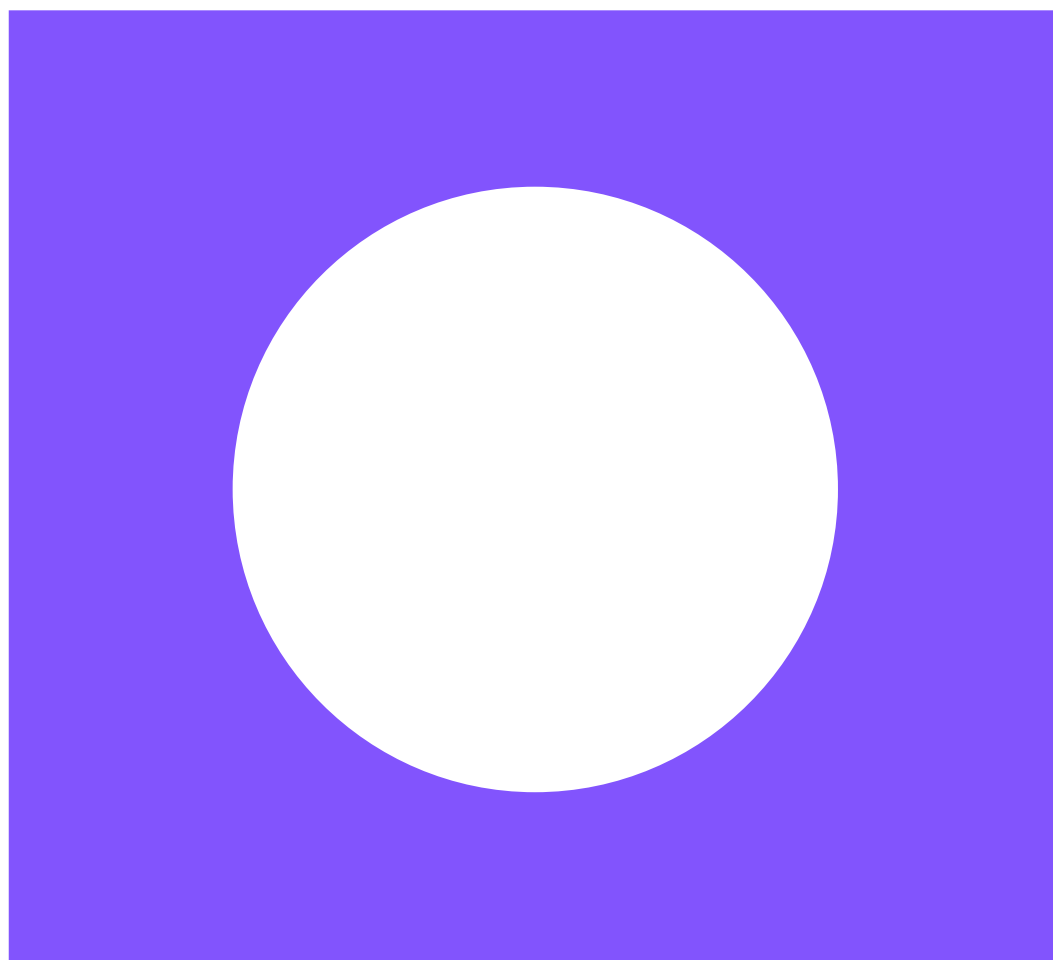




QVH CDCs - East Grinstead

RIBA Stage 2 Report - Landscape and Visual
Impact Assessment

December 2024

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RIBA Stage 2 Report - Landscape and Visual Impact Assessment

December 2024

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Executive summary

This Landscape and Visual Impact Assessment (LVIA) describes the potential landscape and visual effects of the proposed Queen Victoria Hospital East Grinstead Community Diagnostic Centre, hereafter referred to as the proposed scheme. The LVIA has been produced by Mott MacDonald (MM) on behalf of the Queen Victoria Hospital NHS Trust. The landscape assessment assesses effects on the landscape as a resource in its own right and the visual assessment assesses effects on people's views.

The site is located in the suburban setting of East Grinstead, approximately 250m west of the High Weald National Landscape and is characterised by a mix of residential and light commercial use.

The proposed building is situated on one of the only green spaces left on the hospital grounds and is bordered by Holtye Road to the south, with residential settlements beyond. The west of the site adjoins to an access road leading to QVH car park and health care facilities.

The baseline assessment included four Character Areas and four Viewpoints. These were assessed against the proposals during construction, year 1 and year 15 of operation.

The most significant impact of the proposals will likely be present during construction. Major/moderate impacts are expected for Viewpoint 1 and Viewpoint 3.

1 Introduction

This report covers the initial Landscape and Visual Impact Assessment for a new building at the Queen Victoria Hospital (QVH) site in East Grinstead (EG), also known as “QVH – East Grinstead CDC”. The CDC (Community Diagnostics Centre) is a community-based centre that provides diagnostic tests and are a key part of elective care pathways and increase capacity and access for tests for patients in local communities, so they can be seen quicker, outside of acute hospital settings.

1.1 Description of the Project

The QVH is located in East Grinstead on Holtye Road, RH19 3DZ and provides life-changing reconstructive surgery, burns care and rehabilitation services for people who have been damaged or disfigured through accident or disease.

The Trust wishes to expand their range of community and primary care services, including the ownership and operation of (CDC).

The Sussex Integrated Care System (ICS) has plans for a number of CDCs at locations across the ICS area. The ICS has completed four such facilities to date.

The QVH has been identified via an Outline Business Case process as a site to host a CDC Hub. The facility is known as the East Grinstead (EG) CDC.

The Schedule of Accommodation for the CDC must be designed around the services and clinical pathways that are required to improve access to diagnostic testing, reduce waiting times, tackle the backlog of diagnostic activity and reduce health inequalities within the local communities that they serve.

The ambition of the Sussex CDC's is to have multiple CDCs to support the delivery of care in Sussex. The programme objectives are to;

- Support delivery of faster diagnosis targets – through rapid diagnosis services
- Increase diagnostic capacity and accessibility
- Provide COVID-secure environments for diagnostic services
- De-pressurise acute sites and acute NHS services
- Develop sites that will offer the full range of diagnostic imaging and physiological tests, to build a ‘one stop’ model approach

The proposed site for the EG CDC is on the green at the entrance to the hospital site in front of the Existing Jubilee Building as shown in figure 2 under section 2.

The proposal is for a single-story traditional type building that is designed in a style that fits into the proposed environment. This will include matching the brick type and building style to that of the existing Jubilee building to provide a cohesive link between old and new. The external areas are to be welcoming and provide access to green space to support the health and wellbeing of staff, patients and visitors. A small substation is proposed to the left of the main entrance which is outside the scope of this report.

1.2 Purpose of this Report

The purpose of this report is to assess the qualities and value of the existing landscape resources and the visual amenity of the site and its surrounding area; describing the proposed

development in context of the landscape and then predicting and evaluating the landscape and visual effects arising from this proposed development.

2 The Site

2.1 Site Description

The site predominantly features mid-20th century architecture, with significant modern additions and refurbishments enhancing its facilities.

The surrounding area is characterised by a mix of residential, and light commercial uses. The site is located within a predominantly suburban setting.

The proposed building location is bordered to the south by Holtye Road (A264), with several residential areas beyond. To the west, the site adjoins an access road leading to the QVH car park, with multiple healthcare facilities of various uses and construction types situated on the remainder of the site towards the north and northwest. The wider surrounding areas include further car parks, walkways, public open (green) spaces and smaller parks.

Access to the site is primarily via the A22, followed by Holtye Road (B2110), ensuring reasonable transport links for both construction and post-construction phases. East Grinstead Railway Station is located approximately 1.5km to the southwest of the site.

2.2 Site Location

Site location highlighted in Figure 1 below: The hospital grounds are bordered by Holtye Road to the South and woodland to the north. Residential areas generally surround the site.

Grid Reference: TQ 40010 39204

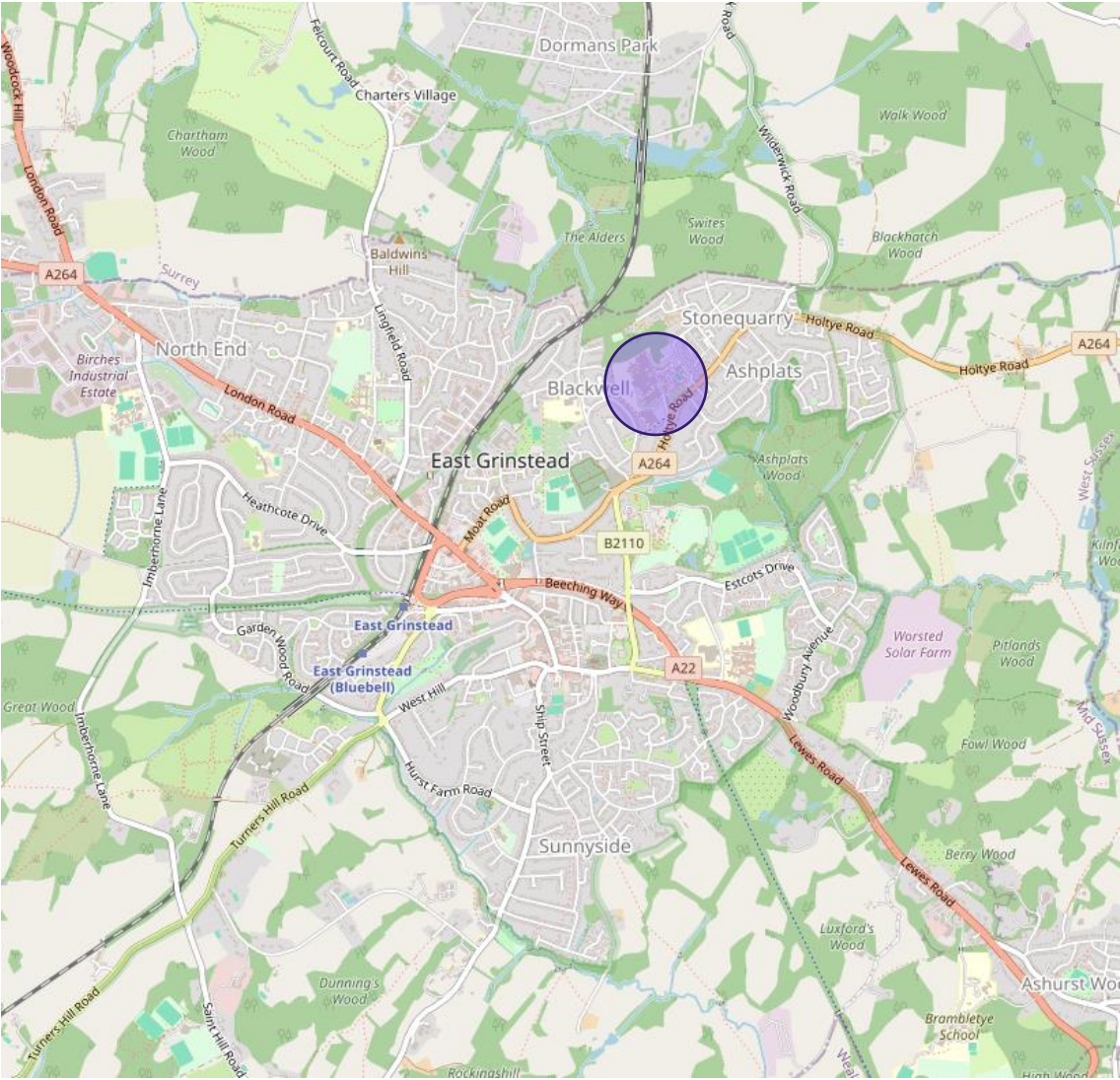


Figure 1 – Site location - Map data (©) OpenStreetMap.org contributors.

The trust has directed for the building to be situated on the green in front of the Jubilee Building indicated by the purple circle in Figure 2 below.



Figure 2 – Existing site plan

2.3 Spatial Scope

The extent of the study area includes the area from which the proposed scheme will theoretically be visible to a person with a viewer eye height of 1.6m above ground level. The extent of the study area was determined by a desktop review and the scale of the proposed scheme. The study area is bounded by residential buildings and woodland to all sides allowing no outwards views. As a result, the study area was determined as the area within 1km of the proposed scheme.

2.4 Temporal Scope

The assessment was carried out between October 2024 and November 2024. The site survey was carried out on 21st November 2024 by a Chartered Landscape Architect, when most trees were in leaf. During the site survey, viewpoint photography was undertaken as well as

assessments on viewpoints and associated receptors. Effects during construction and year 1 and year 15 of operation were assessed, taking into account the mitigating effects of the landscape proposals.

2.5 Assumptions and Limitations

A number of assumptions and limitation related to the LVIA has been identified as follows:

- The baseline information used within this chapter has been summarised from a variety of desk-based sources available at the time of writing, which have been assumed to be correct and complete (as referenced).
- Where appropriate visual receptors will be grouped rather than identified individually for the purposes of the assessment.
- The assessment site visit was carried out when most vegetation was in leaf (November, 2024).
- No technical difficulties were encountered in carrying out the visual assessment presented in this document.
- Where any areas of land, including private land, commercial premises, and residential properties were inaccessible during surveys, professional judgment was used to assess potential views of the proposed scheme from these locations.
- During the surveys there were some areas (private land and residential properties) which were inaccessible. In these instances, professional judgement was used to approximate the likely views from these locations.
- Landscape proposals will be implemented as shown in the landscape design drawings.

3 Methodology

3.1 Introduction

The LVIA identifies, predicts, and evaluates the potential landscape and visual effects likely to result from the proposed scheme during construction and in years 1 and 15 of operation. The methodology used for assessing landscape and visual effects is based on the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA 3)¹. GLVIA3 was published in collaboration with IEMA and came into force on 17 April 2013 and sets out a framework to be followed when completing LVIAs.

The methodology is set out in full in Appendix A of this document. A process of iterative design and assessment was used to avoid and reduce adverse effects due to the proposed scheme in construction and operation.

3.2 Assessment of baseline conditions

The assessment of baseline conditions provides the reference point against which the extent and significance of predicted landscape and visual effects were assessed. The landscape character of the study area and the nature of existing views were established through desk-based research and field survey.

Key sources of information included OS mapping, aerial photography, and published documents on Mid Sussex District Council, West Sussex County and Surrey County Council website. In accordance with the guidance in GLVIA 3, National Landscape Character Assessment, existing landscape character assessments, and historic characterisation documents, where appropriate and up to date, were used to inform the LVIA.

3.3 Landscape baseline

The findings of the desk study were reviewed in conjunction with the site survey to identify local landscape character areas (LCA). These are broadly homogeneous units of distinct features and elements. The LCAs are shown in Figure.1 of Appendix B.

3.4 Visual baseline

The baseline study identifies the people in the area and important, designated, or protected views potentially affected by the proposed scheme. Viewpoints were selected to represent the various visual receptor types in the study area including residential, recreational and travel. Viewpoints were also selected to represent cultural associations or to demonstrate a specific issue. The selection of viewpoints was based on the findings of the desktop review, site survey and a review of planning policy documents. Viewpoint locations are shown in Appendix B and Viewpoint Photography in Appendix C.

Photographs were taken during autumn when most vegetation were still in leaf. All viewpoint photography was undertaken with a Canon EOS 6D 50mm focal length. All photographs have

¹ Guidelines for Landscape and Visual Impact Assessment Third Edition, Landscape Institute and Institute of Environmental Management and Assessment, London 2013.

been prepared in accordance with the Landscape Institute's TGN 06/19 Visual Representation of Development Proposals (September 2019)².

3.5 Assessment of Effects

The assessment identified the residual effects likely to arise from the proposed scheme, considering mitigation measures and changes over time. The mitigating effects of maturing landscape planting, implemented as part of the proposed scheme, have been taken into account in the assessment at year 15 of operation. The significance of effects was assessed by considering the sensitivity of the receptor and the predicted magnitude of change in relation to the baseline conditions.

3.6 Assessment of lighting impacts

Night-time impacts may result from the introduction of lighting into the landscape and views during construction and/or operation. The impact of lighting on the character of the landscape and on views experienced by occupiers of residential properties was considered in the assessment, but other visual receptors, such as outdoor recreational receptors, were not considered as they would generally not be present at night, or their immediate context (for example, sports pitches) would already be lit.

² Visual Representation of Development Proposals, Landscape Institute, 2013.
https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstituteorg/2019/09/LI_TGN-06-19_Visual_Representation.pdf

4 Planning Policy

4.1 Planning Policy

The proposed scheme is located within the administrative areas of Mid Sussex District Council, West Sussex County and Surrey County Council. The following legislation and policies are relevant to the assessment of the environmental effects of the proposed scheme on landscape and visual amenity.

The landscape, heritage, and planning designations relevant to this assessment are shown on Figure 3 in Appendix B of this report.

4.1.1 National Planning Policy

The National Planning Policy Framework was first published on 27th March 2012 and the latest update was published on the 12th December 2024³. The following are the relevant sections related to the proposed scheme in terms of landscape and visual.

Policy 15: Conserving and Enhancing the Natural Environment

Paragraph 180 d) states that planning policies and decisions should enhance the natural and local environment by “minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”.

Policy 16: Conserving and Enhancing the Historic Environment

Paragraph 200 notes that: in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

4.1.2 Regional Planning Policy

4.1.2.1 Mid Sussex District Plan⁴

The proposed scheme is located within the administrative area of Mid Sussex District Council. The Mid Sussex District Plan was adopted in March 2018 and the following are the relevant sections and policies to the proposed scheme in terms of landscape and visual.

DP16: High Weald Area of Outstanding Natural Beauty

The Strategic Objectives linked to DP16 are 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

As the development does not sit within the AONB, the following is also of relevance:

“Development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of the AONB by virtue of its location or design.”

³ The National Planning Policy Framework (NPPF), Department for Levelling Up, Housing and Communities, 2023. [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/publications/national-planning-policy-framework)

⁴ Mid Sussex District Plan, Mid Sussex District Council, Adopted March 2018, [Mid Sussex District Plan 2014-2031](#)

DP22: Rights of Way and other Recreational Routes

The Strategic Objectives linked to DP22 are 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Further it states that “Rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring development does not result in the loss of or does not adversely affect a right of way or other recreational routes unless a new route is provided which is of at least an equivalent value and which does not sever important routes.”

DP34: Listed Buildings and Other Heritage Assets

The Strategic Objectives linked to DP34 are: 2) To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

DP36: Conservation Areas

The Strategic Objectives linked to DP36 are: 2) To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.

As the development does not sit within a Conservation Area, the following also applies:
“Development will also protect the setting of the conservation area and in particular views into and out of the area.”

DP37: Trees, Woodland and Hedgerows

The Strategic Objectives linked to DP38 are: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Further it states that “Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted. Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.”

DP38: Biodiversity

The Strategic Objectives linked to DP39 are: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Further it states that developments must aim to “Protect existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances)”

4.1.2.2 A Strategy for the West Sussex Landscape⁶

The proposed scheme is located within the administrative area of West Sussex County Council. The County Council has published A Strategy for the West Sussex Landscape and the following are the relevant sections and policies to the proposed scheme in terms of landscape and visual.

Point 4.31 states that: The county, district and borough councils will continue to work together with Surrey Wildlife Trust and other partners to avoid adverse effects on the environment, improve resilience to climate change and invest in natural capital by:

- Positively managing and improving the condition of internationally, nationally and locally designated sites of nature importance.
- Conserving and enhancing the distinctiveness of Surrey's landscapes and the natural beauty of the Surrey Hills National Landscape and High Weald National Landscape having regard to landscape character assessments and Management Plans.

4.1.2.3 The High Weald National Landscape AONB Management Plan⁷

The proposed scheme lies approximately 250m west of The High Weald National Landscape. The AONB Management Plan was first published in 2004 with the current edition published in 2024.

The relevant objectives of the management plan are listed below:

- Objective S2: To enhance the architectural quality of the High Weald and ensure new development reflects the character of the High Weald in its siting, scale, layout and design.
- Objective S3: To conserve the distinct built heritage of the High Weald.
- Objective W3: To protect the archaeology and historic assets of AONB woodlands.
- Objective DS1: To preserve the dark skies of the High Weald AONB by minimising light pollution, obtrusive external lighting and internal light spill from domestic, commercial and public premises in both existing and new developments within the High Weald, and from highways lighting.
- Objective DS2: To protect wildlife and habitats from light pollution across the High Weald.
- Objective PQ2: To protect the unspoilt rural landscape with its intrinsic sense of naturalness, valued views, and the extent of green space which foster experiences of rurality and tranquillity

4.1.3 Local Planning Policy

4.1.3.1 East Grinstead Neighbourhood Plan⁸

The East Grinstead Neighbourhood Plan was adopted by the East Grinstead Town council in November 2016 providing the overall strategy for the development of East Grinstead. The relevant policies to the proposed scheme are as follows.

- Policy EG1 – Protection of the High Weald AONB is of relevance as the site is located within the setting of the AONB.

⁶ A strategy for the West Sussex Landscape, West Sussex Council, October 2005, [A Strategy for the West Sussex Landscape, October 2005](#)

⁷ AONB Management Plan, The High Weald National Landscape, 2024-2029, highweald.org/document-library/aonb-management-plan/high-weald-aonb-management-plan-2024-2029/?layout=default

⁸ East Grinstead Neighbourhood Plan, Kember Loudon Williams LLP Planning Consultants, November 2016, midsussex.gov.uk/media/2784/east-grinstead-neighbourhood-plan.pdf

- This policy states that: “Within the High Weald Area of Outstanding Natural Beauty planning permission will be refused for major development proposals unless the development is demonstrably required in the public interest and meets the exceptional circumstances criteria outlined in the NPPF.” Further it specifies that “The onus is on the applicant to demonstrate that the scheme would not negatively impact on the existing quality of the protected landscape and its setting taking account of locally important features.”
- Policy EG4 – Heritage Assets is of relevance as East Court and Estcots Conservation Area lies within the study area.
 - This policy states that: “Applications affecting designated and non-designated heritage assets must be supported by an appropriately detailed assessment of their heritage significance and the impact of the proposals on that significance.”
- Policy SS6 – Queen Victoria Hospital is of relevance.
 - The policy states that “Proposals for new and extended hospital facilities and general practitioners services will be supported, including ancillary uses, subject to:
 - The design conserving and complementing the historic and architecturally significant elements of the hospital and protecting the character of the cottage hospital, tower and World War Two additions.
 - The new buildings of up to four storeys in height subject to design justification and protecting the character of the cottage hospital, tower and World War Two additions.
 - Appropriate landscaping with native species
 - Provision of adequate parking, drop off and pick up facilities, public transport infrastructure such as bus stops, taxi rank facility and travel plans for staff will need to be implemented.

5 Baseline Assessment

5.1 Baseline Assessment

5.1.1 Current Conditions

The site is located on the grounds of the Queen Victoria Hospital, just south of the Jubilee Centre. A264/Holtye Road runs to the south of the site separating the site from the surrounding residential development. The site is located on the northern outskirts of the settlement of East Grinstead and lies within the county of West Sussex. The study area also lies within Surrey County.

East Grinstead lies slightly elevated compared to the surrounding landscape allowing long reaching views to the north and south. The study area, however, is bounded by residential buildings and woodland to all sides allowing no outwards views. The built form is largely semi-detached or detached residential buildings.

5.2 Designations

- National Landscapes (formerly AONB)
 - High Weald National Landscape, 220m east of site
- Conservation Areas
 - High Street
 - East Court and Estcots
- Listed Buildings
 - Grade I
 - Saint Margarets Convent, 837m west of site
 - Grade II
 - three listed buildings within study area
- Green Belt¹⁰
 - Green belt runs diagonally through the study area, approx. 400m north of site.
- PRoW
 - West Sussex County Council PRoW iMap¹¹
 - 417Sy (Footpath) East Grinstead
 - 416Sy (Footpath) East Grinstead
 - 14EG (Footpath) East Grinstead
 - 54bEG (Byway) East Grinstead
 - 54aEG (Restricted Byway) East Grinstead
 - 1cEG (Footpath) East Grinstead
 - 1aEG (Footpath) East Grinstead
 - 1dEG (Footpath) East Grinstead

¹⁰ [Interactive map of England's Green Belt land - CPRE](#)

¹¹ [iMap - West Sussex County Council](#)

- 1eEG (Footpath) East Grinstead
- 1gEG (Footpath) East Grinstead
- 1iEG (Footpath) East Grinstead
- 55EG (Footpath) East Grinstead
- 56EG (Footpath) East Grinstead
- 64cEG (Footpath) East Grinstead
- 69EG (Footpath) East Grinstead
- 2aEG (Footpath) East Grinstead
- 2bEG (Footpath) East Grinstead
- 2cEG (Footpath) East Grinstead
- 2dEG (Footpath) East Grinstead
- 3aEG (Footpath) East Grinstead
- 3bEG (Footpath) East Grinstead
- 3cEG (Footpath) East Grinstead
- 3dEG (Footpath) East Grinstead
- 3eEG (Footpath) East Grinstead
- 3iEG (Footpath) East Grinstead
- 77EG (Footpath) East Grinstead
- 4aEG (Footpath) East Grinstead
- 76EG (Footpath) East Grinstead
- 68EG (Footpath) East Grinstead
- Surrey Countryside estate, Common Land and Rights of Way map¹²
 - 413 (Footpath), Dormansland
 - 415 (Footpath), Dormansland
 - 409 (Bridleway), Dormansland
 - 503 (Footpath), Dormansland
 - 416 (Footpath), Dormansland
 - 417 (Footpath), Dormansland
- Ancient Woodland¹³
 - Blackwell Wood, 412m south of site
 - Estcots Drive Shaw, 760m south of site
 - Ashplats Wood, 220m east of site
 - Stonequarry Wood, 140m north of site
 - Several unnamed areas of woodland to the north of site, approximately 500m – 1km north of site
- Tree Protection Orders (TPO)¹⁴
 - There are several TPOs in place within the study area. The following are of closest proximity to the proposed development.
 - GR/01/TPO/99, approx. 35m east of site
 - GR/03/TPO/02, approx. 50m east of site

¹² [Surrey Countryside estate, Common Land and Rights of Way](#)

¹³ [Ancient Woodland \(England\) | Natural England Open Data Geoportal](#)

¹⁴ [Tree Preservation Order \(TPO\) Map - Mid Sussex District Council](#)

- GR/04/TPO/04, approx. 160m west of site
- GR/05/TPO/03, approx. 160m west of site
- TP/24/0002, approx., 250m northwest of site
- GR/08/TPO/93, approx. 140m north of site

5.3 Landscape Character

5.3.1 National Character Assessments

The proposed scheme lies within National Character Area (NCA) 122 High Weald and the 1km study area also marginally enters NCA 121 Low Weald to the north. The key characteristics of these areas are set out in Table 5.1.

Table 5.1: National Character Areas

NCA 122 High Weald	Key Characteristics
	A faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east–west, deeply incised and intersected with numerous gill streams forming the headwaters of a number of the major rivers – the Rother, Brede, Ouse and Medway – which flow in broad valleys. High density of extraction pits, quarries and ponds, in part a consequence of diverse geology and highly variable soils over short distances. A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages. The area includes several large towns such as Tunbridge Wells, Crowborough, Battle and Heathfield and is closely bordered by others such as Crawley, East Grinstead, Hastings and Horsham. An intimate, hidden and small-scale landscape with glimpses of far-reaching 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, until coke fuel replaced wood and charcoal. There are features such as a notably high number of small hammer ponds surviving today. Ashdown Forest, in contrast to the more intimate green woods and pastures elsewhere, is a high, rolling and open heathland lying on the sandstone ridges to the west of the area. An essentially medieval landscape reflected in the patterns of settlement, fields and woodland. High-quality vernacular architecture with distinct local variation using local materials. Horsham Slate is used on mainly timber structures and timber-framed barns are a particularly notable Wealden characteristic feature of the High Weald.
Source: National Character Area 122, High Weald, Natural England,2024. High Weald - National Character Area Profiles	
NCA 121 Low Weald	Key Characteristics
	Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.

5.3.2 Local Character Assessments

5.3.2.1 West Sussex Landscape Character Areas

 HW1 – High Weald	Key Characteristics	Value
	Wooded, confined rural landscape of intimacy and complexity within the High Weald Area of Outstanding Natural Beauty (AONB). Plateau, ridges and deep, secluded valleys cut by gill streams. Headwater drainage of the Rivers Eden, Medway, Ouse and Mole. Long views over the Low Weald to the downs, particularly from the high Forest Ridge. Includes major reservoir at Ardingly and adjoins Weir Wood Reservoir. Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees. Pattern of small, irregular-shaped assart fields, some larger fields and small pockets of remnant heathland.	High

• • • • • • •	Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland. Dense network of twisting, deep lanes, driveways, tracks and footpaths. Dispersed historic settlement pattern on high ridges, hilltops and high ground, the principal settlements East Grinstead and some expanded and smaller villages. Some busy lanes and roads including along the Crawley–East Grinstead corridor. London to Brighton Railway Line crosses the area. Mill sites, hammer ponds and numerous fish and ornamental lakes and ponds. Varied traditional rural buildings built with diverse materials including timber-framing, Wealden stone and varieties of local brick and tile-hanging. Designed landscapes and exotic treescapes associated with large country houses. Visitor attractions include Wakehurst Place, Nymans Gardens, the South of England Showground and the Bluebell Line Steam Railway	
Source: The West Sussex Landscape, Land Management Guidelines, Sheet HW1, High Weald, West Sussex County Council, Year. Layout 1		

5.3.2.2 Surrey Landscape Character Assessment¹⁵

The study area lies within Landscape Character Type (LCT) Wooded High Weald. This LCT is split into two Landscape Character Areas (LCA), WH1 and WH2. Table 5.2 below lists key characteristics and landscape value of both LCAs as published in the Surrey Landscape Character Assessment published in April 2015.

Table 5.3: Local Published Landscape Character Assessments

WH1: Domewood to Dormansland Wooded High Weald	• • • •	Key Characteristics Underlain by Wealden Group Sandstone and Siltstone, interbedded solid geology. Elevated, rising and undulating topography, falling locally to water courses, lakes and mill ponds. The character area consists of arable and pastoral farmland, with a significant amount of dispersed, often ancient, woodland blocks across the character area. The character area contains areas of golf course, sewage works, and a large industrial estate. There are also significant areas of settlement, with a well treed, but suburban feeling area of houses at Felcourt. Low density dwellings proliferate other areas, most notably at Felcourt. Although houses are often surrounded by garden and boundary vegetation, numerous gated domestic driveways are visible leading off roads. Other common urban influences within the generally treed setting include road signs, street lighting and close board fencing. The character area surrounds the village of Dormans Park, and a significant proportion of its boundary abuts other Built Up Areas including Domewood, Felbridge, East Grinstead, and Dormansland. A combination of woodland and topography restrict views, and filters, but often not entirely obscures urban influences including housing.	Value High
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¹⁵ [Surrey-LCA-2015-TANDRIDGE-Report.pdf](#)

• • • • •	There is a good network of public rights of way, including the Tandridge Border Recreational Path. Tree and hedge lined roads cross and border the character area, providing access to settlement internally and links to East Grinstead to the south. The East Grinstead branch railway line cuts north-south through the eastern part of the character area. Dormans railway station is located in the character area with good public rights of way connections. Hedgecourt Lake is designated as a Site of Special Scientific Interest. There are also a number of Sites of Nature Conservation Importance, including Wire Mill Lake and Wood, Chartham Park, and Swite's Wood. This is a less intact area of wooded high weald, with a greater degree of urbanisation, compared to the landscape within the AONB to the east. The landscape provides a good recreational resource for residents of the various surrounding settlements, with numerous rights of way links between the settlements and a railway station. The experience along public rights of way has a degree of remoteness and tranquillity thanks to the enclosed nature of the character area.	
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	Key Characteristics	Value
WH2: Dormansland East Wooded High Weald • • • • • • • • • • • • • •	Underlain by Wealden Group Sandstone and Siltstone, Interbedded solid geology. Elevated, complex undulating topography, including a number of local valleys and high points. Topography rises to a high point at Dry Hill. Includes winding water courses and ponds along valleys, including deep gills. The vast majority of the character area is within the High Weald AONB. The character area includes a significant amount of ancient woodland, including shaws and mixed woodland. There are shaws, and riparian woodland in valleys. Trees mark field boundaries and there are hedgerows along roads. Hedgerows along field boundaries are limited in places. Areas of remnant parkland, such as around Greathed Manor, have individual mature trees within fields. Land between woodland blocks is a predominately irregular pattern of medium scale pastoral farmland. A combination of woodland and topography restrict views, although there are occasionally impressive framed views from elevated locations over the lower weald to the north. The eastern half of the character area has a high density of public rights of way, including the Sussex Border and Tandridge Border Recreational Paths, however, rights of way are more limited in the western half of the character area. There are few roads, with vehicle access to large parts of the area limited to tracks and private drives. The character area abuts the village of Dormansland. Within the character area, settlement is restricted to scattered farmsteads. Human influence in general is less than the wooded high weald character area to the west. The grounds of Greathed Manor are grade II listed in the Register of Historic Parks and Gardens. Littleworth Cottage within the north-eastern part of the character area is a listed building, and the remains of a fort on Dry Hill are a scheduled monument. Lord's Wood is a Site	High

	of Nature Conservation Interest reflecting its ancient semi-natural woodland with variable soil conditions. This is a highly rural, peaceful and intimate landscape, with a sense of tranquillity appreciable from the many public rights of way. Remoteness is tempered only slightly by detectable human influence.	
Source: Surrey Landscape Character Assessment: Tandridge District, Hankinson Duckett Associates, April 2015. Surrey-LCA-2015-TANDRIDGE-Report.pdf		

5.3.3 Site Specific Townscape Character Assessments

A site-specific townscape character assessment has been undertaken using desk-based research and a site survey completed in November 2024, undertaken by a Chartered Landscape Architect. This site specific townscape character assessment was undertaken as the site sits within an urban area. The assessment of the QVH – East Grinstead TCA is outlined in Table 5.4.

Table 5.4: Site Specific Townscape Character Assessment

Queen Victoria Hospital – East Grinstead		Value
Landscape Condition	The landscape setting consists of residential properties set around the hospital premises. The only usable green space present is the site of the proposed development. Trees along Holtze Road are mature and provide a good level of green cover. Mature boundary planting and tree belts are also present in the local vicinity.	Medium
Scenic Quality	The residential setting along with the hospital premises forms strong elements within this landscape character. However, this is softened by the mature trees and boundary planting along Holtze Road. The scenic quality is deemed to be of medium value.	Medium
Cultural Heritage	The hospital has no heritage related designations such as listed buildings or scheduled monuments. However, the hospital does have an association with treating World War II victims who have suffered from severe burns.	Low
Perceptual Value	The area is not considered tranquil and is not valued locally in terms of perceptual value.	Low
Associations	No evidence of artistic or literary associations with this site specific LCA has been noted as part of this assessment.	Low
Rarity	This landscape is not considered rare and is representative of other similar landscape settings across the country.	Low
Source: Mott MacDonald (2024)		

5.4 Visual Amenity

A selection of viewpoints and associated receptors were chosen within the study area to assess the visual impact of the proposed scheme.

The location of representative viewpoints are shown on Figure 2 in Appendix B. Photographs illustrating the view from each viewpoint are in Appendix C. The visual receptors and their existing views are described and evaluated in table 5.5 below. Approximate distances between the viewpoint and the proposed scheme are classified as follows:

- Close - up to 500m from the proposed scheme.
- Mid-distance - between 500m and 1km from the proposed scheme; and

- Distant - More than 1km from the proposed scheme.

Table 5.5: Visual Receptors

Visual Receptors				
Viewpoint No.	Receptor	Existing View	Direction	Distance (Approx.)
VP1	Residents in properties along Holtye Road, Lancaster Drive and Wellington Gate	Partially screened views to Queen Victoria Hospital premises and grounds beyond. Screening by mature dense boundary planting and hedgerow. Holtye Road in the foreground is a dominant feature in the view. Few detractive elements in the view include bus stop shelter and street bin.	Looking North-West	30m
View Value	View Susceptibility	Sensitivity		
Medium	High	High		
Viewpoint No.	Receptor	Existing View	Direction	Distance (Approx.)
VP2	Residents in properties on Tudor Court	View from the road entrance to Tudor Court shows Holtye Road and one of the entrance gates to Queen Victoria Hospital. Mature boundary and tree planting around the hospital grounds are visible in this view. Detracting elements in the view consist bus shelter, street bin, telegraph pole and hospital signage.	Looking West	65m
View Value	View Susceptibility	Sensitivity		
Low	High	Medium		
Viewpoint No.	Receptor	Existing View	Direction	Distance (Approx.)
VP3	Users of QVH and associated car parking facilities	View shows a well maintained green space on the hospital grounds with ornamental shrubs and trees. The QVH Jubilee Building is also in view along with a number of outdoor benches and picnic tables. A view with very few detracting elements.	Looking East	50m
View Value	View Susceptibility	Sensitivity		
High	Low	Medium		
Viewpoint No.	Receptor	Existing View	Direction	Distance (Approx.)
VP4	Road users and residents on Holtye Road A264	View shows the main entrance to QVH along with the green space at the front of the hospital. Mature trees and ornamental shrubs are in view on the hospital ground along with other mature roadside vegetation. Holtye Road is a dominant feature in this	Looking north-east	55m

		view. Detractive elements of this view include hospital signage and temporary cones.		
View Value	View Susceptibility	Sensitivity		
Medium	High	High		
Source: Mott MacDonald (2024)				

6 Impact appraisal

6.1 Introduction

This section considers the impacts and effects of the proposed scheme on the landscape character and visual amenity during construction and years 1 and 15 of operation. The level of landscape and visual effects is derived by considering the sensitivity of the receptors and the magnitude of change resulting from the proposed scheme.

6.2 Construction Impacts

At the time of writing this report, it was not clear when the construction of the proposed scheme is due to start and finish. Construction impacts may be short-term, long-term, temporary, or permanent in nature. Potential impacts during construction include:

- Removal of existing trees, vegetation and grassland
- Presence of traffic management systems (increased redirection of motor vehicles, closure of roads)
- Increased vehicle movements including private vehicles belonging to site staff
- Elevated noise levels (during normal working hours only)
- Pedestrian movement (closure of pavement, redirection of PRow)
- Presence of construction traffic, construction plant, compound and equipment
- Elevated lighting requirements (during normal working hours only)
- Presence of a stockpile storage area
- Presence of temporary features (security fencing, scaffolding, site hoardings, signs)

It is acknowledged that construction noise, vehicle movements, etc. would provide a degree of increased disruption to the landscape and a temporary visual intrusion, especially to receptors close to the proposed scheme and construction compounds.

6.2.1 Incorporated Mitigation

A process of iterative design and assessment was undertaken to avoid or reduce adverse effects during operation. The following drawings show the proposals for the scheme:

- 100120806-MM-A1-EG-SE-AR-0200 - Proposed Sections
- 100120806-MM-A1-EG-GA-AR-0302 - Proposed Site Plan
- 100120806-MM-A1-EG-GA-AR-0301 - Proposed Site Location Plan
- 100120806-MM-A1-EG-GA-AR-0300 - Existing Site Location Plan
- 100120806-MM-A1-EG-GA-AR-0002 - Proposed Roof Plan
- 100120806-MM-A1-EG-EL-AR-0100 - Proposed Elevations

The intention of the landscape and other mitigation is to minimise the landscape and visual impacts of the proposed scheme on the surrounding landscape and views, during construction and operation. Incorporated mitigation measures are proposed to mitigate the significant construction effects identified in this assessment:

- Where possible, existing vegetation will be retained and protected through construction of the proposed scheme.

- Trees will be managed and protected in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction.
- Best practice construction methods will be applied at all times.
- Topsoil will be handled and stored in accordance with BS 3882:2015 Topsoil. Where possible, all topsoil removed for construction will be reused in restoration.
- Construction traffic will be managed to minimise impact to the local road network and environment.
- Lighting impact minimisation both in construction and operation. As far as practicable, construction work will be scheduled for daylight hours, but the works may be lit during winter when typical working hours overlap with the hours of darkness. Measures will be implemented to reduce obtrusive light. e.g. use of directional lighting, dimming or switching off lights where it is safe to do so, using specifically designed equipment and positioning lights sensibly.
- Traffic calming measures
- Maintaining and managing the aesthetics of site hoarding
- Maintaining and managing planting proposals

6.2.2 Overview

Construction impacts may be short-term, long-term, temporary, or permanent. Due to the nature of construction activities, the associated effects are always likely to have impacts in terms of landscape and visual elements, particularly in sensitive locations.

6.2.3 Landscape Assessment of Effects

The sensitivity of each LCA and the impacts and effects of the proposed scheme, including incorporated mitigation (refer to Section 6.2.1), on landscape character are evaluated and described in Table 6.1.

Table 6.1: Landscape Character Effects

Landscape Character Effects		
HW1 – High Weald		
Landscape Value	Landscape Susceptibility	Landscape Sensitivity
High	Low	Medium
Description of effects in construction		
Landscape Condition: The scheme is located approximately 500m away from this LCA. It is not envisaged that the landscape condition of LCA HW1 High Weald will be affected during the construction of the scheme. Scenic Quality: The scenic quality of this LCA is not expected to be affected during the construction of this scheme. LCA HW1 High Weald is situated in a contrasting setting to the one that the site lies in where there is a clear distinction and separation between the two. Any potential light pollution will likely be contained. Cultural Heritage: Historic settlement patterns have been identified in this LCA, however these are not likely to be affected during construction. Perceptual Value: Large parts of this LCA are considered tranquil and peaceful. The proposed scheme is situated approximately 500m away, and which may result in negative effects through the increased traffic and potential noise pollution resulting from construction activity. Rarity: The impact to the rarity of this LCA will be negligible during construction.		

Magnitude of change to landscape character in construction		Negligible
Significance of effects on landscape character in construction		Negligible
Landscape Character Effects		
WH1 – Domewood to Dormansland Wooded High Weald		
Landscape Value	Landscape Susceptibility	Landscape Sensitivity
High	Low	Medium
Description of effects in construction		
Landscape Condition: LCA WH1 is at a distance from the proposed scheme and as such the condition of the landscape is not expected to be impacted. Scenic Quality: This LCA is approximately 900m away from the scheme, the scenic quality is not expected to be affected during construction. Cultural Heritage: The construction of the site is not likely to impact any cultural heritage within this LCA. Perceptual Value: This less intact area of wooded high weald has a greater degree of urbanisation and the presence of industrial estates. The tranquillity of this LCA is not likely to be affected during construction. Rarity: The impact to the rarity of this LCA will be negligible during construction.		
Magnitude of change to landscape character in construction		Negligible
Significance of effects on landscape character in construction		Negligible
Landscape Character Effects		
WH2 – Dormansland East Wooded High Weald		
Landscape Value	Landscape Susceptibility	Landscape Sensitivity
High	Low	Medium
Description of effects in construction		
Landscape Condition: LCA WH2 falls marginally within the 1km study area and has a highly valued landscape condition. However, the construction of the site is not likely to affect its landscape condition due to the distance from site and the small scale nature of development. Scenic Quality: Majority of this LCA lies within the High Weald National Landscape and has a high scenic quality which is unlikely to be impacted by the construction of the scheme. Cultural Heritage: A number of cultural heritage assets are found within this LCA including listed buildings, scheduled monuments and registered parks and gardens. The construction of the proposed scheme is not likely to affect these cultural heritage assets. Perceptual Value: This LCA is considered highly rural, peaceful and tranquil. The increased traffic and noise pollution associated with construction may have a negative impact on the tranquillity if this LCA. Rarity: The impact to the rarity of this LCA will be negligible during construction.		
Magnitude of change to landscape character in construction		Negligible

Significance of effects on landscape character in construction			Negligible
Landscape Character Effects			
Site Specific Townscape Character Assessment			
Townscape Value	Townscape Susceptibility	Townscape Sensitivity	
Low	Medium	Medium	
Description of effects in construction			
Townscape Condition: The condition of the townscape is expected to face localised changes during construction. The loss of vegetation will be limited to a mature hedgerow and a couple of trees on site. Scenic Quality: Construction activity will impact the scenic quality at a local level where a mature hedgerow and a few trees will likely need to be removed. The presence of machinery, cranes, site hoarding and construction lighting will also reduce the scenic quality during construction. Cultural Heritage: Historic settlement patterns have been identified in this LCA, however these are not likely to be affected during construction. Perceptual Value: This TCA primarily consists of residential and commercial setting. This TCA is not considered tranquil due to busy road networks, especially on Holtye Road. The increased traffic and noise pollution associated with construction will further impact the tranquility of this TCA. Rarity: The impact to the rarity of this TCA will be negligible during construction.			
Magnitude of change to townscape character in construction			Medium
Significance of effects on townscape character in construction			Minor adverse
Source: Mott MacDonald (2024)			

6.2.4 Visual Assessment of Effects

The impacts and effects of the proposed scheme, including incorporated mitigation (refer to Section 6.2.1), on visual amenity are evaluated and described in table 6.2 below.

Table 6.2: Visual Receptors

	Visual Receptors				
Viewpoint No.	Receptor	Description of effects in construction	Sensitivity	Magnitude of change	Level of effect
VP1	Residents in properties along Holtye Road, Lancaster Drive and Wellington Gate	Due to the direct view and close proximity to site, views from residents along Holtye Road in particular will be highly impacted by construction activities, machinery and construction site lighting. The potential loss of the boundary vegetation and the presence of site hoarding will further impact this viewpoint by opening up views to the construction site.	High	Medium	Major adverse (Significant)
VP2	Residents in properties on Tudor Court	Although the angle of this view is not directly towards site, views by the residents in the properties on Tudor Court will be impacted by construction activities,	Medium	Medium	Minor adverse

		machinery and construction site lighting. The loss of a mature hedgerow on the north-eastern edge of the proposed building and the presence of site hoarding will further impact views.			
VP3	Users of QVH hospital and associated car parking facilities	Views from the users of QVH and associated car parking facilities will be impacted by construction activities, site hoarding and construction site lighting. The loss of a small number of trees and amenity grass will further impact views as the focus will be on site hoarding and construction related activity.	Medium	Medium	Moderate Adverse (Significant)
VP4	Road users and residents on Holtye Road A264	Views from road users and residents along Holtye Road will be impacted by construction activities, site hoarding and construction site lighting. The potential loss of trees and other vegetation will further impact views as the focus will be on site hoarding and construction related activity.	Medium	Medium	Minor adverse
Source: Mott MacDonald (2024)					

6.3 Operational Impacts

It is unclear at this stage when the site is programmed to be operational. Operational impacts will primarily be permanent in nature. Potential impacts once operational include:

- Permanent addition of the CDC building and associated parking
- Permanent change to landform
- Permanent removal of trees
- Long term maintenance

6.3.1 Overview

Once operational, impacts of the scheme are likely to be split into two broad outcomes, impacts on landscape character and impacts on visual receptors, which are detailed in the following sections.

The new hospital building will have long lasting impacts. These impacts will primarily affect views from residents along Holtye Road. The incorporated mitigation (refer to Section 6.2.1) aims to minimise the landscape and visual impacts of the proposed scheme on the surrounding landscape and views.

6.3.2 Landscape Assessment of Effects

The impacts and effects of the proposed scheme, including incorporated mitigation (refer to Section 6.2.1), on landscape character are evaluated and described in Table 6.3 below.

Table 6.3: Landscape Character Effects

Landscape Character Effects		
HW1 – High Weald		
Landscape Value	Landscape Susceptibility	Landscape Sensitivity
High	Low	Medium
Description of effects in operation		
Landscape Condition: LCA WH1 is at a distance from the proposed scheme and as such the condition of the landscape is not expected to be impacted. Scenic Quality: This LCA is approximately 900m away from the scheme, the scenic quality is not expected to be affected during operation. Cultural Heritage: The construction of the site is not likely to impact any cultural heritage within this LCA. Perceptual Value: This less intact area of wooded high weald has a greater degree of urbanisation and the presence of industrial estates. The tranquillity of this LCA is not likely to be affected during operation. Rarity: The impact to the rarity of this LCA will be negligible during operation.		
Magnitude of change to landscape character in Year 1		Negligible
Significance of effects on landscape character in Year 1		Negligible
Magnitude of change to landscape character in Year 15		Negligible
Significance of effects on landscape character in Year 15		Negligible
Landscape Character Effects		
WH1 – Domewood to Dormansland Wooded High Weald		
Landscape Value	Landscape Susceptibility	Landscape Sensitivity
High	Low	Medium
Description of effects in operation		

Landscape Condition: LCA WH2 falls marginally within the 1km study area and has a highly valued landscape condition. However, the operation of the site is not likely to affect its landscape condition due to the distance from site and the small scale nature of development. Scenic Quality: Majority of this LCA lies within the High Weald National Landscape and has a high scenic quality which is unlikely to be impacted by the operation of the scheme. Cultural Heritage: A number of cultural heritage assets are found within this LCA including listed buildings, scheduled monuments and registered parks and gardens. The operation of the proposed scheme is not likely to affect these cultural heritage assets. Perceptual Value: This LCA is considered highly rural, peaceful and tranquil. The increased traffic and noise pollution associated with the operation of the site may have a negative impact on the tranquillity if this LCA. Rarity: The impact to the rarity of this LCA will be negligible during operation.		
Magnitude of change to landscape character in Year 1		Negligible
Significance of effects on landscape character in Year 1		Negligible
Magnitude of change to landscape character in Year 15		Negligible
Significance of effects on landscape character in Year 15		Negligible
Landscape Character Effects		
WH2 – Dormansland East Wooded High Weald		
Landscape Value	Landscape Susceptibility	Landscape Sensitivity
High	Low	Medium
Description of effects in operation		
Landscape Condition: LCA WH2 falls marginally within the 1km study area and has a highly valued landscape condition. However, the operation of the site is not likely to affect its landscape condition due to the distance from site and the small scale nature of development. Scenic Quality: The scenic quality of this LCA will not be affected by the operation of the site. Cultural Heritage: A number cultural heritage assets are found within this LCA including listed buildings, scheduled monuments and registerd park and gardens. The operation of the proposed scheme is not likely to affect these cultural heritage assets. Perceptual Value: This LCA is considered highly rural, peaceful and tranquil. The increased traffic in nearby areas and associated noise pollution associated to the operation of the site may have a negative impact on the tranquillity of this LCA. Rarity: The impact to the rarity of this LCA will be negligible during operation.		
Magnitude of change to landscape character in Year 1		Negligible
Significance of effects on landscape character in Year 1		Negligible
Magnitude of change to landscape character in Year 15		Negligible
Significance of effects on landscape character in Year 15		Negligible
Landscape Character Effects		

Site Specific Townscape Character Assessment		
Townscape Value	Townscape Susceptibility	Townscape Sensitivity
Low	Medium	Medium
Description of effects in construction		
Townscape Condition: The condition of the townscape is expected to face localised changes during operation. These changes include the addition of a new hospital building, changes to the landscape on the site of QVH which will include a planting proposal. Scenic Quality: The operation of the site will impact the scenic quality at a local. This is largely due to the presence of a new building on a site which was once amenity grass. The presence of additiaonal signage and carparking facilities will also reduce the scenic quality during operation. Cultural Heritage: Historic settlement patterns have been identified in this LCA, however these are not likely to be affected during construction. Perceptual Value: This TCA primarily consists of residential and commercial setting. This TCA is not considered tranquil due to busy road networks, especially on Holtye Road. The increased traffic and noise pollution associated with the operation of the site will further impact the tranquility of this TCA. Rarity: The impact to the rarity of this TCA will be negligible during construction.		
Magnitude of change to townscape character in operation		Medium
Significance of effects on townscape character in operation		Minor adverse
Source: Mott MacDonald (2024)		

6.3.3 Visual Assessment of Effects

The impacts and effects of the proposed scheme, including incorporated mitigation (refer to Section 6.2.1), on visual amenity are evaluated and described in Table 6.4 below. The assessment evaluates effects of the proposed scheme, for year 1 and year 15 of operation.

Table 6.4: Visual Receptors

Visual Receptors					
Viewpoint No.	Receptor	Description of effects in operation (Year 1 and Year 15)	Sensitivity	Magnitude of change	Level of effect
VP1	Residents in properties along Holtye Road, Lancaster Drive and Wellington Gate	Year 1 During year 1 of operation the new hospital building will be in close view of residents along Holtye Road in particular. The retained boundary vegetation will provide some screening to the new building. Any proposed landscape mitigation or reinstatement planting will likely be small at this stage and may not yet provide any further screening. Year 15 During year 15 of operation, the view is not expected to change to a great extent from year 1. Any proposed landscape	High	Medium	Minor Adverse

		mitigation or reinstatement planting would have matured, which would provide improved screening of the new hospital building. Filtered views of the new hospital building are likely.			
VP2	Residents in properties on Tudor Court	Year 1 This viewpoint is situated adjacent to the new hospital development. Residents in properties on Tudor Court do not have direct views to the site, however when entering and exiting Tudor Court the new hospital building will be in partial view. Although the loss of the mature hedgerow on the north-eastern edge of the proposed building opens views further to the proposed development, the boundary fence in Tudor Court helps to contain these views and reduce impact. Any proposed landscape mitigation would likely be too small to help screen views. Year 15 During year 15 of operation, the view is not expected to change to a great extent from year 1. Any proposed landscape mitigation or reinstatement planting would have matured, which would provide improved screening of the new hospital building.	Medium	Low	Minor Adverse
VP3	Users of QVH hospital and associated car parking facilities	Year 1 Views from this viewpoint will be highly affected due to the noticable loss of the green. The new hospital building will be in keeping with the baseline view as existing hospital buildings are already in present. Year 15 During year 15 of operation, the view is not expected to change to a great extent from year 1.	Medium	Medium	Minor Adverse
VP4	Road users and residents on Holtye Road A264	Year 1 Views from this viewpoint will be likely be screened by existing retained vegetation on site. Glimpsed views of the new hospital building may visible through the existing retained vegetation. Effects of views to road users will be minimal as views will be transient in nature.	Medium	Low	Minor Adverse

		Year 15 During year 15 of operation, existing retained vegetation is likely to be mature and provide further screening to the new hospital building.			
Source: Mott MacDonald (2024)					

7 Summary

The site is located in the suburban setting of East Grinstead, approximately 250m west of the High Weald National Landscape and is characterised by a mix of residential and light commercial use.

The site of the proposal is within the grounds of QVH and features mid-20th century architecture with modern additions and refurbishments enhancing its facilities over the years.

The proposed building is situated on one of the only green spaces left on the hospital grounds and is bordered by Holtye Road to the south, with residential settlements beyond. The west of the site adjoins to an access road leading to QVH car park and health care facilities.

During construction the effects to landscape will be temporary and isolated to the Site Specific TCA, with effects on HW1- High Weald, WH1Domewood to Dormansland Wooded High Weald and WH2 Dormansland East Wooded High Weald being negligible primarily due to the proximity of these to the proposed scheme. The loss of landscape will be localised and is limited to a few trees, a mature hedgerow and amenity grass.

Four viewpoints were identified in close proximity to the site. Although the dense boundary planting to the south of the site is expected to be retained, the residential receptors will be most impacted during construction, albeit temporarily, due to the likely views of construction plant, cranes and site hoarding which will all be in close proximity. Major/moderate impacts are expected for viewpoint 1 (Residents in properties along Holtye Road, Lancaster Drive and Wellington Gate) and viewpoint 3 (Users of QVH hospital and associated car parking facilities). Residents along Holtye Road in particular will be impacted by views of construction activity. It is envisaged that views of cranes and other construction plant may be visible from elsewhere in the 1km study area, however this is likely to be limited due to the screening provided by woodland blocks and residential settlements.

Significant effects are expected during construction for Viewpoint 1 and Viewpoint 3.

During operation, effects to the landscape will be reduced through mitigation planting which also aims to increase biodiversity on the site. The landscape proposals will help to offset impacts created by the new hospital building. During year 15 of operation, the planting will have matured significantly and is expected to screen parts of the development. During operation, the effects on the four viewpoints are likely to improve due to planting being more established, and helping to filter and screen views to a greater extent. The new hospital building will be in keeping with the existing hospital and is expected to be representative of the current baseline view, provided that the boundary hedgerow and planting is retained and managed accordingly.

The most significant impact of the proposals will likely be present during construction. Major/moderate impacts are expected for Viewpoint 1 and Viewpoint 3.

8 Appendices

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A - Methodology

A.1 Landscape baseline

The landscape baseline study considers the constituent elements, features and other factors that contribute to existing landscape character within the study area including:

- the physical influences on the landscape resource - including topography, geology, soils, microclimate, water bodies and water courses.
- the influence of human activity - including land use, open space, transport routes, public rights of way, national trails, historic green lanes, land management, the character of settlement and buildings and the pattern and type of fields and enclosure.
- the aesthetic and perceptual aspects of the landscape - including scale, complexity, openness, tranquillity, and wildness; and
- heritage features - including conservation areas, listed buildings, registered parks and gardens and other elements contributing to historic landscape character.

Key sources of information include OS mapping, aerial photography, and published documents on the local authority website. In accordance with the guidance in GLVIA 3, existing landscape character assessments and historic characterisation documents, where appropriate and up to date, have been used to inform the LVIA. The findings of the desk study were reviewed in conjunction with the site survey to identify local landscape character areas (LCA). These are broadly homogeneous units of distinct features and elements.

The value of each LCA was evaluated in accordance with the criteria set out in the table below:

Table Error! No text of specified style in document..1: Landscape value

Value	Criteria for assessing landscape value
High	Designated landscape (such as National Park, National Park – formerly AONB). Landscape of high scenic quality with a distinctive combination of features, elements and characteristics, outstanding views, and a strong sense of place. A scarce or fragile landscape with cultural, historic, or ecological elements which make a major contribution to landscape character. No or very few landscape detractors. Has components which are difficult to replace (such as mature trees). A tranquil landscape in good condition, largely intact, with an unspoilt character.
Medium	Landscape locally designated (such as conservation area, regional park) or locally valued (for its recreational facilities and footpath networks for instance). Some scenic quality and a moderate sense of place. A landscape with some distinctive features, elements, and characteristics. Some cultural, historic, or ecological elements which contribute to landscape character. Some high use areas, but overall medium tranquillity. Few landscape detractors.
Low	Undesignated landscape, not valued for its scenic quality, with a disparate combination of features, elements and characteristics and a weak sense of place. Mainly common features and few or no cultural, historic, or ecological elements that contribute to landscape character. Many landscape detractors. A landscape of low tranquillity.

Based on GLVIA 3 (LI and IEMA, 2013)

A.2 Visual baseline

Table Error! No text of specified style in document..2: View values

View value	Criteria for assessing view value
High	A view in which attractive features are dominant or include attractive focal points and/or skyline features. Visual detractors may be present but are not strongly apparent in the composition of the

View value	Criteria for assessing view value
	view. A view in a high-quality landscape such as an National Park (formally AONB), designated or identified as of value in a guidebook or tourist literature. A view where the composition is a fundamental aspect of the design or function of a heritage asset and is integral to its setting.
Medium	An unremarkable view where neither attractive or discordant elements are dominant or form a clearly apparent part of its composition. A view that is undesignated and undocumented.
Low	A view where discordant or unattractive features are dominant or prevalent and/or where such features are focal points and/or skyline features. These views may contain some attractive features, but these are not strongly apparent in the composition of the view. A view that is undesignated and undocumented.

Based on GLVIA 3 (LI and IEMA, 2013)

A.3 Assessment of landscape effects

The sensitivity of the landscape was evaluated by considering the existing value of the landscape and its susceptibility to the type of change arising from the proposed scheme. There can be a complex relationship between the value attached to the landscape and its susceptibility to change, especially if the change is within or close to a designated landscape. A designated landscape such as an National Park is likely to have a high susceptibility to change but, depending on the type of scheme, it might accommodate the change without detrimental effect on its key characteristics. In this case its susceptibility to change could be medium or even low. The evaluation of susceptibility to change was based on the criteria set out in the table below.

Table Error! No text of specified style in document..3: Landscape susceptibility

Susceptibility	Criteria for assessing landscape susceptibility
High	The overall character and the valued landscape characteristics, elements and features have a low ability to tolerate the nature and scale of the change resulting from the proposed scheme without permanent serious adverse change to the baseline situation.
Medium	The overall character and the valued landscape characteristics, elements and features have a moderate ability to tolerate the nature and scale of the change resulting from the proposed scheme, with some adverse changes to the baseline situation.
Low	The overall character and the valued landscape characteristics, elements and features have a high ability to tolerate the nature and scale of the change resulting from the proposed scheme, with limited adverse changes to the baseline situation.

Based on GLVIA 3 (LI and IEMA, 2013)

The evaluation of Sensitivity was based Landscape Value and Susceptibility and set out in the table below.

Table Error! No text of specified style in document..4: Landscape Sensitivity

Susceptibility	Value		
	High	Medium	Low
High	High	High	Medium
Medium	High	Medium	Low
Low	Medium	Low	Low

Based on GLVIA 3 (LI and IEMA, 2013)

Table Error! No text of specified style in document..5: Landscape sensitivity

Sensitivity	Criteria for assessing landscape sensitivity
High	Landscape of high national importance, rarity, and value with distinctive features/elements with limited ability to accommodate change without incurring substantial loss/gain (i.e., designated areas, registered parks and gardens, country parks and strong sense of place). A high susceptibility to change due to the type of scheme proposed.
Medium	Landscape of medium value and local or regional recognition of importance, able to accommodate some change (i.e., with features worthy of conservation, some sense of place or value through use of perception). A medium susceptibility to change due to the type of scheme proposed.
Low	Undesignated landscape of low value, low to medium ability to accommodate change (i.e., non-designated or designated areas of local recognition or areas with little sense of place). A low susceptibility to change due to the type of scheme proposed.

Based on GLVIA 3 (LI and IEMA, 2013)

The magnitude of change to landscape character was determined by considering:

- The nature of an impact - whether the introduction of a proposed scheme will be of benefit or detriment to the existing landscape character.
- The scale of the change - extent of the loss of landscape elements, the degree to which aesthetic features or perceptual aspects of the landscape are altered (by the removal of hedgerows or introduction of new structures for example) and whether a key characteristic of the landscape is altered.
- The geographical extent of the area affected; and
- The duration of the change and its reversibility.

The evaluation of magnitude of change was based on the criteria set out in the table below.

Table Error! No text of specified style in document..6: Magnitude of change to landscape character

Magnitude	Criteria for assessing magnitude of change
High	Total loss or substantial alteration to key elements/features/characteristics of the LCA and/or its setting. Addition of new elements which conflict with key characteristics of the existing landscape. Changes that alter a substantial proportion of the LCA. Introduction of long-term and/or irreversible changes to an LCA or its setting.
Medium	Partial loss or alteration to key elements/features/characteristics of the LCA and/or its setting. Addition of new elements or features that are prominent in the landscape, but which do not necessarily conflict with key characteristics of the existing landscape. Changes that alter part of an LCA or its immediate setting. Introduction of medium to long term and/or irreversible changes to part of an LCA or its setting.
Low	Slight loss or alteration to one or more key characteristics of the LCA and/or its setting. Addition of new elements or features that are largely characteristic of the existing LCA and/or its setting. Introduction of short to medium term changes to the LCA and/or irreversible changes to a small proportion of the LCA.
Negligible	No change to, or barely perceptible loss or alteration to key characteristics of the LCA and its setting. Addition of new elements or features that are characteristic of the existing LCA and/or its setting. Changes experienced close to the proposed scheme site at a very localised level.

Based on GLVIA 3 (LI and IEMA, 2013)

A.4 Assessment of visual effects

The sensitivity of visual receptors was evaluated by considering the value attached to specific views and the susceptibility of visual receptor to changes to views and visual amenity. The susceptibility to change depends on the occupation or activity of the receptor and the extent to

which their attention is focused on the view and visual amenity. The evaluation of susceptibility was based on the criteria set out in the table below.

Table Error! No text of specified style in document..7: Visual receptor susceptibility

Susceptibility	Criteria for assessing visual receptor susceptibility
High	Occupiers of residential properties, users of public rights of way, visitors to places whose attention is focussed on the landscape.
Medium	People working in or travelling through rural areas whose attention is partially on the landscape. People walking or cycling through urban areas whose views are partially focussed on their surroundings. Users of publicly accessible outdoor open space including cemeteries.
Low	People at work, at school and engaging in formal sport. People walking or cycling through urban areas whose attention is focussed on their destination rather than enjoying the scenery they are passing through. People travelling at high speed on roads or railways.

Based on GLVIA 3 (LI and IEMA, 2013)

The evaluation of sensitivity was based on tables A.2 and A.6.

Table Error! No text of specified style in document..8: Visual receptor sensitivity

Susceptibility	Value		
	High	Medium	Low
High	High	High	Medium
Medium	High	Medium	Low
Low	Medium	Low	Low

Based on GLVIA 3 (LI and IEMA, 2013)

The evaluation of sensitivity was based on the criteria set out in the table below.

Table Error! No text of specified style in document..9: Visual receptor sensitivity

Sensitivity	Criteria for assessing visual receptor sensitivity
High	A view of high scenic value. A view identified as of value on an Ordnance Survey map, tourist map or guidebook, or one recorded in art or literature of national significance. A view where the composition was a fundamental aspect of the design or function of a heritage asset and is an integral part of the setting of a heritage asset. A view with cultural associations, including landscapes known historically for their picturesque and landscape beauty, those which became subjects for paintings of the English landscape tradition, and views which have otherwise become historically cherished and protected.
Medium	A view of medium scenic value. A view where existing adverse elements may form a noticeable part in the composition of the view. A typical and/or representative view. A view where the composition was a peripheral aspect of the design or function of a heritage asset.
Low	A view of low scenic value. An undistinguished or unremarkable view and / or a view where existing adverse element form a clearly apparent or dominant part of the view / composition of the view.

Based on GLVIA 3 (LI and IEMA, 2013)

The magnitude of change to views was determined by considering:

- The nature of an impact by judging whether the introduction of a proposed scheme would be of benefit or detriment to the existing view. The impact of a proposed scheme can be adverse or beneficial.
- The context of the existing view (e.g., whether it is across a natural landscape or an industrial site).
- The extent to which the view has been altered due to the loss/ addition of features and the proportion of the view the scheme will occupy.

- The scale and appearance of the proposed scheme and the degree of contrast/ integration with the existing view.
- The distance of the visual receptor from the scheme and the angle/ position of view; and
- The duration and reversibility of the effect.
- The size and scale of the effect; and
- The geographical extent of the changes to the view.

The evaluation of the magnitude of change was based on the criteria set out in the table below.

Table Error! No text of specified style in document..10: Magnitude of change to Visual Amenity

Magnitude	Criteria for assessing magnitude of change
High	Total loss or substantial alteration to key characteristics of the view. Addition of new features or components that are continuously highly visible across the majority of the view and incongruous with the existing view. Substantial changes in close proximity to the visual receptor and within the direct frame of view. Introduction of long term or permanent change uncharacteristic of the view.
Medium	Noticeable change or alteration to one or more key characteristics of the view. Addition of new features or components that may be continuously highly visible across much of the view but are largely characteristic of the existing view. Changes a relatively short distance from the receptor but viewed as one of a series of components in the middle ground of the view. Substantial change partially filtered by intervening vegetation and/or built form or viewed obliquely. Introduction of medium to long term change uncharacteristic of the view and/or permanent changes largely characteristic of the existing view or affecting a small proportion of the view
Low	Slight loss or alteration to one or more characteristics of the view. Addition of new features or landscape components that may be continuously or intermittently visible in part of the view, but are largely characteristic of the existing view from a receptor. Changes within the background of the view, viewed as one of a series of components in the wider panoramic view from a receptor. Change largely filtered by intervening vegetation and/or built form or viewed obliquely. Introduction of short to medium term change uncharacteristic of the view and/or long term/permanent changes in a small proportion of the view.
Negligible	No change to, or barely perceptible loss or alteration in the view. Addition of new features or landscape components that are largely inconspicuous and characteristic of the existing view. Changes within the background of the view, viewed as an inconspicuous element within the wider panorama. Change almost entirely obscured by intervening vegetation and/or built form. Short term change affecting a small proportion of the view.

Based on GLVIA 3 (LI and IEMA, 2013)

A.5 Significance of effects

Effects may be adverse or beneficial. Professional judgement was used to determine the overall level of significance of effects on landscape and visual receptors in weighing the sensitivity of the receptors against the magnitude of change. The evaluation of the significance of effects was based on the criteria set out in the tables below. Those effects that are moderate or major are deemed significant.

Table Error! No text of specified style in document..11: Significance of effects

Magnitude	Sensitivity		
	High	Medium	Low
High	Major	Major/moderate	Moderate/minor
Medium	Major/moderate	Moderate	Moderate/minor
Low	Moderate/minor	Minor	Minor/negligible
Negligible	Minor/negligible	Negligible	Negligible

Table Error! No text of specified style in document..12: Significance of effects on Landscape Character

Significance of effects	Criteria
Major beneficial	A clear improvement or enhancement of existing character. Restoration of characteristic features previously wholly or largely lost through inappropriate management or previous development.
Moderate beneficial	A noticeable improvement or enhancement of existing character. Restoration of valued characteristic features previously largely lost through inappropriate management or previous development.
Minor beneficial	A small improvement or enhancement of existing character. Restoration of valued characteristic features previously partly lost through inappropriate management or previous development.
Negligible	Maintenance of the existing character, sense of place and/or local distinctiveness of the landscape.
Minor adverse	A small deterioration in the existing character due to the loss of characteristic features and or the introduction of uncharacteristic features which detract from the sense of place or local distinctiveness. Effects may relate to a small proportion of the character area.
Moderate adverse	A noticeable deterioration in the existing character due to the loss of characteristic features or the introduction of uncharacteristic features or elements which detract from the sense of place or local distinctiveness. Effects may relate to a medium proportion of the character area.
Major adverse	A clear deterioration in the existing character due to the loss of key characteristic features or the introduction of uncharacteristic features or elements which detract from the sense of place or local distinctiveness. Effects may relate to all or a large proportion of the character area.

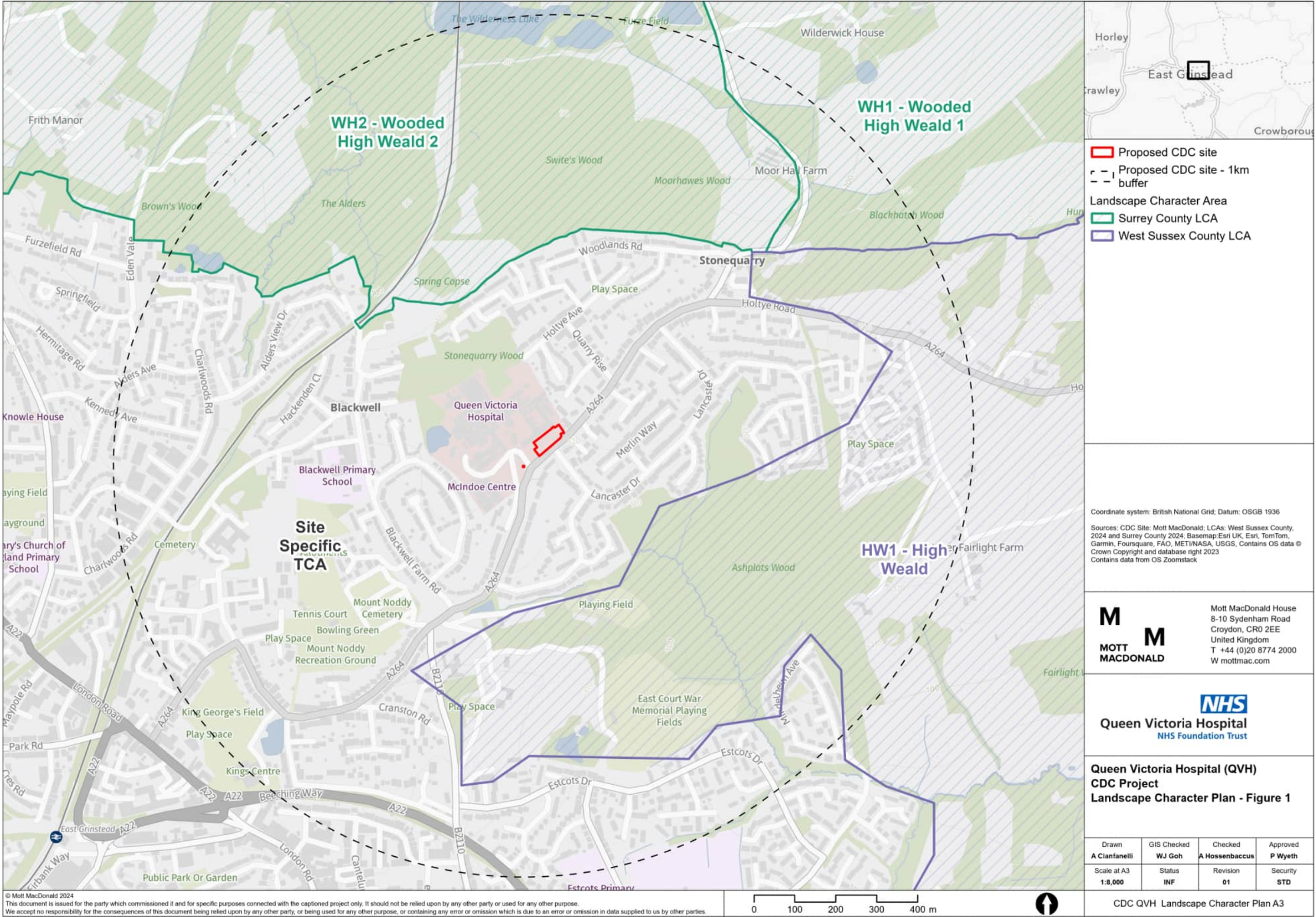
Based on GLVIA 3 (LI and IEMA, 2013)

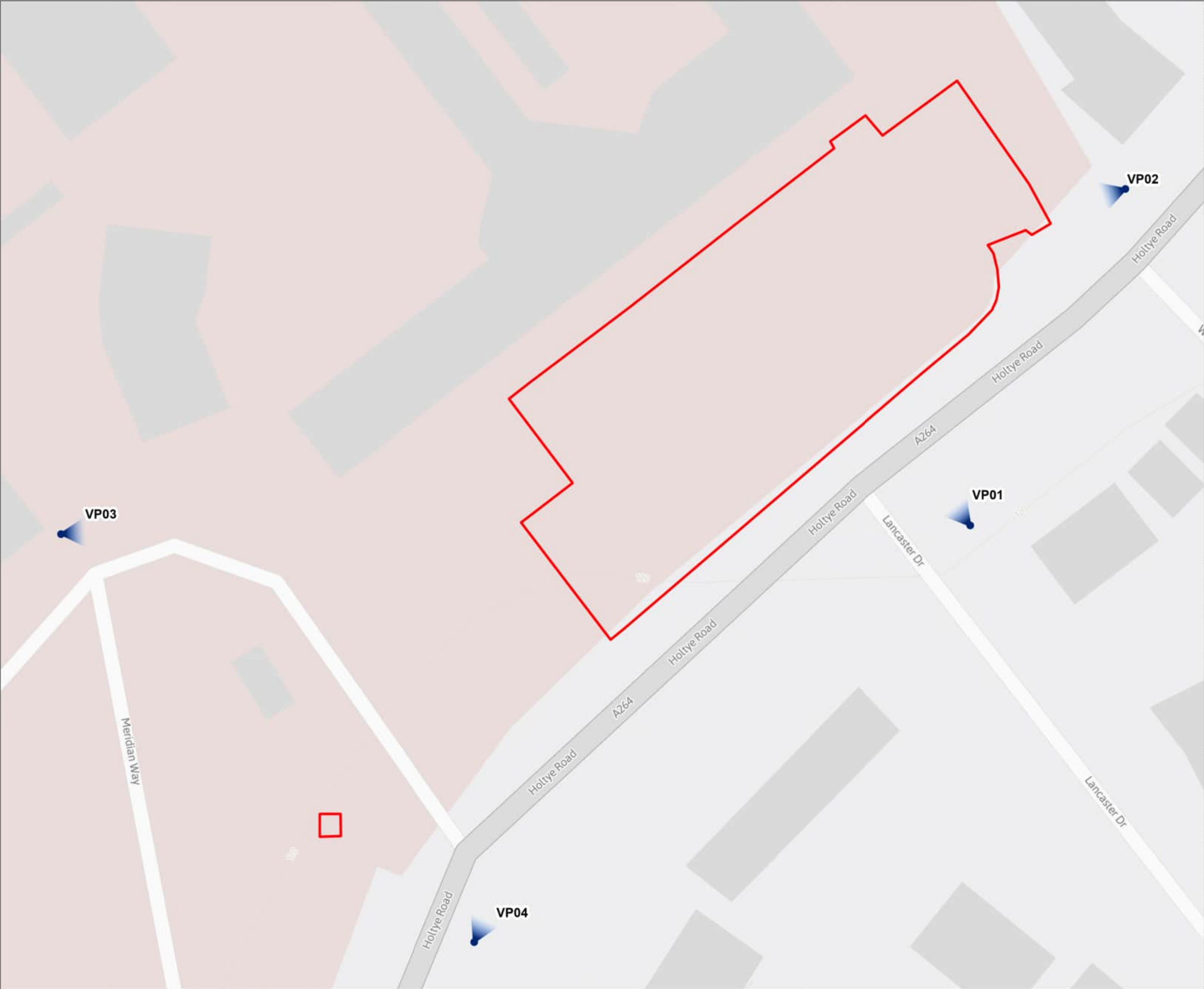
Table Error! No text of specified style in document..13: Significance of effects on Visual Amenity

Significance of effects	Criteria
Major beneficial	A substantial improvement, affecting a large extent of the view.
Moderate beneficial	A noticeable improvement, affecting part of the view.
Minor beneficial	A small improvement, affecting a small extent of the view.
Negligible	No discernible deterioration or improvement in the existing view.
Minor adverse	A small deterioration, affecting a small extent of the view.
Moderate adverse	A noticeable deterioration, affecting part of the view.
Major adverse	A substantial deterioration, affecting a large extent of the view.

Based on GLVIA 3 (LI and IEMA, 2013)

B - LVIA Figures





Proposed CDC site

Viewpoint

Coordinate system: British National Grid; Datum: OSGB 1936

Data sources: Viewpoints and RLB: Mott MacDonald, 2024; Basemap: Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS, Contains OS data © Crown Copyright and database right 2023
Contains data from OS Zoomstack

**MOTT
MACDONALD**

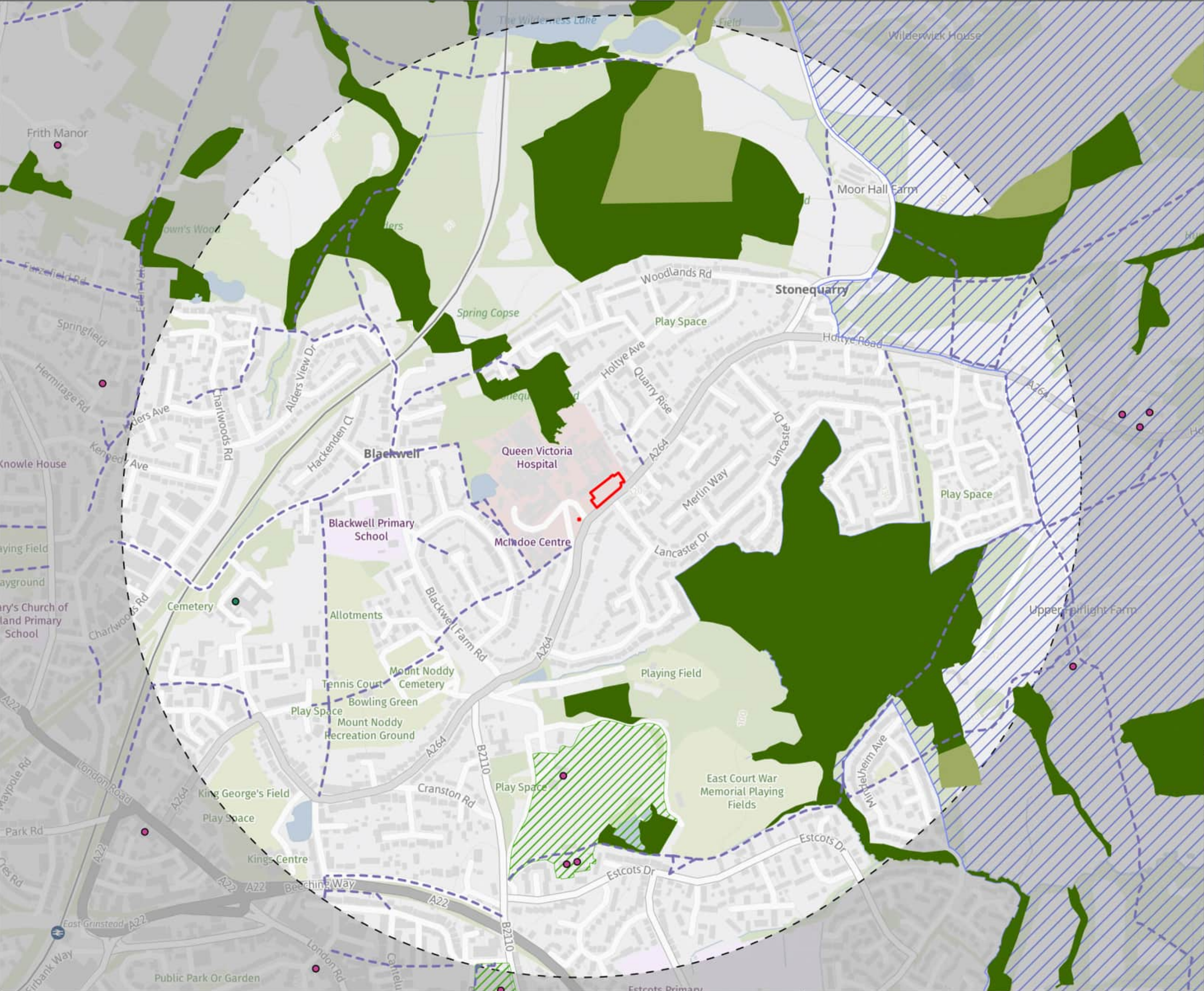
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Queen Victoria Hospital
NHS Foundation Trust

**Queen Victoria Hospital (QVH)
CDC Project
Viewpoints - Figure 2**

Drawn A Cianfanelli	GIS Checked WJ Goh	Checked A Hossenbaccus	Approved P Wyeth
Scale at A3 1:500	Status INF	Revision 01	Security STD





- Proposed CDC site
- Proposed CDC site - 1km buffer
- Listed Building**
 - Grade I
 - Grade II
- Public Rights of Way
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- National Landscape
- Conservation Area

Coordinate system: British National Grid; Datum: OSGB 1936

Sources: CDC Site: Mott MacDonald; Listed Buildings, Conservation Areas: © Historic England 2024. Contains Ordnance Survey data © Crown copyright and database right 2024; Ancient Woodland, AONB: © Natural England, 2024. Contains Ordnance Survey data © Crown copyright and database right 2024; PROWs: Surrey County Council, 2024 and West Sussex County Council, 2024 (Indicative). This dataset contains data derived in part from Ordnance Survey data © Crown copyright and database rights 2014. Basemap: Esri UK, Esri, TomTom, Garmin, Foursquare, FAO, MET/NASA, USGS, Contains OS data © Crown Copyright and database right 2023. Contains data from OS Zoomstack

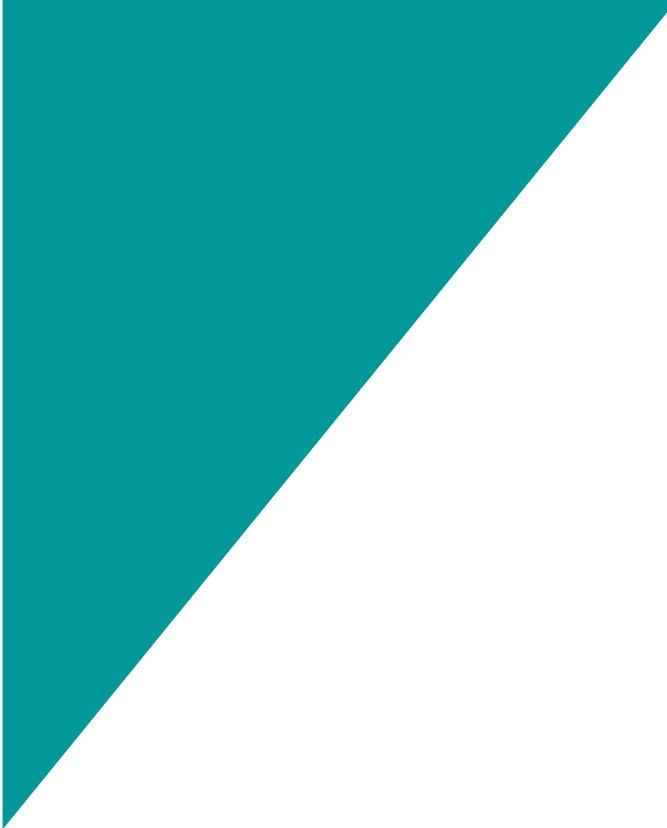
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Queen Victoria Hospital
NHS Foundation Trust

Queen Victoria Hospital (QVH)
CDC Project
Landscape Designation Plan - Figure 3

Drawn A Cianfanelli	GIS Checked WJ Goh	Checked A Hossenbaccus	Approved P Wyeth
Scale at A3 1:8,000	Status INF	Revision 01	Security STD

C - Viewpoint Photography



QVH CDCs - East Grinstead

Landscape and Visual Impact Assessment

Appendix C - Viewpoint Photography

November 2024

Client Name: Queen Victoria Hospital NHS Trust
File ref: LandscapeandVisualAppraisalViewpointPhotography.indd



Viewpoint 01: Residents in properties on Lancaster Drive and Wellington Gate Panorama



Viewpoint 01: Residents in properties on Lancaster Drive and Wellington Gate
50mm image

Viewpoint Photography Details		
Camera: Canon EOS 6D, 50mm lens		
Approx. Distance to site: 22m, Direction of view: Northwest		
Date and Time: 21/11/2024 - 11:02		
Height of lens above ground: 1.6m		
Weather and Visibility: Cloudy - Visibility Very Good		



Viewpoint 02: Residents in properties on Tudor Court 50 mm image

Viewpoint Photography Details

Camera: Canon EOS 6D, 50mm lens

Approx. Distance to site: 35.5m, Direction of view: West

Date and Time: 21/11/2024 - 11:00

Height of lens above ground: 1.6m

Weather and Visibility: Cloudy - Visibility Very Good



Viewpoint 03: Users of QVH hospital and associated car parking facilities Panorama



Viewpoint 03: Users of QVH hospital and associated car parking facilities 50mm image

Viewpoint Photography Details		
Camera: Canon EOS 6D, 50mm lens		
Approx. Distance to site: 35m, Direction of view: East		
Date and Time: 21/11/2024 - 11:07		
Height of lens above ground: 1.6m		
Weather and Visibility: Cloudy - Visibility Very Good		



Viewpoint 04: Road users and residents on Holtje Road A264 Panoramic



Viewpoint 04: Road users and residents on Holtye Road A264 50mm image

Viewpoint Photography Details
Camera: Canon EOS 6D, 50mm lens
Approx. Distance to site: 35m, Direction of view: North

Date and Time: 21/11/2024 - 11:05
Height of lens above ground: 1.6m
Weather and Visibility: Cloudy - Visibility Very Good

