short distance south of the Site is Trefoil Montessori Farm School and associated land.
- 3.5 East of the Site is a patchwork of mainly medium sized, irregular shaped pastoral fields, sub-divided by a network of mature tree belts. There are significant tracts of woodland present, particularly on steeper ground on the valley sides. The Site and the neighbouring farmland lie on a north facing slope which falls to the watercourse alongside the built edge of East Grinstead. This north facing slope is crossed by several small watercourses which form a series of smaller valleys perpendicular to the main slope. This includes a small water course at the eastern edge of the Site, which forms a narrow, wooded valley which separates the Site from the neighbouring farmland. The built-up area of Sunnyside lies on the opposite valley side, with built development occupying a south facing slope, overlooking the Site and the neighbouring farmland.

### Landscape Character Assessments

#### National Landscape Character

- 3.6 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site is located in NCA 122, High Weald. This character

area is described as an area of ancient countryside and one of the best medieval landscapes in northern Europe. The profile states that it consists of a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws are a fundamental characteristic. Key characteristics are stated as including:

- A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages;
- Ancient routeways in the form of ridgetop roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wild flower-rich verges and boundary banks.
- Church towers and spires on the ridges are an important local landmark.
- Dense network of small, narrow and winding lanes, often sunken and enclosed by high hedgerows or woodland strips.
- The area includes several large towns...and is closely bordered by others such as Crawley, East Grinstead, Hastings and Horsham.
- An intimate, hidden and small-scale landscape with glimpses of farreaching views, giving a sense of remoteness and tranquillity.
- Strong feeling of remoteness due to very rural, wooded character.
- A great extent of interconnected ancient woods, steep-sided gill woodlands, wooded heaths and shaws in generally small holdings with extensive archaeology and evidence of long-term management.
- Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland.
- Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.
- A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle.
- There is a strong influence of the Wealden iron industry which started in Roman times.
- An essentially medieval landscape reflected in the patterns of settlement, fields and woodland.
- High-quality vernacular architecture with distinct local variation using local materials.

### **County and District Landscape Character**

#### Sussex Historic Landscape Characterisation

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

3.8 The Site and the fields to the north and south lie within HLC Type: Assarts, and in an area of cohesive assarts. These are described as fields which have been brought into cultivation by clearing (assarting) forest or waste lands, mostly documented in the 12th and 13th Centuries (Medieval). The document notes that assart fields are a feature of the High and Low Weald National Character Areas and make up 14% of the overall area surveyed by the HLC and half of the total area of fieldscapes surveyed. Defining attributes of this HLC Type include sinuous wooded field boundaries, predominantly irregular in shape although cohesive assarts have a more regular shape and are often associated with woodland or former woodland. The Site forms part of a network of cohesive assart fields. The historic field pattern is evident in the woodland to the east, but Ancient Woodland is not a feature on the remaining boundaries.

#### A Landscape Character Assessment for Mid Sussex 2005

3.9 A Landscape Character Assessment for Mid Sussex was produced by Mid Sussex District Council in 2005. The study divides the District into ten Landscape Character Areas (LCAs), with the Site located in Landscape Character Area 6, High Weald. This is an extensive area which extends to the south of East Grinstead and lies wholly within the High Weald National Landscape. The following key characteristics are relevant to this appraisal:

- *'Wooded, confined rural landscape of intimacy and complexity, perceived as attractive, locally secluded and tranquil.'*
- *Complex sandstone and clay hilly landscape of ridges and secluded valleys centred on the western end of Forest Ridge of the High Weald plateau deeply cut by numerous gill streams and with sandrock crags.*
- *Long views over the Low Weald to the downs, particularly from the high Forest Ridge.*
- *Significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws, creates a sense of enclosure, the valleys damp, deep and secluded.*
- *Pattern of small, irregular-shaped assart fields, some larger fields and small pockets of remnant heathland.*
- *Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland.*
- *Dense network of twisting, deep lanes, droveways, tracks and footpaths.*
- *Dispersed historic settlement pattern on high ridges, hilltops and high ground, the principal settlements [sic] East Grinstead and some expanded and smaller villages.*
- *Some busy lanes and roads including along the Crawley–East Grinstead corridor.*
- *Varied traditional rural buildings built with diverse materials including timber framing, Wealden stone and varieties of local brick and tile hanging.'*

3.10 The assessment identifies a number of landscape and visual sensitivities for the LCA and the following are of relevance:

- Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity.
- Unobtrusive settlement pattern in many parts.
- Older, small assart pastures contribute to the intimacy of the landscape.
- Important pockets of rich biodiversity are vulnerable to loss and change.
- Dense network of twisting, deep lanes, droveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking and for the appreciation of nature.
- Long views along valleys and ridges have a high sensitivity to the impact of new urban development, modern farm buildings, masts and pylons and new roads.
- Settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.
- Legacy of designed landscapes and treescapes.

3.11 The assessment provides a description of the settlement form and local distinctiveness of East Grinstead. It describes East Grinstead as an attractive market town which has expanded in the 20<sup>th</sup> Century. It states the following of relevance:

*'It was in the post-war period that development was greatly expanded and the urban pattern of the town consolidated. Before 1970, large housing developments were built to the west and a number of consolidating developments on most of the land north of the town centred on Blackwell. Substantial expansion and consolidation of the urban area also occurred at Sunnyside to the south, with new building in Ashurst Wood. Since 1970, there have been smaller, consolidating developments on the edges of various parts of the town. However, the largest development in this period was to the south of the Ashplats Wood, straddling the A22, representing a major eastward extension of the town. These changes have resulted in a compact town form, integrated well with the existing landscape, with relatively few problems associated with the rural urban fringe.'*

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

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

3.13 The Site lies within Zone 3: East Grinstead, Ashurst Forest, Forest Row and Surrounding Areas, and LLCA 12: Sunnyside High Weald, which occupies a parcel of land at the southern edge of East Grinstead between West Hoathly Road and the Sussex Border Path. Immediately west of West Hoathly Road is LLCA 11 Rockwood High Weald. The study concludes that LLCA 12 has a substantial landscape sensitivity and landscape value. In respect of landscape sensitivity, the description notes that the LLCA is mostly located in a valley below East Grinstead; is mostly rural with little settlement throughout; makes a

partial contribution to separation between East Grinstead and Forest Row; has a moderate woodland network; and makes some contribution to the wider setting of East Grinstead providing a soft edge to development. In terms of the LLCA's value it notes that it is in the National Landscape; has some Ancient Woodland; makes a moderate contribution to the setting of the Registered Park and Garden at Brockhurst which also provides some time depth; and is of moderate scenic beauty.

- 3.14 By combining these judgements on landscape sensitivity and value, it concludes that LLCA 12 has a low landscape capacity. In contrast the adjacent Rockwood High Weald LLCA which also lies in the National Landscape is assessed as having a medium landscape capacity, based on a moderate landscape sensitivity and value. In forming this judgement, the study notes that LLCA 11 has a semi-rural character and significant intervisibility with adjacent settlement, makes no significant contribution to settlement separation and has limited scenic beauty being significantly settled. In respect of the adjacent LLCA the study concludes:

*'Within northern part of AONB but degraded by existing development within character area..'*

- 3.15 From our own assessment of the Site and surroundings, we would note that the Site forms a small part of LLCA 12 and is immediately adjacent to LLCA 11. It is overlooked by housing at the edge of East Grinstead and plays no role in providing separation between East Grinstead and Forest Row. It is also remote from the heritage asset at Brockhurst. It therefore shares some characteristics with the neighbouring LLCA 11 and it would be reasonable to assume that it would have a higher landscape capacity to accommodate development than the wider LLCA 12 when considered in isolation.

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

- 3.16 LUC was commissioned by Mid Sussex District Council to prepare a study of the capacity of the District to accommodate development. The study considered four potential constraints to development: environmental, infrastructure, landscape capacity and sustainability.
- 3.17 The study reviewed the areas previously assessed in the 2007 study against a slightly revised scale for landscape capacity.
- 3.18 This assessment concluded that LCA 12: Sunnyside High Weald has a low / medium landscape capacity, based on a moderate landscape sensitivity and substantial landscape value. Low / medium landscape capacity is defined as follows:

*'A Low/medium capacity rating indicates that development is likely to have an adverse effect on most of the character area and while smaller development may be possible in a very few locations within the character area, it will not be suitable for strategic scale development.'*

- 3.19 The assessment of LCA 11: Rockwood High Weald remains consistent with the HDA assessment, in that the LCA has moderate landscape sensitivity and value, and medium landscape capacity.

Assessment of the Impact of SHELAA Sites on the High Weald Area of Outstanding Natural Beauty (July 2024)

- 3.20 As part of the evidence to support the District Plan Review the Council undertook an assessment of the potential impact of the SHELAA sites on the High Weald National Landscape. The assessment considers the potential impact in respect of the components which comprise the natural beauty on the National Landscape. It also provides an indication on whether development is likely to be 'major' development. The assessment was based on desk top review and a site visit. Each component was scored on a three point scale, lower / moderate / higher impact.

- 3.21 The Site was assessed as SHELAA site: 198 Land off West Hoathly Road. The assessment concluded that the Site made a higher contribution to one component of the High Weald (field and heath) and a moderate contribution to woodland. It made a lower contribution to all other components (geology, landform and water systems, settlement, routeways, land based economy and related rural life and other qualities). It made no contribution to routeways. Overall, it concluded that the land parcel made a lower contribution to the components of natural beauty of the National Landscape. The text from the assessment is set out below:

*'There are no waterbodies on or adjacent to the site. There are watercourses to the north and east of the site which are part of the River Medway catchment. There is ghyll woodland to the south of the site. There are no sandstone outcrops on or adjacent to the site. The site is outside the built-up area but there is low density development to the west of the site. Sunnyside Recreation Ground is to the north of the site. West Hoathly Road to the west of the site is a historic lane. A historic route now a PROW lies to the north of the site beyond Sunnyside Recreation Ground. Coombe Hill Road is a historic route and PROW. There are mature trees on the site boundaries and there is ancient woodland adjacent to the site on its eastern boundary. This would require the appropriate buffer in line with policy requirements. There is ghyll woodland to the south of the site. Development of the site would result in the loss of currently undeveloped land, potentially agricultural land or valued grassland. Opportunities to protect tranquillity and dark skies should be taken. Whilst the site does not appear to directly impact on the AONB character components, there is likely to be loss of the mediaeval field system and potential impact on the ghyll woodland. Development would represent encroachment into the countryside, however, careful design of its layout and materials along with an appropriate defensible boundary may help to mitigate the*

*impact. A layout should be characteristic of the surrounding settlement pattern to avoid the site appearing more urban than its surroundings and to take into account the High Weald AONB Housing Design Guide, however, it may be difficult to satisfactorily accommodate the proposed site yield when the surrounding settlement pattern is large houses in big plots.'*

#### Major Development in the High Weald AONB (July 2024)

- 3.22 This paper sets out the Council's assessment of proposed site allocations included in the District Plan Review and within the National Landscape and whether they could be regarded as major development. The assessment was carried out to '*...to reduce the risk of the site allocation later being found undeliverable as a result of its assessment at the planning application stage. Such an assessment is a matter of planning judgement to be decided by the decision maker and needs to take into account the common sense meaning of the word 'major' and the local context.'*
- 3.23 The assessment considered each site against a number of factors including the scale, nature, setting of development and the potential for significant adverse impacts on the National Landscape purposes.
- 3.24 The Site was assessed against these factors. The assessment concluded that development in line with draft policy DPA4 would not constitute major development in the National Landscape. It concluded as follows:

*'The proposed site allocation is reasonably well-located to the settlement of East Grinstead and relatively small in scale. Whilst the site does not appear to directly impact on the AONB character components, there is likely to be loss of the Mediaeval field system and potential impact on the ghyll woodland. Development would represent encroachment into the countryside, however, careful design of its layout and materials along with an appropriate defensible boundary may help to mitigate the impact.'*

*Although the site is unlikely to be in the most tranquil and rural part of the High Weald AONB, opportunities to protect tranquillity and dark skies should be taken. The site needs to be developed as a landscape-led approach in accordance with draft District Plan Policy DPC4: High Weald Area of Outstanding Natural Beauty. The High Weald AONB Management Plan, High Weald Housing Design Guide and associated documents such as the High Weald AONB Colour Study also need to be taken into account when designing the site.'*

#### **Designations and Heritage Assets**

- 3.25 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Local Adopted Policies Map indicate that the Site lies within the High Weald National Landscape (please refer to Designations and Local Plan Extract in **Appendix D**). The National Landscape boundary wraps around the southern and eastern edges of East Grinstead. It includes the Site and Sunnyside Recreation Ground to the north.

- 3.26 There are no Listed Buildings within the Site. Dunnings Mill is Grade II Listed and lies approximately 80m north of the Site on Dunning's Road. However, the Site is separated from this Listed Building by more recent development on Streatfield Place. There are no further designated heritage assets within the near vicinity of the Site. East Grinstead Conservation Area lies approximately 1km north of the Site, centred on the High Street. There is very little inter-visibility between the Site and the conservation area due to intervening built development. However, the top of the tower at the Church of St Swithun (Grade II\*) can be glimpsed in views from the highest part of the Site.

### **Public Rights of Way**

- 3.27 There is no public access to the Site. Public footpath EAG-26BEG follows the northern edge of the recreation ground to the north of the Site. This continues eastward where it meets EAG-24BEG and then continues to Harwoods Lane (Byway EAG-23CEG). Public footpath EAG-25BEG crosses the farmland to the east of the Site in a north – south alignment. The High Weald Landscape Trail follows a section of West Hoathly Road to the north west of the Site, before continuing along a section of Coombe Hill Road (public footpath EAG-27EG) before doglegging south west along Medway Drive then crossing the adjoining land.

### **Tree Preservation Orders**

- 3.28 There are no trees within the Site which are covered by a Tree Preservation Order ('TPO'). Opposite the Site, the tree belt on the boundary of the Peredur Centre is covered by TPO GR/1/TPO/90. This was confirmed by checking Mid Sussex District Council's TPO Map on the 27<sup>th</sup> October 2025. The woodland at the eastern edge of the Site is designated as ancient and semi-natural woodland.

## 4.0 SITE DESCRIPTION AND VISIBILITY

### Site Description

- 4.1 The Site comprises a single grassland field. It slopes generally northwards in the direction of the built-up edge of East Grinstead, from a high point of approximately 89m Above Ordnance Datum ('AOD') in the south west corner to approximately 78m AOD in the north east corner. There is a more pronounced change in level immediately adjacent to the eastern edge of the Site, with the landform dropping sharply into a narrow valley at the base of which is a small watercourse / ditch. This valley is heavily treed with the woodland on the valley sides designated as ancient and semi-natural woodland. This woodland indents the south east corner of the Site, with a copse of mature trees, mainly Oak with a Field Maple and Hazel understorey, occupying a small depression at the edge of the wider field.
- 4.2 The western Site boundary with West Hoathly Road is defined by a mixed, native hedgerow of Hawthorn, Blackthorn and Hazel. This is patchy in places and contains a couple of mature trees at the northern end of the boundary.
- 4.3 To the north, the boundary with the adjacent recreational land is defined by a band of mainly offsite, mixed broadleaf trees approximately 12m in height. A small number of younger Oak trees are located within the Site at the eastern extent of this boundary.
- 4.4 The southern field boundary is marked by a row of hybrid Poplar trees with an understorey of Ash, Sycamore, Oak and Hawthorn. The poplars are in varied condition (refer to Tree Survey for further information).

### Topography

- 4.5 As set out above, the Site slopes from a high point of approximately 89m Above Ordnance Datum ('AOD') in the south west corner to approximately 78m AOD in the north east corner. There is a more pronounced level change to the east with the landform dropping to a shallow valley at the base of which is a watercourse / ditch.
- 4.6 To the north of the Site the topography continues to fall for a short distance through the adjacent recreation ground to a watercourse at the northern edge of the open space. Beyond this, it rises within the built up area of East Grinstead to a high point of approximately 131m AOD broadly in the centre of the town.
- 4.7 To the south of the Site, the land form rises along the route of west Hoathly Road to a high point of around 138m AOD in the vicinity of Saint Hill Green. To the

east and west of the Site, the topography is undulating with several small watercourse crossing this area within shallow valleys.

### Visibility

- 4.8 The Site is well contained in views from the wider area due to its location on a north facing slope which faces towards existing settlement in East Grinstead, and by the extent of tree cover at the Site boundaries and within the wider landscape. There is some intervisibility with a section of West Hoathly Road, from neighbouring properties and from the urban area of Sunnyside which occupies the rising ground to the north. The key views of the Site are set out below and illustrated in the photographs at **Appendix C**. The photo-locations are shown on the mapping in **Appendices A** and **B**.
- 4.9 There is some intervisibility with the tower at St Swithun's Church from the highest parts of the Site. However public views from within East Grinstead Conservation Area are prevented by intervening development.

**Table 1 – Visual Baseline**

Visual Receptor	Sensitivity	Description of Views
<b>West Hoathly Road (photographs 6-9)</b>	Medium	There are views from a section of West Hoathly Road. These views are largely restricted to the section of public highway adjacent to the Site, part of which forms a section of the High Weald Landscape Trail walking route. As the road continues to the north and south of the Site views are rapidly restricted by adjacent housing or roadside vegetation. When adjacent to the Site, views of the Site interior are heavily filtered by the roadside hedgerow at the Site boundary, although vegetation within the Site is visible above the hedgerow.
<b>Coombe Hill Road (part of High Weald Landscape Trail)</b>	High	There is a framed view towards the western boundary of the Site from a section of the private road, Coombe Hill Road, which extends west of the Site. This section of the road also forms part of the High Weald Landscape Trail.
<b>Views from High Weald Landscape Trail (27EG) west of Site (Photograph 10)</b>	High	Views from the High Weald Landscape Trail which crosses the farmland west of the Site are prevented by a dense belt of woodland.
<b>Sunnyside Recreation Ground and public footpath 26BEG (Photograph 11)</b>	High	Views from public footpath 26BEG and the open space at Sunnyside Recreation Ground are heavily filtered by vegetation alongside the northern Site boundary. Winter views will be less filtered when the mainly deciduous vegetation is out of leaf.

<b>Public footpath 26BEG east of Site (Photograph 12)</b>	High	From public footpath 26BEG as it continues east of the recreation ground, views of the interior of the Site are screened by the belt of woodland alongside the eastern edge of the Site.
<b>Dunning's Road, East Grinstead (Photographs 13 and 14)</b>	Medium	The interior of the Site can be partially seen above existing housing and vegetation on West Hoathly Road and within the recreation ground. The tall poplar trees at the southern edge of the Site are visible in the backdrop of the Site. Other public views are generally restricted by intervening housing and garden boundaries. There are some partial, glimpsed views towards the Site from neighbouring streets on Forest View and Stockwell Road between dwellings which front these streets.
<b>Residential / Private Receptors</b>		
<b>Toybox Day Nursery (reciprocal views at photograph 3)</b>	Medium	The single storey nursery building is set back from West Hoathly road behind fencing and a tall boundary vegetation. Intervisibility with Site will be very limited in summer months. There will be some filtered views of the Site over the existing fence in winter months when vegetation is out of leaf.
<b>Peredur Centre (reciprocal views at photograph 1)</b>	High	There will be upper floor and some more limited ground floor views of the Site from the windows of the buildings within the centre which overlook the western part of the Site. These will be filtered by vegetation alongside West Hoathly Road.
<b>Trefoil Montessori Farm School (reciprocal view from the northern edge of the Site in Photograph 3)</b>	Medium	There will be some heavily filtered views from the adjacent field associated with the Trefoil Montessori Farm School through the trees and understorey vegetation at the edge of the Site. There is very little intervisibility from the school buildings and adjacent grounds and the interior of the Site due to intervening vegetation.
<b>Dwellings on Streetfield Place</b>	Medium	There is very little intervisibility from the rear of a small number of dwellings on Streetfield Place due to the intervening tree cover on West Hoathly Road. Heavily filtered, winter views are likely from rear 1 <sup>st</sup> floor windows of the dwelling to the south west of the street.
<b>Dwellings on West Hoathly Road (reciprocal view in Photograph 2)</b>	Medium	There is a view from a single ground floor window in the side elevation of the property to the north of the Site.
<b>The Old Dunnings Mill PH (Grade II listed)</b>	High	The public house is orientated to face onto West Hoathly Road and there is no intervisibility with the Site from the principal façade of the building, nor from the rear of the property. There is some partial intervisibility with the western part of the Site from the seating area at the front of the pub, seen beyond housing on west Hoathly Road.
<b>Properties in East Grinstead (reciprocal view in Photograph 2)</b>	Medium	There is some intervisibility with the urban area to the north of the Site which occupies rising ground at the edge of East Grinstead. There will be partial views of the Site from mainly first floor windows of properties which overlook the southern edge of the settlement, although these are partially screened by tree cover north of the Site.

## Landscape Features

- 4.10 The key landscape features on the Site are for the most part confined to the Site boundaries. These include a field hedgerow at the frontage with West Hoathly Road and several trees. To the north, the boundary with the recreation ground is defined by a line of broadleaf trees and hedgerow species. To the east is a belt of woodland within a narrow valley. This woodland extends into the south east corner of the Site. To the south, is a line of mature Hybrid Poplar and understorey of native deciduous species.
- 4.11 A tree survey has been undertaken by Keen Consultants which assesses the arboricultural quality and condition of the trees on and adjacent to the Site. A description of the landscape features is set out in Table 2 below:

**Table 2 – Landscape Features Baseline**

Landscape feature	Sensitivity	Description of Feature
<b>Trees</b>	High and Medium	The majority of the existing trees on the Site are assessed as Category B and moderate arboricultural quality in the Tree Survey. This includes the woodland copse to the east of the Site, which comprises a mature canopy of oak and ash trees and understorey of predominantly Hazel. This woodland is identified as ancient and semi-natural woodland and is a mature landscape feature and is assessed as being of high landscape quality and value. There is a single category A Oak tree located in the north east corner of the Site which is of high landscape quality and value. The line of trees at the northern edge of the Site is a mature feature and provides separation from the adjacent recreational ground. There are several mature trees located in the hedgerow to the west of the Site. The line of Hybrid Poplars at the southern edge of the Site is assessed as Category C arboricultural quality. It is a mature landscape feature and visible in views but given the age structure and size of the trees, this feature is prone to failure and loss of limbs. An understorey of native broadleaf trees is established at the base of the Poplars.
<b>Hedgerows</b>	Medium - low	The established hedgerow at the Site frontage comprises Hawthorn, Blackthorn, Hazel and Holly. It is assessed as Category C and low arboricultural quality. It is a prominent feature on the Site frontage and is considered slightly higher landscape quality and value.
<b>Watercourses</b>	Medium	There is a small offsite watercourse / ditch within the woodland to the east of the Site.
<b>Pastoral field</b>	Medium - High	The majority of the Site comprises a rectangular grassland field, which is fairly characteristic of the fields and field patterns to the south of East Grinstead and within the High Weald.

## **Landscape Quality, Value and Susceptibility**

- 4.12 The Site occupies a single, pastoral field at the edge of the built-up area of East Grinstead. It is located on a north facing slope which faces and is overlooked by built development in East Grinstead. To the west it is bound by West Hoathly Road, which in the vicinity of the Site is bordered by a series of educational developments which extend the main built-up area of the town south along this section of the highway. To the north of the Site is a recreation ground, whilst to the south it is bordered by the buildings and grounds at Trefoil Montessori Farm School.
- 4.13 The Site Lies within LLCA 12: Sunnyside High Weald as set out in the various landscape capacity studies prepared by the Council. The most recent landscape capacity study undertaken by LUC concluded that this area has a moderate landscape sensitivity and substantial landscape value. As set out in section 2, the Site is adjacent to and shares some characteristics with LLCA 11: Rockwood High Weald which is assessed in the studies as being of moderate landscape sensitivity and value.
- 4.14 Landscape features are confined to the edge of the field and comprise Ancient Woodland, tree belts and the hedgerow on West Hoathly Road. A tree survey has been undertaken (Keen Consultants). This assesses the majority of the trees and woodland as Category B and of moderate arboricultural quality. The hybrid poplars and associated vegetation to the south of the Site are assessed as Category C, as is the hedgerow at the Site frontage, and therefore of low arboricultural quality. In landscape terms the Ancient Woodland is a mature landscape feature and generally contributes to the well treed character of the local area which is a feature of the Wealden landscape. This feature is assessed as being of high landscape quality and value. The remaining trees and vegetation are generally assessed as being of medium landscape quality and value. Overall, the Site has a generally pleasant landscape character. It is fairly typical of the neighbouring pastoral fields on the southern edge of East Grinstead, and its character is influenced by neighbouring development to the north and west. In terms of landscape condition, the Site has a relatively intact field structure and displays moderate scenic qualities.
- 4.15 The Site forms part of a wider landscape which is Nationally designated for its landscape and scenic value. It displays some of the defining characteristics of the National Landscape in that it lies within an area of undulating topography, it is adjacent to an area of Ancient Woodland, and the Sussex Historic Landscape Characterisation places it within an area of cohesive assart fields. However, the Site's proximity to built development detracts from its overall scenic and perceptual qualities. It is not publicly accessible and does not have the far-reaching views or strong sense of tranquillity which are identified as valued elements of the National Landscape. Similarly, its proximity to light sources in East Grinstead means that it does not have intrinsically dark night

skies which are a feature of more remote parts of the National Landscape. Given the Site's location in the National Landscape, it is assessed as being of high landscape value and it forms part of a Valued Landscape in respect of paragraph 180a of the NPPF.

- 4.16 GLVIA3 states that judgements on landscape sensitivity are derived by combining judgements on the susceptibility / ability of the landscape to accommodate a particular type of development, and the value attached to the landscape. The Site is the subject of an application for a small residential development. It is well related to existing settlement to the north and west and is located on the edge of the urban area of East Grinstead. The Site contains a number of mature landscape features. However, these are located at the perimeter of the Site and do not pose a constraint to development. Views of the Site are generally limited to adjacent roads and neighbouring residential areas, and there is very little inter-visibility between the Site and the wider National Landscape. A small development could be accommodated at the Site without impacting on key landscape elements both on the Site, or in the wider area, although it would result in the loss of a pastoral field in the National Landscape but at the edge of a large built-up area. The Site is assessed as being of medium landscape susceptibility to a sensitively designed, small residential development.
- 4.17 By combining judgements on landscape susceptibility and value the Site is assessed as being of medium – high landscape sensitivity. This is due in part to its location in the High Weald National Landscape which elevates its landscape value. This is broadly consistent with the findings of the Council's 2014 capacity study.

**Table 3 – Landscape Character Baseline**

<b>Landscape / townscape character area</b>	<b>Sensitivity</b>	<b>Existing Conditions</b>
<b>The Site and immediate surroundings</b>	Medium-High	The Site forms part of a wider landscape which is Nationally designated for its landscape and scenic value. It displays some of the defining characteristics of the National Landscape in that it lies within an area of undulating topography, it is adjacent to an area of Ancient Woodland, and the Sussex Historic Landscape Characterisation places it within an area of cohesive assart fields. However, the Site's proximity to built development detracts from its overall scenic and perceptual qualities.
<b>Townscape character of immediate surroundings</b>	Medium	The neighbouring housing in the suburb of Sunnyside comprises 20 <sup>th</sup> Century development with some more recent housing schemes. There are very few historic buildings located within this part of the town, save the Grade II listed Dunnings Mill which lies to the north of the Site on West Hoathly Road. Opposite and to the south of the Site are a number of larger educational buildings set within well vegetated plots, set back from the well treed frontage on West Hoathly Road. The neighbouring townscape is assessed as being of medium townscape value and susceptibility.

<b>Wider Landscape Character</b>	High and Very High	The landscape to the south of East Grinstead lies within the high Weald National Landscape. It comprises an undulating network of irregular small and medium size, mainly pastoral fields. It displays an historic field pattern, with well treed field boundaries and significant tracts of broadleaf woodland much of it ancient. Away from East Grinstead, settlement is dispersed and perceptual qualities are much more evident, such as high levels of tranquillity. The wider landscape is generally assessed as being of very high landscape value and susceptibility, although lower where there is intervisibility with the built up area of East Grinstead.
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## 5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

- 5.1 This section provides an appraisal of the suitability of the Site to accommodate residential development, in terms of the landscape and visual constraints and potential effects.
- 5.2 The Site is identified as a draft housing allocation for up to 45 new homes in the emerging District Plan Review.
- 5.3 The proposal is for a detailed planning application for 44 new homes. The Site Layout has been informed by technical work and by pre-application discussions with Officer's at the LPA. A Landscape Strategy Plan (**Appendix F**) has also been prepared which shows how landscape measures can be delivered at the Site. A detailed description of the proposals is set out in the Design and Access Statement ('DAS'). The key layout and landscape principles shown on the Site Layout and Landscape Strategy, include:
- Vehicular access off West Hoathly Road has been sited to avoid existing trees and minimise hedgerow loss at the Site frontage.
  - Development to be medium density and two storeys in height.
  - New homes to be set back from the frontage with West Hoathly Road. The existing hedgerow will be reinforced and managed and new native tree planting will add to the well treed character of the highway.
  - New homes to be set back from the Ancient Woodland to the south east of the Site and a minimum 15m buffer will be provided. Housing to be orientated to overlook the woodland to provide an attractive outlook for the properties. New structural woodland edge planting will add biodiversity value and restrict public access to the woodland.
  - The mature trees in the south east of the Site will be retained.
  - A new area of open space and pedestrian link to Sunnyside Recreation Ground will be provided in the north of the Site. Link can be routed to minimise impacts on the existing trees alongside this boundary.
  - New street trees will be planted within verges, front gardens and areas of open space
  - New pedestrian link will be provided to West Hoathly Road in the north west corner of the Site.
  - Sustainable drainage feature to be incorporated into the north east corner of the Site this will be landscaped to provide landscape and biodiversity benefits for the scheme.

## Relationship to Settlement

- 5.4 The Site lies at the edge of the main built-up area of East Grinstead, with development extending the urban area southwards along the western edge of West Hoathly Road opposite the Site. Further south, the Site is bounded by the buildings and the associated fields at Trefoil Montessori Farm School and to the east it is enclosed by a belt of woodland which separates it from the adjacent fields. The Site is located on a north facing slope and is overlooked by housing to the immediate north, which has some urbanising influence on the character of the Site.
- 5.5 Development in this location will extend built development to the east of West Hoathly Road. However, this area is already subject to a number of urban influences and is bordered by nearby built development on three sides. Development would form a discrete parcel of housing adjacent to the existing urban area and visually contained in views from the wider countryside. New tree planting at the Site frontage will complement the treed character of the approach into the town. New pedestrian links will also provide access along the Site frontage on West Hoathly Road, and to the nearby recreation ground to the north.

## Effects on Landscape Features

- 5.6 The proposals will retain all of the existing trees within the proposed Site Layout. There will be a loss of a short section of hedgerow at the Site frontage for the new vehicular and cycle access. The existing pastoral field will be lost, but the historic field boundaries will remain intact. New tree planting will be undertaken at the Site frontage and across the development.
- 5.7 The effects on individual landscape features are set out within Table 4 below. An Arboricultural Impact Assessment has been prepared by Keen Consultants and this describes the impacts on the site vegetation in detail.

**Table 4 – Effects on Landscape Features**

Landscape features and Sensitivity	Nature of Effect and Mitigation	Magnitude of Change	Year 1 Effect	Year 15 Effect
<b>Trees and Woodland</b>  High and Medium	All of the existing trees on site will be retained within the proposed layout. A minimum 15m buffer will be retained to the ancient woodland to the south east. New native tree planting will be undertaken at the Site frontage and within the open space. Street trees will be planted throughout the development area. Overall, there will be a net increase in tree cover and species diversity.	Slight	Slight Beneficial	Slight – Moderate Beneficial

<b>Hedgerows</b> Medium - Low	Two sections of hedgerow at the Site frontage will be removed for the proposed vehicular and pedestrian / cycle access points. These losses will be largely restricted to the proposed bell mouth and cycleway. New hedges will be planted on plot frontages and at the edge of open space and to the rear of the proposed visibility splays and where existing gaps are present.	Moderate Slight	Moderate Slight Adverse	Slight Adverse
<b>Watercourses</b> Medium	There will be no direct impact on the watercourse / ditch.	Neutral	Neutral	Neutral
<b>Pastoral field</b> Medium - High	The existing pastoral field will be lost and replaced by housing, infrastructure and open space and landscape planting.	Substantial	Substantial Adverse	Substantial – Moderate Adverse

### Effects on Landscape Character

- 5.8 As set out in Section 4, the Site lies within the High Weald National Landscape. However, the Site's proximity to neighbouring built development and the urban area of East Grinstead detract from its overall scenic and perceptual qualities. It is assessed as being of medium landscape susceptibility and high landscape value given it forms parts of a nationally designated landscape. Overall, it is assessed as being of medium – high landscape sensitivity.
- 5.9 The Site Layout illustrates how development can be accommodated at the Site. The proposals can retain all the significant landscape features and can provide an appropriate buffer to the ancient woodland. Housing development will be medium density and will be designed to reflect the local vernacular as set out in the DAS. It will be two storeys in height in keeping with the neighbouring residential areas. Proposed materials will include soft brown and red multi brick, tile hanging and weather boarding, brick quoin edge details and brown and red roof tiles. The material palette and design have been informed by a study of local vernacular, design guidance and advice from the Council's Urban Design Officer. New tree planting at the Site boundaries, within the open space and within the streets will also add to local tree cover and the well treed character of the settlement edge.
- 5.10 The character of the Site is influenced by its proximity to existing built development which overlooks it to the north. In addition, the north facing aspect of the Site means that development would relate more strongly to the settlement edge to the north, than to the wider countryside to the east and south of the Site. The proposals would be extremely well contained by the existing landscape framework of woodland and trees, both within the Site and the wider area.

- 5.11 The proposal would result in the loss of a small field which forms part of an historic assart field pattern at the south eastern edge of East Grinstead. However, the new homes will be sited within the existing field, and retention of the mature landscape vegetation at the Site boundaries means that the field pattern will remain legible. New tree planting on the Site frontage will add to the generally well treed character of West Hoathly Road and the approach into the town, which is characterised at this point by buildings set back behind roadside vegetation.
- 5.12 The character of the Site would inevitably change from a pastoral field at the edge of the National Landscape to a small housing development. However, landscape and visual effects would be extremely localised and largely confined to the Site and the urban area to the north and west. Landscape effects on the character of the wider National Landscape would be very limited.
- 5.13 The effects on the landscape character of the Site and the surrounding landscape / townscape are set out in Table 5 below:

<b>Table 5 – Effects on Landscape Character</b>				
<b>Landscape / townscape character area and Sensitivity</b>	<b>Nature of Effect and Mitigation</b>	<b>Magnitude of Change</b>	<b>Year 1 Effect</b>	<b>Year 15 Effect</b>
<b>The Site and immediate surroundings</b>  Medium - High sensitivity	<p>The proposal would result in the loss of a small field which forms part of an historic assart field pattern at the south eastern edge of East Grinstead. However, the new homes will be sited within the existing field, and retention of the mature landscape vegetation at the Site boundaries means that the field pattern will remain legible. New tree and hedgerow planting on the Site frontage will add to the generally well treed character of West Hoathly Road.</p> <p>The new homes will be well designed and have been informed by local vernacular examples and design guidance.</p> <p>There will inevitably be a substantial change in the character of the Site as a result of the proposed development. However, landscape effects on the character of the neighbouring landscape will be very</p>	<u>Site:</u>  Substantial	<u>Site:</u>  Moderate - Substantial Adverse	<u>Site:</u>  Moderate Adverse (as new planting matures)
		<u>Immediate surroundings:</u>  Slight	<u>Immediate surroundings:</u>  Slight adverse	<u>Immediate surroundings:</u>  Slight - Negligible adverse

	limited due to the visual containment of the Site, with some intervisibility from the neighbouring paddocks to the south and the recreation ground to the north.			
<b>Townscape character of immediate surroundings</b>  Medium sensitivity	<p>Townscape effects will largely be confined to the section of West Hoathly Road in the immediate vicinity of the Site. The new homes will be visible as the road enters the settlement and will be seen in the context of neighbouring housing to the north. Opposite and to the west of the Site, built development comprises a number of education establishment. These buildings generally have a bigger footprint than the residential area further east and are set within a generally well treed curtilage.</p> <p>The proposed new homes will be set back and will overlook West Hoathly Road. The majority of the existing hedgerow will remain save at the Site access points. New tree and hedgerow planting at the Site frontage will complement the treed character of West Hoathly Road which is a feature of the approach into East Grinstead.</p>	Moderate	Moderate Adverse	Moderate – Slight Adverse  (as new planting matures)
<b>Wider Landscape Character</b>  High and Very High Sensitivity	As set out above landscape effects are largely confined to the Site and to the fields and recreation ground which adjoin it, which will have some limited intervisibility with the new homes. Beyond this, there will be no landscape effects on the wider character of the National Landscape.	Negligible	Negligible Adverse	Negligible Adverse – Neutral

## Visual Effects

- 5.14 As set out in Section 4, views of the Site are limited to the near distance from West Hoathly Road, the adjacent recreation ground and from a number of public vantage points and existing properties at the urban edge of East Grinstead. There is very little intervisibility between the Site and the wider landscape of the National Landscape.
- 5.15 The key visual effects of development at the Site are set out in Table 4 below.

**Table 6 - Visual Effects**

<b>Visual Receptor and Sensitivity</b>	<b>Nature of Effect and Mitigation</b>	<b>Magnitude of Change</b>	<b>Visual Effect Year 1</b>	<b>Visual Effect Year 15</b>
<p><b>West Hoathly Road (photographs 6-9)</b></p> <p>Medium</p>	<p>The new houses will be visible above the hedgerow in views from a section of West Hoathly Road to the west and there would be more open views available at the new access into the Site. These views will be from the section of carriageway which adjoins the Site and seen in the context of neighbouring development opposite the Site and at the edge of East Grinstead. New tree and hedgerow planting at the edge of the Site will soften views of the new homes and new tree planting will add to the vegetated character along this section of the public highway. Views will mainly be from road users as there are no footways south of the junction with Coombe Hill Road.</p>	<p>Substantial – Moderate</p>	<p>Moderate Adverse</p>	<p>Moderate – Slight Adverse as new tree planting matures at the edge of the Site</p>
<p><b>Coombe Hill Road (part of High Weald Landscape Trail)</b></p> <p>High</p>	<p>There will be a partial, framed view of new housing at the Site from a section of the private access road, Coombe Hill Road, on the approach from the west, between existing built development either side of the road. The new homes will be set back behind the existing hedgerow and will be well designed. New tree planting at the Site frontage will filter views of the houses as it matures.</p>	<p>Moderate</p>	<p>Moderate Adverse</p>	<p>Moderate – Slight Adverse as new tree planting matures at the edge of the Site</p>
<p><b>Views from High Weald Landscape Trail (27EG) west of Site (Photograph 10)</b></p> <p>High</p>	<p>The new homes will be screened in views from the right of way by the dense intervening woodland block.</p>	<p>Neutral</p>	<p>Neutral</p>	<p>Neutral</p>
<p><b>Sunnyside Recreation Ground and public footpath 26BEG (Photograph 11)</b></p>	<p>There will be filtered and glimpsed views of upper floors and roof tops of housing in the Site from the neighbouring recreation ground through the established tree belt at the Site boundary. This open space is located at the edge of the urban area and in close proximity to existing housing. Views will be less</p>	<p>Moderate – Slight</p>	<p>Moderate – Slight Adverse</p>	<p>Moderate – Slight Adverse</p>

High	filtered when the vegetation is out of leaf in winter.			
<b>Public footpath 26BEG east of Site (Photograph 12)</b> High	There will be a partial view of the upper part of housing in the north east of the Site from a section of public footpath 26BEG which crosses the field to the east of the recreation ground. In these views, the majority of the new homes would be screened by the established tree belt to the east of the Site, although there may be some filtered views when the deciduous vegetation is out of leaf. As the footpath continues into the next field, views will be screened.	Slight	Slight Adverse	Slight – Negligible Adverse
<b>Dunning's Road, East Grinstead (Photographs 13 and 14)</b> Medium	There will be some intervisibility with rooflines upper storey of the new houses on Site from elevated sections of Dunning's Road. These will be seen beyond existing housing in East Grinstead and partially contained by intervening tree cover. Views will largely be of housing on the higher ground in the south of the Site. There will be some glimpsed views of the rooflines of houses from stretches of Forest View Road and Stockwell. These will be glimpsed between existing dwellings which line the south side of the road.	Slight	Slight Adverse	Slight Adverse but declining as materials weather and the new homes assimilate into their surroundings.
<b>Residential Receptors</b>				
<b>Toybox Day Nursery (reciprocal views at photograph 3)</b> Medium	Views of the new homes will largely be screened from ground floor windows in the single storey nursery building by vegetation and fencing on the boundary of the property. There will be filtered views of the upper parts of the new homes available over the boundary fence from within the grounds.	Moderate - Slight	Moderate - Slight Adverse	Slight Adverse
<b>Peredur Centre (reciprocal views at photograph 1)</b> High	The new homes will be visible from the upper floor windows of the residential buildings located in the northern part of the centre, which overlook the Site. there will be some filtered views of the houses from the grounds.	Moderate	Moderate Adverse	Moderate – Slight Adverse

<p><b>Trefoil Montessori Farm School</b></p> <p><b>(reciprocal view from the northern edge of the Site in Photograph 3)</b></p> <p>Medium</p>	<p>There will be filtered views from the neighbouring field of the new houses in the south of the Site. Views from the school and adjacent grounds will largely be screened by intervening vegetation, although there may be some filtered views, particularly in winter.</p>	<p>Moderate - Slight</p>	<p>Moderate - Slight Adverse</p>	<p>Slight Adverse</p>
<p><b>Dwellings on Streefield Place</b></p> <p>Medium</p>	<p>There will be filtered views of the new homes from the rear 1<sup>st</sup> floor windows of a single dwellings which looks towards the Site.</p>	<p>Slight</p>	<p>Slight Adverse</p>	<p>Slight Adverse</p>
<p><b>Dwellings on West Hoathly Road</b></p> <p><b>(reciprocal view in Photograph 2)</b></p> <p>Medium</p>	<p>There is a view from the side elevation of a single property alongside the north west corner of the Site. Views will look towards the side elevation of the proposed apartment building. New landscaping will be installed at the Site boundary to soften these views.</p>	<p>Moderate</p>	<p>Moderate Adverse</p>	<p>Moderate – Slight Adverse</p>
<p><b>The Old Dunnings Mill PH (Grade II listed)</b></p> <p>High</p>	<p>There will be some intervisibility between the seating area at the front of the pub and dwellings in the western part of the Site. Views of the homes will be seen beyond existing housing in East Grinstead.</p>	<p>Slight</p>	<p>Slight Adverse</p>	<p>Negligible Adverse</p>
<p><b>Properties in East Grinstead</b></p> <p><b>(reciprocal view in Photograph 2)</b></p> <p>Medium</p>	<p>There will be some intervisibility between the new homes and the rear of dwellings in East Grinstead which occupy rising ground to the north of the Site. these will mainly be from first floor windows and partially screened by intervening housing and vegetation at the northern edge of the Site.</p>	<p>Slight</p>	<p>Slight Adverse</p>	<p>Slight – Negligible Adverse</p>
<p><b>Seasonal Variation</b></p> <p>The above assessment is based upon an appraisal of summer views. Views from the adjoining roads, properties, the recreation ground and public footpath 26Beg will be less filtered when vegetation is out of leaf.</p>				

## Cumulative Effects

- 5.16 We are not aware of any significant developments, that are approved or allocated, within the vicinity of the Site which would affect this assessment.

## **Lighting**

- 5.17 The Site is currently in pastoral use and is unlit. The neighbouring farmland to the east is similarly unlit. There is street lighting on West Hoathly Road to the west of the Site, and street lighting and domestic lighting within the urban area to the north. There is also domestic lighting within the buildings to the west and south of the Site.
- 5.18 The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring buildings and residential areas.

## **Construction Phase**

- 5.19 There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.

## 6.0 CONCLUSION

- 6.1 The Site comprises a single field to the east of West Hoathly Road on the southern edge of the suburb of Sunnyside, part of the wider urban area of East Grinstead. The Site lies within the High Weald National Landscape. It is identified as a draft site allocation for up to 45 dwellings in the emerging District Plan Review (Policy DPA4: Land off West Hoathly Road, East Grinstead of the Mid Sussex District Plan 2021 – 2039, Submission Draft [Regulation 19], December 2024).
- 6.2 The Site lies within LLCA 12: Sunnyside High Weald as set out in the various landscape capacity studies prepared by the Council. The most recent landscape capacity study undertaken by LUC concluded that this area has a moderate landscape sensitivity and substantial landscape value and a low / medium landscape capacity. As set out in section 3 of this report, the Site is adjacent to and shares some characteristics with LLCA 11: Rockwood High Weald which is assessed in the studies as being of moderate landscape sensitivity and value with medium landscape capacity.
- 6.3 The Site forms part of the wider landscape of the High Weald National Landscape which is nationally designated for its landscape and scenic value. It displays some of the defining characteristics of the National Landscape in that it lies within an area of undulating topography, it is adjacent to an area of Ancient Woodland, and the Sussex Historic Landscape Characterisation places it within an area of cohesive assart fields which date from the medieval period. However, the Site's proximity to built development detracts from its overall scenic and perceptual qualities and it is not publicly accessible. It is assessed as being of medium landscape susceptibility and high landscape value given it forms parts of a nationally designated landscape. Overall, it is assessed as being of medium – high landscape sensitivity.
- 6.4 The Site is extremely well contained in views from the wider area due to its location on a north facing slope which faces towards existing settlement in East Grinstead, and by the extent of tree cover at the Site boundaries and within the wider landscape. There is some intervisibility with a section of West Hoathly Road, views from neighbouring properties and from the urban area of Sunnyside which occupies the rising ground to the north.
- 6.5 The Site Layout illustrates how development can be accommodated at the Site. The proposals can retain all the significant landscape features and can provide an appropriate buffer to the Ancient Woodland. Housing development will be medium density and can be designed to reflect the local vernacular. It will be two storeys in height, in keeping with the neighbouring residential areas. New tree planting at the Site boundaries, within the open

space and within the streets will add to local tree cover and the well treed character of the settlement edge.

- 6.6 The character of the Site is influenced by its proximity to existing built development which overlooks it to the north. In addition, the north facing aspect of the Site means that development would relate more strongly to the settlement edge to the north, than to the wider countryside to the east and south of the Site. The proposals would be extremely well contained by the existing landscape framework of woodland and trees, both within the Site and the wider area.
- 6.7 The proposal would result in the loss of a small field which forms part of an historic assart field pattern at the south eastern edge of East Grinstead. However, the new homes will be sited within the existing field, and retention of the mature landscape vegetation at the Site boundaries means that the field pattern will remain legible. New tree planting on the Site frontage will add to the generally well treed character of West Hoathly Road and the approach into the town, which is characterised at this point by buildings set back behind roadside vegetation.
- 6.8 The character of the Site would inevitably change from a pastoral field at the edge of the National Landscape to a small housing development. However, landscape and visual effects would be extremely localised and largely confined to the Site and the urban area to the north and west. Landscape effects on the character of the wider National Landscape would be very limited.

## **Appendix A**

Site Location Plan



- Site Boundary
- X Photo Locations
- X Contextual Photos

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	<b>Project</b> Land off West Hoathley Road, East Grinstead <b>Drawing Title</b> Site Location Plan <b>Client</b> Devine Homes	<b>Date</b> September 2023 <b>Scale @ A4</b> NTS <b>Drawn</b> TV	<b>Drawing No.</b> CSA/ 6703/100 <b>Rev</b> - <b>Checked</b> CA

## **Appendix B**

Aerial Photograph



Site Boundary
 
X Photos Locations
 

X Contextual Photos



Dixies Barns, High Street,  
 Ashwell, Hertfordshire SG7 5NT  
 † 01462 743647  
 e ashwell@csaenvironmental.co.uk  
 w csaenvironmental.co.uk

**Project** Land off West Hoathley Road, East Grinstead  
**Drawing Title** Aerial Photograph  
**Client** Devine Homes

**Date** October 2025  
**Scale @ A4** NTS  
**Drawn** TV

**Drawing No.** CSA/6703/105  
**Rev** -  
**Checked** CA

## **Appendix C**

Photosheets

Vegetation along West Hoathly Road



**Contextual Photograph 1** View from the southern part of the Site looking north

Residential properties along West Hoathly Road

Woodland on eastern Site boundary



**Contextual Photograph 2** View from south western corner of the Site looking north

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		<b>Project</b> Land off West Hoathly Road, East Grinstead	<b>Drawing No.</b> CSA/6703/104	
<b>Drawing Title</b> Photosheets	<b>Date</b> October 2025			
<b>Client</b> Devine Homes	<b>Drawn</b> AC	<b>Checked</b> CA	<b>Rev</b> -	



**Contextual Photograph 3** View from the southern edge of Site looking south

Ancient woodland at western Site boundary



**Contextual Photograph 4** View from north western corner of Site looking south

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
		Project Land off West Hoathley Road, East Grinstead	Drawing No. CSA/6703/104	
Drawing Title Photosheets	Date October 2025			
Client Devine Homes	Drawn AC	Checked CA	Rev -	

Woodland at eastern Site boundary

Vegetation along West Hoathly Road



**Contextual Photograph 5** View from north eastern corner of Site looking south east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land off West Hoathly Road, East Grinstead	Drawing No.	CSA/6703/104	
Drawing Title	Photosheets	Date	October 2025	
Client	Devine Homes	Drawn	AC	Checked CA Rev -

Approximate extent of Site →



**Photograph 6**

View from West Hoathly Road looking north towards the Site

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk					
Project	Land off West Hoathly Road, East Grinstead	Drawing No.	CSA/6703/104				
Drawing Title	Photosheets	Date	October 2025				
Client	Devine Homes	Drawn	AC	Checked	CA	Rev	-

Approximate extent of Site →



**Photograph 7**

View from West Hoathly Road looking north east towards the Site

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk					
Project	Land off West Hoathly Road, East Grinstead	Drawing No.	CSA/6703/104				
Drawing Title	Photosheets	Date	October 2025				
Client	Devine Homes	Drawn	AC	Checked	CA	Rev	-

← Approximate extent of Site →



**Photograph 8**

View from West Hoathly Road looking south towards the Site

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk					
Project	Land off West Hoathly Road, East Grinstead	Drawing No.	CSA/6703/104				
Drawing Title	Photosheets	Date	October 2025				
Client	Devine Homes	Drawn	AC	Checked	CA	Rev	-



Photograph 9

View from Coomble Hill Road looking east towards the Site

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk						
	Project	Land off West Hoathley Road, East Grinstead	Drawing No. CSA/6703/104				
Drawing Title	Photosheets	Date	October 2025				
Client	Devine Homes	Drawn	AC	Checked	CA	Rev	-

Ash Wood

Approximate extent of Site



**Photograph 10**

View from High Weald Landscape Trail / public footpath 27EG looking east towards the Site (Photography from September 2023)

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
Project	Land off West Hoathley Road, East Grinstead	Drawing No. CSA/6703/104	
Drawing Title	Photosheets	Date October 2025	
Client	Devine Homes	Drawn AC	Checked CA Rev -

← Sunnyside Rec Play Area

Vegetation on the northern boundary of the Site

Site extends full width of the view →



**Photograph 11**

View from Sunnyside Recreation Ground / public footpath 26bEG looking south towards the Site

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land off West Hoathley Road, East Grinstead	Drawing No. CSA/6703/104		
Drawing Title	Photosheets	Date October 2025		
Client	Devine Homes	Drawn AC	Checked CA	Rev -

Approximate extent of Site

Woodland at eastern Site boundary



**Photograph 12**

View from public footpath 26bEG looking east towards the Site

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk					
Project	Land off West Hoathley Road, East Grinstead	Drawing No.	CSA/6703/104				
Drawing Title	Photosheets	Date	October 2025				
Client	Devine Homes	Drawn	AC	Checked	CA	Rev	-

Approximate extent of Site

Residential Properties along Dunning's Road



### Photograph 13

View from Dunning's Road looking south west towards the Site



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Ashwell, Hertfordshire SG7 5NT  
t 01462 743647  
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w csaenvironmental.co.uk

Project	Land off West Hoathley Road, East Grinstead	Drawing No.	CSA/6703/104				
Drawing Title	Photosheets	Date	October 2025				
Client	Devine Homes	Drawn	AC	Checked	CA	Rev	-

Approximate extent of Site

Residential Properties along Dunning's Road



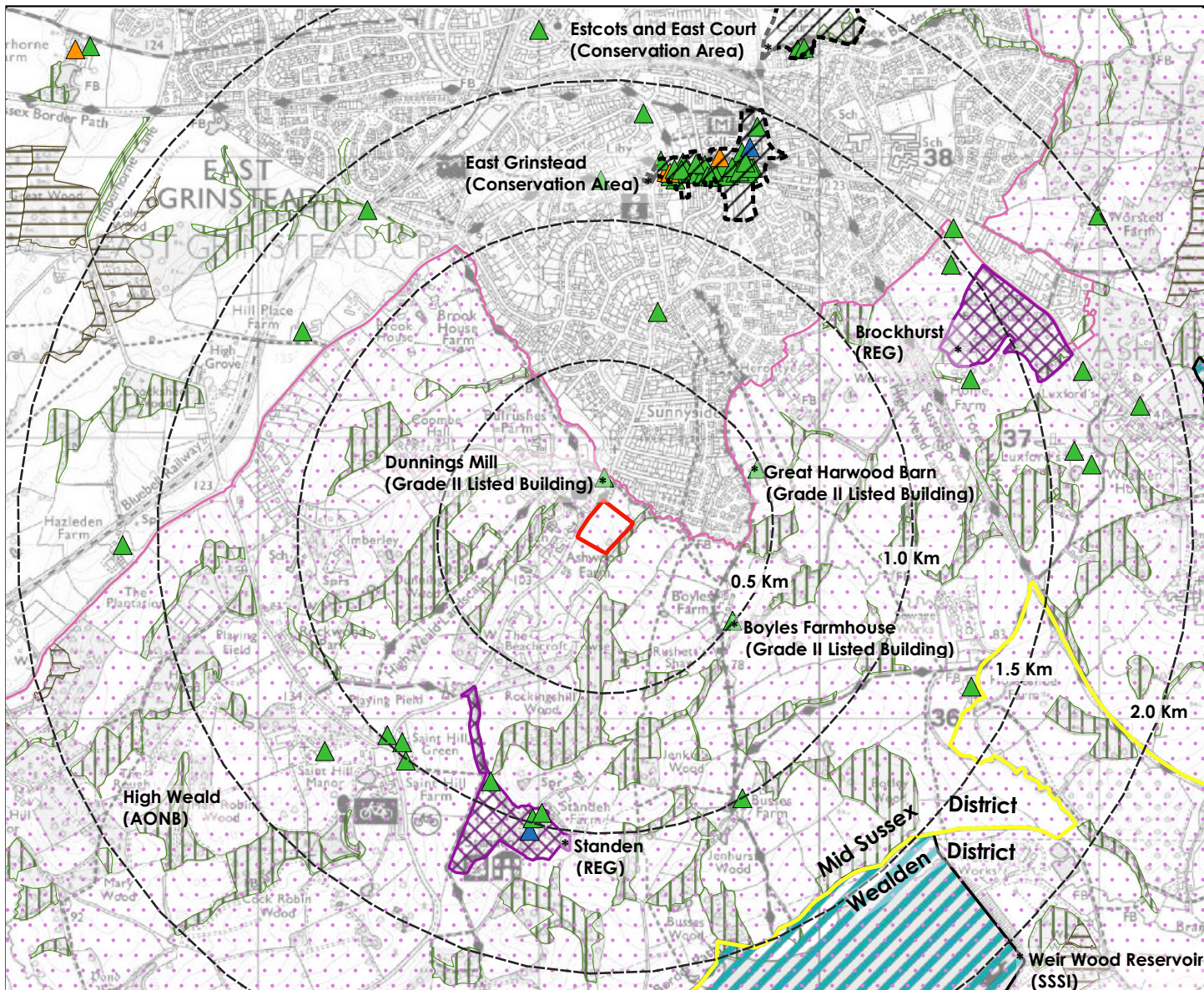
**Photograph 14**

View from Forest View Road looking south west towards the Site

	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT						
	† 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk						
Project	Land off West Hoathley Road, East Grinstead	Drawing No.	CSA/6703/104				
Drawing Title	Photosheets	Date	October 2025				
Client	Devine Homes	Drawn	AC	Checked	CA	Rev	-

## **Appendix D**

Designations and Local Plan Extract



**Legend**

- District Boundary
- Designations**
- Landscape**
- Areas of Outstanding Natural Beauty (AONB)
- Ecology**
- Sites of Special Scientific Interest (SSSI)
- Ancient Woodland
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- Heritage**
- Conservation Areas
- Registered Parks and Gardens (REG)
- Listed Buildings**
- ▲ I
- ▲ II\*
- ▲ II



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT  
 † 01462 743647  
 e ashwell@csaenvironmental.co.uk  
 w csaenvironmental.co.uk

<b>Project</b>	Land off West Hoathley Road
<b>Drawing Title</b>	Designations and Local Policy Extract Plan
<b>Client</b>	Devine Homes

<b>Date</b>	September 2023	<b>Drawing No.</b>	CSA/6703/103
<b>Scale</b>	Refer to scale	<b>Rev</b>	-
<b>Drawn</b>	TV	<b>Checked</b>	CA

## **Appendix E**

National Landscape Policy

## 1.0 APPENDIX E – NATIONAL LANDSCAPE POLICY CONTEXT

### National Planning Policy Framework (December 2024)

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

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

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

1.9 Paragraph 188 highlights that plans should:

*'... distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'*

1.10 Paragraph 193 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, '*(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*'.

1.11 Paragraph 189 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to landscape and scenic beauty. The paragraph also notes that development within the setting of a designated area '*... should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.*'

1.12 Paragraph 190 goes on to state that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Applications for development should include an assessment of potential detrimental effects on the environment, the landscape and recreational opportunities, and should show the extent to which these could be moderated.

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

### **Planning Practice Guidance**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **National Design Guide**

- 1.23 The National Design Guide (2019) provides guidance to illustrate '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*'
- 1.24 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):
- Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,  
  
*'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.*
  - The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.
  - Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'
- 1.25 The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.

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

## **Appendix F**

### Landscape Strategy

**West Hoathly Road Frontage**

The existing hedgerow will be retained where possible at the Site frontage. The new homes will be set back to provide space for new native tree planting which will complement the treed character which is a feature of the approach into East Grinstead.



Existing hedgerow reinforced with new native planting.

**Existing Landscape Features**

The existing landscape features are located at the perimeter of the Site and will be largely retained save for a section of hedgerow at the Site frontage which will be lost for access. A minimum 15m buffer will be retained to the ancient woodland to the east, and this will be planted with woodland edge and thicket planting to provide additional habitat.



**Planting Strategy**

The landscape proposals will include a mix of native and ornamental planting. Native trees, hedgerow and thicket will be planted alongside the Site boundaries to reinforce the existing boundary vegetation. New ornamental and street trees will be planted throughout the development to provide seasonal interest, structure and shade. Shrubs and hedging will be planted on the plot frontages. These will include flowering and fruiting species to provide a food and nectar source for invertebrates and birds.



**Native Trees:**

- Quercus robur* Common Oak
- Fagus sylvatica* Common Beech
- Acer campestre* Field Maple
- Tilia cordata* Small-leaved Lime
- Sambucus nigra* Sycamore

**Ornamental Trees:**

- Prunus avium* 'Plena' Wild Cherry 'Plena'
- Betula utilis* Himalayan Birch
- Carpinus betulus* 'Frans Fontaine' Hornbeam 'Frans Fontaine'
- Acer campestre* 'Elsrijk' Field maple 'Elsrijk'
- Salix alba* White Willow

**Native Hedgerows:**

- Rosa canina* Dog Rose
- Crataegus monogyna* Common Hawthorne
- Ilex aquifolium* Common Holly
- Fagus sylvatica* Common Beech
- Prunus spinosa* Common Blackthorn

**Ornamental Shrub Planting:**

- Cornus sanguinea* 'Midwinter Fire' Dog Rose
- Skimmia x confusa* 'Kew Green' Skimmia 'Kew Green'
- Lavandula hidcote* Lavandula 'Hidcote'
- Ceanothus thyrsiflorus repens* Creeping Blueblossom
- Photinia x fraseri* 'Little Red Robin' Christmas Berry 'Little Red Robin'



**Legend**

- Site Boundary
- Plot
- Rear Garden
- Existing Woodland and Thicket
- Hardworks**
  - Tarmac to Road
  - Block paving
  - Footway
  - Threshold
  - Front Path
  - Recreational Path
  - Brick Wall
- Softworks**
  - Ornamental Shrub Planting
  - Ornamental Hedge Planting
  - Native Hedge Planting
  - Ornamental/Street Trees
  - Specimen Trees
  - Native Trees
  - Specimen Shrubs
  - Wildflower Meadow Mix
  - Wet Wildflower Mix to SUDS
  - Aquatic Planting



Rev	Date	By	Description
B	15/12/25	AC	Minor change to redline and boundary
A	3/12/25	AC	Updated strategy with client comments

**FOR INFORMATION**

**CSA**  
environmental

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Project Land off West Hoathly Road

Title Detailed Landscape Strategy

Client Devine Homes **DRAFT**

Scale 1:500 @ A1 Drawn AC  
Date November 2025 Checked CA  
Drawing No. CSA/6703/106 Rev B

## **Appendix G**

### Methodology for Landscape and Visual Assessment

## METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3<sup>rd</sup> edition 2013); and
  - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.
  - 'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21
  - 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)', Landscape Institutes Technical Guidance Note LITGN-2024-01 (August 2024)

### LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. National Landscapes (formerly AONBs). Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change (i.e. landscape susceptibility).
- M4 GLVIA defines susceptibility to change as *'the ability of the landscape receptor (whether the overall character or quality / condition of a particular landscape type or area, or an individual element and / or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of planning policies and strategies.'*

Landscape susceptibility can vary with:

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

- M5 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.
- M6 Nationally valued landscapes are recognised by designation, such as National Parks and National Landscapes (formerly AONBs) which have particular planning policies applied to them. Nationally valued townscapes include areas identified as World Heritage Sites. Paragraph 187 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes ‘...in a manner commensurate with their statutory status or identified quality in the development plan’.
- M7 For the purpose of our assessment, landscape/townscape quality, value and susceptibility are assessed using the criteria in Tables LE1 and LE2. Assessing landscape sensitivity to a particular type of development is made by combining judgements on landscape value and susceptibility to the type of development proposed. The different levels of landscape sensitivity are defined in Table LS1 below.

<b>Table LS1: Landscape / Townscape Sensitivity</b>	
<b>Very High</b>	A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape or World Heritage Site.
<b>High</b>	A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.
<b>Medium</b>	A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/ townscape.
<b>Low</b>	A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/ townscape in which it is set and may result in a beneficial change.

- M8 There is a strong inter-relationship between landscape/townscape quality, value and susceptibility as high quality/value landscapes/townscapes usually have a low ability to accommodate change. Typically, landscapes/townscapes which carry a quality designation, and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive. However, to avoid making this process overly formulaic, the assessment of landscape / townscape sensitivity includes a degree of professional judgement and where necessary this is explained in the narrative text within the report.
- M9 The magnitude of change is the size / scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M10 The size / scale of change relates to the loss or introduction of landscape elements resulting from the proposed change. This is particularly relevant where proposals will impact on key landscape components which contribute to local landscape character. The geographic extent is the overall area in which the landscape effects will be felt and will vary depending on the nature of the proposals. For instance, effects could be experienced at the site level, its immediate setting, at a character area level, or could impact on several landscape character areas. Duration is the expected time frame during which effects will be experienced. In some instances, such as wind / solar farms which have a limited life span, effects may be reversible as once the development is decommissioned the land can be restored.
- M11 Landscape/townscape effects are assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & susceptibility of the landscape resource affected (using the criteria set out in Table LE4). The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape or a significant increase in site traffic movement). Direct visual effects result from changes to existing views.
- M12 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

### **VISUAL EFFECTS**

- M13 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.
- M14 In describing the content of a view the following terms are used:
- No view - no views of the development;

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

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

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

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

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

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

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

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

#### **MITIGATION AND RESIDUAL EFFECTS**

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

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

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

## **ASSESSMENT OF EFFECTS**

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

## **CUMULATIVE EFFECTS**

- M25 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M26 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

## **ZONE OF THEORETICAL VISIBILITY (ZTV)**

- M27 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M28 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile files, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M29 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M30 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M31 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

## VISUALISATION TYPE METHODOLOGY

- M32 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
  - Type 2 - 3D wireline / model;
  - Type 3 - photomontage / photowire;
  - Type 4 - photomontage / photowire (survey / scale verifiable).
- M33 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.
- M34 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M35 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M36 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M37 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation, and that professional judgement should always be applied. In certain instances, where there is neighbouring development which is of a similar scale to that of the proposed development, which provides a point of reference, it is not always considered necessary to produce photowire or photomontage visualisations.
- M38 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

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

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

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

Table LE 2

LANDSCAPE / TOWNSCAPE SUSCEPTIBILITY

Very High	High	Medium	Low
<p style="writing-mode: vertical-rl; transform: rotate(180deg);"><b>Description of Susceptibility</b></p>	<p>Highly distinctive landscape. / townscape with strong character generally in excellent condition, exhibiting a number of positive attributes and no or few detracting elements. Development would be entirely at odds with the scale, pattern and character of the landscape / townscape. A landscape with little ability to accommodate change of the type proposed without significant impacts on landscape / townscape character and on key characteristics and / or aesthetic or perceptual aspects of the character area. Little or no scope for mitigation.</p>		
	<p>Distinctive landscape / townscape with few detracting features. Landscape elements in good condition and make a positive contribution to local character. Landscape with low potential to accommodate change of the type proposed without loss or alteration of key landscape / townscape elements or adverse change to landscape / townscape character. Limited scope for mitigation.</p>		
		<p>Relatively commonplace landscape /townscape typically in moderate condition. Proposals would be largely compatible with the scale, pattern and character of the landscape / townscape. Proposals could be absorbed with limited impact on key landscape features, and perceptual and aesthetic qualities. Scope to provide landscape mitigation / enhancements.</p>	
			<p>Landscape / townscape of mixed character and / or with some detracting and intrusive elements. Landscape features pose little constraint and / or are capable of replacement. Proposals would be well related to the scale, pattern and character of the local landscape / townscape. Good potential for landscape mitigation and enhancements which would contribute to landscape / townscape character.</p>

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

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

**Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS**

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

**Footnote:**

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

**Table VE 1**

**VISUAL SENSITIVITY**

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

Table VE 2

**VISUAL MAGNITUDE OF CHANGE**

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

Table VE 3

**VISUAL EFFECTS**

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

**Footnote:**

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.

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