

Proposed house at Pickeridge Farm House, Cob Lane, Ardingly, Haywards Heath RH17 6ST

## **Landscape and Visual Impact Assessment (LVIA)**

hla 618 R01

***For Cross Homes (Sussex) Ltd***

By N Harper BA DipLA CMLI

August 2025



**Harper Landscape Architecture LLP**

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## Introduction

This Report was commissioned by Rachel Milliken, 23rd July 2025 and has been prepared by Nick Harper CMLI, Chartered Landscape Architect and Partner of Harper Landscape Architecture LLP.

This report is a Landscape and Visual Impact Assessment (LVIA) which is put forward to describe the Landscape Character and Visual Impacts in relation to the proposals for a new cottage to be built on the footprint of Pickeridge Cottage located to the south of the Pickeridge Farm estate, Cob Lane, Ardingly, Haywards Heath RH17 6ST.

The LVIA has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment.

## 1.0 Executive Summary

- 1.1 The work has been carried out by Nick Harper CMLI, Chartered landscape Architect, with extensive experience in producing LVIA work in sensitive landscapes (specifically the High Weald) and in relation to residential development.
- 1.2 The Site (Pickeridge Cottage) is in the jurisdiction of, West Sussex County, Mid Sussex District, West Hoathly Parish, Councils and the High Weald National Landscape Team.
- 1.3 The existing local landscape is in an area of undulating countryside defined by an historic field pattern with wooded and hedge-lined boundaries and Positive Landscape Receptor including the Grade II Listed Pickeridge Farmhouse. The Pickeridge Farm estate has a piecemeal built-up character with landscape detractors and a suburbanising influence that lessen the sensitivity of the wider local landscape character and views.
- 1.4 The development has been Landscape-led with initial LVIA findings and a Landscape Strategy that was shared with the design team in February 2025 and prior to the final design development
- 1.5 The Zone of Theoretical Visibility (ZTV) shows that the development would be relatively enclosed to the north, west and east. To the south the landscape is more open to the historic field pattern countryside directly south. Beyond there are built forms visible along the Ardingly ridge-line, and the South Downs ridge-line is visible to the south, although there is no intervisibility from these longer distance locations.
- 1.6 The proposal is for the new (predominantly 1 storey) dwelling on a larger footprint than the existing Pickeridge Cottage although it is set in to the landscape at a lower level to make it less prominent, it is of higher architectural quality, it uses more sensitive materials, and there is more planting.
- 1.7 At all scales (national, regional, county, district and local) the Landscape Character is judged as **Medium Sensitivity**.
- 1.8 The 12 no. public Viewpoints that represent 3 groups of views (from: PRow 29 WH; other PRowS located south of the Site; and from the Ardingly settlement edge) that are the most open and likely places, to experience change as a result of the development. These are all judged to be **Low to Medium** or **Medium Sensitivity**.
- 1.9 At completion and after planting would have established, the Landscape Character Impacts/Effects judgements are at national, regional, county, district and local (LLCA) scales, judged to be: **Low Adverse Landscape Impact at completion; Minor Adverse Landscape Effect/Not Significant at completion; and Low Adverse Landscape Impact/Minor Adverse Landscape Effect/Not Significant/Long Term**.
- 1.10 The 12 no. public Viewpoints would all be **Not Significant Visual Effects at completion** and **long term** (after 15 years) with 3 Viewpoints (3, 4 and 5, all from PRow 29 WH) resulting in **Beneficial Effects** to offset the negligible adverse change.
- 1.11 There are unlikely to be any private views that would experience more than negligible visual change.
- 1.12 There would be no increase in lighting although with a lower building it is suggested that the light spread might be less.
- 1.13 There are no known planning consents that they may contribute to a Cumulative Landscape Impact/Effect, when associated with the proposal.
- 1.14 The changes to Landscape Character and Views that would occur as a result of the removal of the existing Pickeridge Cottage and the implementation of the more sensitive new development would be in line Landscape planning policy.
- 1.15 **There are good grounds for planning consent to be granted by Mid Sussex District Council for the new Pickeridge Cottage development as proposed.**

## 2.0 Qualifications and experience

### 2.1 Qualifications

- 2.1.1 Nick Harper is a chartered landscape architect with a degree in landscape design, a post graduate diploma in landscape architecture and he is a full chartered landscape architect member of the Landscape Institute (CMLI) since 1995.

### 2.2 Experience

- 2.2.1 Nick is a partner of the business of hla which has operated as a landscape architecture consultancy since 2008. hla is a limited liability partnership (LLP) and a registered practice of the Landscape Institute (LI). Nick has also been an invited and regular member on a number of design review panels.
- 2.2.2 Nick has good experience of LVIA in relation to residential development and in the High Weald National Landscape. He has been a team leader on a number of award (RIBA, LI, TCPI and ICE) winning projects and he has given expert landscape evidence at many Public Inquiries and Planning Hearings.
- 2.2.3 Nick has 36 years professional experience and prior to setting up hla had positions as, a principal at Hyder Consulting, an associate at Chris Blandford Associates and a senior landscape architect with Battle McCarthy and also the London Borough of Enfield. He was also a senior lecturer for the BA and MA Landscape Architecture courses at Greenwich University for 6 years.

### 3.0 Description of the Site and the proposal

**3.1 The existing site** (see Figures 1, 2, 3, 4, 5 and 6a, b, c, d and e)

3.1.1 General

3.1.2 Pickeridge Cottage is in the Pickeridge Farm estate and located in the *High Weald National Landscape*, 700m north east of Ardingly. The Site is in the jurisdiction of West Sussex County, Mid Sussex District, West Hoathly Parish, Councils and the High Weald National Landscape Team.

3.1.3 Pickeridge Cottage was built in the late 1970s and it is accessed from Cob Lane. It is a two store, red brick building with white painted timber windows, a tiled roof and clay hung-tiled walls at first floor. The roof is a Sussex hip type and includes two brick chimneys, and there is a covered entrance porch-way. The Cottage has its own plot of land with garden areas, garden sheds and there is car parking in close proximity, directly north east. There is a Public Right of Way (PRoW) 29 WH, that runs parallel with the east side of the Pickeridge Farm built forms and continues beyond both to the north and the south of the estate.

3.1.4 Pickering Cottage is located at the southern end of the Pickeridge Farm buildings, at a level of approximately 100m AOD, the land rises north and east and falls to the south and west of the Cottage.

3.1.5 In broad terms the Pickeridge Farm estate is located in the high quality High Weald National Landscape, it has evolved in a piecemeal pattern over time, there are suburbanising elements and landscape detractors.

3.1.6 The local landscape is typical of the High Weald undulating rural landscape with an historic field pattern defined by hedge lines and wooded areas. Within the Pickeridge Farm estate there are a number of buildings, structures, garden areas, courtyards, parking and storage space, all of which include suburbanising influences for the Site and wider LLCA character. The buildings include, Pickeridge Cottage, Listed Pickeridge Farmhouse (that has had parts restored and converted), garages, a workshop, and an annexe, all of which are in the setting of the Listed Building. Pickeridge Cottage (prominent 2 storey, somewhat tired, red brick building), its garden and structures (including a shepherds hut, a polytunnel, car parking and storage areas) make up the Site and local landscape context as a typical characteristic of the high quality, local, High Weald landscape. The local fields are generally enclosed by post and wire fences with mixed native species hedges, trees and wooded areas.

3.1.7 The boundary treatments are described as follows:

Boundary A

Ranch style fencing with stock proof fencing. Some coppiced semi-mature trees (Hazel and Birch) with a more managed lower hedge to the west (Blackthorn, Bramble, Hawthorn and Wild Rose).

Boundary B

Ranch style fencing with stock proof fencing. Tall shrubs and mature trees offer dense planting and a visual screen to the west. species include Bamboo, Bramble, Cherry Laurel, Dogwood and Oak.

Boundary C

Ranch style fencing with stock proof fencing. Native species hedge 1m in height. Species include Blackthorn, Dog Rose, Hawthorn, Field Maple and Hazel.

Boundary D

Ranch style fencing with stock proof fencing. Gappy domestic planting with views through to the east. Species include Blackthorn, Dog Rose, Hawthorn, Field Maple and Hazel.

Boundary E

Timber post and wire fencing. Gappy, open views through planting. Species include Buddleia, Bramble and other domestic garden species.

3.1.8 The Site is relatively enclosed to the north, west and east. To the south the landscape is more open with built forms discernible along the Ardingly ridge-line and the South Downs ridge-line is visible to the south in the far distance.

3.1.9 Biodiversity is unlikely to be of significance as the existing plot is in domestic use. The local landscape includes hedge, tree and wooded boundaries that are likely to have ecological interest although these would, in the main, be unchanged by the development.

3.1.10 In terms of landscape heritage, the LLCA includes: Ancient Semi-Natural Woodland; the Grade II Listed 16th Century Pickeridge Farmhouse (ref: 1025586); and it is part of the historic High Weald landscape. It is noted that: the development is outside the Ancient Woodland (located west of the Site) nor its 15m protection zone; it is visually dislocated from the Listed Pickeridge Farmhouse by intervening buildings and planting so that it has little influence on the Listed Building setting; and the new development seeks the most sensitive design approach (including benefits) for the High Weald.





Figure 1 Aerial photograph



Figure 2 OS Map extract NTS

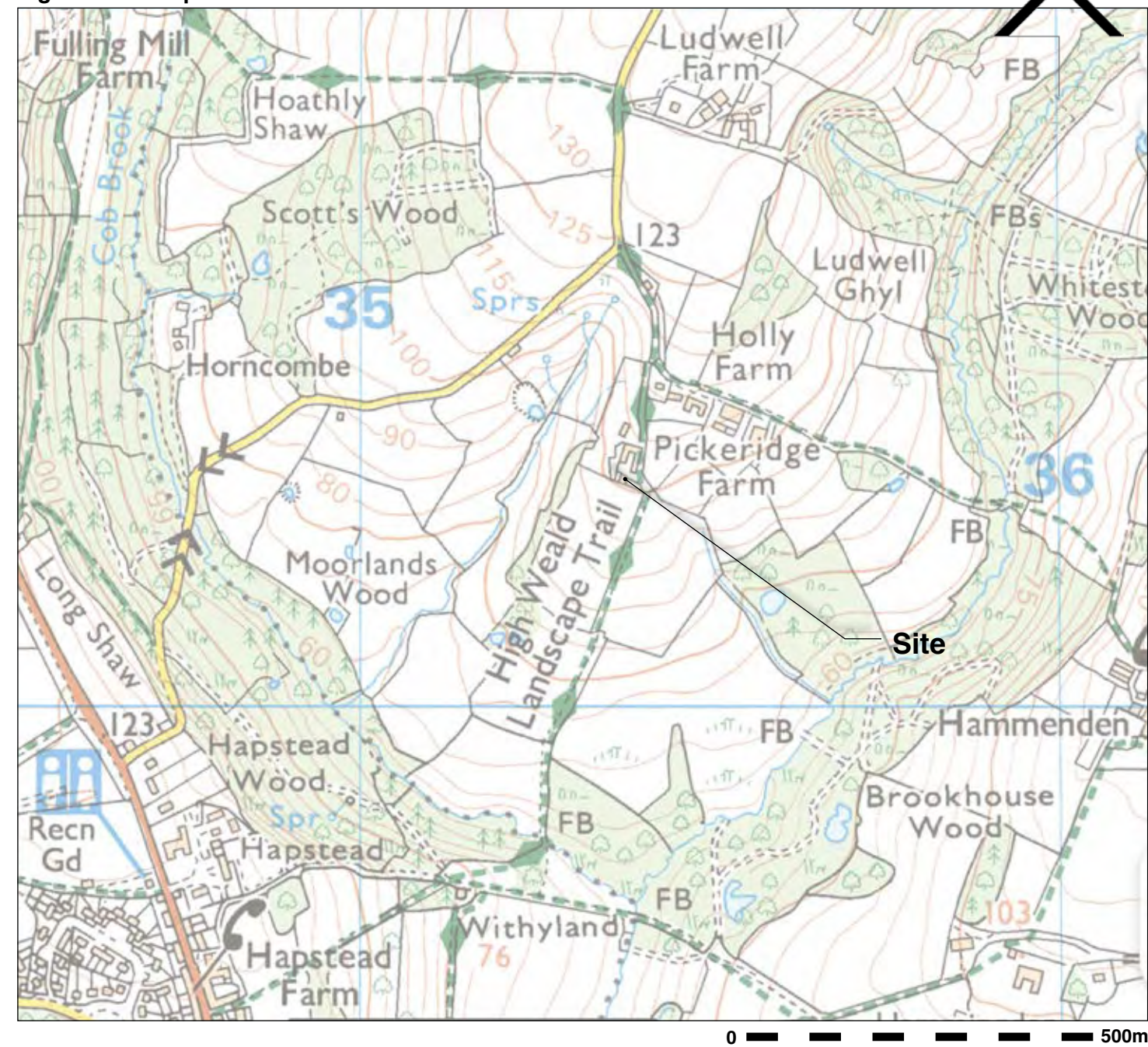




Figure 3 Site constraints plan - access drawing no. 0335 AL-010, by HAPA Architects

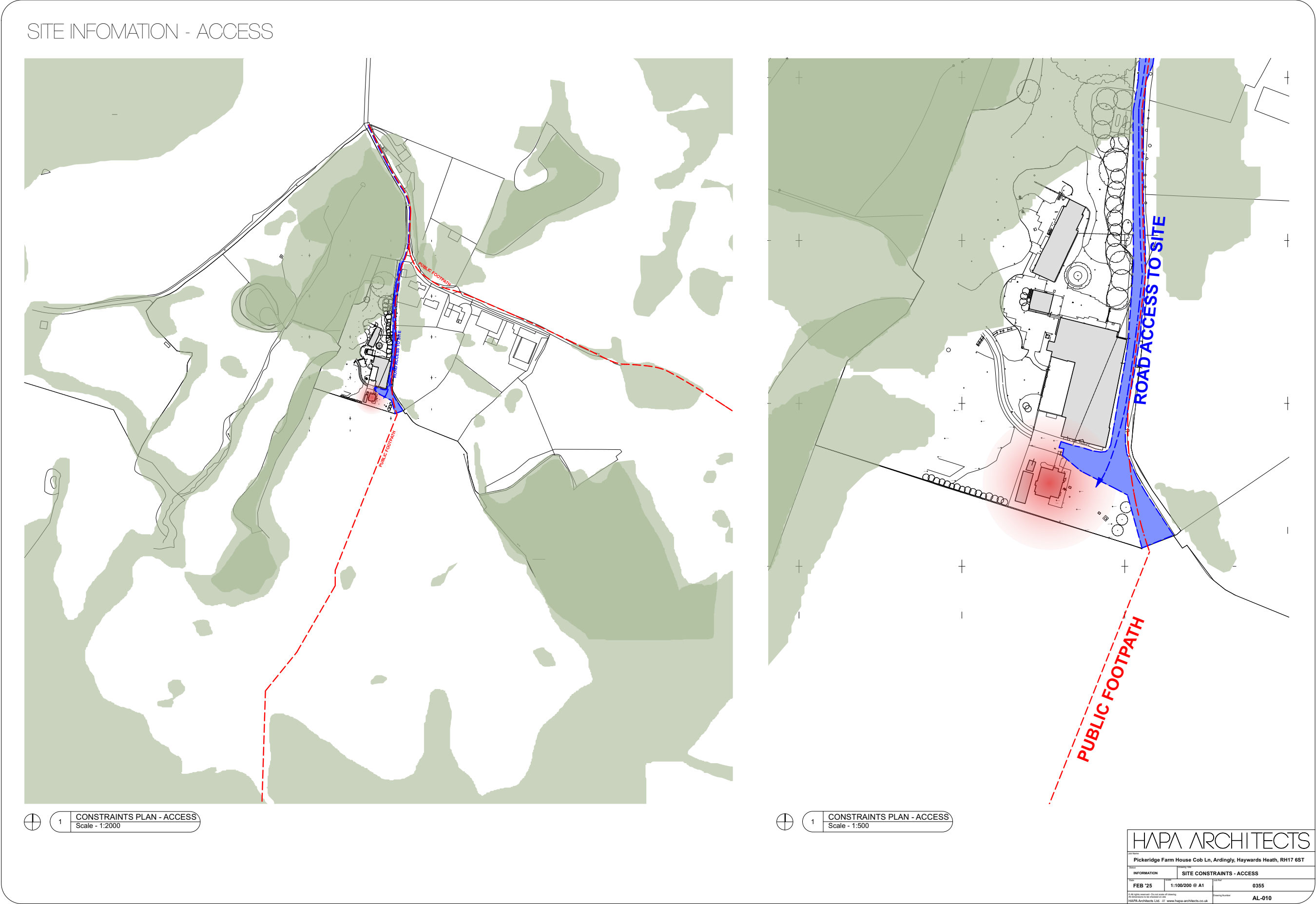


Figure 4 Existing cottage plans/elevations, Drawing no. 0335 002, by HAPA Architects





Figure 5 Existing Site plan and Site wide photographs a. to m.





Figure 6a Existing Site plan and Site wide photographs a. to c.



Viewpoint a looking north from the field located to the south west of the farm buildings



Viewpoint b Viewpoint a looking north from the field located to the south of the farm buildings



Viewpoint c looking north west from the field located to the south east of the farm buildings



Figure 6b Existing Site plan and Site wide photographs d. to f.



Viewpoint d Viewpoint a looking north west from the car park area located to the south east of the farm buildings



Viewpoint e Viewpoint a looking south from the South Barn towards the existing cottage



Viewpoint f looking south east from the garden towards the existing cottage



Figure 6c Existing Site plan and Site wide photographs g. to i.



Viewpoint g looking south from the steps leading up to the workshop



Viewpoint h looking south east from the garden towards the farm house



Viewpoint i looking east from the garden looking towards the farm buildings



Figure 6d Existing Site plan and Site wide photographs j. to l.



Viewpoint j looking north east from the garden looking towards the farm buildings



Viewpoint k looking west from the garden looking across the garden



Viewpoint l looking west from the garden looking towards the cottage



Figure 6e Existing Site plan and Site wide photographs m.



Viewpoint m looking east from the garden looking towards the cottage



### 3.2 The proposal (see Figures 7, 8, 9, 10 and 11)

- 3.2.1 The design has been sensitively produced and it has been Landscape-led. In February following and initial Site visit (17-2-25) and analysis of Landscape Character and Views a Landscape Strategy was put forward (see 6.8 and Figure 16 below, this describes the *Landscape Strategy*, and the recommendations from this have been incorporated in to the design, where practicable.
- 3.2.2 The development proposes to demolish the existing cottage and to replace it with a new contemporary design dwelling utilising a sustainable approach (energy efficiency-led home). The new house would be a 2 storey, 4 bedroom high quality family house and gardens. The house would continue to be a single dwelling and the access track in would be retained as existing.
- 3.2.3 In order to sensitively blend the new building in to the landscape the new building sits lower in the landscape and although it would have a larger footprint it would be less visually prominent for the more open views in from the south. This sensitive design is further explained in the following points.
- The proposed alignment of the new building would follow the existing building lines with a larger footprint extending to the west and slightly south. The east elevation would be the same width as the existing cottage so that the nearest views for visual receptors using PRow 29 WH, as they pass to the east, would be relatively unaltered with a lower roof line.
  - The plan form appears as two parallel gabled rectangle boxes connected by a central smaller link space.
  - The building would have a low-lying perception in the landscape compared to the existing 2 storey cottage, as it is mostly single-storey with one gable offering a first floor. The new building would be predominantly over 2m lower than the existing building except at the gable end.
  - The building has been designed at a similar residential scale to the existing built forms of the Pickeridge Farm estate.
  - The new building aims to create a considered, high-quality, contemporary, rural, vernacular, referencing the local buildings to sympathetically blend with its High Weald Landscape Character context.
  - The materials palette is high quality, the finishes include: red zinc pitched roofs; slim framed composite timber/aluminium glazed windows and doors; and red stock brick and vertical timber boarded elevations.
  - As a result of the above the new design would enhance the built form and massing in relation to the adjacent existing barn annexe and the other estate buildings located further north.
  - Proposed paved surfaces would be permeable to offer an improved SUDS strategy.
  - All existing trees would be retained as existing.
  - There would be increased areas of mixed native species planting (as set out in the Landscape Strategy) to enhance screening and biodiversity.

Figure 7 Proposed Site Plan Drawing No. 0335-099, by HAPA Architects

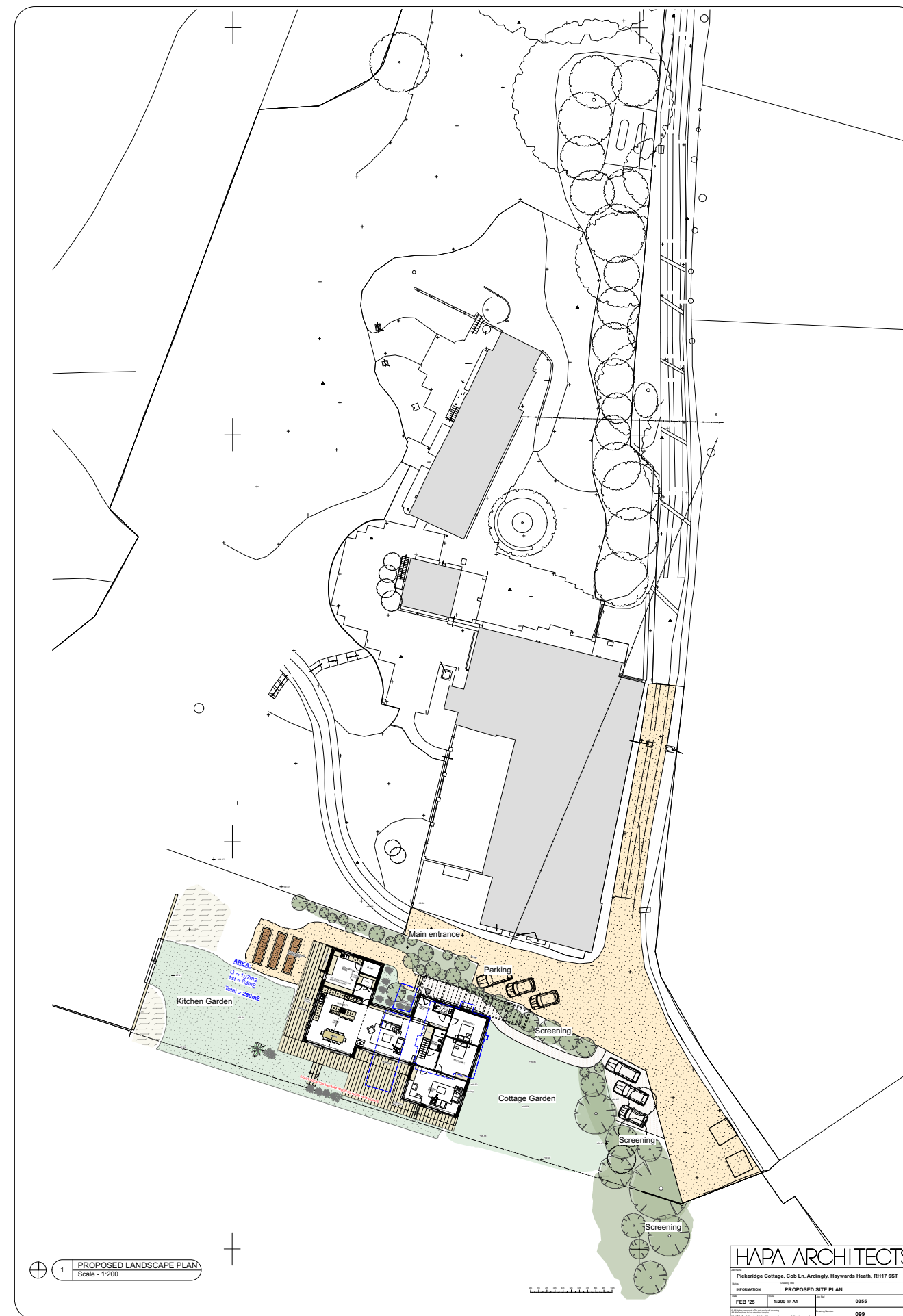
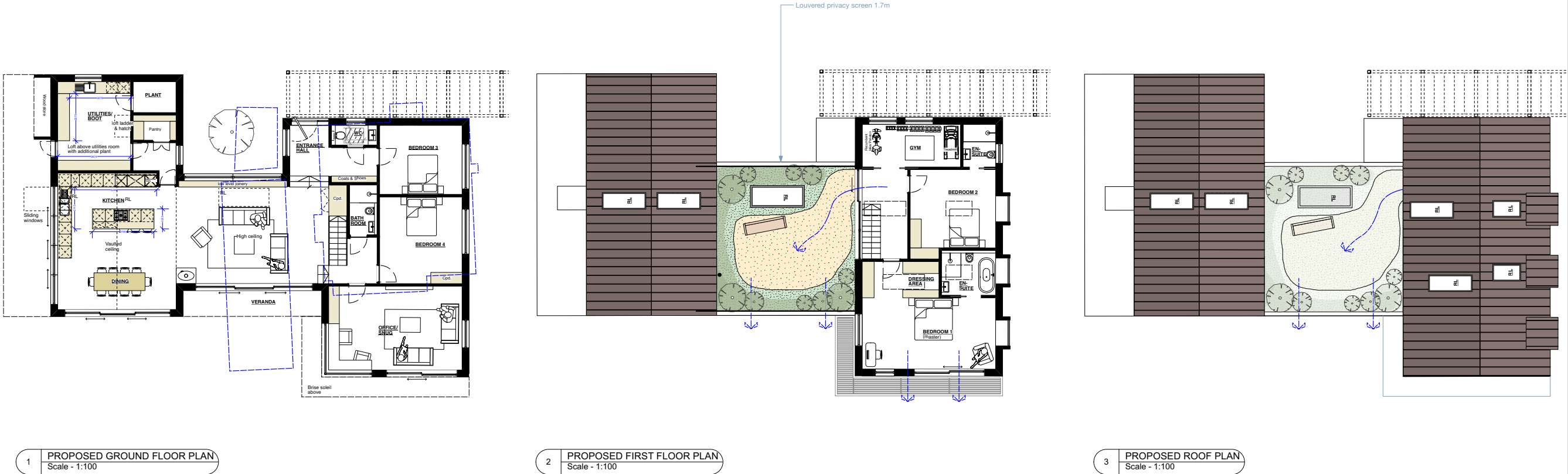


Figure 8 Proposed Landscape Plan Drawing No. 0335-100, by HAPA Architects



Figure 9 Proposed Floor Plans Drawing No. 0335-101, by HAPA Architects



HAPA ARCHITECTS

Project Name: Pickeridge Cottage, Cob Ln, Ardingly, Haywards Heath, RH17 6ST

INFORMATION			
PROPOSED FLOOR PLANS			
DATE	SCALE	PLAN NO.	DRAWING NUMBER
FEB '25	1:100 @ A1	0355	101

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Figure 10 Proposed Elevations Drawing No. 0335-110, by HAPA Architects



Figure 11 Visualisations from the field south of the Site (existing and proposed) by HAPA Architects



Existing



Proposed

## 4.0 Scope and structure of report

### 4.1 Scope of the report

- 4.1.1 This report assesses the Landscape Character and Visual impacts and Effects that are likely to occur as a result of the proposed development enhancements.

### 4.2 Structure of the report

- 4.2.1 The upcoming sections of the report are structured as follows, Section 5.0 describes the landscape planning policy, Section 6.0 the Landscape and Visual baseline, Section 7.0 the Landscape Character and Visual Impacts and Effects, and Section 8.0 is the Conclusion.



# 5.0 Landscape planning policy

## 5.1 Planning History

5.1.1 The following Applications have been made at the Pickeridge Farm estate.

- Listed Building Application: Replace existing lean-to extension to main house with a new kitchen extension. Proposed alterations to the barn store to create a guest annexe. Minor remodelling and alterations to the work shop, east end of the garage barn and swimming pool barn.
- DM/18/1882 Approved 1 Nov 2018. Renovation of workshop with new internal fit-out, including new WC and kitchenette, alongside new windows and doors in existing openings, new timber cladding and new external staircase to access the storage above. Barn annexe to become guest annexe by converting to a habitable space including new floor level accessed internally by new stair, new windows and doors fitted in existing openings, and two new skylights in existing roof fabric.
- DM/18/4784 Approved 20 May 2019. Recent extensions and renovation to Pickeridge farm including later condition discharges and variations. Works implemented.
- Pickeridge Cottage: HO/005/74 Approved 12 Mar 1974 Outline application for erection of farmhouse (148 acres). Detached four bedroomed farmhouse (Reserved Matters for F/74/88 (HO/005/74)).
- Pickeridge Cottage: HO/036/76 Approved 28 Sept 1976.

## 5.2 Landscape planning policy

5.2.1 The key landscape planning policies are listed as follows.

## 5.3 National Planning Policy Framework December, 2024 (NPPF)

5.3.1 It is noted that the NPPF should be read in conjunction with the Environmental Protection Act 1990, the Environment Act 1995, and the National Parks and Access to the Countryside Act 1949 (as amended by the Environment Act 1995).

5.3.2 The relevant landscape related policies of the NPPF December 2024 are listed as follows.

5.3.2.1 At the heart of the NPPF is a presumption in favour of sustainable development; which should be seen as a golden thread running through plan-making and decision-taking (Paragraph 14). This presumption means that where any adverse impacts as a result of development should not outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.3.2.2 The relevant landscape related policies of the NPPF, are listed with a brief summarised description under the following headings.

### Chapter 2. Achieving sustainable development

- Paragraph 8 (page 5) item c. an environmental objective.
- Paragraphs 10 and 11 (pages 5 and 6) presumption in favour of sustainable development.

### Chapter 3. Plan making, sub section strategic policies

- Paragraph 20 (page 9) item d. conservation and enhancement of natural built and historic environment including landscapes and green infrastructure.

### Chapter 8. Promoting healthy and safe communities

- Paragraph 99 (page 29) environmental benefits of estate regeneration.

### Chapter 11. Making effective use of land

- Paragraph 124 (page 36) consideration of various environmental issues with any development.
- Paragraph 135 (pages 39 and 40) policies and decisions should ensure that developments are as relevant to landscape issues, quoted as follows:
  - a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping,*
  - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
  - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.*
  - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks."*

- Paragraph 136 (page 40), trees should be incorporated in to development where possible.

- Paragraph 139 (page 41), Development that is not well designed should be refused.

### Chapter 14. Meeting the challenge of climate change, flooding and coastal change

- Paragraph 162 (page 45) Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes.
- Paragraph 166 (page 49) item b. take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.



## Chapter 15. Conserving and enhancing the natural environment

- Paragraph 187 (page 54) Planning policies and decisions should contribute to and enhance the natural and local environment.
- Paragraph 188 (page 54) Plans should: distinguish between the hierarchy of international, national and locally designated sites.
- Paragraph 189 (pages 54 and 55) Conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.

### 5.3.3 Planning Practice Guidance (PPG) as relevant to the existing and proposed Landscape and the development is described as follows.

- PPG climate change, 2014, updated 2019. Advises how to identify suitable mitigation and adaptation measures in the planning process to address the impacts of climate change.
- PPG Design: process and tools, 2014, updated 2019. Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage.
- PPG Light pollution, 2014, updated 2019. Advises on how to consider light within the planning system.
- PPG Natural environment, 2016, updated 2019. Explains key issues in implementing policy to protect and enhance the natural environment, including local requirements. The section titled Landscape, Paragraph 1, describes the use of landscape character assessment for appraising the character and local distinctiveness and to identify the elements that influence the sense of place. The section titled 'Biodiversity,' Paragraph 15, ecosystems and green infrastructure, Paragraph 15, describes multi-functional green space, which deliver benefits for local communities through Green Infrastructure (GI).
- PPG Open space, sports and recreation facilities, public rights of way and local green space, 2016, updated 2019. Gives key advice on open space, sports and recreation facilities, public rights of way and the new Local Green Space designation.

## 5.4 Regional Landscape planning policy (see Appendix 2)

### 5.4.1 At a regional scale the *High Weald Area of Outstanding Natural Beauty Management Plan 2024-2029 (MP)* is key. The MP states its overall purpose, (page 10) as follows,

*"to achieve the legal purpose of 'conserving and enhancing natural beauty' for the benefit of current and future generations."*

### 5.4.2 The following MP's Objectives (as relevant to the Site) are set out.

- *"Objective G2: To protect landform and geological features including sandstone outcrops."* (page 22),
- *"Objective G3: To pursue net zero across the High Weald without compromising its characteristic landscape beauty."* (page 22),
- *"Objective S1: To protect the historic pattern and character of settlements."* (page 26),
- *Objective S3: To conserve the distinct built heritage of the High Weald."* (page 26),
- *"Objective R1: To maintain the historic pattern, morphology and features of routeways."* (page 30),
- *"Objective R2: To protect and enhance the ecological function of routeways."* (page 30),
- *"Objective W1: To maintain and restore the existing extent and pattern of woodland cover and particularly ancient woodland,"* (page 34).
- *"Objective W2: To protect and restore the ecological quality and functioning of woodland at a landscape scale,"* (page 34).
- *"Objective W3: To protect the archaeology and historic assets of AONB woodlands,"* (page 34).
- *Objective FH2: To maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodlands,"* (page 38).
- *"Objective FH3: To protect and enhance the ecological function of field and heath as part of the complex mosaic of High Weald habitats,"* (page 38).

5.4.3 The other important documents at a regional scale are: *High Weald Design Guide* November 2019 and the *High Weald Guidance on the selection and use of colour in development*, September 2017, the relevant sections are quoted as follows.

5.4.4 *High Weald Housing Design Guide, November 2019*, includes the following chapters, relevant to landscape.

- *DG1: Responding to Site and Landscape Context* (page 9).
- *DG 3: Layout and Structuring the Site* (page 9).
- *DG5: The Right Built Form* (page 26).
- *DG 7: Building appearance, Local Details & Sustainable Design* (page 32).
- *DG 10: Reinforcing Local Planting Character & Habitats* (page 38).

5.4.5 *High Weald Guidance on the selection and use of colour in development, September 2017*, poses a number of important questions, those that are relevant for development are as follows.

- *Is the development 'background architecture' or 'signature architecture'?* (page 6).
- *Where are the key views to the development?* (page 6).
- *From what distance will the development be seen?* (page 6).
- *Is light reflectivity an issue?* (page 7).
- *What is the key landscape context within the visual frame of the development?* (page 7).
- *Does the building form require articulation to aid legibility or to influence scale?* (page 7).
- *Does the development address textures occurring within its landscape?* (page 7).
- *Are materials colourfast/how will they weather?* (page 7).
- *What is the effect of distance on colour?* (page 8).
- *Is simultaneous contrast an issue?* (page 9).
- *Use of White and Black* (page 9).

## 5.5 County Landscape planning policy

5.5.1 There are no specific landscape planning policy documents at a county scale.

## 5.6 District (see Figure 7)

5.6.1 The Site is within the jurisdiction of Mid Sussex District Council, and the Mid Sussex District Plan 2014 to 2031 which was adopted 28th March 2018 (it is noted that the Site is located within the 'Built up Area Boundary.' The Plan includes the following landscape planning policies.

5.6.2 *Strategic Landscape Objectives* are quoted on page 8, as follows..

### *"Protecting and enhancing the environment"*

1. *To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.*
2. *To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.*
3. *To protect valued landscapes for their visual, historical and biodiversity qualities.*
4. *To protect valued characteristics of the built environment for their historical and visual qualities.*
5. *To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.*
6. *To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes the provision of efficient and sustainable transport networks.*

### *Promoting economic vitality*

7. *To promote a place which is attractive to a full range of businesses, and where local enterprise thrives.*
8. *To provide opportunities for people to live and work within their communities, reducing the need for commuting.*
9. *To create and maintain town and village centres that are vibrant, attractive and successful and that meet the needs of the community.*
10. *To support a strong and diverse rural economy in the villages and the countryside.*
11. *To support and enhance the attractiveness of Mid Sussex as a visitor destination.*

#### *Ensuring cohesive and safe communities*

12. *To support sustainable communities which are safe, healthy and inclusive.*
13. *To provide the amount and type of housing that meets the needs of all sectors of the community.*
14. *To create environments that are accessible to all members of the community.*

#### *Supporting healthy lifestyles*

15. *To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations."*

#### 5.6.3 The Specific landscape policies are as follows.

- *DP1: Sustainable Economic Development (page 24),*  
  
*"Strategic Objectives: 7) To promote a place which is attractive to a full range of businesses, and where local enterprise thrives; and 8) To provide opportunities for people to live and work within their communities, reducing the need for commuting."*
- *DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) (page 63),*  
  
*"In order to prevent adverse effects on the Ashdown Forest SPA and SAC, new development likely to have a significant effect, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects."*
- *DP22: Rights of Way and other Recreational Routes (page 70),*  
  
*"Strategic Objectives: 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations."*

- *DP26: Character and Design (page 75),*  
  
*"Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; 12) To support sustainable communities which are safe, healthy and inclusive; and 14) To create environments that are accessible to all members of the community."*
- *DP28: Accessibility (page 78),*  
  
*"Strategic Objectives: 12) To support sustainable communities which are safe, healthy and inclusive; 13) To provide the amount and type of housing that meets the needs of all sectors of the community; and 14) To create environments that are accessible to all members of the community."*
- *DP29: Noise, Air and Light Pollution (page 79)*  
  
*"Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 12) To support sustainable communities which are safe, healthy and inclusive. The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution."*
- *DP37: Trees, Woodland and Hedgerows (page 90),*  
  
*"Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes."*
- *DP38: Biodiversity (page 92)*  
  
*"Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes."*



- *DP39: Sustainable Design and Construction (page 94),*  
  
*“All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:*
  - *Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience.”*
- *DP41: Flood Risk and Drainage (page 96),*  
  
*“SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.”*

## 5.7 Parish

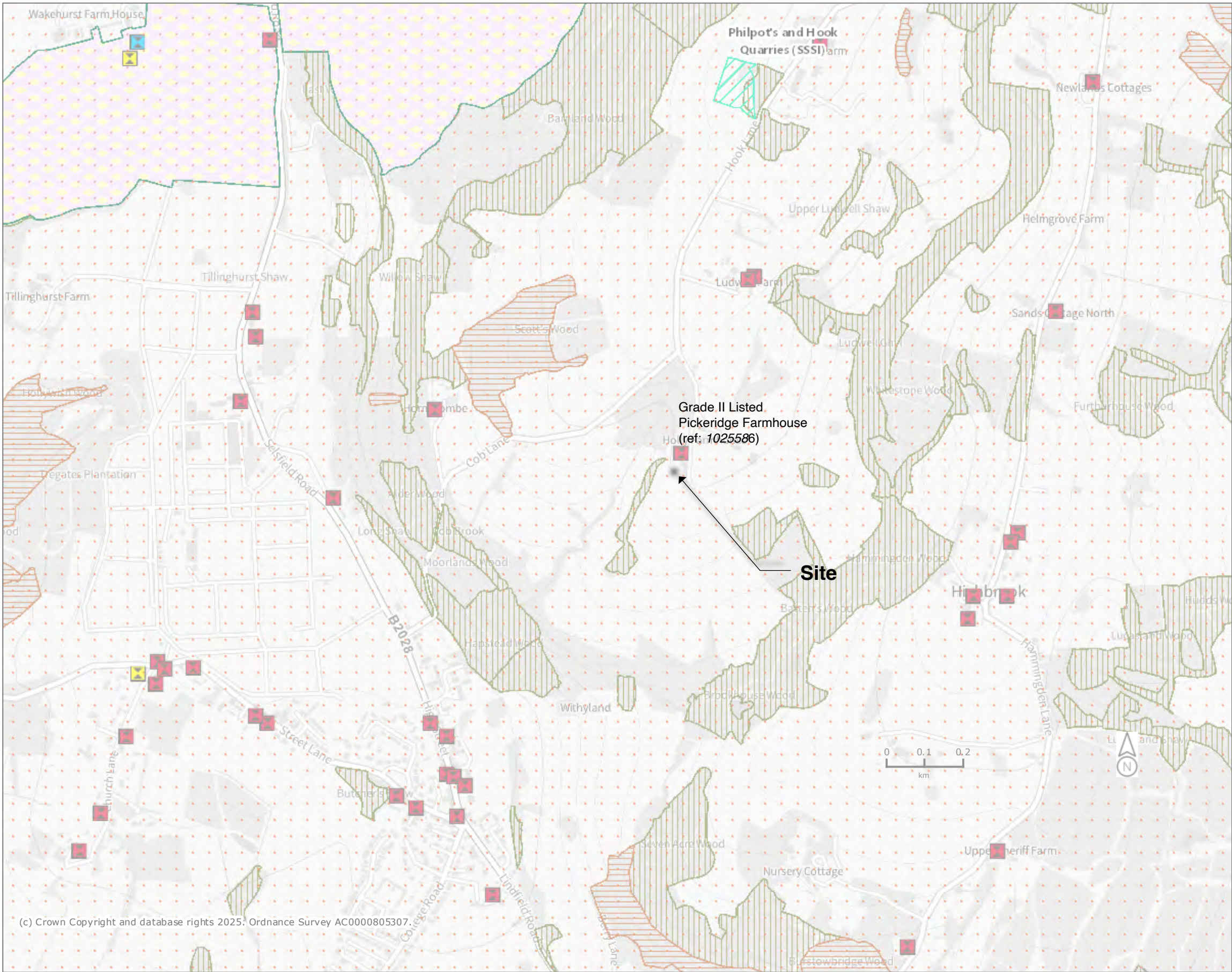
- 5.7.1 The West Hoathly Parish Council Neighbourhood Plan 2014-2031 was adopted 2014, page 8 has a number of landscape policies, listed under Section 14. *Village and Countryside Landscape Features*, although these do not relate to the Site nor LLCA area.

## 5.8 Cumulative Impact

- 5.8.1 There are no known other planning applications that, when considered with this development, would lead to adverse cumulative Landscape Impact.



Figure 12 Extract from Magic Map



**Legend**

- Areas of Outstanding Natural Beauty (England)
- Local Nature Reserves (England)
- Sites of Special Scientific Interest (England)
- Scheduled Monuments (England)

**Listed Buildings (England)**

- I
- II
- II\*
- Registered Parks and Gardens (England)

**Ancient Woodland (England)**

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland



Projection = OSGB36  
xmin = 532100  
ymin = 128700  
xmax = 538400  
ymax = 131900  
Map produced by MAGIC on 13 February, 2025.  
Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.









## 6.0 Landscape Character and Visual baseline

### 6.1 Landscape Character (see Figures 14, 15 and 16)

6.1.1 Landscape Character is described at different scales: Local Landscape Character Area (LLCA); and the published Landscape Assessments: national, county, and district scales, as follows.

### 6.2 Local Landscape Character Area (LLCA) or Study Area (GLVIA 3) (see Figure 14)

6.2.1 GLVIA 3 states that a 'Study Area' (see page 70, 5.2) can be defined to determine the Local Landscape Character Area (LLCA). The LLCA is the area that influences or is influenced by the Site (and its development) ie the Site and its context. It follows the Zone of Theoretical Visibility (ZTV) and beyond, where perceptual qualities are likely to change. The LLCA (or Study Area) is described in its own right for the purposes of this LVIA and also where it manifests 'Key Characteristics' and 'Key Positive Landscape Attributes,' stated in the published Landscape Assessments. The LLCA is delineated on Figure 10 and described as follows.

6.2.2 The LLCA Site is in the *High Weald National Landscape*, 700m north east of Ardingly. The Site is relatively enclosed to the: north (screened by the rising topography, the buildings and the wooded areas); west (wooded areas); and east (wooded areas). There are more open views to the south with buildings located on the Ardingly ridge-line discernible to the south west. The South Downs (vicinity of Ditchling Beacon) is discernible in the far distance. Intervening planting does allow occasional and generally obscured winter views in from the Ardingly ridge-line that extends to the south west and south east of the farm although these views are likely to be predominantly screened when the planting is in leaf. The local landscape is typical of the High Weald undulating rural landscape with an historic field pattern defined by hedge lines and wooded areas. Within the Pickeridge Farm estate there are a number of buildings, structures, garden areas, courtyards, parking and storage spaces, all of which have a suburbanising influence on the Site and wider LLCA character. The buildings include Pickeridge Cottage, Pickeridge Farmhouse (Grade II Listed Building (ref: 1025586), garages, a workshop and an annexe, all of which are close to the setting of the Listed Building. These buildings have evolved over time and have a piecemeal, residential character. Pickeridge Cottage (prominent 2 storey, somewhat tired, red brick building), its garden and structures (including a shepherds hut, a polytunnel, car parking and storage areas) are discernible from the landscape to the south although they offer little contribution to the local high quality High Weald landscape. The landscape materials at Pickeridge Farm include reinforced geogrid surfaces, compacted stone and soil, brick and concrete slab, surfaces, with various fences (including post and wire and ranch style). There are few buildings that are discernible except for the settlement edge of Ardingly as noted above. Local roads and lanes are tree-lined, discreet and have low traffic flow except the B2028 that runs through Ardingly which is a well used road although it is barely discernible from the LLCA. The local fields are generally enclosed by post and wire fences and they are accessed via field gates. The field boundary planting includes mixed native species hedges, trees and wooded areas. There is a Public Right of Way (PRoW) 29 WH, that runs parallel with the east side of the buildings of the Pickeridge Farm estate and this continues to the north and south of the Farm. The LLCA has a remote perception with a feeling of remoteness, that increases away from the built up area of the Pickeridge Farm estate.

6.2.3 In summary Pickeridge Farm is located in the high quality High Weald landscape although its piecemeal and suburbanising character and the landscape detractors noted below lessen the LLCA's Landscape Character.

6.2.4 Positive Landscape Receptors are discernible within the LLCA and these are listed as follows.

- High quality High Weald landscape.
- High quality High Weald views to the south.
- Relatively discreet location with a perception of remoteness and tranquillity away from the built forms of the Pickeridge Farm estate.
- Wooded valley topography.
- Historic field pattern.
- Grade II Listed Pickeridge Farmhouse (ref: 1025586).
- Well managed rural landscape.
- Specimen trees.
- Local Public Rights of Way (PRoWs) in the LLCA (although there are no views from these).
- Birdsong.

6.2.5 Landscape Detractors within the LLCA, these are listed as follows.

- Pickeridge Farm suburbanising effects as a result of the built forms, hard surfacing, garden areas (with bins, pots, raised beds, a basketball hoop, patios, trampoline, septic tank, greenhouses and pergolas), ancillary buildings and structures including a polytunnel.
- Pickeridge Farm piecemeal buildings and landscape as a result of various building types, organically evolved external spaces, some dilapidating architectural forms and use materials
- Residential and car headlamp lighting.
- Car parking, agricultural plant and materials storage areas .
- Telegraph and power cables.
- Large-scale utilitarian barns.



**6.2.6 LLCA as manifest at national scale: National Character Area (NCA) Assessment, NCA 122 High Weald**

6.2.6.1 The LLCA manifests the following ‘Key Characteristics,’ page 8 of NCA 122 High Weald.

- *“A faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east–west, deeply incised and intersected with numerous gill streams forming the headwaters of a number of the major rivers – the Rother, Brede, Ouse and Medway – which flow in broad valleys.*
- *A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages founded on trade and non-agricultural rural industries, with a dominance of timber- framed buildings with steep roofs often hipped or half-hipped, and an extremely high survival rate of farm buildings dating from the 17th century or earlier.*
- *Ancient routeways in the form of ridgetop roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wild flower-rich verges and boundary banks. Church towers and spires on the ridges are an important local landmark. There is a dense network of small, narrow and winding lanes, often sunken and enclosed by high hedgerows or woodland strips. The area includes several large towns such as Tunbridge Wells, Crowborough, Battle and Heathfield and is closely bordered by others such as Crawley, East Grinstead, Hastings and Horsham.*
- *An intimate, hidden and small-scale landscape with glimpses of far reaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber-framed buildings anywhere in Europe amidst lanes and paths.*
- *Strong feeling of remoteness due to very rural, wooded character. A great extent of interconnected ancient woods, steep-sided gill woodlands, wooded heaths and shaws in generally small holdings with extensive archaeology and evidence of long-term management.*
- *Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland.*
- *Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.*
- *A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle.*
- *An essentially medieval landscape reflected in the patterns of settlement, fields and woodland.*
- *High-quality vernacular architecture with distinct local variation using local materials. Horsham Slate is used on mainly timber structures and timber-framed barns are a particularly notable Wealden characteristic feature of the High Weald.”*

**6.2.7 LLCA as manifest at regional scale: High Weald Area of Outstanding Natural Beauty Management Plan (MP) 2024-2029**

6.2.7.1 The ‘Key Characteristics,’ as manifest by the LLCA and described in the Management Plan are quoted as follows.

*Natural Characteristics (page 21)*

- *“A principal ridge (Forest Ridge) running east – west from Horsham to Cranbrook with an attached ridge (Battle Ridge) extending to the sea at Fairlight.*
- *A pattern of faults and folds that distinguishes the High Weald from the rest of the south and east of England, with a high concentration of springs associated with fault lines.*
- *Locally-distinctive geological materials – sandstone, clay bricks and tiles, and Horsham stone – contributing to high-quality vernacular architecture.*
- *Carbon-rich soils, often undisturbed, that are distinguished by their variability over short distances – characterised as slowly permeable, seasonally wet, slightly acidic clayey soils, with pockets of sandy acidic soils.*
- *An oceanic climate featuring cool temperatures relative to the latitude, a narrow annual temperature range with few extremes, and rain throughout the year.”*

*Settlement (page 25)*

- *“High density of historic farmsteads surrounded by their own fields, with a long continuity of settlement in the same place; their position strongly influenced by topography and routeways.*
- *Villages and towns mostly of medieval origin located at historic focal points or along ridge top roads, typically centred around open areas used for meeting places and trade, with markets’ charters granted in the 13th and 14th centuries.*
- *Frequent interconnected green spaces within villages linking to the countryside and offering glimpse views to countryside beyond.*
- *Verdant character of settlements, with substantial soft landscaping; grass verges, lush hedgerows edging front curtilages, and full tree canopies breaking up the built form.*
- *A limited palette of local materials intrinsically linked to geology and landscape character, reinforcing local distinctiveness: clay as tiles and brick, timber as weatherboard and framing, and some localised instances of stone.”*

#### Routeways (page 29)

- *“A dense, radiating network with a variety of origins including:*
- *Ridgeways on high ground and often running east-west, closely associated with pre-historic sites and medieval trading settlements.*
- *Species-rich verges as well-preserved relics of their woodland or grassland habitat.*
- *Small-scale variations in habitat associated with a complex mixture of substrates, aspects and moisture levels supporting a rich biodiversity, especially invertebrates.*
- *Linear nature facilitating foraging and dispersal and contributing significantly to the ecological interconnectedness of the High Weald.”*

#### Woodland (page 33)

- *“Highly interconnected and structurally varied mosaic of many small woods, larger forests and numerous linear gill woodlands, shaws, wooded routeways and outgrown hedges, and isolated trees.*
- *High proportion of woodland is categorised as ancient woodland (46%), typically broadleaved coppice with a rich ground flora, with many more woodlands equivalent in conservation interest. A further fifth of woodland is protected ‘plantations on ancient woodlands’ (PAWS), much of which is under restoration.*
- *Many irregularly shaped small woodlands interlinked with shaws, isolated trees, thick hedges and wooded sunken lanes, forming an intimate part of the farmed landscape.*
- *High density of gill woodlands (deeply incised ravines with particularly humid and relatively stable microclimates) – the oldest and least disturbed woodland in the south east supporting a community of plants, vascular and non-vascular, not found together anywhere else in Europe, and important for rare plant species such as small-leaved lime, hay-scented buckler fern, Tunbridge filmy-fern, and rare invertebrates including beetles and molluscs.*
- *Frequent patches of wet woodland associated with surface water in the form of steep sided streams, springs, wet flushes and water-filled extraction pits, important for regionally distinctive species such as smooth-stalked sedge.*
- *Large numbers of isolated trees (often remnants from lost woodlands or hedges), such as in-field trees that provide additional connectivity to the wider landscape, as well as shelter and food source to a wide range of species.”*

#### Fieldscape and Heath (page 37)

- *“A generally irregular field pattern with individual fields relatively small (less than three hectares).*
- *Strong influence exerted by topography with many field systems aligned to or ‘hanging’ from (at right angles to) linear features such as watercourses or ridge-top roads.*
- *Predominantly pastoral mixed farming with an absence of industrial scale livestock farming, and undisturbed soils contributing to carbon sequestration.*
- *Fields, mostly permanent pasture, used for grazing livestock with some small-scale horticulture and cropping.*
- *Medieval fieldscape character dominant, with a high proportion of field systems created by assarting (woodland clearance) with sinuous mixed woody boundaries and shaws, and thick hedges common.*
- *Boundary ditch and bank features typical, along woodland edges or topped with hedges and veteran trees.*
- *A rich, extensive network of ancient mixed species hedgerows of high ecological and landscape character value.*
- *Unmanaged fields quickly succeed back towards woodland because of abundant tree seeds from the pattern of small woodlands bounding many fields.”*

#### Dark Skies (page 41)

- *“Many rural villages with few street lamps or no street lighting.”*

#### Aesthetic and Perceptual Qualities (page 45)

- *“History-related qualities such as ...*
  - a. *a sense of history and timelessness arising from an ancient countryside with a human-scale agricultural tapestry; veteran and ancient trees; medieval forests, heaths and commons; churches, historic buildings*
  - b. *tangible legacies from the iron and wood industries (such as hammer ponds and place names) and major historic events such as the Battle of Hastings in 1066.*



Qualities associated with emotion and imagination such as ...

- c. a sense of intimacy, enclosure and remoteness owing to the heavily treed landscape.
- d. a sense of wonder, renewal and connection with the natural world arising from the proximity of wildlife and opportunities for immersion in nature.
- e. a sense of freedom arising from access to a dense network of public rights of way and quiet roads suitable for walking, cycling and horse riding, and opportunities to discover many accessible green spaces (including sandrock areas and rivers, reservoirs and coast) and unexpected features such as the 'mini-landscapes' of gill streams.

Character and gestalt qualities such as ...

- g. the homely, pastoral feel to the whole landscape arising from its human-scale pattern and productivity.
- h. colour palette of greens (vegetation) and browns (clay, timber and iron) representing the materials from which the landscape is constructed.
- i. a rich and varied biodiversity.
- j. a recognisable and unifying mosaic of open field and wooded habitats.

Sensory qualities such as ...

- m. natural soundscapes including the ability to enjoy varied birdsong.
- n. exposure to seasonal sensations such as wind and warmth, and diurnal fluctuations in light and dark.
- o. Vivid seasonal changes including the whites and blues of ancient woodland ground flora in the spring and the oranges and browns of autumnal trees and woodlands.

Symbolic and inspiration qualities such as ...

- p. the idea of the High Weald as a 'quintessential English pastoral landscape'
- q. the association of dark autumnal nights and local tradition of High Weald village bonfire societies."

Land-based Economy and Rural Living (page 49)

- "Land-based workers at a proportion higher than the rural average.
  - Tendency for greater self-sufficiency in smaller communities to the east of the area, away from major population centres.
  - A landscape that suits traditional management owing to its small-scale nature and hedged bank and ditch boundaries.
  - Strong rural community life based around small towns and villages supported by a network of valued and accessible local services and amenities, such as village halls, shops and post offices, clubs and societies, and infrastructure including bus services.
  - Predominantly pastoral mixed farming with an absence of industrial scale farming.
- q. the association of dark autumnal nights and local tradition of High Weald village bonfire societies."

Land-based Economy and Rural Living (page 49)

- "Land-based workers at a proportion higher than the rural average.
- Tendency for greater self-sufficiency in smaller communities to the east of the area, away from major population centres.
- A landscape that suits traditional management owing to its small-scale nature and hedged bank and ditch boundaries.
- Strong rural community life based around small towns and villages supported by a network of valued and accessible local services and amenities, such as village halls, shops and post offices, clubs and societies, and infrastructure including bus services.
- Predominantly pastoral mixed farming with an absence of industrial scale farming."

#### 6.2.8 LLCA as manifest at County scale: a Strategy for the West Sussex Landscape October 2005, Landscape Management Guidelines, Sheet HW1 High Weald

6.2.8.1 The 'Key Characteristics' as manifest by the LLCA and described in HW1 are quoted as follows.

- "Wooded, confined rural landscape of intimacy and complexity within the High Weald Area of Outstanding Natural Beauty (AONB).
- Plateau, ridges and deep, secluded valleys cut by gill streams.
- Long views over the Low Weald to the downs, particularly from the high Forest Ridge.
- Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees.
- Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland.

- Dense network of twisting, deep lanes, driveways, tracks and footpaths.
- Varied traditional rural buildings built with diverse materials including timber-framing, Wealden stone and varieties of local brick and tile hanging.”

#### 6.2.9 The LLCA as manifest at District: A Landscape Assessment for Mid Sussex November 2005 Landscape Character Area (LCA) 6 High Weald

6.2.9.1 The ‘Summary and Key Characteristics,’ as manifest by the LLCA and described in A Landscape Character Assessment for Mid Sussex November 2005 LCA 6 High Weald (page 74) are quoted as follows.

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

6.2.9.2 On page 82 the ‘Landscape and Visual Sensitivities,’ as manifest by the LLCA and described in A Character Landscape Assessment for Mid Sussex November 2005 LCA 6 High Weald are quoted as follows.

- “Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity.
- Unobtrusive settlement pattern in many parts.
- Important pockets of rich biodiversity are vulnerable to loss and change.
- Dense network of twisting, deep lanes, driveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking and for the appreciation of nature.

- Long views along valleys and ridges have a high sensitivity to the impact of new urban development, modern farm buildings, masts and pylons and new roads.
- Settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.”

#### 6.2.10 LLCA Sensitivity (LLCA Value cross referenced with LLCA Susceptibility)

6.2.10.1 LLCA Landscape Value is judged using the following (GLVIA 3, Table 5.1, page 84 and Appendix 9 Landscape Institute Technical Guidance Note 02/21 Assessing Landscape Value).

- *Landscape quality* (also *Special Qualities* (AONB) or condition): The LLCA is in the High Weald which is a designated landscape. There are both Positive Landscape Receptors and Landscape Detractors, that influence the LLCA.
- *Scenic quality*: Views from within the LLCA are generally high quality especially when looking south from Pickeridge Farm. The rural and remote visual perception, on the approach to Pickeridge Farm, that look north, are somewhat lessened by the buildings in the Farm estate.
- *Rarity*: The High Weald is a rare Landscape Character Type at a national scale. At a local scale the LLCA is typical of the local High Weald landscape.
- *Representativeness*: The LLCA is representative of the local rural, farmed character.
- *Conservation interests*: The LLCA includes Ancient Semi-Natural Woodland, the Grade II Listed Pickeridge Farmhouse and it is part of the historic High Weald.
- *Recreation value*: There are PROWs in the LLCA with 29 WH running directly east of the Pickeridge Farm estate buildings.
- *Perceptual aspects*: The LLCA has a perception of remoteness and tranquillity away from Pickeridge Farm.
- *Associations*: There are no known associations with the LLCA.
- *Function*: The Site is a rural residential with a farm character and the wider LLCA is high quality, rural High Weald countryside.

6.2.10.2 For the reasons given above the LLCA is judged to be **Medium to High** Landscape Value.

#### 6.2.11 LLCA Susceptibility

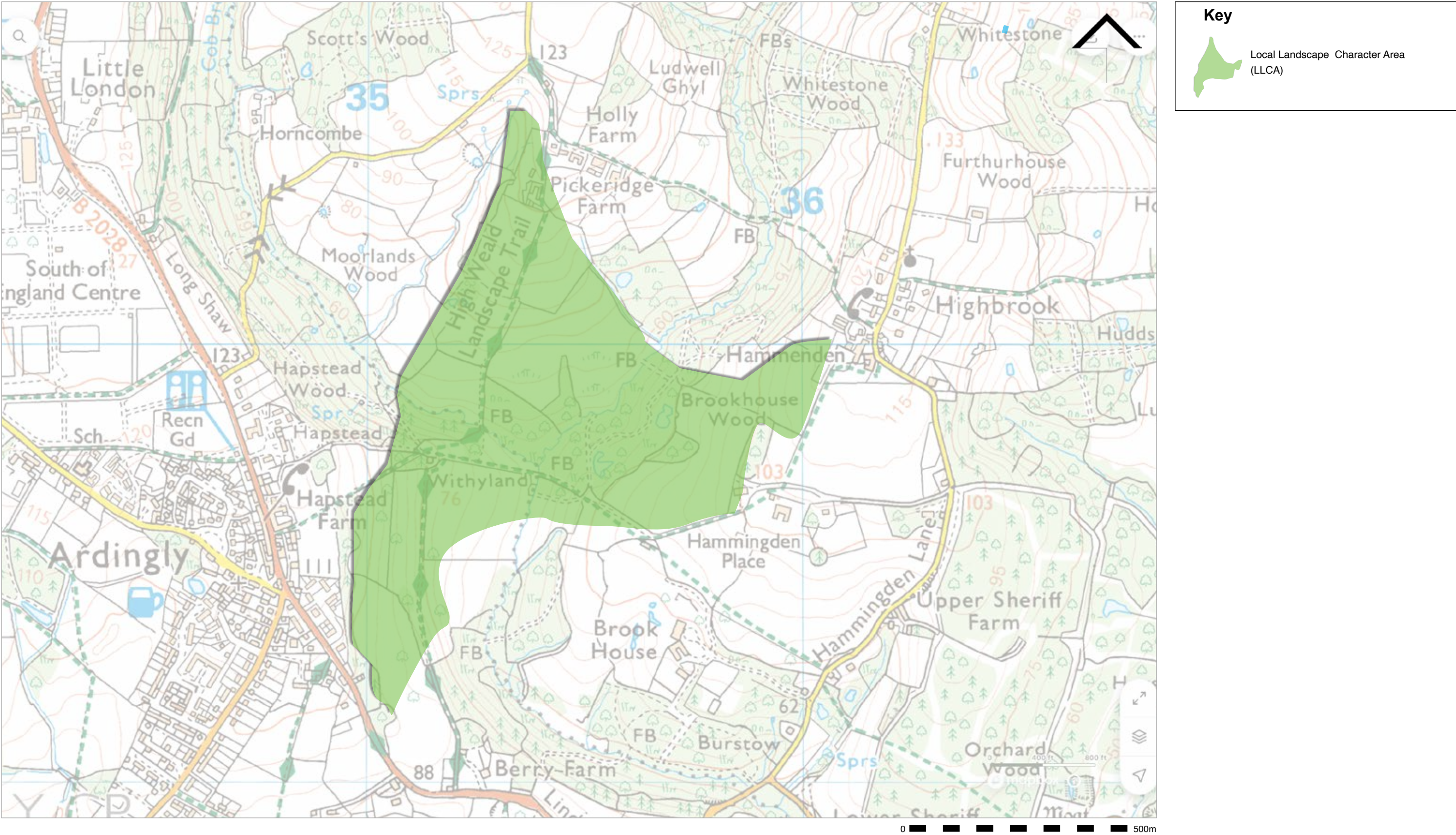
6.2.11.1 The LLCA is able to accommodate new, sensitively designed, residential development given the prominent nature and suburbanising character of the existing Pickeridge Farm estate. As such the Site and the LLCA has capacity for the type and scale of development being proposed. As such the Landscape Susceptibility is judged to be **Low**.

#### 6.2.12 LLCA Sensitivity

6.2.12.1 By cross referencing the **Medium to High** Landscape Value with **Low** Local Landscape Susceptibility judgements, the Local **Landscape Sensitivity** is **Low to Medium**.



Figure 14 Local Landscape Character Area Plan





### 6.3 National Character Assessment (see Appendix 3)

6.3.1 The Site is located in *Natural England, National Character Area (NCA) 122 High Weald* which is described as follows.

6.3.2 The NCA summarises it's character on page 3, quoted as follows.

*"The High Weald National Character Area (NCA) encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald. It is an area of ancient countryside and one of the best surviving medieval landscapes in northern Europe. The High Weald Area of Outstanding Natural Beauty (AONB) covers 78 per cent of the NCA. The High Weald consists of a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Wild flower meadows are now rare but prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws (narrow woodlands) remain fundamental to the character of the landscape."*

6.3.3 The NCA lists four 'Statements of Environmental Opportunity' (SEO), SEO1, SEO2, SEO3 and SEO4 (pages 15 to 18). Two of the SEOs (1 and 3) are relevant to the local landscape and these are quoted as follows.

- *"SEO 1: Maintain and enhance the existing woodland and pasture components of the landscape, including the historic field pattern bounded by shaws, hedgerows and farm woods, to improve ecological function at a landscape scale for the benefit of biodiversity, soils and water, sense of place and climate regulation, safeguard ancient woodlands and encourage sustainably produced timber to support local markets and contribute to biomass production."*
- *SEO 3: Maintain and enhance the distinctive dispersed settlement pattern, parkland and historic pattern and features of the routeways of the High Weald, encouraging the use of locally characteristic materials and Wealden practices to ensure that any development recognises and retains the distinctiveness, biodiversity, geodiversity and heritage assets present, reaffirm sense of place and enhance the ecological function of routeways to improve the connectivity of habitats and provide wildlife corridors."*

6.3.4 The NCA High Weald landscape is judged to be **High** Landscape Value (78% of the NCA is in the National Landscape), **Low** Landscape Susceptibility (the development would be indiscernible at this national scale) and as such the **Landscape Sensitivity** is **Medium**.

### 6.4 Regional, High Weald Area of Outstanding Natural Beauty Management Plan (MP) 2024-2029 (see Appendix 2)

6.4.1 The High Weald's landscape is described in detail above (see landscape planning policy and the LLCA description), it is summarised on page 12, quoted as follows.

- *"The High Weald occupies the ridged and faulted sandstone core of an area known from Saxon times as the Weald. It is an area of ancient countryside and one of the best surviving medieval landscapes in Northern Europe. The mosaic of small mixed farms and woodlands is considered to represent a quintessentially English landscape."*

6.4.2 The regional High Weald landscape is judged to be **Very High** Landscape Value (it is entirely in the National Landscape), **Low** Landscape Susceptibility (the development would be indiscernible at this regional scale) and as such the **Landscape Sensitivity** is **Medium**.

### 6.5 County Landscape Character Assessment (see Appendix 6)

6.5.1 The Site is located in a *Strategy for the West Sussex Landscape October 2005, LCA HW1, High Weald*. HW1 describes the 'Current Condition,' on page 6, quoted as follows.

*"The High Weald Forest Ridge within West Sussex. Numerous gill streams have carved out a landscape of twisting ridges and secluded valleys. The ancient, densely wooded landscape of the High Weald is seen to perfection in the area. Includes the township of East Grinstead."*

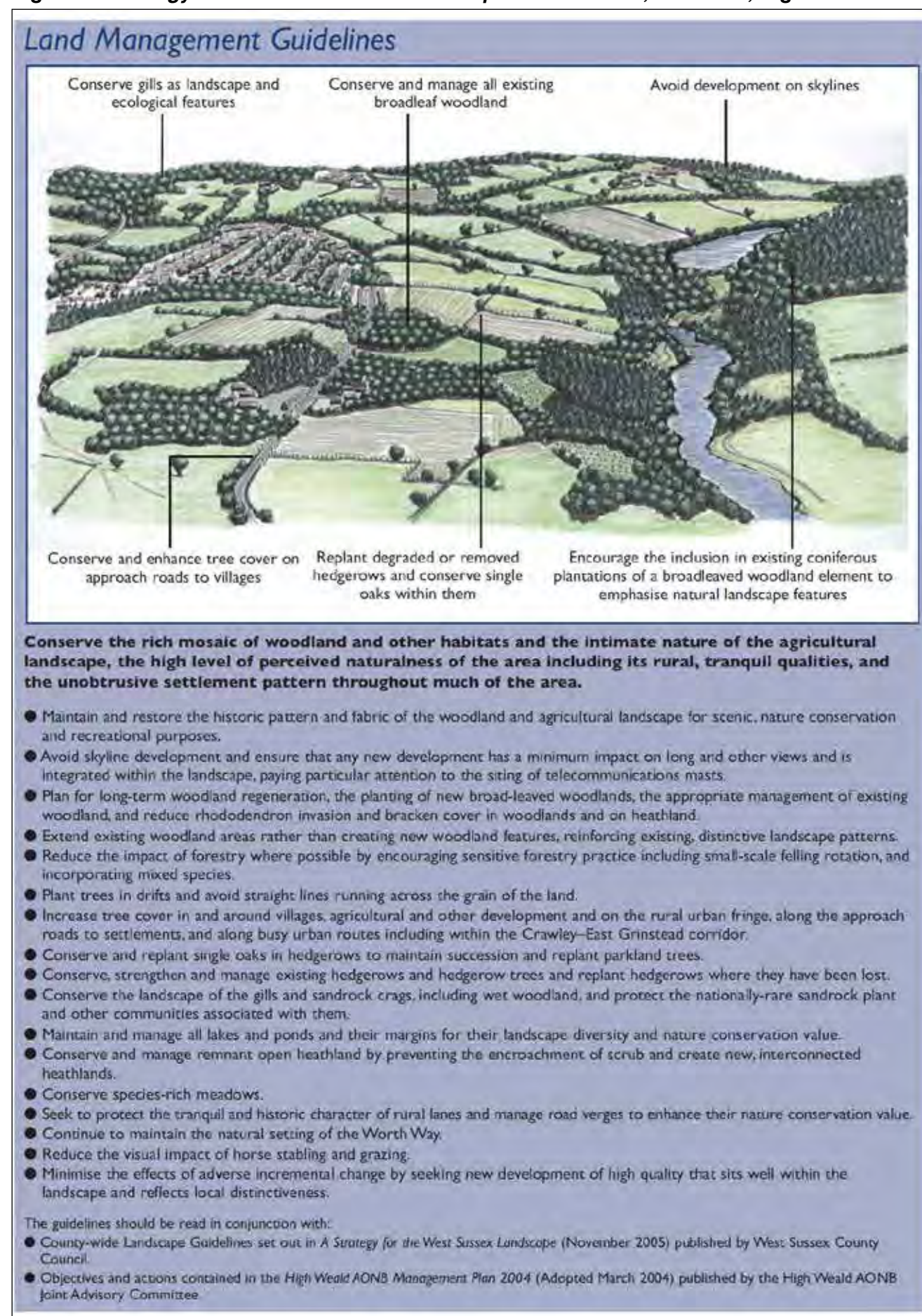
The Landscape Management Guidelines are shown on Figure 14 and those with relevance are quoted as follows

- *"Conserve the rich mosaic of woodland and other habitats and the intimate nature of the agricultural landscape, the high level of perceived naturalness of the area including its rural, tranquil qualities, and the unobtrusive settlement pattern throughout much of the area."*
- *Maintain and restore the historic pattern and fabric of the woodland and agricultural landscape for scenic, nature conservation and recreational purposes."*
- *Extend existing woodland areas rather than creating new woodland features, reinforcing existing, distinctive landscape patterns."*
- *Plant trees in drifts and avoid straight lines running across the grain of the land."*
- *Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees."*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees and replant hedgerows where they have been lost."*
- *Conserve species-rich meadows."*
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness."*

6.5.2 *HW1 High Weald*. landscape is judged to be **Very High** Landscape Value (most of the LCA is in the High Weald National Landscape), **Low** Landscape Susceptibility (the development would be indiscernible at this county scale) and as such the **Landscape Sensitivity** is **Medium**.



Figure 15 *Strategy for the West Sussex Landscape October 2005, LCA HW1, High Weald*





## 6.6 District Landscape Character Assessments (see Appendix 7)

6.6.1 *A Landscape Character Assessment for Mid Sussex November 2005 Landscape Character Area (LCA) 6 High Weald* (page 83) quotes the following *Management Objective*.

*“Conserve the rich mosaic of woodland and other habitats and the intimate nature of the agricultural landscape, the high level of perceived naturalness of the area including its rural, tranquil qualities, and the unobtrusive settlement pattern throughout much of the area.”*

6.6.2 *LCA 6* goes on to describe the ‘*Land Management Guidelines*,’ on page 83 as follows..

- *“Maintain and restore the historic pattern and fabric of the woodland and agricultural landscape for scenic, nature conservation and recreational purposes.*
- *Avoid skyline development and ensure that any new development has a minimum impact on long and other views and is integrated within the landscape, paying particular attention to the siting of telecommunications masts.*
- *Extend existing woodland areas rather than creating new woodland features, reinforcing existing, distinctive landscape patterns.*
- *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 including within the Crawley–East Grinstead corridor.*
- *Conserve and replant single oaks in hedgerows to maintain succession, and replant parkland trees.*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees and re-plant hedgerows where they have been lost.*
- *Conserve the landscape of the gills including wet woodland and sandrock crags, and protect the nationally-rare sandrock plant and other communities associated with them.*
- *Conserve species-rich meadows.*
- *Seek to protect the tranquil and historic character of rural lanes and manage road verges to enhance their nature conservation value.*
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local.”*

6.6.3 The *Mid Sussex Landscape Capacity Study July 2007* doesn’t offer any further information for the location of the Pickeridge Farm estate and as such it is not considered in this LVIA

6.6.4 At a district scale the landscape is judged to be **Very High** Landscape Value (the LCA is in the High Weald National Landscape), **Low** Landscape Susceptibility (the development would be indiscernible at this district scale) and as such the **Landscape Sensitivity** is **Medium**.

## 6.7 Views (see Figure 16 and Appendix 1)

6.7.1 The Zone of Theoretical Visibility (ZTV) shows that the Site is relatively enclosed to the north, west and east. To the south the landscape is more open with built forms located along the Ardingly ridge-line obscurely seen in winter (possibly screened in when planting in leaf) and the South Downs ridge-line is visible to the south in the far distance. Twelve public Viewpoints were visited, and these are split in to two groups from PRowS and one group from the Ardingly settlement edge. These 3 sets of public Viewpoints represent the most open local views as follows.

### 6.7.2 Near to medium distance views from public Viewpoints PRow (29 WH) located directly south of the Site (Viewpoints 1, 2, 3, 4 and 5)

These views represent approximately 425m of PRow 29 WH and they are the nearest and most open views that would see the existing Cottage within the built forms at the Pickeridge Farm estate and above the planting located along its southern boundary. The local hedgerow that runs alongside the west side of PRow 29 WH obscures views in although walkers have views over this. Viewpoints 1, 2, 3, 4 and 5 are judged to have: Medium and Medium to High Visual Values; Low to Medium Visual Susceptibility; and Low to Medium and Medium Visual Sensitivity.

### 6.7.3 Barely discernible medium distance views from PRowS located directly south of the Site (Viewpoints 6 and 7 from PRow Ar 29, Viewpoint 8 from PRow 10 Ar, Viewpoint 11 from PRow 12 Ar, and Viewpoint 12 from PRow 31 WH)

These views represent obscured (winter) or screened (in leaf) views from the most open parts of the landscape to the south west, south and south east. Generally these views are medium distance and obscured or screened by the intervening planting so that the two storey existing 1970s Pickeridge Cottage is barely discernible in most instances although Viewpoint 11 has a one-off open view from an elevated position to the south east (representing 25-50m). As such these Viewpoints are judged to have: Medium to High, and High Visual Value; Low Visual Susceptibility; and Low to Medium, and Medium Visual Sensitivity.

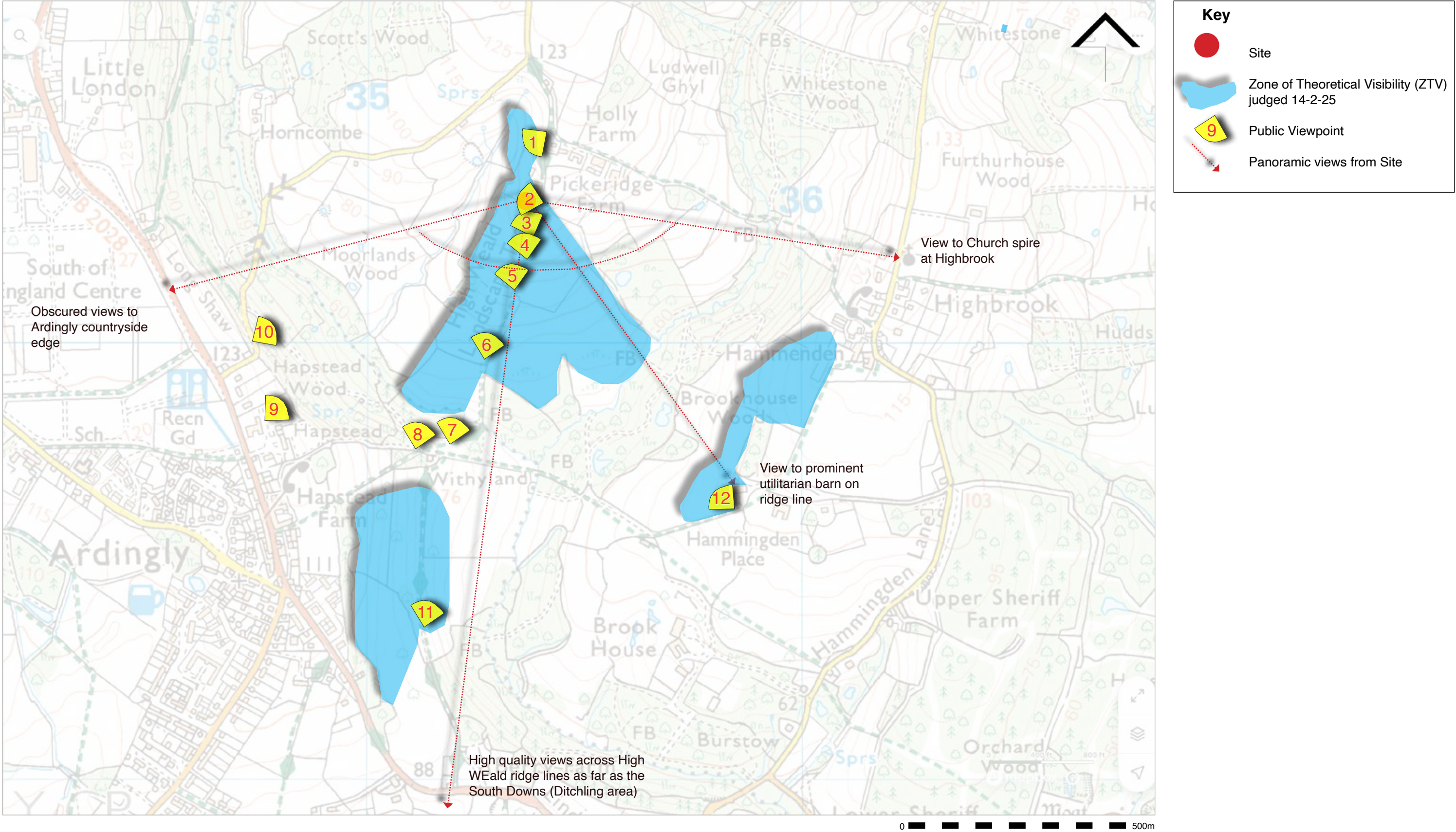
### 6.7.4 From Ardingly settlement edge (Viewpoints 9 and 10)

These views are from the settlement edge where roads, vehicles and built forms lessen the Visual Value. These views are also obscured or screened by the intervening planting so that the existing Pickeridge Cottage is barely discernible. As such Viewpoints 9 and 10 are judged to have: Medium and High Visual Values respectively; Low Visual Susceptibility; and Medium Visual Sensitivity.

6.7.5 The Site would be less visible when there are leaves on the trees and the baseline judgements for viewpoints 6 to 12 are likely to have no views when the intervening planting is in leaf.



Figure 16 Viewpoints 1 to 12 Plan





# 7.0 Landscape Character and Visual Impacts/Effects

## 7.1 Overview of change

- 7.1.1 The changes to Landscape Character and Views would occur as a result of the removal of the existing Pickeridge Cottage and the implementation of the new larger footprint, lower height, higher architectural quality and use of materials. Whilst the footprint is larger the scheme would result in landscape and visual benefits as a result of being Landscape-led. In the short term the new building would blend with the local High Weald character as a result of the more sympathetic architecture and the sensitive use of the building and landscape materials compared to the existing Pickeridge Cottage building and its external spaces. In the long term, as a result of the establishing planting, there would also be a greener and enhanced local landscape pattern and more effective obscuring of the existing (suburbanising character) and the new Pickeridge Farm estate as seen from the 12 no. public Viewpoints (including PRoW 29 WH). Altogether the changes would conserve and enhance the perception of remoteness and tranquillity, in the long term.
- 7.1.2 The development is Landscape-led and it has incorporated the recommendations of the initial Landscape Strategy that is also included in this LVIA, where the scheme has been able to accommodate.
- 7.1.3 For these reasons the following Landscape and visual Impacts and Effects judgements are given.

## 7.2 LLCA (Study Area) Impacts/Effect (see Figure 9)

- 7.2.1 LLCA Sensitivity
- 7.2.2 The LLCA **Landscape Sensitivity** is judged to be **Medium**. The Impact/Effect of the development is judged by assessing the changes (noted above) to the local baseline descriptions (both Positive Landscape Receptors and the Landscape Detractors) described in Chapter 5.0 and the *Key Characteristics* manifest in the LLCA, as used to define the Landscape Character Areas described in the published Landscape Assessments. As such the change would be perceptible with offsetting beneficial change (lower building and new planting). As such the Magnitude of Impact is judged as **Low Adverse** during construction and at completion. The Landscape Effect is therefore judged to be **Minor Adverse/Not Significant** at completion. The established new planting would offer benefit at 15 years and the Landscape Impact/Effect although the judgement would continue to be, **Low Adverse Landscape Impact/Minor Adverse Landscape Effect/Not Significant/Long Term**.

## 7.3 National Character Area Impacts/Effects

- 7.3.1 The national scale (*NCA 122 High Weald*) is judged to be **Medium Sensitivity**. This NCA is broad in scale and the Impact/Effect of the development is judged by assessing its Landscape Character descriptions and the '*Statements of Environmental Opportunity*' (SEOs 1, and 3). At this scale the change as a result of the development would be perceived as: indiscernible; a typical built form seen in the local setting; and with the benefits noted above. As such the Magnitude of Impact is judged as **Low Adverse** during construction and at completion. The Landscape Effect is therefore judged to be **Minor Adverse/Not Significant** at completion and **Low Adverse Landscape Impact/Minor Adverse Landscape Effect/Not Significant/Long Term** after the new planting would have established (15 years).

## 7.4 Regional Impacts/Effects

- 7.4.1 The regional scale (*High Weald Management Plan (MP)*) is judged to be **Medium Sensitivity**. This MP area is broad in scale and the Impact/Effect of the development is judged by assessing its '*Landscape Management Guidelines*,' and '*Key Characteristics*'. At this scale the change as a result of the development would be perceived as: indiscernible; a typical built form seen in the local setting; and with the benefits noted above. As such the Magnitude of Impact is judged as **Low Adverse** during construction and at completion. The Landscape Effect is therefore judged to be **Minor Adverse/Not Significant** at completion and **Low Adverse Landscape Impact/Minor Adverse Landscape Effect/Not Significant/Long Term** after the new planting would have established (15 years).

## 7.5 County Character Area Impacts/Effects

- 7.5.1 The county scale (*A Strategy for the West Sussex Landscape October 2005, LCA HW1, High Weald*) is judged to be **Medium Sensitivity**. This LCA is also large in scale and the Impact/Effect of the development is judged by assessing how closely the development aligns with the '*Landscape Management Guidelines*,' and '*Key Characteristics*,' noted in the LCA. At this scale the change as a result of the development would be also perceived as indiscernible, with some benefits and sensitive to the local High Weald landscape. As such the Magnitude of Impact is judged as **Low Adverse** during construction and at completion. The Landscape Effect is therefore judged to be **Minor Adverse/Not Significant** at completion and **Low Adverse Landscape Impact/Minor Adverse Landscape Effect/Not Significant/Long Term** after the new planting would have established (15 years).

## 7.6 District Character Area Impacts/Effects

- 7.6.1 The district scale (*A Landscape Character Assessment for Mid Sussex November 2005 Landscape Character Area (LCA) 6 High Weald*) is judged to be **Medium Sensitivity**. This LCA is also large in scale and the Impact/Effect of the development is judged by assessing how closely the development aligns with the '*Key Characteristics*,' noted in the published reports. At this scale the change as a result of the '*Landscape Management Guidelines*,' and '*Key Characteristics*,' development would also be perceived as indiscernible, with some benefits and sensitive to the local High Weald landscape. As such the Magnitude of Impact is judged as **Low Adverse** during construction and at completion. The Landscape Effect is therefore judged to be **Minor Adverse/Not Significant** at completion and **Low Adverse Landscape Impact/Minor Adverse Landscape Effect/Not Significant/Long Term** after the new planting would have established (15 years).





## **7.7 Visual impacts/Effects** (see Figure 15, and Appendix 1)

7.7.1 The Zone of Theoretical Visibility (ZTV) shows that the development would be relatively enclosed to the north, west and east. To the south the landscape is more open with built forms visible along the Ardingly ridge-line and the South Downs ridge-line is visible to the south in the far distance however there would be little intervisibility when trees are out of leaf and predominantly screened when in leaf. The new building would be less discernible than the existing Cottage as it is a lower and less prominent building. As with the baseline description above, the twelve public Viewpoints visited are split in to two groups from PRow and one from the Ardingly ridge-line and settlement edge. These 3 groups of views represent the most open local views described as follows.

### **7.7.2 Near to medium distance views from public Viewpoints PRow (29 WH) located directly south of the Site (Viewpoints 1, 2, 3, 4 and 5)**

These views represent approximately 425m of PRow 29 WH and they are the nearest and most open views that would see the removal of the existing Cottage to be replaced by the lower and less prominent (although larger) footprint building. The local hedgerow that runs alongside, south and west of PRow 29 WH would be allowed to grow up to screen views of the suburbanising Pickeridge Farm estate by blocking PRow views of the existing and proposed built forms. Viewpoints 1, 2, 3, 4 and 5 are judged to have: Negligible to Slight Adverse Magnitude of Visual Impact at Completion; and Negligible to Minor Adverse Visual Effect/Not Significant at completion. After planting establishment (15 years): Viewpoints 1 and 2 are judged to be Negligible to Slight Adverse Visual Impact/Negligible to Minor Adverse Visual Effect/Not Significant; and Viewpoints 2, 3 and 4 are judged to be Negligible Beneficial Visual Impact/Negligible to Minor Beneficial Visual Effect/Not Significant.

### **7.7.3 Barely discernible medium distance views from PRows located directly south of the Site (Viewpoints 6 and 7 from PRow Ar 29, Viewpoint 8 from PRow 10 Ar, Viewpoint 11 from PRow 12 Ar, and Viewpoint 12 from PRow 31 WH)**

These views represent obscured (winter) or screened (in leaf) views from the most open parts of the landscape to the south west, south and south east as they are obscured or screened by the intervening planting so that the new built forms would be barely discernible and where there are views it is likely that less building and high quality built forms would be seen compared to the existing Pickeridge Cottage. As the existing and new planting, that defines the Pickeridge Farm's southern boundary, establishes the views would become greener. Viewpoints 6, 7, 8, 10, 11 and 12 are judged to be: Negligible Adverse Magnitude of Visual Impact at Completion; Negligible Adverse Visual Effect/Not Significant at completion; and after planting establishment (15 years) these Viewpoints are judged to be Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant.

## **7.7.4 From Ardingly settlement edge (Viewpoints 9 and 10)**

These views are from the Ardingly ridge-line and settlement edge where roads, vehicles and built forms lessen the Visual Value. These views would be obscured or screened by the intervening planting so that the new built forms would be barely discernible and where there are views it is likely that less building and enhanced high quality built forms would be seen compared to the more prominent existing Pickeridge Cottage. As the existing and new planting that defines the Pickeridge Farm's southern boundary establishes, the views would become greener. Viewpoints 9 and 10 are judged to be: Negligible Adverse Magnitude of Visual Impact at Completion; and Negligible Adverse Visual Effect/Not Significant at completion. After planting establishment (15 years) these two Viewpoints are judged to be Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant.

7.7.5 There are unlikely to be private views that would experience any more than negligible visual change. Any private views in would may just discern the larger footprint although this would be offset by a lower built form with more sympathetic architecture, a sensitive use of materials and larger areas of planting.

## 7.8 Landscape Strategy (see Figure 16)

7.8.1 The Landscape Strategy is shown on Figure 16 (issued in February to ensure a Landscape-led scheme), the following recommendations have been incorporated where this has been practicable.

- An integrated Landscape-led design process has been incorporated.
- Offset new building further back and set lower in the landscape as perceived from PRow 29 WH, than the existing Cottage.
- New building roof-line to step down, to west, with the sloping topography
- Implement a SUDS Strategy in place to retain all surface water for on Site irrigation or car washing etc
- Use of locally seen or vernacular, high quality building and landscape materials
- All new built development to be architecturally sensitive to the existing scale, mass, form, height, colour, texture and materiality
- Implement a Hard Landscape Strategy, surfacing, boundary treatments (fencing and walls (including gates)), lighting,
- Employ architectural layout and design to blend with local High Weald landscape and in accordance with the *High Weald Housing Design Guide November 2019*, and the *High Weald Guidance on the selection and use of colour in development September 2017*, the *High Weald Area of Outstanding Natural Beauty Management Plan (MP) 2024-2029*, and to be in line with the published Landscape Assessments (*NCA 122 High Weald*, *WSCC Landscape Management Guidelines LCA HW1 High Weald*); Landscape planning policies (*NPPF Dec 24* and *Mid Sussex District Plan 2014-2031*).
- New native mixed species tree and hedge planting along the gappy southern boundary of the Pickeridge Farm estate with a further block of native species scrub to the south of the hedge.
- New native, mixed species, tree and hedge planting and/or allowing the existing hedge to to grow up to 2m plus in height to screen views of the existing and new suburbanising built forms, as seen from PRow 29 WH
- Implement an Ecology Strategy.
- Implement a Parking Strategy.
- Implement a Lighting Strategy (to comply with Dark Skies policy).



Figure 16 Landscape Strategy Plan (as issued 17-02-25)



**Key**

1. Enhance screening ability of existing 1m height native hedge by managing plants to grow up above eye level (1.5 to 2m above gl)
2. Block of new native scrub and trees for visual screening from PRow 29 WH(open entrance gate)
3. Strengthen existing gappy hedge and trees along south side of property by implementing a new native mix hedge and tree species

**General Landscape Strategy proposals**

- Offset new building further from PRow than existing house
- New building roof-line to step down, to west, with the sloping topography
- Implement SUDS Strategy in place to retain all surface water for on Site irrigation or car washing etc
- Use of locally seen or vernacular high quality building and landscape materials
- All new built development should be architecturally sensitive to the existing scale, mass, form, height, colour, texture and materiality
- Implement a Hard Landscape Strategy, surfacing, boundary treatments (fencing and walls (including gates)), lighting, signage and street furniture.
- Implement a Parking Strategy
- Implement an Ecology Strategy
- Implement a Lighting Strategy (to comply with Dark Skies policy)
- Ensure all work complies with: the published Landscape Assessments (*NCA 122 High Weald, WSCC Landscape Management Guidelines LCA HW1 High Weald*); *Landscape planning policy (NPPF Dec 24, Mid Sussex District Plan 2014-2031)*; *High Weald AONB documents (Management Plan, Design Guide and Colour Study)*

Table 6a, Landscape Character and Visual Summary Table - Landscape Character

	Landscape value	Landscape susceptibility	Landscape sensitivity	During construction: Magnitude of Landscape Impact	At completion: Magnitude of Landscape Impact	At completion: Landscape Character Effect/ Significance	Mitigation	After planting establishment (15 years): Landscape Impact/Landscape Effect/Significance/ Duration
Landscape Character Impact								
Landscape Character Assessments								
Local Landscape Character Area (LLCA)	High	Low	Medium	Low Adverse Landscape Impact	Low Adverse Landscape Impact	Minor Adverse Landscape Effect/ Not Significant	See Landscape Strategy in LVIA (ref: <i>hla 618 R01</i> )	Low Adverse Landscape Impact/ Minor Adverse Landscape Effect/Not Significant/Long Term
National: Natural England, NCA 122 High Weald	High	Low	Medium	Low Adverse Landscape Impact	Low Adverse Landscape Impact	Minor Adverse Landscape Effect/ Not Significant	See Landscape Strategy in LVIA (ref: <i>hla 618 R01</i> )	Low Adverse Landscape Impact/ Minor Adverse Landscape Effect/Not Significant/Long Term
Regional: High Weald Area of Outstanding Natural Beauty Management Plan (MP) 2024-2029	Very High	Low	Medium	Low Adverse Landscape Impact	Low Adverse Landscape Impact	Minor Adverse Landscape Effect/ Not Significant	See Landscape Strategy in LVIA (ref: <i>hla 618 R01</i> )	Low Adverse Landscape Impact/ Minor Adverse Landscape Effect/Not Significant/Long Term
County: a Strategy for the West Sussex Landscape October 2005, LCA HW1, High Weald	Very High	Low	Medium	Low Adverse Landscape Impact	Low Adverse Landscape Impact	Minor Adverse Landscape Effect/ Not Significant	See Landscape Strategy in LVIA (ref: <i>hla 618 R01</i> )	Low Adverse Landscape Impact/ Minor Adverse Landscape Effect/Not Significant/Long Term
District: A Landscape Assessment for Mid Sussex November 2005 landscape Character Area 6 High Weald	Very High	Low	Medium	Low Adverse Landscape Impact	Low Adverse Landscape Impact	Minor Adverse Landscape Effect/ Not Significant	See Landscape Strategy in LVIA (ref: <i>hla 618 R01</i> )	Low Adverse Landscape Impact/ Minor Adverse Landscape Effect/Not Significant/Long Term





Table 6b, Landscape Impacts Summary Table - Viewpoints 1 to 7

				During construction:	At completion: Magnitude of	At completion: Landscape		After planting establishment (15 years): Landscape
Viewpoints Impact								
	Visual Value	Visual Susceptibility	Visual Sensitivity	During construction: Magnitude of Visual Impact	At completion: Magnitude of Visual Impact	At completion: Visual Effect/ Significance	Mitigation	After planting establishment (15 years): Visual Impact/ Visual Effect/ Significance/Duration
<b>Viewpoint 1:</b> From PRoW 29 WH (in the High Weald National Landscape), north side of Pickeridge Farmhouse, 150m north of the Site. GPS ref: Lat 51.05771, Long 0.06921W. <i>Photographic Height:</i> 105m AOD	<b>Medium to High</b> (Rural National landscape view with Visual Detractors)	<b>Low</b> (Views would be experienced by PRoW users in the High Weald National Landscape although there would be barely discernible visual change so the view could accommodate the development)	<b>Low to Medium</b>	<b>Negligible Adverse</b> (It is likely that the construction would be partially discernible although it is judged that it would not affect the composition of the view)	<b>Negligible Adverse</b> (It is possible that the new house might be barely, partially discernible beyond the intervening buildings)	<b>Negligible Adverse Visual Effect/Not Significant</b>	Mitigation is not required	<b>Negligible Adverse Impact/Negligible Adverse Visual Effect/ Not Significant/Long Term</b>
<b>Viewpoint 2:</b> From PRoW 29 WH (in the High Weald National Landscape), 25m east of the Site. GPS ref: Lat 51.05637 N, Long 0.06938W. <i>Photographic Height:</i> 100m AOD	<b>Medium</b> (This is a High Weald National Landscape, rural view strongly influenced by the existing buildings (and suburbanising elements))	<b>Medium</b> (View would be experienced by PRoW users in the National Landscape. The new house would be congruous with the existing buildings although it would be a larger footprint to the existing cottage footprint)	<b>Medium</b>	<b>Moderate Adverse</b> (The construction would result in a clear change to the view)	<b>Slight Adverse</b> (The new building would be larger than the existing cottage although it would be lower and more sensitive to the local landscape and sustainably designed)	<b>Minor Adverse Visual Effect/Not Significant</b>	Planting to the intervening land to obscure the car parking and built forms	<b>Slight Adverse Visual Impact/Minor Adverse Visual Effect/ Not Significant/Long Term</b>
<b>Viewpoint 3:</b> PRoW 29 WH (in the High Weald National Landscape), 75m south east of the Site. GPS ref: Lat 51.05633 N, Long 0.06963W. <i>Photographic Height:</i> 100m AOD	<b>Medium</b> (This is a High Weald National Landscape, rural view strongly influenced by the existing buildings (and suburbanising elements))	<b>Medium</b> (View would be experienced by PRoW users. The new house would be congruous with the existing buildings although it would be a larger footprint to the existing cottage footprint)	<b>Medium</b>	<b>Moderate Adverse</b> (The new construction would be clearly noticeable change)	<b>Slight Adverse</b> (The new building would be larger than the existing cottage although it would be lower and more sensitive to the local landscape and sustainably designed)	<b>Minor Adverse Visual Effect/Not Significant</b>	New tree planting could be implemented: along the south side boundary of the Pickeridge Cottage plot; and also along the existing hedge (west side of PRoW 29 WH), seen in the foreground, could be managed to grow up to 2m plus in height to screen views of the existing and new built forms, as seen from the PRoW	<b>Negligible Beneficial Visual Impact/ Negligible Beneficial Visual Effect/Not Significant/Long Term</b>
<b>Viewpoint 4:</b> PRoW 29 WH (in the High Weald National Landscape), 150m south west of the Site. GPS ref: Lat 51.05510 N, Long 0.06981 W. <i>Photographic Height:</i> 100m AOD	<b>Medium</b> (This is a High Weald National Landscape, rural view strongly influenced by the existing buildings (and suburbanising elements))	<b>Medium</b> (View would be experienced by PRoW users. The new house would be congruous with the existing buildings although it would be a larger footprint to the existing cottage footprint)	<b>Medium</b>	<b>Moderate Adverse</b> (The new construction would be clearly noticeable change)	<b>Slight Adverse</b> (The new building would be larger than the existing cottage although it would be lower and more sensitive to the local landscape and sustainably designed)	<b>Minor Adverse Visual Effect/Not Significant</b>	New tree planting could be implemented: along the south side boundary of the Pickeridge Cottage plot; and also along the existing hedge (west side of PRoW 29 WH), seen in the foreground, could be managed to grow up to 2m plus in height to screen views of the existing and new built forms, as seen from the PRoW	<b>Negligible Beneficial Visual Impact/ Negligible Beneficial Visual Effect/Not Significant/Long Term</b>
<b>Viewpoint 5:</b> PRoW 29 WH (in the High Weald National Landscape), 400m south west of the Site. GPS ref: Lat 51.05450 N, Long 0.07020 W. <i>Photographic Height:</i> 85m AOD	<b>Medium</b> (This is a High Weald National Landscape, rural view strongly influenced by the existing buildings (and suburbanising elements))	<b>Medium</b> (View would be experienced by PRoW users. The new house would be congruous with the existing buildings although it would be a larger footprint to the existing cottage footprint)	<b>Medium</b>	<b>Slight Adverse</b> (The new construction would be a perceptible change)	<b>Negligible Adverse</b> (The new building would be larger than the existing cottage although it would be lower and more sensitive to the local landscape and sustainably designed)	<b>Negligible Adverse Visual Effect/Not Significant</b>	New tree planting could be implemented: along the south side boundary of the Pickeridge Cottage plot; and also along the existing hedge (west side of PRoW 29 WH), seen in the foreground, could be managed to grow up to 2m plus in height to screen views of the existing and new built forms, as seen from the PRoW	<b>Negligible Beneficial Visual Impact/ Negligible Beneficial Visual Effect/Not Significant/Long Term</b>
<b>Viewpoint 6:</b> PRoW 29 WH (in the High Weald National Landscape), 350m south west of the Site. GPS ref: Lat 51.05264 N, Long 0.07176W. <i>Photographic Height:</i> 70m AOD	<b>Medium to High</b> (This is a High Weald National Landscape, rural view. The existing buildings (and suburbanising elements) have a minor influence of the view)	<b>Low</b> (View would be experienced by PRoW users. The new house would be congruous with the existing buildings although it would be seen as a slightly larger footprint to the existing cottage footprint, at this range)	<b>Low to Medium</b>	<b>Slight Adverse</b> (The new construction would be a perceptible change)	<b>Negligible Adverse</b> (The new building would be larger than the existing cottage although it would be lower and more sensitive to the local landscape and sustainably designed)	<b>Negligible Adverse Visual Effect/Not Significant</b>	New tree planting could be implemented along the south side boundary of the Pickeridge Cottage plot	<b>Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term</b>
<b>Viewpoint 7:</b> PRoW 29 WH (in the High Weald National Landscape), 550m south west of the Site. GPS ref: Lat 51.05113 N, Long 0.08001W. <i>Photographic Height:</i> 75m AOD	<b>High</b> (Good quality, rural and wooded view)	<b>Low</b> (Views would be barely altered (in winter) and there would be no change when the wooded area is in leaf)	<b>Medium</b>	<b>Negligible Adverse</b> (It is possible that the construction may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view)	<b>Negligible Adverse</b> (It is possible that the new house may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view)	<b>Negligible Adverse Effect/Not Significant</b>	Mitigation is not required	<b>Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term</b>



Table 6c, Landscape Impacts Summary Table - Viewpoints 7 to 12

Viewpoints Impact								
	Visual Value	Visual Susceptibility	Visual Sensitivity	During construction: Magnitude of Visual Impact	At completion: Magnitude of Visual Impact	At completion: Visual Effect/ Significance	Mitigation	After planting establishment (15 years): Visual Impact/ Visual Effect/ Significance/Duration
<b>Viewpoint 8:</b> PRow 10 Ar (in the High Weald National Landscape), 625m south west of the Site. GPS ref: Lat 51.05130 N, Long 0.07349W. <i>Photographic Height:</i> 80m AOD	<b>High</b> (Good quality, rural and wooded view)	<b>Low</b> (Views would be barely altered (in winter) and there would be no change when the wooded area is in leaf)	<b>Medium</b>	<b>Negligible Adverse</b> (It is possible that the construction may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view)	<b>Negligible Adverse</b> (It is possible that the new house may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view)	<b>Negligible Adverse Effect/Not Significant</b>	Mitigation is not required	<b>Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term</b>
<b>Viewpoint 9:</b> From north side of 2-6 Hapstead House (in the High Weald National Landscape), 800m south west of the Site. GPS ref: Lat 51.05159 N, Long 0.07791W. <i>Photographic Height:</i> 115m AOD	<b>Medium</b> (Residential, settlement edge view)	<b>Low</b> (Views would be barely altered (in winter) and there would be no change when the wooded area is in leaf)	<b>Medium</b>	<b>Negligible Adverse</b> (It is possible that the construction may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view)	<b>Negligible Adverse</b> (It is possible that the new house may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view)	<b>Negligible Adverse Effect/Not Significant</b>	Mitigation is not required	<b>Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term</b>
<b>Viewpoint 10:</b> From Cob Lane (in the High Weald National Landscape), 725m south west of the Site. GPS ref: Lat 51.05350 N, Long 0.07885W. <i>Photographic Height:</i> 110m AOD	<b>High</b> (Good quality, rural and wooded view)	<b>Low</b> (Views would be barely altered (in winter) and there would be no change when the wooded area is in leaf)	<b>Medium</b>	<b>Negligible Adverse</b> (It is possible that the construction may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view)	<b>Negligible Adverse</b> (It is possible that the new house may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view)	<b>Negligible Adverse Effect/Not Significant</b>	Mitigation is not required	<b>Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term</b>
<b>Viewpoint 11:</b> From PRow 12 Ar (in the High Weald National Landscape), 975m south of the Site. GPS ref: Lat 51.04714 N, Long 0.07381W. <i>Photographic Height:</i> 110m AOD	<b>High</b> (This is a good quality rural, High Weald National Landscape, view. The existing buildings (and suburbanising elements) have a minor influence on the view)	<b>Low</b> (View would be experienced by PRow users. The new house would be congruous with the existing buildings although it would be seen as a slightly larger footprint to the existing cottage footprint, at this range)	<b>Medium</b>	<b>Slight Adverse</b> (The new construction would be a perceptible change)	<b>Negligible Adverse</b> (The new building would be larger than the existing cottage although it would be lower and more sensitive to the local landscape and sustainably designed and it would be a minimally perceptible change only, at this range)	<b>Negligible Adverse Visual Effect/Not Significant</b>	New tree planting could be implemented along the south side boundary of the Pickeridge Cottage plot	<b>Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term</b>
<b>Viewpoint 12:</b> PRow 31 WH (in the High Weald National Landscape), 850m south east of the Site. GPS ref: Lat 51.04994 N, Long 0.06330W. <i>Photographic Height:</i> 98m AOD	<b>Medium to High</b> (Good quality, rural and wooded view with some visually detracting influences)	<b>Low</b> (Views would be barely altered (in winter) and there would be no change when the wooded area is in leaf)	<b>Medium</b>	<b>Negligible Adverse</b> (It is possible that the construction may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view)	<b>Negligible Adverse</b> (It is possible that the new house may be partially discernible (in winter only) although it is judged that it would not affect the composition of the view)	<b>Negligible Adverse Effect/Not Significant</b>	Mitigation is not required	<b>Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term</b>



## 8.0 Conclusions

8.0.1 This report has assessed the Landscape Character and Visual Impacts in relation to the baseline findings and as a result of the proposals for the new dwelling to be built on the footprint of the existing Pickeridge Cottage, located to the south of the Pickeridge Farm estate, Cob Lane, Ardingly, Haywards Heath, RH17 6ST.

8.0.2 The changes to Landscape Character and Views would occur as a result of the removal of the existing Pickeridge Cottage and the implementation of the dwelling with a larger footprint, set at a lower less prominent height, enhanced architectural design and a more sensitive use of materials. Whilst the footprint is larger this would be offset by the landscape and Visual benefits. In the short term the new building would blend with the local High Weald character as a result of the more sympathetic architecture and landscape design with more sensitive built forms, hard landscape materials and new native planting to lessen the suburbanising effects of the existing and new estate. In the long term, as a result of the establishing planting, there would also be a greener and enhanced local landscape and historic field pattern with more effective obscuring of the existing and new Pickeridge Farm estate as seen from the 12 no. public viewpoints (including PRow 29 WH) that represent the most open views of the existing and new development. Altogether the changes would conserve and enhance the perception of remoteness and tranquillity, in the long term.

### 8.1 Landscape Character Impact

8.1.1 At all scales (national, regional, county, district and local) the Landscape Character is judged as **Medium Sensitivity**, at completion and after planting would have established, the Impacts/Effects judgements are: at national, regional, county, district and local (LLCA) scales are judged to be: **Low Adverse Landscape Impact at completion; Minor Adverse Landscape Effect/Not Significant at completion; and Low Adverse Landscape Impact/Minor Adverse Landscape Effect/Not Significant/Long Term.**

### 8.2 Visual Impact

8.2.1 The Zone of Theoretical Visibility (ZTV) shows that the development would be relatively enclosed to the north, west and east and it would be less discernible being a less prominent building than the existing. To the south the landscape is more open with built forms visible along the Ardingly ridge-line and the South Downs ridge-line is visible to the south in the far distance however there would be little intervisibility when trees are out of leaf and predominantly screened when in leaf. The 12 no. public Viewpoints would all be Not Significant at completion and in the long term (after 15 years) with 3 Viewpoints offering Beneficial change. The Viewpoints have been allocated in to 3 groups, summarised as follows.

8.2.2 **Near to medium distance views from public Viewpoints PRow (29 WH) located directly south of the Site (Viewpoints 1, 2, 3, 4 and 5)**

Viewpoints 1, 2, 3, 4 and 5 (representing approximately 425m of PRow 29 WH) are judged to have: **Negligible to Slight Adverse Magnitude of Visual Impact at Completion; Negligible to Minor Adverse Visual Effect/Not Significant at completion. After planting establishment (15 years):** Viewpoints 1 and 2 are judged to be **Negligible to Slight Adverse Visual Impact/Negligible to Minor Adverse Visual Effect/Not Significant**; and Viewpoints 3 and 4 are judged to be **Negligible Beneficial Visual Impact/Negligible to Minor Beneficial Visual Effect/Not Significant.**

8.2.3 **Barely discernible medium distance views from PRows located directly south of the Site (Viewpoints 6 and 7 from PRow Ar 29, Viewpoint 8 from PRow 10 Ar, Viewpoint 11 from PRow 12 Ar, and Viewpoint 12 from PRow 31 WH)**

Viewpoints 6, 7, 8, 10, 11 and 12 are judged to be: **Negligible Adverse Magnitude of Visual Impact at Completion**; and **Negligible Adverse Visual Effect/Not Significant at completion. After planting establishment (15 years)** these Viewpoints are judged to be **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant.**

8.2.4 **From Ardingly settlement edge (Viewpoints 9 and 10)**

Viewpoints 9 and 10 are judged to be: **Negligible Adverse Magnitude of Visual Impact at Completion, Negligible Adverse Visual Effect/Not Significant at completion. After planting establishment (15 years)** these two Viewpoints are judged to be **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant.**

8.2.5 There are unlikely to be any private views that would experience more than negligible visual change as a result of the larger footprint however these views would see a less prominent built form with a more sympathetic architecture, a more sensitive use of materials and greater areas of planting.

### 8.3 Other considerations

8.3.1 The development would have strengthened screening when the existing planting would be in leaf. The judgements have been projected to cover all the seasons when there are leaves on the trees so that they are balanced.

8.3.2 There would be no increase in lighting although with a lower height it is hoped that the light spread might be less.

8.3.3 There are no known planning consents that they may contribute to a Cumulative Landscape Impact/Effect, when associated with the proposal.

### 8.4 Landscape Strategy/Mitigation

8.4.1 Mitigation is not required for the Landscape Character nor the visual change however the scheme has been Landscape-led as a result of the Landscape Strategy (issued in February) being incorporated to the scheme, where this has been practicable.

### 8.5 Final Statement

8.5.1 **The changes to Landscape Character and Views that would occur as a result of the removal of the existing Pickeridge Cottage and the implementation of the new, less prominent, higher architectural quality, more sensitive use of materials and increased planting areas. As such the changes would result in some adverse and some beneficial change resulting in Not Significant Landscape Character and Visual Effects and therefore there are good grounds for planning consent to be granted by Mid Sussex District Council for the new Pickeridge Cottage development as proposed at the Pickeridge Farm estate, Cob Lane, Ardingly, Haywards Heath, RH17 6ST.**

# APPENDIX A

## 1.0 Landscape Character and Visual impact methodologies

### 1.1 Introduction

- 1.1.1 This section addresses the Landscape Character and Visual impacts. This section addresses how Landscape Character and Visual, baseline conditions are judged to be impacted by development.

### 1.2 Landscape and Visual Impact Assessment Methodology, general

- 1.2.1 Landscape and Visual impact judgements proposed in this report, are based upon professional experience and by utilising the principles as set out in the Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition, 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment and by reference to the Technical Guidance Note, Assessing Landscape Value outside National Designations (TGN 02-21).

### 1.3 Landscape Character Impact Methodology

#### 1.3.1 General

- 1.3.1.1 Landscape Character impacts relate to the effects of the proposals on the physical resources and other characteristics of the landscape and its resulting character and quality. Landscape resources and character are considered to be of importance in their own right and valued for their intrinsic qualities regardless of whether they are seen. Landscape receptors are defined as aspects of the landscape resource that have the potential to be affected by a proposal.

- 1.3.1.2 There is no standard methodology for the quantification of the scale or magnitude of relative effects for Landscape Character although there is guidance in GLVIA 3 and TGN 02-20. As such the following definitions are proposed so that Landscape Character judgements can be made. Landscape Character is assessed by assessing the effects of the development at different scales. The term 'Local' is used to define the area within or influenced by the Appeal Site and is likely to closely follow the extent of the Zone of Theoretical Visibility (used in the Visual section).

- 1.3.1.3 The methodology sets out how to make Landscape Character impact judgements. Sensitivity is determined by cross referencing Landscape Value with Landscape Susceptibility (see Table 1). The Magnitude of Impact of the development is then judged at local to national scales. The Significance of Landscape Effect is determined by cross referencing the judgements made for, the Sensitivity of the Landscape Receptor and the Magnitude of Change (see Table 2).

#### 1.3.2 Landscape Value

- 1.3.2.1 Landscape Value is the relative value or importance attached to different landscapes by society on account of their landscape qualities. It is inherent and independent of the proposed development. Landscape qualities are characteristics or features of a landscape that are valued, usually referred to as special qualities in relation to nationally designated landscape. Landscape characteristics are elements which make a particular contribution to landscape character. Landscape Value is assessed using the following range of factors (in oblique, referenced from GLVIA 3, item 5.28, Box 5.1 with some minor changes with the issue of TGN 2/21, as noted).

- *Scenic quality.* 'The term is used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).'
- *Distinctiveness (combines *Rarity and Representativeness*).* *Rarity* is 'The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.' 'Representativeness is whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.'
- *Conservation* (natural heritage factors (TGN 2/21) interests. 'The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.'
- *Recreation value.* 'Evidence that the landscape is valued for recreational activity where experience of the landscape is important.'
- *Perceptual aspects.* 'A landscape may be valued for its perceptual qualities, notably wildness, remoteness and/or tranquillity.'
- *Associations.* 'Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.'
- *Function (TGN 2/221).* 'The value attached to landscapes which perform a clearly identifiable and valuable function.'

- 1.3.2.2 Landscape Value judgements are made using the following (linked to the GLVIA 3 categorisations on page 39 and Appendix 6).

- **Very Low** (which could be categorised as a landscape significantly influenced by a dominant landscape detractor).
- **Low** (which could be categorised as Local Community or a landscape which is not designated or protected, which does not make a positive contribution, which is in poor condition, and/or which has been residually altered by detrimental man-made activity, possibly at a small scale)
- **Medium** (which could be categorised as Regional or Local Authority (GLVIA ) or an undesignated landscape judged to have a higher (than the Low) value as a result of assessment carried out in accordance with TGN 02-21) or a landscape which may be part of a local designation or other value, that makes a moderately positive contribution, which is in moderate condition, and/or which may have some detrimental activity as a result of man-made intrusion. These may include Local Plan Landscape designations or other undesignated landscapes that have some other medium landscape value.
- **High** (which could be classed as regional, international or national): a landscape which is covered by an international, national designation or in some cases is of regional interest or other important value, that makes an important and positive contribution to its wider context. These may include World Heritage Sites, National Parks, AONBs, Heritage Coasts, Registered Parks and Gardens, including the setting of these.
- **Very High** (which could be classed as international or national): a landscape which is covered by an international or national designation that makes an highly important and significantly positive contribution to its wider context. These may include World Heritage Sites, National Parks, AONBs, or Heritage Coasts.



1.3.2.3 In respect of a test for judging a ‘valued landscape,’ (outside national designations), as referred to in NPPF, Paragraph 174 part a) the following definition is given on page 42 of LI TGN 02/21, Appendix 7, titled ‘The valued landscape policy test’ in England,’ item A4.2.11.

“A ‘valued landscape’ is an area identified as having sufficient landscape qualities to elevate it above other more everyday landscapes.”

The TGN (also page 42) notes that ‘Everyday’ landscapes may nevertheless have value to people. GLVIA 3, item 5.28, Box 5.1 TGN 2/21, is also relevant, as noted at 1.4.2.1, below.

1.3.3 Landscape Susceptibility

1.3.3.1 Landscape Susceptibility judgements are based on the physical state of the landscape and influential elements (Landscape Receptors) within it. It is development. specific It is about its intactness from visual, functional and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place. Judgements are made to assess the ability of Landscape Receptors to accommodate change as a result of proposed development in relation to the baseline. Landscape Receptors can include overall character, key characteristics, individual elements or features and specific aesthetic or perceptual aspects. Landscape Susceptibility judgements are made using the following.

- **Low:** a landscape where Receptors are likely to make a minimal positive contribution so that it could accommodate the type of development being proposed without causing a detrimental change to the baseline condition.
- **Medium:** a landscape where Receptors are likely to make a moderately positive contribution so that it could accommodate partial development or there is potential for effective mitigation to offset detrimental change to the baseline condition.
- **High:** a landscape where Receptors are likely to make a highly positive contribution so that it is unlikely that it could accommodate the type of development being proposed (even with mitigation) and would cause a detrimental and residual change to the baseline condition.

1.3.4 Landscape Sensitivity (see Table 1.)

1.3.4.1 Landscape Sensitivity is the degree to which the Landscape can accommodate change without adverse impact on its character and is judged by cross referencing value with susceptibility.

Table 1 Determining Landscape Sensitivity						
Susceptibility	Value					
		Very Low	Low	Medium	High	Very High
		Very Low	Low	Low	Medium	Medium
		Low	Low	Medium	High	High
	High	Medium	Medium	High	High	Very High

1.3.4.2 Landscape Sensitivity is described as follows.

- **Very Low** is defined as a Landscape that has Very Low Value (likely to be significantly influenced by a dominant landscape detractor) with Low Susceptibility so that it would be tolerant of the type of change envisaged.

- **Low** is defined as a Landscape which is unlikely to include Local Plan landscape designations and which is likely to be a landscape that has poor or damaged landscape characteristics. It is likely to be tolerant of the type of change envisaged.
- **Medium** is defined as a landscape which is likely to include Local Plan Landscape designations or other undesignated Landscape characteristics and to be of local or district (borough) scale or community importance. It is likely to be a landscape that contributes positively to the character of an area, and it may have capacity to accommodate a degree (potentially with mitigation) of the type of change envisaged and
- **High** is defined as a Landscape likely to protected by a regional, national or international designation and/or widely acknowledged for its Medium to Very High value and/or its Medium to High Susceptibility. It is a Landscape with distinctive character that would be residually altered by the type of change envisaged irrespective of mitigation.
- **Very High** is defined as a Landscape protected by a national or international designation and/or widely acknowledged for its Very High value and High Susceptibility. It is a Landscape with a significantly distinctive character that would be residually altered by the type of change envisaged irrespective of mitigation..

1.3.5 Magnitude of Landscape Effect

1.3.5.1 Magnitude of Landscape Effect refers to the extent to which proposed development would alter the existing characteristics of a landscape and combines judgements on; size or scale of effect, geographical extent influenced; the duration; and the reversibility.

1.3.5.2 Magnitude of Landscape change is described using the following terms,

- **Low** is defined as just perceptible, long term change in components of a landscape or more noticeable temporary and reversible changes.
- **Medium** is defined as clearly perceptible, long term changes or loss of important features in a Character Area but which result in only relatively subtle changes in Character; or changes in a small part of a Character Area which will have a clear effect on the immediate locality. Clearly perceptible change in setting to a neighbouring Character Area which is sufficient to influence its own character, and
- **High** is defined as clearly perceptible changes, for example the loss of features which make an essential contribution to a character area, or the introduction of new large-scale features in to a character area where these are not typical, or change exerted by an overriding influence on a neighbouring character

1.3.5.3 Duration of Landscape Effect is judged as follows.

- **Short term or reversible:** (effects have no influence and the existing baseline Landscape would be returned).
- **Medium term or partially reversible:** (effects that would last until planting establishment becomes effective (10 to 25 years).
- **Long term or not reversible:** (permanent effects).



1.3.6 Significance of Landscape Effect (see Table 2)

1.3.6.1 The Significance of Landscape Effect determines how important the changes might be for the landscape in terms of mitigation and the long term residual effects. It is judged using Table 2.

Table 2 Determining Significance of Landscape Effects				
Sensitivity of receptor	Magnitude of change (Adverse or Beneficial)			
	Very Low	Low	Medium	High
		Negligible/Not Significant	Negligible/Not Significant	Minor/Not Significant
		Negligible/Not Significant	Minor/Not Significant	Minor/Not Significant
		Minor/Not Significant	Moderate/Significant	Moderate/Significant
		Minor/Not Significant	Moderate/Significant	Major/Significant
	Very High	Minor/Not Significant	Moderate/Significant	Major/Significant
Key to Table 2				
Negligible	Not significant			
Minor	Mitigation should be explored but the effect would be a consideration of only limited Significance in the judgement			
Moderate	Every effort should be made to mitigate the impact and if moderate residual effects remain these would be Significant			
Major	Every effort should be made to mitigate the impacts/effects and if residual major effects remain these would be Significant			

1.4 Visual Impact Methodology

1.4.1 General

1.4.1.1 Visual impacts relate to the effects on the existing visual amenity and the impact on Visual Receptors. Visual Receptors are people with views that may be altered by new development. Effects on visual amenity, as perceived by Landscape Receptors, are therefore clearly distinguished from, although they can be linked to Landscape effects.

1.4.1.2 Viewpoints 1 to 12 and visual impacts are described in Appendix 1 hla 618 R02. Near distance views are defined as being under 200m from the site, medium distance, 200m to 1km, and long distance, as over 1km.

1.4.2 Photographic Methodology (see Appendix 11)

1.4.2.1 In demonstrating photographic evidence to support Viewpoint descriptions and impact judgements it is important to have a photographic methodology that can be repeated by any other party. As such this LVIA uses the Landscape Institute Advice Note 06/19 Visual Representation of Development Proposals 17-09-19 (Appendix 11) as the basis for Viewpoint Photography.

1.4.2.2 Photographic viewpoints are selected to give typical or representative views from a variety of locations and from near, middle and long distance locations. All Viewpoints are publicly accessible locations in the landscape.

1.4.2.3 Each photograph is taken from a height approximately 1.5m (eye level) above ground level.

1.4.2.4 The camera used for the viewpoints was a Canon EOS R7 digital mirrorless camera with a 50mm lens. Suppliers of cameras of this type prescribe this as the set-up which most closely resembles the image as seen by the human eye.

1.4.2.5 All photographs were taken at a time when views were clear and during the day. These photographs can be used for photomontage presentations although this is not the case with this LVIA.

1.4.3 Visual Baseline

1.4.3.1 Views to the Appeal Site were selected by desktop and on Site assessment as the most likely public locations that views of the development might experience a change. As such they demonstrate highest impact or worst case scenario views, as seen on the 14th February 2025.

1.4.4 Visual Impact Assessment structure

1.4.4.1 The methodology sets out how to make Visual impact judgements. Sensitivity is determined by judging and then cross referencing Visual Value with Visual Susceptibility using Table 3. The Magnitude of Impact for each Viewpoint is determined using Table 4 and the Significance of Visual Effect as a consequence of the development is put forward using Table 5 which cross references the judgements for Visual Sensitivity and Magnitude of Change. The judgements also consider seasonal variations (when there are no leaves on the trees) and at night time.

1.4.5 Visual Value

- 1.4.5.1 Visual Value judgements relate to the value attached to the view (not the visual receptor). The Value judgements are made using the following criteria.
- **Very Low:** Views which are undocumented, not protected by any designation and dominated by a significant landscape detracting element or significant detrimental man-made intrusion.
  - **Low:** Views which are not documented or protected by any designation or do not have any other cultural, historic, ecological or that have some detrimental man-made intrusion.
  - **Medium:** Views which have a moderate level of visual interest and where the elements within the view are relatively intact for example local open space and local footpaths or which might be protected by: County; District (or Borough) and Parish designations; or where there is a moderate level of interest for cultural, historic, ecological, or other moderately important reasons, that may influence the view.
  - **High:** High quality views where the attention or interest is prolonged and focused on the visual surroundings, where there is a high level of scenic visual interest or the composition includes significant cultural, historic, ecological or other important influences and which is likely to have limited or positive man-made intervention (unless of cultural value).





- **Very High:** Proprietary views where the attention or interest is prolonged and focused on the visual surroundings at an: international (World Heritage Sites); national (National Parks, AONBs and Heritage Coasts); county; regional or district scale, where there is a high level of scenic visual interest or the composition includes significant cultural, historic, ecological or other important influences and which is likely to have extremely limited or positive man-made intervention (unless of cultural value).

1.4.6 Visual Susceptibility

- 1.4.6.1 Visual Susceptibility is the ability of a view to accommodate the type of development being proposed without undue consequences for the maintenance of the baseline situation and judgements are made using the listed criteria as follows.
- **Low:** Views where the Visual Receptor’s attention is not on their surroundings and where setting is not important to the quality of working life. Receptors might include drivers, people who are engaged in work tasks or people engaged in sport where the view is not an integral part of the experience.
  - **Medium:** Views where the Visual Receptors may have a moderate level of interest for example local open space users, local people walking in community areas or engaged in sport where the view is not an integral part of the experience (cycling, walking, jogging etc) and passengers in vehicles.
  - **High:** Views where the Visual Receptors have a high level of interest or where views are recorded in Management Plans or guide books or Views associated with nationally designated landscapes: notable views from a National Trail or promoted route; or designed views (vistas) recorded in citations for historic parks and gardens/scheduled monuments etc. Local residents who have high quality views where they may have limited access to the wider countryside.1.47 Visual Sensitivity (see Table 3)

1.4.7 Visual Susceptibility

- 1.4.7.1 Visual Sensitivity is the degree to which the landscape can accommodate change without adverse impact on its composition and the ability to enjoy the view. It is determined by cross referencing Visual Value with Visual Susceptibility.

Table 3 Determining Visual Sensitivity						
Susceptibility	Value					
		Very Low	Low	Medium	High	Very High
	Low	Very Low	Low	Low	Medium	High
	Medium	Low	Low	Medium	High	High
	High	Medium	Medium	High	High	Very High

1.4.8 Magnitude of Visual change (see Table 4)

- 1.4.8.1 Magnitude of Visual Effect refers to the extent to which proposed development would alter the existing characteristics of a visual composition and the ability to enjoy the view. Judgements combine the size or scale of effect, the geographical extent and the duration and reversibility. Consideration is given to the loss, gain, deterioration or enhancement of existing landscape visual elements as well as the scale, materiality and design style, and the completeness of a view (open, enclosed, framed, partial, momentary, zoetropic etc), and the extent (see also the Zone of Theoretical Visibility) which includes the area impacted and the numbers and types of Visual Receptors.
- 1.4.8.2 Duration of Visual Effect is judged as follows.
- **Short term or reversible:** (effects have no influence and the visual baseline would be returned).
  - **Medium term or partially reversible:** (effects that would last until planting establishment is becomes effective (10 to 25 years)).
  - **Long term or not reversible:** (permanent effects).

Table 4 Determining Magnitude of Visual Impact	
Visual impact magnitude	Description
Major adverse visual impact or benefit	The proposals would cause a dominant or complete change to the composition of the view, the appreciation of the landscape character, the ability to take or enjoy the view
Moderate adverse visual impact or benefit	The proposals would cause a clearly noticeable change to the the view, which would affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
Slight adverse visual impact or benefit	The proposals would cause a perceptible change to the the view but which would not materially affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
Negligible adverse visual impact or benefit	The proposals would cause a barely perceptible change to the the view, but which would not affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
No change	The proposals would cause no change to the view
Neutral	There would be a change to the view but it is not possible to judge whether this change is an adverse or beneficial impact



1.4.9 Significance of Visual Effect (see Table 5)

1.4.9.1 The Significance of Visual Effect determines how important the changes might be for the View and the appreciation of the View, in terms of the requirements for mitigation and the long term residual effects. It is judged using Table 5.

Table 5 Determining Significance of Visual Effect

				Magnitude of Impact		
		Major Visual Impact (Adverse or Beneficial)	Moderate Visual Impact (Adverse or Beneficial)	Slight Visual Impact (Adverse or Beneficial)	Negligible Visual Impact (Adverse or Beneficial)	Neutral impact
	Very High	Major Visual Effect/ Significant	Major Visual Effect/Significant	Moderate/Visual Effect/Significant	Minor Visual Effect/Not Significant	Minor Visual Effect/ Not Significant
	High	Major Visual Effect/ Significant	Moderate/Visual Effect/Significant	Moderate/Visual Effect/Significant	Minor Visual Effect/ Not Significant	Negligible Visual Effect/Not Significant
Sensitivity of receptor	Medium	Moderate/Visual Effect/Significant	Moderate/Visual Effect/ Significant	Minor Visual Effect/ Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant
	Low	Moderate/Visual Effect/Significant	Minor Visual Effect/Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant
	Very Low	Minor Visual Effect/Not Significant	Negligible Visual Effect/ Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant

Key to Table 5

Visual effect (VE)

- Negligible

The proposals would result in a change to the view that may be barely discernible and/or it would not be possible to make beneficial or adverse judgement irrespective of the Sensitivity. The effects are likely to be short term or reversible and/or they would be very small and lead to Not Significant judgement.
- Minor

The proposals would result in a change to the view that would be barely discernible to clearly noticeable and would be dependent upon the scale of judgement for Sensitivity. The effects may be short term or reversible and/or would be minimal and lead to Not Significant judgement.
- Moderate

The proposals would result in a change to the view that would be perceptible to clearly noticeable and would be dependent upon the scale of judgement for Sensitivity. The effects may be long term and irreversible and/or would be Significant in all cases.
- Major

The proposals would result in a change to the view that would be a dominant or complete change where the impact is Major and the Sensitivity is High. The effects would be Long Term, irreversible and Significant in all cases.

Significance

- Not Significant

Mitigation should be explored but the impact should be a consideration of only limited weight
- Significant

Every effort should be made to mitigate the impact and if residual impacts remain these should feature in the balance of considerations.





## Bibliography

- Appendix 2    Natural England National Character Area (NCA) 122, High Weald  
<https://publications.naturalengland.org.uk/publication/4706903212949504>
- Appendix 3    High Weald Area of Outstanding Natural Beauty Management Plan (MP) 2024-2029  
<https://www.eastsussex.gov.uk/environment/landscape/landscape>
- Appendix 4    *High Weald Housing Design Guide*, November 2019  
<https://www.midsussex.gov.uk/media/0sxklfsy/high-weald-housing-design-guide.pdf>
- Appendix 5    *High Weald Guidance on the selection and use of colour in development*, September 2017  
<https://highweald.org/~documents/publications/legislation-and-planning/high-weald-aonb-colour-study/?layout=default>
- Appendix 6    A Strategy for the West Sussex Landscape October 2005, Landscape Character Area (LCA) HW1 High Weald  
[https://www.westsussex.gov.uk/media/1771/landscape\\_strategy.pdf](https://www.westsussex.gov.uk/media/1771/landscape_strategy.pdf)
- Appendix 7    *A Landscape Character Assessment for Mid Sussex November 2005, Landscape Character Area (LCA) 6 High Weald*  
<https://www.google.com/search?client=safari&rls=en&q=A+Landscape+Character+Assessment+for+Mid+Sussex+November+2005&ie=UTF-8&oe=UTF-8>