



PHOTOGRAPH – VIEWPOINT 24 **VALUE: HIGH**
VIEW LOOKING NORTH TOWARDS THE SITE FROM PUBLIC FOOTPATH 67W, WITHIN THE HIGH WEALD NATIONAL LANDSCAPE. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE COMBINATION OF INTERVENING VEGETATION, BUILT FORM AND UNDULATING TOPOGRAPHY.



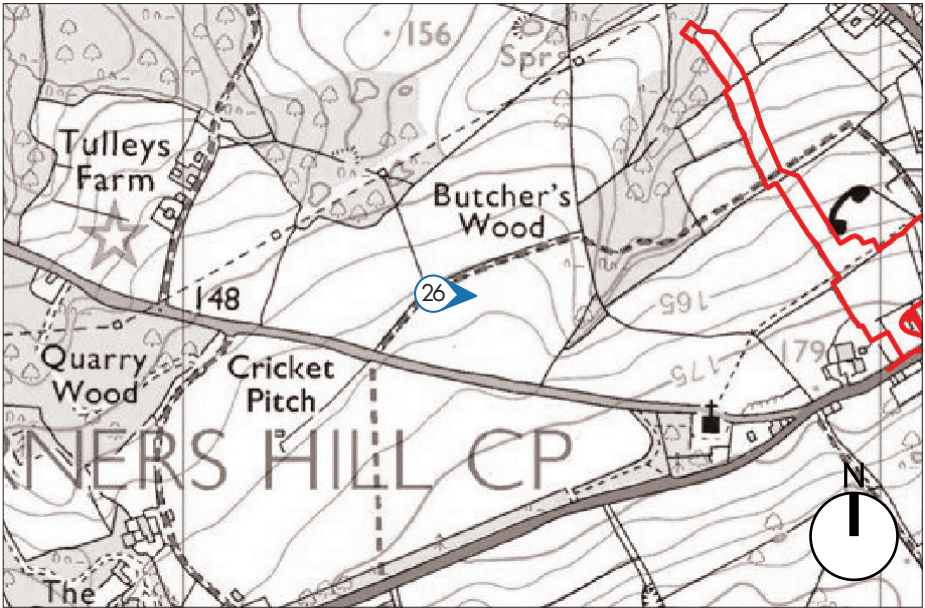
PHOTOGRAPH – VIEWPOINT 25 **VALUE: HIGH**
VIEW LOOKING NORTHEAST TOWARDS THE SITE FROM TURNERS HILL ROAD, ADJACENT TO ST LEONARD'S CHURCH AND ON THE BOUNDARY OF THE HIGH WEALD NATIONAL LANDSCAP. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE COMBINATION OF INTERVENING VEGETATION AND BUILT FOR.



PLAN SHOWING VIEWPOINT LOCATIONS



PHOTOGRAPH – VIEWPOINT 26 **VALUE: MEDIUM**
VIEW LOOKING WEST TOWARDS THE SITE FROM PUBLIC FOOTPATH 68W. VIEWS OF THE SITE ARE TRUNCATED DUE TO THE COMBINATION OF INTERVENING VEGETATION, BUILT FORM AND UNDULATING TOPOGRAPHY.



PLAN SHOWING VIEWPOINT LOCATION

6.0

LANDSCAPE STRATEGY AND ASSESSMENT AGAINST POLICY AND LANDSCAPE CHARACTER

6.1 LANDSCAPE STRATEGY

The development proposes 40 dwellings (including affordable housing) with open space, access, parking, drainage, landscaping and other associated works as well as the creation of a new community car park and replacement parking for Lion Lane residents set within areas of retained boundary vegetation. The main vehicular access will be taken from Church Road on the southern boundary. The removal of Site boundary vegetation and some localised regrading is required to facilitate this access. New terraces with planting are proposed to integrate this feature into the street scene. The proposed new homes are focused on land currently occupied by field parcels comprising grassland, parking areas and built form, which are well related to the settlement edge of the village and within the Turners Hill Neighbourhood plan development Site allocation. Open space is proposed to the northwest of the Site (allocated LAP area) and the western/ north western section of the Site, which includes wildflower meadow with mown path, following the swale and drainage basins in the north finger of the Site. The development also proposes car parking for residents of Lion Road and Turners Hill Village to the east of the Site. The proposals have been prepared considering the retention of the key landscape features of the Site (namely the inherent topographic profile and the vegetated boundaries); and informed by the tiers of landscape policy and landscape character guidance, alongside the visual constraints associated with the local landscape.

6.2 ASSESSMENT AGAINST POLICY

In regards to landscape character guidance, the proposed development follows principles and responds in part to Mid Sussex District Plan Policy DP12: *Protection and Enhancement of Countryside*, which highlights that developments outside the built-up area boundary on the policy map should “*maintain or where possible enhance the quality of the rural and landscape character of the District; and... is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.*” The southern and middle section (proposed development area) of the Site is located within Turners Hill Neighbourhood plan, THP1 *Housing Site* Housing Allocation Site: Old Vicarage Field and the Old Estate Yard, and consequently positively responds to the Site specific conditions listed in Policy THP2 *Development of Old Vicarage Field and the Old Estate Yard* in Turners Hill Neighbourhood Plan.

In particular, the proposed development will, where possible, enhance and preserve the existing landscape character/appearance of Turners Hill Conservation Area and its setting by retaining the majority of boundary planting. New areas of native boundary and internal planting creates additional vegetated structure to the proposed development, which in turn preserves local character, enhances the verdant landscape setting to the Conservation area and Turners Hill village and assimilates the new dwellings within the landscape by reinstating the Boundary of Church road/western Site of Turners Hill. This additionally responds in part to policy DP26 and Principle DG16 in the mid Sussex Design guide, to create a positive development edge.

The Proposed development also follows principles and responds in part to Mid Sussex District Plan, in particular to DP26: *Character and Design*, which states that developments must consider “*All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside*”. The landscape proposals positively respond to

this policy by providing; a high quality design which includes appropriate landscaping and greenspace with elements including active building frontages facing streets and public open spaces to animate and provide natural surveillance. The proposals create a sense of place while addressing the local/Site character through the enhancement and protection of trees, hedgerow and significant vegetation including the vegetated hedgerow and grassland to the north of the Site, which contributes to the character of the area. The development additionally acknowledges Section 12 para 126, 130 and para 132 in the NPPF.

The new homes will be set with both a retained and new structure planting alongside green infrastructure that can accommodate sustainable urban drainage (SuDS), which in turn responds to policy DP41: *Flood Risk and Drainage* in the Mid Sussex District Plan. This in part conserves the rural character through the retention of boundary vegetation, alongside coordination with the ecological proposals to conserve, enhance and contribute to local amenity and habitat creation.

Mitigation measures comprising new planting is proposed within the streetscape and predominately within the western section and Site boundary, contributing towards a green infrastructure network which integrates the proposed development into a soft, verdant landscape. This responds in part to Principle DG16, Principle DG4 and principle DG3 in the mid Sussex design guide, which states that “*the integration of the natural features provides the basis for a green infrastructure network that should underlie new schemes and enable them to contribute positively to the sustainability agenda and give them a sense of place, while also reducing the impact of the built form on the wider landscape.*” As such, the proposed development creates arboreal links and a natural transition to the surrounding landscape, which responds in part to policy DP38: *Biodiversity* in the Mid Sussex District Plan Policy and Section 2 para 8, subsection c in the NPPF to achieve sustainable development through providing opportunities for improving biodiversity.

The proposal will create a high quality development which will reflect local built form characteristics and topographic features, which follows principles in para 134 in the NPPF by responding positively to Principle DG7: *Respond to topography and strategic views* in the Mid Sussex Design Guide, which states that “Development proposals should soften their appearance within the landscape by minimising their visual impact through integrating them within the existing landform and with the careful siting of buildings and landscape”. In addition the proposals will retain important green infrastructure of Site, namely the boundary treebelt/hedgerow and vegetation relative to the NDG recommendation to design a positive sense of place through: “*an understanding of the context, history and the cultural characteristics of a site*”. This maintains the character and immediate enclosure / open setting to the adjacent fields and edge of settlement.

With regard to paragraph 131 in the NPPF, within the Site, the street scape will be complemented by street tree planting, and where possible hedgerow and shrub planting to set the proposed development into a green grid of planting. The proposed street planting additionally responds in part to Section 14 para 154 in the NPPF, through the planting of green infrastructure to avoid increased vulnerability from the impacts of climate change and in part, follows DP37: *Trees, Woodland and Hedgerows* in the Mid Sussex District Plan, which identifies that opportunities to plant new trees, woodland and hedgerows within the new development will increase resilience to the effects of climate change. Furthermore, the selection of species, whilst reflecting local character, are to be tolerant of a range of climatic conditions.

The Proposed development responds positively in part to THP16 *Footpath Improvements* and THP17 *Rights of Way* in the Turner Hill Neighbourhood Plan by connecting the village to the wider landscape through a series of new paths though the proposed layout. In addition the public footpath located the north of the Site will be protected and remain.

With regard to NPPF para 176, the immediate setting to the High Weald National Landscape is formed by the B2110/Turners Hill Road road corridor (following the ridge line) and the edge of Turners Hill settlement, with associated vegetation. Beyond this, the landscape setting comprises fields, woodland and settlement. Due to this combination of elements, the Site forms a discrete and well contained part of the setting to the National Landscape. The proposed development will be separated an set back from the National Landscape by the existing retained and bolstered vegetated corridor of the B2110/Turners Hill Road. In addition, the proposed high quality development reflecting local characteristics will be sensitively located on the northern valley side of the ridgeline, sloping away from the National Landscape boundary. The proposed built form will sit below the treeline, in keeping with the character of existing built form and provide further vegetated woodland/tree belt measures within the setting of the National Landscape.

With regard to Policy DP35: *Conservation Areas* and DP34: *Listed Buildings and Other Heritage Assets* in the Mid Sussex District Plan and Section 16 para 119 in the NPPF, the proposals will be sensitively designed to protect the settings and reflect the special characteristics of the Conservation area and Listed buildings to the immediate east of the Site.

Whilst the Mid Sussex District Plan 2021 - 2039 Submission Draft (Regulation 19) is yet to be adopted, the proposed development takes policies into consideration.

6.3 ASSESSMENT AGAINST LANDSCAPE CHARACTER GUIDELINES

With regard to the National Landscape character assessment for 122 High Weald, the proposed development positively responds to SEO1 by maintaining and enhancing the Site’s Landscape characteristics and features, including the local field pattern bounded by hedgerows and the ancient woodland to the north of the Site. Furthermore the proposal positively responds to SEO2 by enhancing the natural function of river catchments by introducing SuDs to the northern section of the Site, which additionally improves the soil quality, reduce soil erosion and increase biodiversity.

The proposed development also responds positively in part to the management guidelines outlined for the HW1 High Weald Land management guidelines and LCA 6 - The High Weald character area, identified in the West Sussex Land Management Guidelines Document. The landscape strategy proposes to enhance the existing boundary vegetation with additional tree and hedgerow planting, which supports the guidance to “*Conserve, strengthen and manage existing hedgerows and hedgerow trees*” and to “*Increase tree cover in and around villages, agricultural and other development and on the rural urban fringe, along the approach roads to settlements, and along busy urban routes.*” Furthermore, the proposal responds in part to the management guidelines through the proposal of wildflower/meadow planting and a development of high quality that sits well within the landscape and reflects local distinctiveness and characteristics of Turners Hill and surrounding landscape.

TREES WITHIN THE NORTHERN PARCEL

TREE PLANTING WILL BE USED WITHIN THE NORTHER PARCEL AS A MEANS OF BOLSTERING THE EXISTING TREE LINED EDGE, ADDING SEASONAL COLOUR AND ENHANCING LOCAL BIODIVERSITY.

ONCE MATURE, THE CANOPIES OF THE TREE PLANTING WILL HELP TO INTERCONNECT THE EXISTING AND PROPOSED PLANTING WITHIN THE WIDER LANDSCAPE SETTING.

ILLUSTRATIVE PLANTING PALETTE:

Trees

Garden:

Acer rubrum, *Acer campestre*, *Alnus glutinosa*, *Carpinus betulus*, *Prunus avium*

Local Fruiting Species:

Mespilus germanica (Medlar 'Nottingham') *Malus evereste* (Crabapple)



RETAINED VEGETATION

THE SCHEME PROPOSES THE REMOVAL OF A SMALL NUMBER OF TREES, TREE GROUPS AND PART OF THE BOUNDARY HEDGEROWS TO ALLOW ACCESS TO THE SITE.

IN ORDER TO MITIGATE THIS, THE PROPOSALS INCLUDE NEW TREE AND HEDGEROW PLANTING THAT WILL HELP TO REINSTATE THE CHURCH ROAD BOUNDARY, ASSIMILATE THE NEW HOUSING WITHIN THE LANDSCAPE AND TO PRESERVE LOCAL CHARACTER.

THE MAJORITY OF TREES AND TREE GROUPS WILL BE RETAINED, THUS PRESERVING THE EXISTING WIDER LANDSCAPE SETTING TO THE BOUNDARIES.



LEGEND:

1. RETAINED VEGETATION
2. REMOVED VEGETATION FOR ACCESS
3. PROPOSED PLANTING TO SOFTEN AND FRAME THE LANDSCAPE SETTING
4. NEW OR ENHANCED NATIVE BUFFER HEDGE PLANTING TO MAINTAIN AND STRENGTHEN THE EXISTING FIELD BOUNDARY VERNACULAR AND PROPOSED SWALES
5. PEDESTRIAN GATE/STYLE AND LOCKABLE VEHICLE GATE ACCESS, FOR MAINTENANCE
6. REINFORCED TURF ACCESS ROUTE FOR MAINTENANCE
7. 'PLAY ON THE WAY' L.A.P AREAS
8. SPECIES RICH MEADOW WITH MOWN PATH AND TREE CLUSTERS
9. DAMP MEADOW MIX TO SWALE AND BASIN PLANTING
10. TIMBER BOLLARDS TO MITIGATE VEHICULAR ACCESS TO PAVEMENTS, PLAY AREAS AND SWALES
11. BAT & BIRD BOXES INSTALLED WHERE APPROPRIATE
12. BUFFER PLANTING FOR DORMOUSE HABITAT
13. POST & RAIL BOUNDARY TO S.U.D.S BASIN



ILLUSTRATIVE LANDSCAPE MASTERPLAN (EXTRACT) - NORTHERN SECTION



ILLUSTRATIVE LANDSCAPE MASTERPLAN (EXTRACT) - NORTHERN SECTION

BOUNDARY PLANTING

THE MAJORITY OF THE BOUNDARY PLANTING WILL BE RETAINED WITH NEW AREAS OF NATIVE OR SCRUB PLANTING PROPOSED TO BETTER SITE THE DEVELOPMENT WITHIN THE EXISTING LANDSCAPE SETTING.

INFILL SECTIONS OF NATIVE PLANTING WILL ENHANCE THE EXISTING BOUNDARY HEDGES AND PROVIDE ADDITIONAL SPECIES FOR DORMOUSE HABITAT CREATION. BAT & BIRD BOXES WILL BE INCLUDED WHERE APPROPRIATE ACROSS THE DEVELOPMENT.

NORTHERN SWALES BOUNDARY

THE NORTHERN BOUNDARIES ADJACENT TO THE SWALES WILL BE DEFINED THROUGH HEDGEROW AND TREE PLANTING REFLECTING THE EXISTING LANDSCAPE CHARACTER WITH TIMBER POST AND RAIL AS FIELD BOUNDARIES TO THE EAST.

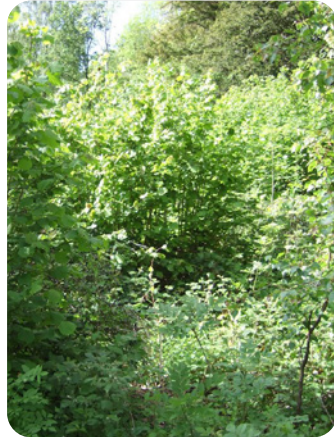
ILLUSTRATIVE PLANTING PALETTE:

Trees

Acer campestre, *Betula pubescens*, *Carpinus betulus*

Hedgerow

Cornus sanguinea, *Corylus avellana*, *Ligustrum vulgare*, *Ilex aquifolium*, *Viburnum opulus*



LOCATION PLAN:



REV.	DESCRIPTION	DATE
PL.03	Issued following updates to layout	23.05.2025
PL.02	Issued following Architectural updates	15.05.2025
PL.01	Issued for Planning	30.04.2025

fabrik

PROJECT TITLE

LAND AT THE OLD VICARAGE FIELD AND THE OLD ESTATE YARD, CHURCH ROAD, TURNERS HILL

DRAWING TITLE

COLOUR LANDSCAPE MASTERPLAN AND STRATEGY

ISSUED BY Alton T: 01420 593 250

DATE APRIL 2025 DRAWN TRB

SCALE@A1 N.T.S. CHECKED AS

STATUS PLANNING APPROVED AS

DWG. NO. D3162-FAB-00-XX-DR-L-1001 (SHEET 2 OF 2)

Notes:

1. This drawing is the property of fabrik ltd. It must not be copied or reproduced without written consent.
2. Only figured dimensions are to be taken from this drawing. All contractors must visit site and be responsible for taking and checking all dimensions related to the works shown on this drawing.

© fabrik ltd.

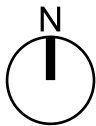


FIGURE 6.2 – PLAN ILLUSTRATING LANDSCAPE STRATEGY - PAGE 2 (FABRIK, 2025)

OVERVIEW OF LANDSCAPE AND VISUAL EFFECTS

7.1 INTRODUCTION

This section provides an overview statement of the predicted landscape and visual effects arising from the masterplan proposals.

The assessment of effects is based on the delivery of a high quality scheme, which reflects the character of the local area.

Broadly, landscape effects will be limited to the Site, with visual effects limited to those in the immediate environs due to the combination of intervening mature vegetation, built form and topography.

The assessment of effects considers all mitigation measures embedded in the scheme proposals.

7.2 OVERVIEW OF LANDSCAPE EFFECTS

The effects of the proposed development will commence at the enabling and construction stage. The land use and character of the Site will change from that of an open area of grassland within a series of field parcels, and open space adjacent to the rear boundaries of dwellings along Lion lane, disused built form on the edge of Turners Hill Conservation Area, two car parks and private garden associated with the Old Vicarage, to that of a construction site with an emerging domestic scale-built form, set within the retained vegetated boundaries; to ultimately that of a new, high quality residential scheme, set within areas of retained green infrastructure, retained and bolstered boundary vegetation and new SuDs.

During the construction stage there will be a minor effect upon the topography of the Site, to accommodate development platforms, the formation of the road corridors and SuDs. Considering the removal of existing boundary vegetation to create the new Site entrances, and existing internal vegetation to accommodate the development parcel and proposed SuDS there will be temporary moderate adverse effects arising as a result of the loss of some of the existing vegetation and tree stock of the Site itself (within the red line), with effects compensated by the introduction of new tree and hedge planting at the operational stage. In the long term, effects on the existing tree and shrub / hedgerow stock, will be moderate beneficial on balance with compensatory planting within the streetscape, open space and southern frontage to Church Road, where native planting is proposed to continue the existing street vernacular.

On completion and during the operational stage, the proposals will retain key components of character at the Site level, which includes the inherent sloping topography from the southern edge of the Site to the northern boundary; Site boundary vegetation and the field boundary; the sense of enclosure to the south of the Site; and a relationship with the existing domestic scale built form to the east and south of the Site.

Despite measures to retain certain key components of character, as with any development on a part brownfield and greenfield site, with the introduction of dwellings across the southern and middle section of the Site, will effectively wholly replace the existing built form, car parks and garden, grassland/grassland field parcel character with a domestic scale built form set within areas of retained green infrastructure.

The built form will result initially in a temporary minor adverse effect during the construction period to beneficial during completion and the operational stage on both the land use and landscape character of the Site, by replacing low quality/disused built form, within the southwestern area of the Site, with a high quality residential scheme. Effects on the replacement of grassland for open space will result in a temporary moderate adverse effects to the landscape character and land use arising as a result of the loss of some of the existing vegetation and tree stock of the Site, with effects compensated by the introduction of new tree, hedge and planting at the operational stage. In the long term, effects on the existing tree and shrub / hedgerow stock, will be moderate beneficial on balance with compensatory planting higher than the number lost, located within the streetscape, open space and southern frontage to Church Road, where native planting is proposed to continue the existing street vernacular. This assessment does not rely on the proposed trees within the rear gardens, as their longevity cannot be guaranteed.

Effects on the District and County level character areas will be minor adverse, as the proposals will result in a small discrete change, extending built form into this character area. No change is proposed to the contextual landscape elements beyond the Site and therefore effects on the landscape resource beyond the Site is predicted to be negligible. Overall, there will be minor adverse effects on the landscape of the Site itself, with effects moderated by high quality design.

Effects on the open space network are considered to be minor beneficial at the local level, where play in the form of informal recreation and natural play (LAP) are to be introduced to the open space in the north west corner of the Site.

7.3 OVERVIEW OF VISUAL EFFECTS

At the enabling, construction and operational stages, the proposed development would be apparent in the views from residential receptors, receptors using the adjacent public open spaces (Allotments) and those transient receptors immediately adjacent to the Site along Church Road (B2110) (south and southeast of the Site), North Street and Lion Lane (east of the Site), Public Footpath 68W (north, northwest and northeast of the Site) and undesignated path (north, northeast and northwest of the Site). The character and amenity of these views will change from that of an open area of grassland with associated mature boundary vegetation (which is well connected to the wider landscape), private dwelling with ornamental garden and mature boundary planting, low quality/disused built form and parking areas associated with the edge of Turners Hill Conservation Area, to that of a construction site with an emerging domestic scale-built form, set within the retained vegetated boundaries and retained private dwelling (Old Vicarage). This ultimately will change to a high quality residential scheme with associated open space, including areas of swales and drainage basins, and new parking areas to the east of the Site, set within the retained and supplemented vegetated framework. Effects on these receptors are therefore judged to range from temporary moderate to minor adverse during the construction period (considering close proximity and local views) to minor beneficial at completion, by replacing low quality visual detractors with a high quality residential scheme. This judgement has been reached considering bullet point two, para 5.37 of GLVIA.

In particular, and assuming that Footpath 68W which crosses the Site will remain in part open during the construction phase, with temporary closure during culvert installation of proposed SuDs, there will be views of the SuDs and proposed planting

construction and operations. The character and amenity would change from a grassland field parcel and field boundary with minor depression following the western boundary, to that of a construction site and emerging SuDs built form, set beyond the retained and enhanced mature hedgerows, tree belt and supplementary planting. Effects on these receptors are considered to range from moderate to major adverse (considering close proximity, internal and local views). Visual effects will diminish over time as the landscape proposals mature.

Views of the current Site from receptors within the High Weald National Landscape (NL) are currently very limited due to the combination of the wooded contextual landscape and the steep ridgelines, with a combination of built form and woodland informing the skyline. It is therefore predicted that the construction and operational stages of the proposed development would similarly remain limited and predominately obscured due to the intervening layers of vegetation, coupled with the fact that the proposed development would be below the tree line and set back from the southern and western vegetated edge by the proposed and enhanced native buffer planting. Overall effects on the character and amenity of the views from the NL are predicted to be negligible. Where views are currently limited and filtered by intervening vegetation, topography or built form, it is predicted that the character and amenity of these views will not significantly alter with the proposed development in place.

As with the development of any part brownfield and greenfield Site, adverse effects will occur. However, views of the new development will be apparent in the immediate local area only, creating a new, high quality, residential element, set in the context of the existing retained boundary trees and hedgerow in views from the north, south, east and west where the character and amenity of the view is a mixture of built form, grassland and woodland. The high quality nature of the proposed development, the landscape proposals and the maturation of the proposed development over time will moderate these adverse effects.

8.0

SUMMARY AND CONCLUSIONS

Church Road is situated within the administrative boundary of Mid Sussex District Council. The Site lies within the Ashdown Forest 7km zone of influence and is in part located within Turners Hill Conservation Area (south/southeast of the Site) and Butcher's Wood Ancient Woodland (within the northern tip of the Site). In addition, the Site lies outside, but immediately north of High Weald National Landscape (formerly Area of Outstanding Natural Beauty - AONB), with the National Landscape (NL) boundary lying directly beyond Turners Hill Road to the south. Whilst the Site lies within close proximity to the NL, its location on the northern edge of Turners Hill means that its visual connectivity with the NL is limited. However, the Site's contribution to the setting of the NL is an important consideration. The High Weald NL encompasses the southern section of the study area, with the NL boundary following Turners Hill Road, the B2110 and Turners Hill settlement boundary. The Site is also located within the Protection and Enhancement of the Countryside (Policy DP12 in the Mid Sussex District plan) and is located to the east of a Site of Special Scientific Interest (SSSI). The SSSI is located within a redundant small quarry area, previously a farm, next to Ryders on Church Road.

The Site lies to the northwest of the settlement of Turners Hill and comprises a combination of predominantly grassland with a combination of woodland, hedgerow, shrub, individual trees/tree belts within the field parcel sections of the Site (central and northern area), with an area to the east comprising gravelled parking areas and disused built form in the from of Barns and Garages. To the South of the Site, the Site comprises the Old Vicarage's garden, single story outbuilding and a gravel/tarmaced driveway located to the east of the dwelling. The driveway follows down to the entrance of the Site by Church Road. Surrounding the Site boundary, mature tree belts and hedgerows enclose the Site, with an exception to part of the southern boundary located within the existing garden of the old vicarage, and the eastern/south eastern boundary, which is bound by brick wall or open to the adjacent properties. In addition, the eastern Site boundary of the thin section to the north is open to pastureland. The Site is partially open in character, with existing built form, urbanising features and mature trees and vegetation combine, providing a degree of visual containment. The key characteristics of the Site include:

- Generally the Site lies on a sloping undulating plateau, following the valley down from Turners Hill Ridgeline, ranging from approximately 177m AOD within the southern section of the Site to 145m AOD within the far northern area of the Site;
- The Site comprises a diverse range of vegetation, including mowed lawn, woodland, hedgerow, shrub, herbaceous perennials, grasses individual trees/tree belts and grassland field parcels.
- Mature hedgerow/tree lines frame field parcels and boundaries of the Site, creating a sense of enclosure and restricting views of the Site from immediate/local receptors.
- A combination of built form associated with the western edge of Turners Hill and well treed, woodland/ treebelts make up the skyline.
- Long distance views of the wider landscape to the east are experienced beyond Turners Hill, from the western section of the central grassland field.

A series of key representative viewpoints have been considered in this LVAIO to demonstrate a range of receptors at various distances from the Site. The baseline visual assessment reveals that the Site is predominantly well-screened and that public views of the Site (it's boundary vegetation, built form and internal vegetation, namely grassland) are only possible from the immediate environment along the B2110 (south and southeast of the Site), North Street and Lion Lane (east of the Site), Public Footpath 68W (north, northwest and northeast of the Site) and undesignated

path (north, northeast and northwest of the Site). Views of the Site begin to diminish and become difficult to distinguish further away from the local environment due to a combination of intervening vegetation, built form and undulating topography. There are occasional partial views of the southern boundary vegetation, which rises above the verdant/ built form skyline, located on Turners's Hill ridgeline. Remaining views of the Site from both local and distant environment are truncated.

The development proposes 40 dwellings (including affordable housing) with open space, access, parking, drainage, landscaping and other associated works as well as the creation of a new community car park and replacement parking for Lion Lane residents set within areas of retained boundary vegetation. The main vehicular access will be taken from Church Road on the southern boundary. The removal of Site boundary vegetation and some localised regrading is required to facilitate this access. New terraces with planting are proposed to integrate this feature into the street scene. The proposed new homes are focused on land currently occupied by field parcels comprising grassland, parking areas and built form, which are well related to the settlement edge of the village and within the Turners Hill Neighbourhood plan development Site allocation. Open space is proposed to the northwest of the Site (allocated LAP area) and the western/ north western section of the Site, which includes wildflower meadow with mown path, following the swale and drainage basins in the north finger of the Site. The development also proposes car parking for residents of Lion Road and Turners Hill Village to the east of the Site. The proposals have been prepared considering the retention of the key landscape features of the Site (namely the inherent topographic profile and the vegetated boundaries); and informed by the tiers of landscape policy and landscape character guidance, alongside the visual constraints associated with the local landscape.

The effects of the proposed development will commence at the enabling and construction stage. The land use and character of the Site will change from that of an open area of grassland within a series of field parcels, and open space adjacent to the rear boundaries of dwellings along Lion lane, disused built form on the edge of Turners Hill Conservation Area, two car parks and private garden associated with the Old Vicarage, to that of a construction site with an emerging domestic scale-built form, set within the retained vegetated boundaries; to ultimately that of a new, high quality residential scheme, set within areas of retained green infrastructure, retained and bolstered boundary vegetation and new SuDs.

During the construction stage there will be a minor effect upon the topography of the Site, to accommodate development platforms, the formation of the road corridors and SuDs. Considering the removal of existing boundary vegetation to create the new Site entrances, and existing internal vegetation to accommodate the development parcel and proposed SuDS there will be temporary moderate adverse effects arising as a result of the loss of some of the existing vegetation and tree stock of the Site itself (within the red line), with effects compensated by the introduction of new tree and hedge planting at the operational stage. In the long term, effects on the existing tree and shrub / hedgerow stock, will be moderate beneficial on balance with compensatory planting within the streetscape, open space and southern frontage to Church Road, where native planting is proposed to continue the existing street vernacular. On completion and during the operational stage, the proposals will retain key components of character at the Site level, which includes the inherent sloping topography from the southern edge of the Site to the northern boundary; Site boundary vegetation and the field boundary; the sense of enclosure to the south of the Site; and a relationship with the existing domestic scale built form to the east and south of the Site.

Despite measures to retain certain key components of character, as with any development on a part brownfield and greenfield site, with the introduction of dwellings across the southern and middle section of the Site, will effectively wholly replace the existing built form, car parks and garden, grassland/grassland field parcel character with a domestic scale built form set within areas of retained green infrastructure. The built form will result initially in a temporary minor adverse effect during the construction period to beneficial during completion and the operational stage on both the land use and landscape character of the Site, by replacing low quality/disused built form, within the southwestern area of the Site, with a high quality residential scheme. Effects on the replacement of grassland for open space will result in a temporary moderate adverse effects to the landscape character and land use arising as a result of the loss of some of the existing vegetation and tree stock of the Site, with effects compensated by the introduction of new tree, hedge and planting at the operational stage. In the long term, effects on the existing tree and shrub / hedgerow stock, will be moderate beneficial on balance with compensatory planting higher than the number lost, located within the streetscape, open space and southern frontage to Church Road, where native planting is proposed to continue the existing street vernacular. This assessment does not rely on the proposed trees within the rear gardens, as their longevity cannot be guaranteed.

Effects on the District and County level character areas will be minor adverse, as the proposals will result in a small discrete change, extending built form into this character area. No change is proposed to the contextual landscape elements beyond the Site and therefore effects on the landscape resource beyond the Site is predicted to be negligible. Overall, there will be minor adverse effects on the landscape of the Site itself, with effects moderated by high quality design.

Effects on the open space network are considered to be minor beneficial at the local level, where play in the form of informal recreation and natural play (LAP) are to be introduced to the open space in the north west corner of the Site.

At the enabling, construction and operational stages, the proposed development would be apparent in the views from residential receptors, receptors using the adjacent public open spaces (Allotments) and those transient receptors immediately adjacent to the Site along Church Road (B2110) (south and southeast of the Site), North Street and Lion Lane (east of the Site), Public Footpath 68W (north, northwest and northeast of the Site) and undesignated path (north, northeast and northwest of the Site). The character and amenity of these views will change from that of an open area of grassland with associated mature boundary vegetation (which is well connected to the wider landscape), private dwelling with ornamental garden and mature boundary planting, low quality/disused built form and parking areas associated with the edge of Turners Hill Conservation Area, to that of a construction site with an emerging domestic scale-built form, set within the retained vegetated boundaries and retained private dwelling (Old Vicarage). This ultimately will change to a high quality residential scheme with associated open space, including areas of swales and drainage basins, and new parking areas to the east of the Site, set within the retained and supplemented vegetated framework. Effects on these receptors are therefore judged to range from temporary moderate to minor adverse during the construction period (considering close proximity and local views) to minor beneficial at completion, by replacing low quality visual detractors with a high quality residential scheme. This judgement has been reached considering bullet point two, para 5.37 of GLVIA.

In particular, and assuming that Footpath 68W which crosses the Site will remain in part open during the construction phase, with temporary closure during culvert

8.0

SUMMARY AND CONCLUSIONS

installation of proposed SuDs, there will be views of the SuDs and proposed planting construction and operations. The character and amenity would change from a grassland field parcel and field boundary with minor depression following the western boundary, to that of a construction site and emerging SuDs built form, set beyond the retained and enhanced mature hedgerows, tree belt and supplementary planting. Effects on these receptors are considered to range from moderate to major adverse (considering close proximity, internal and local views).Visual effects will diminish over time as the landscape proposals mature.

Views of the current Site from receptors within the High Weald National Landscape (NL) are currently very limited due to the combination of the wooded contextual landscape and the steep ridgelines, with a combination of built form and woodland informing the skyline. It is therefore predicted that the construction and operational stages of the proposed development would similarly remain limited and predominately obscured due to the intervening layers of vegetation, coupled with the fact that the proposed development would be below the tree line and set back from the southern and western vegetated edge by the proposed and enhanced native buffer planting. Overall effects on the character and amenity of the views from the NL are predicted to be negligible. Where views are currently limited and filtered by intervening vegetation, topography or built form, it is predicted that the character and amenity of these views will not significantly alter with the proposed development in place.

As with the development of any part brownfield and greenfield Site, adverse effects will occur. However, views of the new development will be apparent in the immediate local area only, creating a new, high quality, residential element, set in the context of the existing retained boundary trees and hedgerow in views from the north, south, east and west where the character and amenity of the view is a mixture of built form, grassland and woodland. The high quality nature of the proposed development, the landscape proposals and the maturation of the proposed development over time will moderate these adverse effects.

APPENDIX 1

FABRIK LVAIO METHODOLOGY

A1.1 INTRODUCTION

The methodology employed in carrying out an LVA with an impact overview of the Site, is drawn from the Landscape Institute and the Institute of Environmental Management and Assessment’s ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA3) Third Edition (Routledge 2013). The method adopted follows a structured and transparent process, and is proportionate to the proposals.

The term landscape is defined as an area perceived by people, whose character is the result of the action and interaction of nature and / or human factors. It results from the way that different components of our environment – both natural and cultural / historical interact together and are perceived by us. The term does not mean just special, valued or designated landscapes and it does not only apply to the countryside. The definition of landscape can be classified as:

- All types of rural landscape, from high mountains and wild countryside to urban fringe farmland (rural landscapes);
- Marine and coastal landscapes (seascapes); and
- The landscape of villages, towns and cities (townscapes).

An LVAIO provides a description of the baseline conditions and sets out how the study area and site appears, or would appear, prior to the proposed development. The baseline assessment is then used to predict the landscape and visual impacts arising from the proposed development. The assessment of impact is carried out as part of the iterative design process in order to build in mitigation measures to reduce the impacts as much as possible. The impact assessment will identify and assess effects during the stages of the proposed development.

The photography and preparation of any Verified Visual Montages (VVMs) will be prepared in accordance with Technical Guidance Note 06/19 on Visual Representation of Development Proposals (Landscape Institute, 17 September 2019).

A1.2 SUMMARY OVERVIEW OF LVAIO METHODOLOGY

Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the Zone of Theoretical Visibility and the degree of visibility from the range of visual receptors.

The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for the site and its context;
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views);
- The current and future baseline scenarios; and
- The value of each of the landscape and visual receptors.

Landscape effects derive from either direct or in-direct changes to the physical landscape which may give rise to changes to the individual landscape components. This in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements.

The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor;
- Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal;
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect;
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion;
- Indicates the measures proposed over and above those designed into the scheme to prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement;
- Sets out any assumptions considered throughout the assessment of effects; and
- Sets out residual effects.

Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (major, moderate, low, negligible or neutral / no change). Residual effects are those at year 15 considering any additional mitigation measures in place over and above those designed in to the scheme.

The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects.

The emphasis is placed on the narrative text describing the landscape and visual effects, and the judgements made about their significance, with tables and matrices used to support and summarise the descriptive text. The criteria and thresholds set out in the methodology are used to inform the assessment of effects. Ranges of criteria and thresholds are used in the assessment where appropriate. Whilst every possible range is not defined in the methodology, each of the thresholds and criteria are clearly explained, and therefore the logic to each range can be traced.

Cumulative effects of all other known development will also be considered (following agreement with the LPA of those developments to be considered).

The following sections set out in more detail the assessment process employed.

A1.3 ESTABLISHING THE LANDSCAPE BASELINE

Desk and Field Studies

The initial step is to identify the existing landscape and visual resource in the vicinity of the proposed development – the baseline landscape and visual conditions. The purpose of baseline study is to record and analyse the existing landscape, in terms of its constituent elements, features, characteristics, geographic extent, historical and cultural associations, condition, the way the landscape is experienced and the value / importance of that particular landscape. The baseline assessment will also identify

any potential changes likely to occur in the local landscape or townscape which will change the characteristics of either the site or its setting.

A desk study is carried out to establish the physical components of the local landscape and to broadly identify the boundaries of the study area. Ordnance survey (OS) maps and digital data are used to identify local features relating to geology, soils, landform, drainage, vegetation cover, land use, settlement, the history of the landscape and the way that landscape is experienced, which together combine to create a series of key characteristics and character areas. Vertical aerial photography and Google streetview will be used to supplement OS information. At this stage, any special designated landscapes (such as Areas of Outstanding Natural Beauty, National Parks, Green Belt, Conservation Areas, Listed Buildings, Areas of Special Character); heritage or ecological assets are identified. A review of information available in terms of any published historic landscape characterisation together with any other landscape / capacity / urban fringe and visual related studies is carried out at this stage.

Landscape character assessment is the tool for classifying the landscape into distinct character areas or types, which share common features and characteristics. There is a well established methodology developed in the UK by the Countryside Agency and Scottish Natural Heritage in 2002, which has been superseded in England by guidance published by Natural England in 2014. The national and regional level character assessments are often available in published documents. However the local / district or site levels may need to be set out based on a combination of desk studies and field survey work. The character assessment will also identify environmental and landscape opportunities, recent changes, future trends and forces for change where they may be important in relation to the proposal, especially considering how the landscape appears, or would appear prior to the commencement of development. The condition of the landscape, i.e. the physical state of an individual area of landscape, will be described as factually as possible. The assessment of landscape importance includes reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area. The value of that landscape by different stakeholders or user groups may also influence the baseline assessment.

If published local / site level landscape character assessments are not available, the landscape is to be classified into distinctive character areas and / or types, based on variations in landform, land cover, vegetation / settlement pattern, field pattern, enclosure, condition, value. The classification will take into account any National, County/District and Parish level landscape character assessments.

These desk based studies are then used as a basis for verification in the field. The field based assessment also considers the perceptual qualities of the landscape, including tranquillity.

Judgements on the value of both the landscape and visual receptor are made at the baseline stage.

Landscape Value

Value is concerned with the relative value or importance that is attached to different landscapes. Landscape value is inherent, considered independently of the development proposals. The baseline assessment considers any natural and cultural heritage, landscape condition, associations with notable people, events and the arts,

distinctiveness, recreational opportunities, and perceptual qualities (including scenic quality, wilderness, tranquillity and / or dark skies). These environmental, historical and cultural aspects, physical and visual components are considered together with any statutory and non-statutory designations, taking into account other values to society, which may be expressed by the local community or consultees. Wherever possible information and opinions on landscape value is to be sought through discussions with consultees, stakeholders and user groups.

Landscape value is not always signified by designation. When considering an undesignated area, landscape value will be determined through a review of existing assessments, policies, strategies and guidelines. Where appropriate, new survey and analysis will inform judgements about landscape value. Any landscape designation will be considered in terms of their ‘meaning’ to today’s context.

The tables relating to landscape value and the value attached to views are a starting point for consideration in the field. The following table sets out the criteria and definitions used in the baseline assessment to determine landscape value (in addition to condition / quality). Figure 5.1 set out within ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA3) Third Edition (Routledge 2013), along with Technical Guidance Note 02/21 ‘*Assessing landscape value outside national designations*’ (Landscape Institute, May 2021) have been used to inform these criteria.

Not all of the criteria within Table A1.1 need to be met for a landscape to be assigned a value of high, medium or low.

Night Time Character Assessment

During the field survey stage it may be considered appropriate to carry out a baseline night time 'darkness' assessment to understand whether the Site is currently influenced by lighting at night. This will assist in understanding the likely effects of the proposal on the night-time character and visual experience gained, especially considering those receptors immediately adjacent to the Site or those travelling past the Site.

A night time lux level assessment is that which is carried out by lighting engineers and may be used to inform the night time character assessment.

TABLE A1.1 – LANDSCAPE VALUE CRITERIA

CRITERIA
HIGH LANDSCAPE VALUE
<p>Natural Heritage</p> <ul style="list-style-type: none">• Areas with protected species or habitats of ecological interest that contribute to sense of place, including designated habitats.• An area with wholly natural or semi-natural habitat which is characteristic of the landscape type.• Areas which contain and / or are designated for the presence of distinctive geological, geomorphological or pedological features.• Landscape which contains valued natural capital assets that contribute to ecosystem services, for example distinctive ecological communities and habitats that form the basis of ecological networks.• Landscape which makes an identified contribution to a nature recovery/ green infrastructure network. <p>Cultural Heritage</p> <ul style="list-style-type: none">• Presence of historic landmark structures or designed landscape elements (e.g. follies, monuments, avenues, tree roundels), including designated scheduled monuments and listed buildings.• Presence of historic parks and gardens, including those on the Register of Historic Parks and Gardens.• Landscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies), including the setting to Listed Buildings and Scheduled Monuments.• Landscape which offers a dimension of time depth. This includes natural time depth, e.g. presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity).• May form part of a World Heritage Site, Heritage Coast or a Conservation Area. <p>Landscape Condition</p> <ul style="list-style-type: none">• Very good or good physical condition/ intactness of individual landscape elements (e.g. walls, parkland, trees), with appropriate management for land use and land cover, or with some scope to improve certain elements;• Very good or good health of elements such as water quality and soil.• Strong landscape structure (e.g. intact historic field patterns)• Absence of detracting/ incongruous features (or features are present but have little influence) <p>Associations</p> <ul style="list-style-type: none">• Associations with well-known literature, poetry, art, TV / film and music that contribute to perceptions of the landscape.• Associations with science or other technical achievements• Links to a notable historical event.• Associations with a famous person or people. <p>Distinctiveness</p> <ul style="list-style-type: none">• Landscape character that has a strong sense of place (showing strength of expression of landscape characteristics), potentially as part of a National Park or an Area of Outstanding Natural Beauty. May be valued at the local level as identified through Neighbourhood Plans or engagement with local stakeholders. Landscapes and landscape elements which have a strong visual or functional link with adjacent designated landscapes and their special qualities.• Presence of distinctive features which are identified as being characteristic of a particular place, including key or protected views.• Presence of rare or unusual features, especially those that help to confer a strong sense of place or identity.• Landscape which makes an important contribution to the character or identity of a settlement.• Settlement gateways / approaches which provide a clear sense of arrival and contribute to the character of the settlement (may be ancient / historic). <p>Recreational</p> <ul style="list-style-type: none">• Presence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature. Includes very good or good condition overall open spaces which have won awards for design or quality.• Areas with very good or good accessibility that provide opportunities for outdoor recreation and spiritual experience / inspiration.• Presence of town and village greens.• Other physical evidence of recreational use where experience of landscape is important.• Landscape that forms part of a view that is important to the enjoyment of a recreational activity. <p>Perceptual (Scenic)</p> <ul style="list-style-type: none">• Distinctive features, or distinctive combinations of features, such as dramatic or striking landform or harmonious combinations of land cover.• Strong aesthetic qualities such as scale, form, colour and texture.• Presence of natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges)• Visual diversity or contrasts which contributes to the appreciation of the landscape.• Memorable / distinctive views and landmarks, or landscape which contributes to distinctive views and landmarks.

A1.4 ESTABLISHING IN THE VISUAL BASELINE

Desk and Field Studies

The visual baseline will establish the area in which the site and the proposed development may be visible, the different groups of people who may experience the views, the places where they will be affected and the nature, character and amenity of those views.

The area of study for the visual assessment is determined through identifying the area from which the existing site and proposal may be visible (the Zone of Theoretical Visibility or ZTV). The baseline ZTV of the site is determined through either manual topographical analysis (a combination of desk and field based analysis which are considered appropriate for Landscape and Visual Appraisals and projects below the EIA threshold) or digital mapping based on bare earth modelling, (which do not take account of features such as vegetation or built form) constructing a map showing the area where the proposal may theoretically be visible. The extent of the mapping will depend on the type of proposal. The actual extent of visibility is checked in the field (both in the summer and winter months if the project timescales allow) to record the screening effect of buildings, walls, fences, trees, hedgerows and banks not identified in the initial bare ground mapping stage and to provide an accurate baseline assessment of visibility. Viewpoints within the ZTV should also be identified during the desk assessment, and the viewpoints used for photographs selected to demonstrate the relative visibility of the site (and any existing development on it and its relationship with the surrounding landscape and built forms). The selection of a range of key viewpoints will be based on the following criteria for determination in the field:

- The requirement to provide an even spread of representative, specific, illustrative or static / kinetic / sequential / transient viewpoints within the ZTV and around all sides of the Site;
- From locations which represent a range of near, middle and long distance views (although the most distant views may be discounted in the impact assessment if it is judged that visibility will be extremely limited);
- Views from sensitive receptors within designated, historic or cultural landscapes or heritage assets (such as from within World Heritage Sites; adjacent to Listed Buildings - and co-ordinated with the heritage consultant - National Parks, Areas of Outstanding Natural Beauty or Registered Parks and Gardens) key tourist locations and public vantage points (such as viewpoints identified on OS maps);
- The inclusion of strategic / important / designed views and vistas identified in published documents;
- The selection of viewpoints considering cumulative views of the proposed development in conjunction with other developments (as agreed between the parties). Views from the following are to be included in the visual assessment:
- Individual private dwellings. These are to be collated as representative viewpoints as it may not be practical to visit all properties that might be affected;
- Key public buildings, where relevant (i.e. libraries, hospitals, churches, community halls etc);
- Transient views from public viewpoints (i.e. from roads, railway lines and Public Rights of Way - including tourist or scenic routes and associated viewpoints);
- Areas of publicly accessible green space (i.e. public open space, open access land, recreation grounds, country parks, visitor attractions, tourist destinations or scenic viewpoints); and

CRITERIA
<p>Perceptual (Wilderness and Tranquillity)</p> <ul style="list-style-type: none">• High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife / birdsong and relative peace and quiet.• Presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness relating to extensive semi-natural vegetation, presence of wildlife and presence of natural processes/ lack of human intervention, rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts).• Sense of particular remoteness, seclusion or openness.• Dark night skies.• A general absence of intrusive or inharmonious development, land uses, transport and lighting. <p>Functional</p> <ul style="list-style-type: none">• Landscapes and landscape elements that contribute to the healthy functioning of the landscape, e.g. natural hydrological systems / floodplains, areas of undisturbed and healthy soils, areas that form carbon sinks such as peat bogs, woodlands and oceans, areas of diverse landcover (benefits pest regulation), pollinator-rich habitats such as wildflower meadows.• Areas that form an important part of a multifunctional Green Infrastructure network.
MEDIUM LANDSCAPE VALUE
<p>Natural Heritage</p> <ul style="list-style-type: none">• An ordinary landscape with some value relating to natural heritage, as described above.• May include some intact natural areas and attributes.• May include local designations, such as Sites of Importance for Nature Conservation, or undesignated.• A clear interest which contributes positively to the landscape. <p>Cultural Heritage</p> <ul style="list-style-type: none">• Some value relating to cultural heritage.• Areas locally designated and protected for archaeological, historical and cultural interests and conservation, or with clear interest which contributes positively to the landscape, or undesignated but value expressed through non-statutory designations.• A clear interest which contributes positively to the landscape. <p>Landscape Condition</p> <ul style="list-style-type: none">• Some value relating to landscape condition.• Good - ordinary condition, with some high quality elements and scope to improve management. <p>Associations</p> <ul style="list-style-type: none">• Value may be expressed through natural, historic and / or cultural associations. <p>Distinctiveness</p> <ul style="list-style-type: none">• Some value relating to distinctiveness.• Distinguishable landscape structure, with some characteristic patterns and elements moderately important to the character of the area.• Typical, commonplace farmed landscape with limited variety or distinctiveness.• Alternatively, the landscape may be valued as it demonstrates some locally distinctive landscape elements identified in landscape character assessment.• The landscape may include local designations such as Special Landscape Areas, Areas of Great Landscape Value, Strategic or Local Gaps <p>Recreational</p> <ul style="list-style-type: none">• Some recreational value.• Demonstrable use by the local community for recreation (such as local green spaces, village greens or allotments);• The experience of the landscape plays a small part in recreation activity.• Open spaces or other features identified on a local list. <p>Perceptual (Scenic)</p> <ul style="list-style-type: none">• Some detracting features.• In part scenic or where scenic qualities are degraded. <p>Perceptual (Wilderness and Tranquillity)</p> <ul style="list-style-type: none">• Demonstrates a degree of wildness and tranquillity. <p>Functional</p> <ul style="list-style-type: none">• Areas locally designated and protected for archaeogological, historical, cultural, ecological, geomorphological or physiographic interest and conservation, or with clear interest which contributes positively to the landscape.• Landscape and landscape elements which make some contribution to the healthy functioning of the landscape, or form a small part of a wider green infrastructure network.

CRITERIA
LOW LANDSCAPE VALUE
<p>Natural Heritage</p> <ul style="list-style-type: none">• A poor landscape with limited value relating to natural heritage,• Generally undesignated. <p>Cultural Heritage</p> <ul style="list-style-type: none">• Limited value relating to cultural heritage.• Generally undesignated. <p>Landscape Condition</p> <ul style="list-style-type: none">• Monotonous, weak, uniform or degraded landscape which has lost most of it’s natural features and where the landcover are often masked by land use.• Lack of management and intervention has resulted in degradation.• Ordinary - poor condition with lack of management and intervention has resulted in degradation.• Disturbed or derelict land requires treatment. <p>Associations</p> <ul style="list-style-type: none">• Limited or no natural, historic, nor cultural associations. <p>Distinctiveness</p> <ul style="list-style-type: none">• Certain individual landscape elements or features identified in landscape character assessments may be worthy of conservation or a landscape that would benefit from restoration or enhancement (such as local parks and open spaces). Alternatively, the landscape may be valued through the landscape character assessment approach where some key qualities are defined.• Frequent dominant detracting features. <p>Recreational</p> <ul style="list-style-type: none">• An area where the landscape plays a limited role in the experience of recreation activities. <p>Perceptual</p> <ul style="list-style-type: none">• Few perceptual qualities (limited natural attributes, sense of wildness and tranquillity). <p>Functional</p> <ul style="list-style-type: none">• No contribution to, or detrimental to the healthy functioning of the landscape.• No clear interest contributing to the landscape.

- Places of employment, are to be included in the assessment where relevant.

The final selection of the key viewpoints for inclusion in the LVIA will be based proportionately in relation to the scale and nature of the development proposals and likely significant effects and in agreement with the LPA.

The visual assessment records:

- The character and amenity of the view, including topographic, geological and drainage features, woodland, tree and hedgerow cover, land use, field boundaries, artefacts, access and rights of way, direction of view and potential seasonal screening effects and any skyline elements or features.
 - The type of view, whether oblique or direct; panoramic or vistas.
 - The extent of visibility of the range of receptors is based on a grading of degrees of visibility, from a visual inspection of the site and surrounding area. There will be a continuity of degree of visibility ranging from no view of the site (truncated) to fully open views. Views are recorded, even if views are truncated of the existing site, as the proposed development may be visible in these views. To indicate the degree of visibility of the site from any location, three categories are used:
- a

Open View:
An open, unobstructed and clear view of a significant proportion of the ground plane of the site; or its boundary elements; or a clear view of part of the site and its component elements in close proximity.
- b

Partial View:
A view of part of the site, a filtered or glimpsed view of the site, or a distant view where the site is perceived as a small part of the wider view;
- c

Truncated View:
No view of the site or the site is difficult to perceive.

Following the field survey (which should cover ideally both winter and summer views) the extent to which the site is visible from the surrounding area will be mapped. A Photographic Viewpoint Plan will be prepared to illustrate the representative, specific and illustrative views into / towards and within the Site (if publicly accessible) and the degree of visibility of the site noted. This Plan will be included in a Key Views document for agreement with the Local Planning Authority and any other statutory consultees as part of the consultation process. The visual assessment will include a series of annotated photographs, the location and extent of the site within the view together with identifying the character and amenity of the view, alongside any specific elements or important component features such as landform, buildings or vegetation or detracting features which interrupt, filter or otherwise influence views. The photograph will also be annotated with the Value attributed to the receptor or group of receptors.

By the end of this stage of the combined landscape and visual site study, it will be possible to advise, in landscape and visual terms, on any specific mitigation measures required in terms of the developments preferred siting, layout and design.

Value of Visual Receptors

Judgements on the value attached to the views experienced are based on the following criteria.

TABLE A1.2 – VALUE ATTACHED TO VIEWS

VALUE	CRITERIA
HIGH	Views from and to landscapes / viewpoints of national importance, or highly popular visitor attractions where the view forms a significant role in the visual experience, and / or has nationally recognised cultural associations. This may include residential receptors in Listed Buildings where the primary elevation of the dwelling is orientated to take advantage of a particular view (for example across a Registered Park and Garden or National Park or AONB).
MEDIUM	Views from and to landscapes / viewpoints of regional / district importance or moderately popular visitor attractions where the view forms part of the experience, and / or has local cultural associations. This may include residential receptors where the primary elevation of the dwelling is orientated to take advantage of a particular view.
LOW	Views from and to landscapes / viewpoints with no designation, not particularly important and with minimal or no cultural associations. This may include views from the rear elevation of residential properties.

A1.5 PREDICTING AND DESCRIBING THE LANDSCAPE AND VISUAL EFFECTS

An assessment of visual effect deals with the change on the character and amenity arising from the proposal on the range of visual receptors.

The assessment of effects aims to:

- Identify systematically and separately the likely landscape and visual effects of the proposed development;
- Identify the components and elements of the landscape that are likely to be affected by the proposed development;
- Identify interactions between the landscape receptors and the different components of the development at all its different stages (e.g. enabling, construction, operation, restoration etc);
- Indicate the secondary mitigation measures over and above those already designed into the scheme proposed to avoid, reduce, remedy or compensate for these effects;
- Estimate the magnitude of the effects as accurately as possible and considering this in relation to the sensitivity of the receptor; and
- Provide an assessment of the significance of these effects in a logical and well-reasoned fashion.

Having established the value of the landscape and visual receptor, the effects are then considered in relation to the magnitude of change, which includes the size / scale, geographical extent of the areas influenced and the duration, permanence and reversibility.

Wherever possible tables or matrices will be used to support the descriptive text, linked with the scheme proposals (i.e. parameter plans or detailed plans) so that the landscape and visual effects are recorded and quantified in a systematic and logical manner. Consideration is given to the impacts during site enabling, construction and then again at the completion of development at Year 1 and again at Year 15 / at maturity (to represent short, medium and long term effects) so that the residual effects of the development after mitigation are identified. Assumptions or limitations to the assessment will also be set out.

Effects will include the direct and/or indirect impacts of the development on individual landscape elements / features as well as the effect upon the general landscape character and visual receptors.

Landscape Susceptibility

Landscape susceptibility is evaluated by its ability to accommodate the proposed change (i.e. the degree to which the landscape is able to accommodate the proposed change without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies and strategies) as set out in Table A1.3.

As part of the assessment of the landscape character and its component parts, conclusions will be drawn as to the overall susceptibility of the landscape / landscape elements and visual environment to the type of development proposed. Existing landscape capacity assessments may form a starting point for the refinement of the assessment of landscape susceptibility at the local and site level.

TABLE A1.3 – LANDSCAPE SUSCEPTIBILITY CRITERIA

SUSCEPTIBILITY	CRITERIA
HIGH	A landscape or townscape particularly susceptible to the proposed change, which would result in significant negative or positive effects on landscape character, value, features or individual elements.
MEDIUM	A landscape or townscape capable of accepting some of the proposed change with some negative or positive effects on landscape character, value, features or elements.
LOW	A landscape or townscape capable of accommodating the proposed change without significant negative or positive effects on landscape character, value, features or elements.

Landscape Sensitivity

The assessment of landscape sensitivity is then combined through a judgement on the value attributed to that landscape receptor / component and the susceptibility of the landscape receptor to the proposed change using the following matrix.

TABLE A1.4 - LANDSCAPE SENSITIVITY

		LANDSCAPE RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
LANDSCAPE VALUE	HIGH	HIGH	HIGH - MEDIUM	MEDIUM
	MEDIUM	HIGH - MEDIUM	MEDIUM	MEDIUM - LOW
	LOW	MEDIUM	MEDIUM - LOW	LOW - NEGLIGIBLE

Visual Susceptibility

The susceptibility of the different types of visual receptors to the changes proposed is based on the occupation of the activity of the viewer at a given location; and the extent to which the persons attention or interest may be focussed on a view, considering the visual character and amenity experienced at a given view. The criteria used to assess the susceptibility of a visual receptor is set out below.

TABLE A1.5 – VISUAL SUSCEPTIBILITY CRITERIA

Susceptibility	Criteria
HIGH	<p>People particularly susceptible to the proposed change because they have a particular interest in the view, and/ or with prolonged viewing opportunity of the site / proposed development, such as:</p> <ul style="list-style-type: none">Residents with direct/clear/open views of the site;Those using Public Rights of Way, Access land, Commons or outdoor recreation facilities, where views are an important contributor to the experience;Those with views from designated landscapes and heritage assets, or views described in literature, where the views of the surroundings are an important contributor to the experience;Those using described/published scenic routes where views contribute to the enjoyment and quality of the journey;Those with clear views of areas within or around the site, that contribute to landscape setting, and/or which are enjoyed by the community.

Susceptibility	Criteria
MEDIUM	<p>People partially susceptible to the proposed change because they have a moderate interest in the view, and/or with some viewing opportunity of the site / proposed development, such as:</p> <ul style="list-style-type: none">Those with an oblique or limited view toward the site, which may include some residents;Those travelling through the landscape on roads or Public Rights of Way, or through Access land/Commons where views are partly constrained, or where views only partly contribute to the experience;Those using outdoor recreation facilities, where views are incidental or not important to their enjoyment of that activity.Those using roads that are not described/not published scenic routes, but where the appreciation of the view partly contributes to the enjoyment and quality of that journey. Those travelling by train or other transport modes;Those with partial views of areas within or around the site, that contribute to landscape setting, and/or which are enjoyed by the community.
LOW	<p>People with limited susceptibility to the proposed change because they have momentary, or little interest in the view and their surroundings, and/or because they have little viewing opportunity of the site / proposed development, such as:</p> <ul style="list-style-type: none">Those with very oblique, limited or distant views of the site, which may include some residents;Those travelling through the landscape on roads or Public Rights of Way, or through Access land/Commons where views are largely constrained (for example within or alongside a woodland); or where views make a limited contribution to the experience;People engaged in outdoor sport, whose attention is focused on their activity;People at their work place, whose attention is focused on their employment;Travellers where the view is fleeting (for example, due to the speed of the road, or boundary vegetation) or where views are incidental to the experience of the journey;Long distance views where the site and proposed development form a small part of the wider panorama.

Visual Sensitivity

The sensitivity of visual receptor is based on the professional judgement combining the value and susceptibility to change on that visual receptor.

TABLE A1.6 - VISUAL SENSITIVITY

		VISUAL RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
VALUE OF VISUAL RECEPTOR	HIGH	HIGH	HIGH - MEDIUM	MEDIUM
	MEDIUM	HIGH - MEDIUM	MEDIUM	LOW
	LOW	MEDIUM	LOW	LOW - NEGLIGIBLE

A1.6 MAGNITUDE OF LANDSCAPE AND VISUAL EFFECTS

Magnitude is to be determined relative to the size, scale, geographic extent, duration, permanence and reversibility of the individual project through the application of professional judgement and opinion.

Typically, the following are used:

Size and Scale: relates to the combination of the following (and are linked to the descriptions set out under table A1.9):

- the extent of existing landscape elements that will lost (to proportion of the total extent that is lost) and the contribution that the element has to landscape character;
- the degree to which aesthetic or perceptual aspects of the landscape are altered;
- whether the effect changes the key characteristics of the landscape (addition or removal of features and elements)
- the size and scale of change in the view (with respect to the loss or addition of features in the view) and changes to the composition, including the proportion of the view occupied by the proposed development;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristic terms of form, scale, mass, line, height, colour and texture;
- the nature of the view of the proposed development, in terms of relative amount of time over which it will be experienced and whether views will be open, partial, glimpsed.

Geographic Extent: In relation to landscape effects, this is to consider the geographic area over which the landscape effects will be felt relative to the proposal; effects limited to the site level; effects on the immediate setting; effects relating to the scale of the landscape type or character area (district, regional or national level); effects on a larger scale such as influencing several landscape character areas.

Landscape effects are considered as follows:

- Wider scale:** covering several landscape character areas.

- **Medium scale:** covering local landscape character areas.
- **Site setting:** covering the site and its local setting only.
- **Site level:** covering the site or part of the site only.

In relation to visual receptors, the geographic extent is to reflect the angle of the view; the distance of the viewpoint; the extent of the area over which the changes would be visible, as set out in the table below.

TABLE A1.7 - GEOGRAPHIC EXTENT CRITERIA

EXTENT	DESCRIPTION
IMMEDIATE ENVIRONS / SHORT DISTANCE	CHANGES WHERE THE PROPOSED DEVELOPMENT IS LOCATED: <ul style="list-style-type: none">• IN THE MAIN FOCUS OF THE VIEW;• AND / OR AT CLOSE RANGE;• AND / OR OVER A LARGE AREA.
LOCAL AREA / MIDDLE DISTANCE	CHANGES WHERE THE PROPOSED DEVELOPMENT IS LOCATED: <ul style="list-style-type: none">• OBLIQUELY TO THE MAIN FOCUS OF THE VIEW;• AND / OR AT MEDIUM RANGE;• AND / OR OVER A NARROW AREA.
WIDER AREA / LONG DISTANCE	CHANGES WHERE THE PROPOSED DEVELOPMENT IS LOCATED: <ul style="list-style-type: none">• ON THE PERIPHERY OF THE MAIN FOCUS OF THE VIEW;• AND / OR AT LONG RANGE;• AND / OR OVER A SMALL AREA.

Duration, Permanence and Reversibility:
These are separate but linked considerations and are project specific. For example, changes to a brownfield urban site could be reversible. Construction impacts are likely to be short term, temporary, but see the start of a permanent change. Operational effects are likely to be long term, permanent and either irreversible or reversible, depending on the nature of the project.

TABLE A1.8 - DURATION CRITERIA

DURATION	DESCRIPTION
PERMANENT	THE CHANGE IS EITHER EXPECTED TO BE PERMANENT WITH NO INTENTION FOR IT TO BE REVERSED; OR OCCURRING FOR A PERIOD LONGER THAN 25 YEARS.
TEMPORARY LONG-TERM	THE CHANGE IS EXPECTED TO BE IN PLACE FOR 10-25 YEARS AND WILL BE REVERSED, FULLY MITIGATED; OR NO LONGER OCCURRING BEYOND THAT TIMEFRAME.
TEMPORARY MEDIUM-TERM	THE CHANGE IS EXPECTED TO BE IN PLACE FOR 2-10 YEARS AND WILL BE REVERSED, FULLY MITIGATED; OR NO LONGER OCCURRING BEYOND THAT TIMEFRAME.
TEMPORARY SHORT-TERM	THE CHANGE IS EXPECTED TO BE IN PLACE FOR 0-2 YEARS AND WILL BE REVERSED, FULLY MITIGATED; OR NO LONGER OCCURRING BEYOND THAT TIMEFRAME.

TABLE A1.9 - MAGNITUDE OF LANDSCAPE AND VISUAL EFFECTS

MAGNITUDE ELEMENTS				
SIZE / SCALE	GEOGRAPHIC EXTENT	DURATION AND PERMANENCE	REVERSIBILITY	OVERALL MAGNITUDE OF CHANGE
Significant change to the landscape elements, key characteristic features and perceptual qualities; Significant change to a open or partial view (static or transient). A major change overall.	Proposal effects wider setting a district or regional level; effects the site level or immediate setting to the site; effects a single or several landscape character areas. Middle distance or close range; direct or oblique views; readily noticeable perceived change.	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	High - Medium
Some change to the landscape elements, key characteristic features and perceptual qualities; Moderate or significant change to static or transient, partial view. A moderate change overall.	Site or immediate setting to the site; effects a single or several landscape character areas. Middle distance views; direct or oblique views; partially obscured views; moderately perceived change.	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	Medium - Low
Small change to the landscape elements, key characteristic features and perceptual qualities; Small change to a static or transient partial or glimpsed view. A minor change overall.	Site, immediate setting to the site, or wider setting; covering a single landscape character area. Distant views; very oblique; small perceived change.	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	Low
Small, imperceptible change. Negligible.	All of the above	Permanent or Temporary (Long, medium or short term)	Irreversible or Reversible	Negligible

If there is no change to the landscape or visual receptor then the overall magnitude of change will be Neutral.

A1.7 SIGNIFICANCE OF EFFECTS

The two principal criteria determining the significance of effects are the sensitivity of the receptor and in relation to the magnitude of effect. A higher level of significance is generally attached to the magnitude of change on a sensitive receptor; for example, a low magnitude of change on highly sensitive receptor can be of greater significance than very high magnitude of change on low sensitivity receptor. Therefore, whilst the table opposite sets out a starting point for the assessment, it is important that a balanced and well reasoned professional judgement of these two criteria is provided with an explanation.

In order to develop thresholds of significance, both the sensitivity of receptors and the magnitude of change must be classified for both landscape receptors and visual receptors as set out in the tables below. Where landscape effects are judged to be adverse, additional mitigation or compensatory measures are to be considered. The significant landscape effects remaining after mitigation are then to be summarised as the residual effects.

Effects will be described clearly and objectively, and the extent and duration of any negative / positive effects quantified, using four categories of effects, indicating a gradation from high to low.

TABLE A1.10 - COMBINATION OF SENSITIVITY AND MAGNITUDE OF EFFECTS TO DETERMINE SIGNIFICANCE OF EFFECT

MAGNITUDE	LANDSCAPE AND VISUAL RECEPTOR SENSITIVITY		
	HIGH	MEDIUM	LOW
HIGH	MAJOR	MODERATE - MAJOR	MODERATE
MEDIUM	MODERATE - MAJOR	MODERATE	MODERATE MINOR
LOW	MODERATE	MODERATE MINOR	MINOR
NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE
NEUTRAL	NEUTRAL	NEUTRAL	NEUTRAL

The effects set out below the red line are not significant.

The degree of effect is graded on the following scale in relation to the significance criteria above.

TABLE A1.11 - SIGNIFICANCE OF LANDSCAPE AND VISUAL EFFECTS

EFFECT SIGNIFICANCE	CRITERIA
MAJOR	<p>Significant change to the landscape elements, key characteristic features and perceptual qualities; Major change to a static open or partial view.</p> <p>Negative: Where the proposals would cause the total or significant loss of or alteration to key mature landscape elements and characteristic features; or introduce elements considered uncharacteristic of the area; a major deterioration in the character and amenity of the view in terms of perceptual qualities and where the proposals would result in a significant deterioration or dominant element to close or medium distance views, or more notable change in more distant views, considering the character and amenity of the view from a range of visual receptors.</p> <p>Positive: Where the proposals would result in a significant enhancement to the key mature landscape elements or characteristic features; or introduce new elements considered wholly characteristic of the area; a significant improvement in the character and amenity of the close or middle distance view in terms of perceptual qualities for the range of visual receptors and range of distances.</p>
MODERATE	<p>Some change to the landscape elements, key characteristic features and perceptual qualities. Moderate or major change to static or kinetic, partial view.</p> <p>Negative: Where the proposals would cause the partial loss or moderate alteration of some of the key landscape elements and characteristic features; introduce elements considered part uncharacteristic of the area; and a barely perceived deterioration in the character and amenity of the view from the range of visual receptors and a range of distances.</p> <p>Positive: Where the proposals would cause a moderate enhancement to the key landscape elements or characteristic features; or introduce elements considered in part characteristic of the area; results in a noticeable improvement in the character and amenity of the existing view from a range of visual receptors and range of distances.</p>

MINOR	<p>Some change to the townscape elements, key characteristic features and perceptual qualities; Minor change to a static or kinetic partial or glimpsed view.</p> <p>Negative: Where the proposals would cause a minor loss of or slight alteration to some landscape elements or characteristic features; introduce elements considered in part uncharacteristic of the area; and a barely perceptible deterioration in the character and amenity of the view from the range of visual receptors and range of distances.</p> <p>Positive: Where the proposals would result in a minor enhancement, alteration or improvement of some elements or characteristic features; introduce elements considered characteristic; and cause a barely perceptible improvement in the character and amenity of the existing view for the range of receptors and range of distances.</p>
NEGLIGIBLE	Where the proposals would have no discernible deterioration or improvement in the existing baseline situation in terms of landscape elements or view.
NEUTRAL OR NO CHANGE	Where the proposals would result in no change overall (resulting in no net beneficial or adverse effect).

A level of confidence is given to the assessment of each effect. The criteria used to describe the level of confidence are defined as follows:

- High – The predicted effect is either certain, or very likely to occur, based on reliable information or previous experience.
- Medium – The predicted effect and its level are best estimates, based on fieldwork and desktop study.
- Low – The predicted effect and its level are best estimates, based on given knowledge and experience.

A1.8 EFFECTS DURING SITE ENABLING AND CONSTRUCTION

It is recognised that project characteristics and hence sources of effects, will vary through time. The initial effects arise from the site enabling and construction works. Sources of landscape and visual effects may include:

- The location of the site access and haulage routes;
- The origin and nature of materials stockpiles, stripping of material and cut and fill operations / disposal and construction compounds;
- The construction equipment and plant (and colour);
- The provision of utilities, including lighting and any temporary facilities;
- The scale, location and nature of any temporary parking areas and on-site accommodation;
- The removal of vegetation to facilitate site access and establish the development platforms;
- The measures for the temporary protection of existing features (such as

- vegetation, trees, ponds, etc) and any temporary screening (such as hoarding lines); and
- The programme of work and phasing of construction.

A1.9 EFFECTS DURING OPERATION (AT YEAR 1 AND YEAR 15)

At the operational stage, the sources of landscape and visual effects may include:

- The location, scale, height, mass and design of buildings in terms of elevational treatment; structures and processes, including any other features;
- Details of service arrangements such as storage areas or infrastructure elements and utilities and haulage routes;
- Access arrangements and traffic movements;
- Lighting;
- Car parking;
- The noise and movement of vehicles in terms of perceived effects on tranquillity;
- Visible plumes from chimneys;
- Signage and boundary treatments;
- Outdoor activities that may be visible;
- The operational landscape, including landform, structure planting, green infrastructure and hard landscape features;
- Land management operations and objectives; and
- The enhancement or restoration of any landscape resource of particular view.

A1.11 MITIGATION AND COMPENSATORY MEASURES

The purpose of mitigation is to avoid, reduce and where possible, remedy or offset, any significant (major to moderate) negative (adverse) effects on the landscape and visual receptors arising from the proposed development. Mitigation is thus not solely concerned with ‘damage limitation’, but may also consider measures that could compensate for unavoidable residual effects. Mitigation measures may be considered under three categories:

- Primary measures that intrinsically comprise part of the development design through an iterative process;
- Standard construction and operational management practices for avoiding and reducing environmental effects (tertiary mitigation); and
- Secondary (or residual) measures designed to specifically address the remaining effects after the primary and standard construction practices have been incorporated.

A1.12 RESIDUAL EFFECTS

The residual effects of the proposed development are to be assessed. Residual effects consider any additional mitigation measures required to address specific landscape and visual sensitivities in place over and above the primary mitigation measures proposed and those already included and designed in to the scheme. The process of assessing residual effects is the same as assessing the primary effects.

A1.13 CUMULATIVE EFFECTS

Cumulative effects are defined as effects which result from additional changes to the landscape and visual receptors by the proposed development in conjunction with other developments (associated with or separate to it) or actions that occurred in the past, present or likely to occur in the foreseeable future.

The scope of the developments to be included in the cumulative assessment are to be agreed with the LPA by the planning consultant and developer. Prescribed approaches to the assessment, in terms of the baseline environment and defining the study area, are to be relative to the developments identified to be assessed and are to be agreed with the LPA at the outset.

Cumulative effects arise from the intervisibility of a range of developments and/or from the combined effects of individual components of the proposed development occurring in the different locations over a period of time. The separate effects of such individual components or developments may not be significant, but together they may create an unacceptable degree of adverse effect on landscape and visual receptors.

Whilst the assessment of effects are to be assessed on the same basis as set out previously in this methodology, visual effects occur by combined visibility which occurs where the observer is able to see two or more developments from one viewpoint and / or, where sequential effects which occur when the observer has to move to another viewpoint to see different developments.

LENTEN HOUSE
16 LENTEN STREET
ALTON
HAMPSHIRE
GU34 1HG

FIRST FLOOR STUDIO,
THE OLD SCHOOL
4 EXTON STREET
LONDON
SE1 8UE

FABRIKUK.COM

fabrik

