LANDSCAPE AND VISUAL APPRAISAL

OPTION TWO DEVELOPMENT LTD

LAND AT COURT HOUSE FARM

COPTHORNE COMMON ROAD, COPTHORNE

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REVISIONS

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REVISION P03	15/10/2025
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CONTENTS

1. INTRODUCTION

1.1 This document has been produced on behalf of Option Two Development Ltd in relation to a proposed planning application for Land at Court House Farm, Copthorne Common Road, Copthorne.

1.2 Lloydbore were instructed to undertake a Landscape and Visual Appraisal (LVA) of development proposals for the site.

1.3 The purpose of this report is to undertake an impartial LVA of the proposed development. It will:

- Describe the existing baseline conditions with regard to key landscape components and identify the unique landscape character areas (LCAs) that result from the combination of these components for an appropriately sized study area.
- Appraise the existing landscape in terms of character and views and establish its sensitivity to change in relation to the proposed development.
- Describe the anticipated changes resulting from the proposed development and assess the 'nature of change' upon landscape character and views.
- Determine the nature of the identified impacts with regards to scale, duration, permanence and value.

ABOUT THE AUTHOR

1.4 This report has been compiled by Stuart Hubert on behalf of Lloyd Bore Ltd.

1.5 Stuart is a Landscape Architect and Principal Landscape Architect at Lloyd Bore Ltd (established 1996), which is a specialist practice offering consultancy services in Landscape Architecture, Ecology and Arboriculture, based in Canterbury, Kent.

1.6 Stuart has many years post qualification experience in landscape architecture and landscape assessment work, including extensive involvement in Landscape and Visual Impact Assessment projects.

GUIDANCE

1.7 The approach adopted for this report has been informed and guided by the following:

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

2. ASSESSMENT APPROACH & METHODOLOGY

2.1 The Landscape Institute published Technical Guidance Note LITGN-2024-01 (August 2024) - 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition.

2.2 With specific reference to 'Non-EIA Landscape and Visual Appraisals' (LVA) this states:

'In carrying out an LVA, the same principles and process as set out in GLVIA3 may be applied to report on effects (identifying the relative importance/ levels of the effects on a scale with reference to sensitivity and magnitude of effect), ***but it is not required to establish whether the effects arising are or are not significant****.*

Effects should be comparable between LVA and LVIA. For example, a 'moderate effect' should be the same in both assessment contexts.'

2.3 Assessment reports relating to landscape and visual impact can therefore be divided into two categories, as described below:

LVIA (EIA):

2.4 A Landscape and Visual Impact Assessment produced as part of the Environmental Impact Assessment (EIA) process, to inform an Environmental Statement.

2.5 This methodology will assess the "Significance" of all potential landscape and visual effects (construction, operational, residual and cumulative), normally using a scale of significance such as; Major, Moderate or Minor.

LVA:

2.6 A Landscape and Visual Appraisal produced as part of a non EIA development proposal.

2.7 This methodology does not require the assessment of the "Significance" of landscape and visual effects. It will consider only the nature of the potential effects in terms of whether they are considered beneficial, adverse, or neutral.

TYPE OF ASSESSMENT

2.8 To determine which form of assessment is appropriate for a given development proposal it is first necessary to establish whether the development would require the submission of an Environmental Statement as part of an Environmental Impact Assessment as defined by the EIA Regulations 2017.

2.9 The development proposals fall below the thresholds for EIA development, are not located within a sensitive area, will not have a significant environmental effect and do not constitute EIA development on this basis. The assessment of landscape and visual effects will be therefore be undertaken by means of a stand-alone Landscape and Visual Appraisal.

ASSESSMENT METHODOLOGY

2.10 The assessment will be undertaken in accordance with the latest guidelines for Landscape and Visual Impact Assessment, namely

- Guidelines for Landscape and Visual Impact Assessment. (The Landscape Institute and Institute of Environmental Management and Assessment, Third Edition, 2013).
- Technical Guidance Note LITGN-2024-01 (August 2024) - 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition.
- Visual Representation of Development Proposals (The Landscape Institute, 2019).

2.11 In addition, the following best practice guidance will be referred to where necessary:

- The Countryside Agency and Scottish Natural Heritage, 2002.
- Landscape Character Assessment: Guidance for England and Scotland.
- Landscape Institute Technical Guidance Note 06/19. Visual Representation of Development Proposals
- Scottish Natural Heritage, Visual Representation of Wind Farms, Version 2.2, 2017.

2.12 The detailed methodology used in preparing this assessment is described in Appendix 1 of this report.

STRUCTURE OF REPORT

2.13 This LVA report adopts the following structure:

Introduction

2.14 This section introduces the type and structure of the report.

2.15 It includes relevant information about the author, their qualifications, professional experience, and involvement in the design and / or assessment process.

Scope of Assessment

2.16 This section will establish the size of the required study area, identify the necessary source of existing information, and undertake the following.

- Review of relevant local planning policy
- Review of existing published landscape assessments
- Identification of the relevant landscape and visual resources and receptors to be included within the assessment.

Baseline Studies

2.17 This section describes relevant baseline data relating to the landscape resources and visual receptors identified within this scoping report. This will include:

- Reference to relevant landscape designations and planning policies relating to landscape and visual matters.
- Assessment of existing landscape character based upon published assessments and verified through field work.

Project Description / Design Mitigation

2.18 This section will describe the key features and components of the proposed development which relate to landscape and visual amenity.

2.19 This section will also identify the nature of mitigation measures which has already been incorporated into the scheme.

Assessment of Impacts & Effects

2.20 This section summarises the identified impacts and resulting effects that would arise from the proposed development, upon landscape character and visual amenity.

2.21 It identifies the nature of these impacts in terms of whether they will be direct / indirect / secondary, short / medium / long-term, permanent / temporary.

2.22 It will also determine the sensitivity to change of landscape resources and visual receptors by considering the following:

- The susceptibility of the resource/receptor to the type of change proposed, and
- The value placed upon the resource/receptor.

2.23 It will then assess the predicted impacts in terms of whether they are beneficial / adverse or neutral. This is determined by the size / scale, geographic extent, duration and reversibility of the impact and the sensitivity of the resource / receptor. For visual impacts, viewing distance and elevation, exposure, prominence, atmospheric and seasonal conditions are also considered.

2.24 As this is a non-EIA development proposal the significance of the effects will not be assessed.

Conclusion

2.25 This section provides a non-technical summary of the main conclusions resulting from the appraisal.

Appendix 1: Methodology

2.26 This section describes the methodology used in the production of the LVA/LVIA assessment.

Appendix 2: Visualisation Assessment & Methodology

2.27 This section describes the methodology used in the production of the visualisations used in the assessment.

3. PROJECT DESCRIPTION

3.1 The planning application is a dual application for 2 schemes:

- Retirement village scheme
- Residential scheme

3.2 As the two proposed schemes are very similar in terms of appearance, scale and massing, it is considered appropriate for a single LVA to accompany the planning application. Specific reference will be made to a particular scheme where required in the assessment.

3.3 The following project descriptions are based upon the site layouts provided by Jane Duncan Architects (Figures 1 and 3) and the Indicative Landscape Masterplans produced by Lloyd Bore (Figures 6 and 7).

KEY FEATURES & COMPONENTS OF PROPOSALS

3.4 The main scheme components are summarised below:

Retirement village scheme

- Construction of 101 no. dwellings (14 no. bungalows and 87 no. apartments in 8 blocks) and central hub building with restaurant and communal amenities, with associated parking spaces and gardens.
- Proposed buildings would be 1 and 2 storeys in height.
- New vehicular and pedestrian access from Copthorne Common Road.
- Retention and management of existing trees and hedges to boundaries and internal ditches.
- Landscape treatment of tree, hedge and shrub planting, species-rich grassland.
- Creation of open spaces.
- Creation of attenuation pond.

Residential scheme

- Construction of 86 dwellings (78 no. houses and 8 no. flats in 2 blocks) with associated garages, parking spaces and gardens.
- Proposed dwellings would be 2 storeys in height.
- New vehicular and pedestrian access from Copthorne Common Road.
- Retention and management of existing trees and hedges to boundaries and internal ditches.
- Landscape treatment of tree, hedge and shrub planting, species-rich grassland.
- Creation of public open spaces with play facilities.
- Creation of attenuation pond.

Architectural Style, Materials and Appearance

3.5 Refer to Figures 2, 4 amd 5 for indicative details of architectural appearance.

3.6 As the planning application will be outline in nature, full details of the architectural appearance will not be produced, but it is expected that the style and appearance will aim to build on the existing vernacular of Copthorne, creating a character to the development that is appropriate to its edge of settlement location. The development will utilise a simple palette of traditional materials from the local vernacular.

Landscape proposals

3.7 The landscape strategy for the proposal is to retain as much of the existing landscape structure of trees and hedges to the boundaries and internal ditches as possible and strengthen with new planting to help integrate the new buildings into the local landscape and soften built form. The proposed landscaping will help to deliver an attractive development with green, leafy streets and a range of multi-functional open spaces to provide opportunities for recreation, play, exercise and socialising.

3.8 The landscape proposals have been designed to address potential impacts on visual receptors with retention and enhancement of existing landscape structure being a key component of the scheme.

3.9 Some vegetation will require removal to create the site access, but this will be kept to the minimum necessary to ensure that the green frontage to Copthorne Common Road is largely retained.

3.10 The proposed landscape scheme has been designed in collaboration with the project ecologist to introduce biodiversity enhancements, including improving connectivity, planting new native trees and hedgerows, enhancing the understorey of the ditches and developing species-rich grassland.

ASSUMPTIONS / EXCLUSIONS

3.11 The assessment has been based in full on the project details set out in this section of the report, apart from the following assumptions:

Lighting

3.12 The night-time effects of lighting at are not assessed in detail in this report. As part of the detailed lighting design for the proposed development, which can be attached to conditions, best practice principles will be adopted in relation to minimising or eliminating adverse impacts of lighting and light spillage from the proposed development.

3.13 It is recommended that external lighting be minimised as far as possible and that any lighting required for access or safety purposes be low level and directional, in order to minimise visual impact and on wildlife and the surrounding area.

3.14 This report will therefore assess the day-time visual effects of the proposed development only.

Construction Phase Impacts

3.15 The appraisal focuses on Operational Impacts only (i.e. effects of the proposed development post-completion).

3.16 While there would be construction impacts associated with the proposed development, these are anticipated to be short-term, small-scale, temporary and not unusual in terms of the construction techniques or machinery involved for a residential development of this size.

3.17 Construction phase impacts should also be regulated and controlled by suitable planning conditions in parallel with a considerate constructors scheme (or similar), in the event that planning consent is granted.

Fig. 1: Proposed site layout - Retirement Village scheme

Fig. 2: Proposed street elevations - Retirement Village scheme

Fig. 3: Proposed site layout - Residential scheme

Fig. 4: Proposed street elevations - Residential scheme

Fig. 5: Proposed street elevations - Residential scheme

Fig. 6: Proposed landscape masterplan - Retirement village scheme

Fig. 7: Proposed landscape masterplan - Residential scheme

4. PLANNING POLICY CONTEXT

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

4.1 The Government's planning policies for England are set out in the NPPF (latest update Feb 2025).

4.2 The following sections are relevant to landscape character and visual amenity.

Section 15 Conserving and enhancing the natural environment

4.3 Paragraph 187 of the NPPF states that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) re-mediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."

4.4 Paragraph 189 of the NPPF states that:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."

4.5 Paragraph 190 of the NPPF states that:

"When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."

Section 16 Conserving and enhancing the historic environment

4.6 Paragraph 202 of the NPPF states that:

"Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations"

4.7 Paragraph 207 of the NPPF states that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

4.8 Paragraph 210 of the NPPF states that:

"In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness."

MID-SUSSEX DISTRICT PLAN 2014-2031

4.9 The following current Local Plan Policies are considered relevant to issues relating to landscape character and visual amenity and requiring consideration when assessing the nature of potential landscape and visual impacts result from the proposed development of the proposal site.

DP12: Protection and Enhancement of Countryside

The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

• it is necessary for the purposes of agriculture; or

• it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.

Agricultural land of Grade 3a and above will be protected from non-agricultural development proposals. Where significant development of agricultural land is demonstrated to be necessary,

detailed field surveys should be undertaken and proposals should seek to use areas of poorer quality land in preference to that of higher quality.

The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character.

DP13: Preventing Coalescence

The individual towns and villages in the District each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next.

Provided it is not in conflict with Policy DP12: Protection and Enhancement of the Countryside, development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, and would not have an unacceptably urbanising effect on the area between settlements.

DP26 Character and Design

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

• is of high quality design and layout and includes appropriate landscaping and greenspace;

• contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;

• creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;

• protects open spaces, trees and gardens that contribute to the character of the area;

• protects valued townscapes and the separate identity and character of towns and villages;

• does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);

• creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;

• incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;

• positively addresses sustainability considerations in the layout and the building design;

• take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;

• optimises the potential of the site to accommodate development

DP37 Trees, Woodland and Hedgerows

The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted.

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland and hedgerows will be protected and enhanced by ensuring development:

• incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and

• prevents damage to root systems and takes account of expected future growth; and

• where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and

• has appropriate protection measures throughout the development process; and

• takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and

• does not sever ecological corridors created by these assets.

DP38 Biodiversity

Biodiversity will be protected and enhanced by ensuring development:

• Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and

• Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and

• Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and

• Promotes the restoration, management and expansion of priority habitats in the District; and

• Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

COPTHORNE NEIGHBOURHOOD PLAN 2021-2031

4.10 The plan area is divided into character areas, with the site located within CA3: Copthorne Common and Woodland.

4.11 The area is described as:

As the name suggests, CA3 is primarily a wooded landscape interspersed by irregularly shaped agricultural fields and common land. It is an area that is often referred to as Copthorne's 'Green Ring'.

It benefits from plentiful public access afforded by Copthorne Common, Pot Common and PRoW network providing accessible recreational resources to residents of Copthorne.

It is dissected by a key vehicular corridor providing access to the M23 from Copthorne, Crawley Down, East Grinstead and further afield. That said it has few urban land uses and those that do exist form clusters along its primary roads.

CNP11.1: CA3: Copthorne Common and Woodland

Development proposals must sustain or reinforce the positive aspects that make up the individual character and distinctiveness of CA3 (as shown on the Policies Map). The positive aspects are:

a) The large number of mainly 19th century cottages attests to the area's recent past and adds character to the area. The majority are kept in good condition and while amendments have been made the worst excesses of late 20th century home improvement have been avoided. The larger properties have also been well kept which adds to the area's character.

b) The extensive network of paths including the long distance Sussex Border Path.

c) The roundabout on Copthorne Common Road (A2220) acts as a node and a gateway to the settlement of Copthorne;

d) Large areas of woodland which have a high degree of connectivity stretching across the CA west to east and have a rural character and provide a sense of enclosure and tranquillity;

e) Large areas of common land within the CA well connected to the PRoWs and easily accessed from the surrounding settlements and feature areas important for biodiversity;

f) Views typically are of rural landscapes; either of woodland or agricultural landscapes;

g) Copthorne Common and rural areas surrounding Copthorne provide a verdant backdrop for the settlement; and

h) The area of Copthorne Common within the settlement envelope of Copthorne north of Copthorne Common Road bringing green infrastructure into the settlement

5. PUBLISHED LANDSCAPE CHARACTER AREA ASSESSMENTS

NATIONAL CHARACTER AREA PROFILES

Natural England

5.1 The site is located within NCA 122: High Weald. The southern boundary of NCA 121: Low Weald is located approximately 240m to the north-west of the site.

NCA 122: High Weald

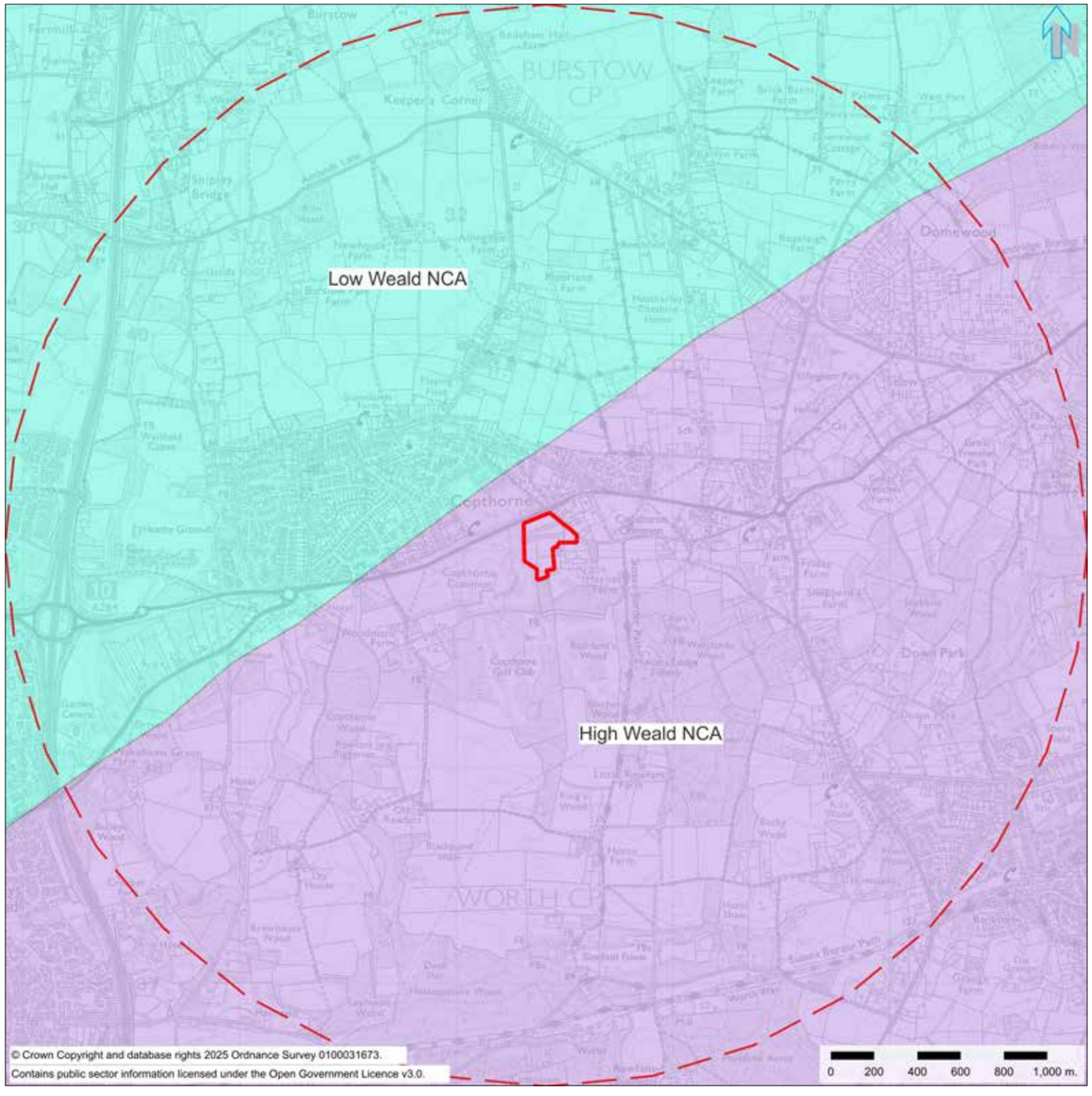
5.2 The High Weald NCA is described as follows:

> *'It 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.'*

5.3 The key Characteristics of this NCA are identified as:

- *A faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east–west, deeply incised and intersected with numerous gill streams forming the headwaters of a number of the major rivers – the Rother, Brede, Ouse and Medway – which flow in broad valleys.*
- *High density of extraction pits, quarries and ponds, in part a consequence of diverse geology and highly variable soils over short distances.*
- *A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages 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 farreaching 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.*

Fig. 8: Ordnance survey map indicating extent of surrounding National Character Areas.



- *Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland.*
- *Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.*
- *A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle.*
- *There is a strong influence of the Wealden iron industry which started in Roman times, until coke fuel replaced wood and charcoal. There are features such as a notably high number of small hammer ponds surviving today.*
- *Ashdown Forest, in contrast to the more intimate green woods and pastures elsewhere, is a high, rolling and open heathland lying on the sandstone ridges to the west of the area.*
- *An essentially medieval landscape reflected in the patterns of settlement, fields and woodland.*
- *High-quality vernacular architecture with distinct local variation using local materials. Horsham Slate is used on mainly timber structures and timber-framed barns are a particularly notable Wealden characteristic feature of the High Weald.*

NCA 121: Low Weald

5.4 The Low Weald NCA is described as follows:

> *'a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland. Around 9 per cent of it falls within the adjacent designated landscapes of the Surrey Hills, Kent Downs and High Weald Areas of Outstanding Natural Beauty and the South Downs National Park. Around 23 per cent of the area is identified as greenbelt land.'*

5.5 The key Characteristics of this NCA are identified as:

- *Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.*
- *The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.*
- *A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.*
- *Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.*
- *Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.*
- *Frequent north–south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.*
- *Small areas of heathland particularly associated with commons such as Ditchling and Chailey. Also significant historic houses often in parkland or other designed landscapes.*
- *The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.*
- *Many small rivers, streams and watercourses with associated watermeadows and wet woodland.*
- *Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.*
- *Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.*

REGIONAL LANDSCAPE CHARACTER AREA ASSESSMENT

LANDSCAPE CHARACTER ASSESSMENT OF WEST SUSSEX 2003

5.6 The site is located within the West Sussex Landscape Character Area HW1: High Weald. There are three other LCAs within the study area but these are separated from the site by the settlement of Copthorne.

HW1 High Weald

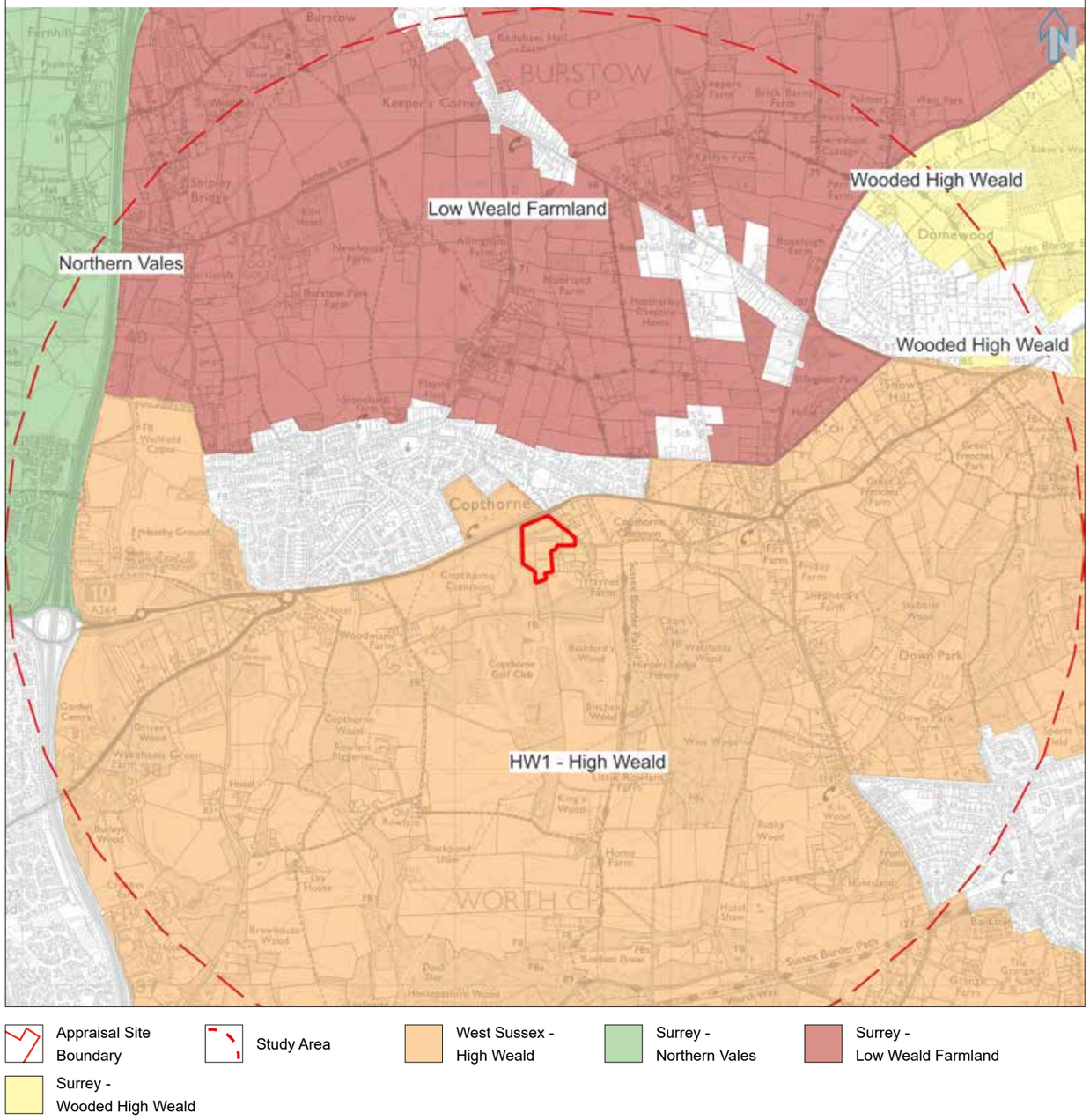
5.7 The High Weald LCA is described as follows:

> *'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.'*

5.8 The key Characteristics of this LCA are identified as:

- *Wooded, confined rural landscape of intimacy and complexity within the High Weald Area of Outstanding Natural Beauty (AONB).*
- *Plateau, ridges and deep, secluded valleys cut by gill streams.*
- *Headwater drainage of the Rivers Eden, Medway, Ouse and Mole.*
- *Long views over the Low Weald to the downs, particularly from the high Forest Ridge.*
- *Includes major reservoir at Ardingly and adjoins Weir Wood Reservoir.*
- *Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees.*
- *Pattern of small, irregular-shaped assart fields, some larger fields and small pockets of remnant heathland*
- Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland.
- Dense network of twisting, deep lanes, droveways, tracks and footpaths.
- Dispersed historic settlement pattern on high ridges, hilltops and high ground, the principal settlements East Grinstead and some expanded and smaller villages.
- Some busy lanes and roads including along the Crawley–East Grinstead corridor.
- London to Brighton Railway Line crosses the area.
- Mill sites, hammer ponds and numerous fish and ornamental lakes and ponds.
- Varied traditional rural buildings built with diverse materials including timber-framing,Wealden stone and varieties of local brick and tilehanging.
- Designed landscapes and exotic treescapes associated with large country houses.
- Visitor attractions include Wakehurst Place, Nymans Gardens, the South of England Showground and the Bluebell Line Steam Railway.

Fig. 9: Ordnance survey map indicating extent of surrounding Regional Landscape Character Areas.



LOCAL LANDSCAPE CHARACTER AREA ASSESSMENT

LANDSCAPE CHARACTER ASSESSMENT FOR MID SUSSEX 2005

5.9 The site is located within the Mid Sussex Landscape Character Area 7: High Weald Plateau. Tandridge Character Area WF3 is located close the site but is separated from it by the settlement of Copthorne.

LCA 7: High Weald Plateau

5.10 The High Weald Plateau LCA is described as follows:

> *'A low sandstone plateau which merges with the clays of the Low Weald plain to the north.'*

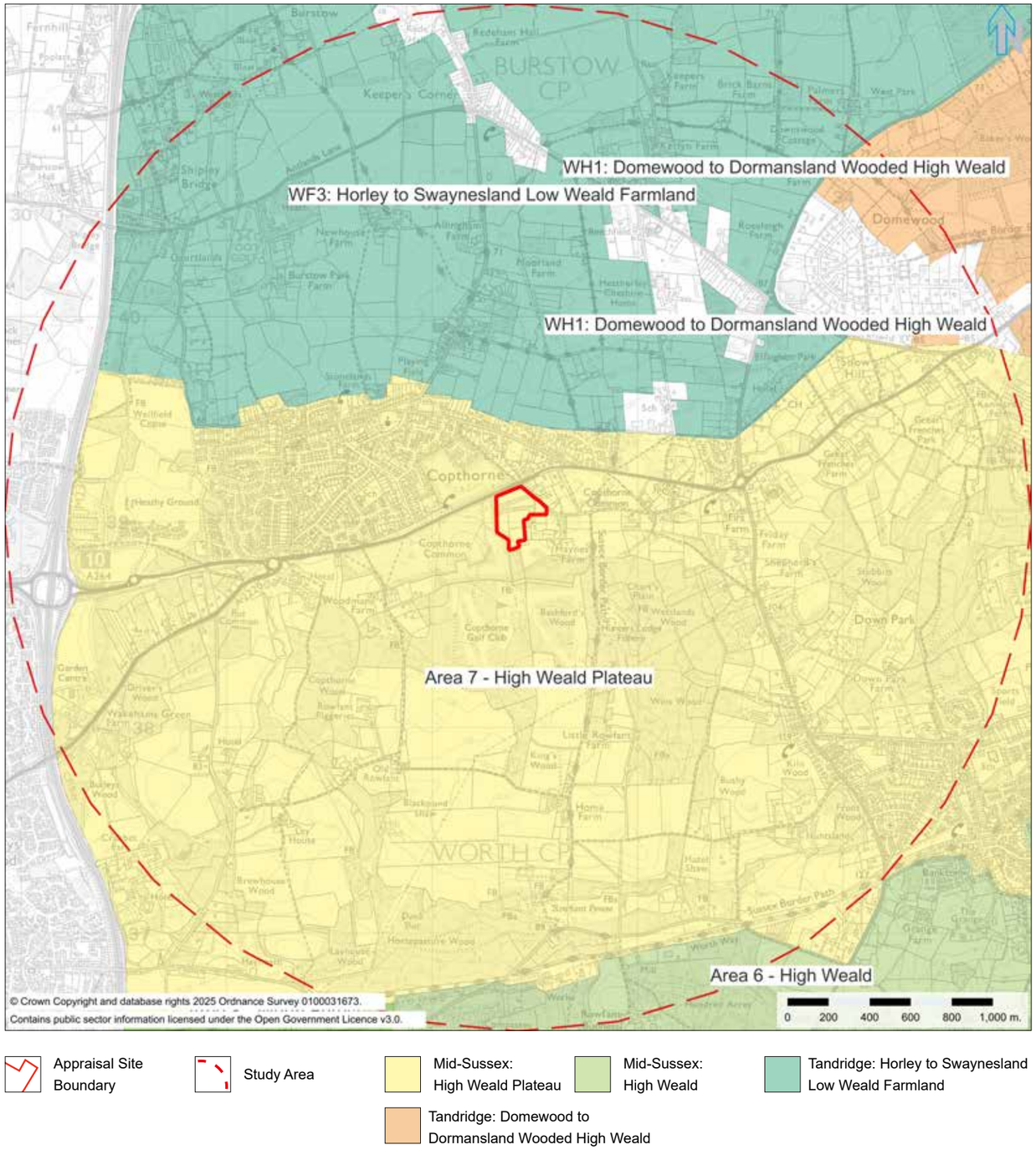
5.11 The key Characteristics of this LCA are identified as:

- *Headwater drainage of the Eden, Medway and Mole Rivers originates here, the significant little valleys of the streams bounding the plateau to the south and dissecting it to the north east.*
- *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 secluded.*
- *Small assemblies of assarted pastures contrast with blocks of larger, modern fields.*
- *Heathland cover is remnant, most of the former heaths today covered with regenerated woodland.*
- *Busy lanes and roads, particularly the A264 through Copthorne along the Crawley–East Grinstead corridor and the B2038 running north into the area from Turners Hill.*
- *Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland.*
- *Rural settlement pattern dispersed and scanty, with expanded settlements at Copthorne and Crawley Down, ribbon development along some roads, and plotlands in woodland settings.*
- *Mill sites and hammer ponds.*
- *Varied traditional rural buildings built with diverse materials including timber framing and varieties of local brick and tile hanging.*
- *Designed landscapes and exotic treescapes associated with large country houses.*

5.12 The key landscape and visual sensitivities are summarised as:

- Areas of perceived naturalness continue to compete with increased and pervasive levels of development and traffic movement, although much of the area has managed to keep its distinctive and attractive rural character.
- Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity although various woodlands have been developed as suburban woodland estates.
- Unobtrusive settlement pattern in many parts.
- Assart pastures contribute to the intimacy of the landscape.
- Important pockets of rich biodiversity are vulnerable to loss and change.
- Highly characteristic and valuable legacy of designed landscapes and treescapes

Fig. 10: Ordnance survey map indicating extent of surrounding Local Landscape Character Areas.



LANDSCAPE CAPACITY STUDIES

MID SUSSEX LANDSCAPE CAPACITY STUDY 2007

5.13 The Mid Sussex Landscape Capacity Study places the appraisal site within Landscape Structural Analysis Zone 2 - Land between Crawley and East Grinstead, including Copthorne, Crawley Down, Turners Hill, West Hoathly and Sharpthorne.

5.14 Zone 2 is described as:

> *'comprises the large villages of Copthorne and Crawley Down, as well as the smaller villages of Turners Hill, West Hoathly and Sharpthorne. With the exception of Copthorne, all the villages are located on areas of local high ground within the High Weald.'*
>
> *'Copthorne is located on a lower plateau within the High Weald, at the north western corner of the study area. The large village is bounded along its southern edge by the busy A264 running east-west between Crawley and East Grinstead. Gill and mixed woodland helps separate the settlement from the M23 and Crawley, to the west. To the south is a mixture of woodland and recreation.'*

5.15 The appraisal site is located within character area 01 - East Crawley-Copthorne Settled Woodland Matrix. This is described as a:

> *'Settled woodland matrix stretching from Crawley east towards East Grinstead. Provides wooded setting and separation between Crawley and Copthorne.'*

5.16 In terms of landscape sensitivity, the capacity study (Table 1) concluded the following for the East Crawley – Copthorne Settled Woodland Matrix:

- *Inherent landscape qualities: Moderate hedge network. Area of designed landscape.*
- *Contribution to distinctive settlement setting: Wooded setting to Crawley and Copthorne.*
- *Inconsistency with existing settlement form / pattern: High Weald plateau.*
- *Contribution to rurality of surrounding landscape: Contains large amount of scattered settlement, but perception of rurality aided by containing vegetation.*
- *Contribution to separation between settlements: Provides separation between Crawley and Copthorne.*

5.17 This LCA was awarded a sensitivity score of 16 out of a maximum of 25 equating to a Final Assessment Landscape Sensitivity of 'substantial'.

5.18 It is important to acknowledge that there are local variations within character areas, and in relation to the site, there are clearly some instances where the scores do not reflect the site location. Given the proximity to Copthorne and the A264, the site contribution to the rurality of the surrounding landscape should be considered lower than for the character area. Similarly the study gives a maximum sensitivity score of 5 to this character area for its contribution to separation between settlements, but the site itself contributes very little to the separation between Crawley and Copthorne. It would be possible for the site to be developed without damaging the perception of separation between the settlements.

5.19 With regard to Table 2 'Landscape Value' in the Mid Sussex Landscape Capacity Study, the East Crawley – Copthorne Settled Woodland Matrix achieved a score of 13. This placed it within the 'moderate' landscape value category, but 5 of those 13 scores were allocated due to the presence of Listed buildings, Scheduled Monuments, Ancient Woodland, floodzone and nature conservation interests. This may be the case with regard to the broad landscape character area as a whole, which extends for more than 6km from Crawley almost as far as East Grinstead, but this is not the case with regard to the appraisal site. With the exception of the nearby LWS there are no such constraints, and potential impacts upon this are capable of satisfactory resolution through normal ecological survey and mitigation procedures.

5.20 Taking into account the above variations in relation to the site, the landscape sensitivity would be assessed as Moderate rather than Substantial, and landscape value Slight rather than Moderate.

5.21 The study combines the landscape sensitivity and value scores to give a landscape capacity of Low, but inserting the values for the more site specific variations, would give a landscape capacity of Medium/High -

> *Medium/High capacity identifies a landscape character area that has a generally lower sensitivity which could accommodate significant allocations of development but which has specific considerations such as sensitive adjacent character area (e.g. within the AONB), separation between settlements or setting to settlements.*

CAPACITY OF MID SUSSEX DISTRICT TO ACCOMMODATE DEVELOPMENT 2014

5.22 The study was undertaken to form part of the evidence base for the District Plan in relation to the level of development that can be satisfactorily and sustainably accommodated within the district.

5.23 As well as Landscape Capacity the study also looked at three other areas that were considered to have an impact on the overall capacity of the District to accommodate development:

- *Environment*
- *Infrastructure*
- *Sustainability*

5.24 This study builds on the 2007 Landscape Capacity Study, using the same character areas and with some modifications to the scoring system.

5.25 The East Crawley – Copthorne Settled Woodland Matrix is given an overall landscape capacity rating of Low/Medium.

5.26 As with the 2007 Landscape Capacity Study, the character area covers a large geographical area, and it is inevitable that there will be variations in sensitivity, value and therefore capacity.

6. SCOPE OF ASSESSMENT

ESTABLISHING THE STUDY AREA

6.1 Having considered the preliminary development proposals and site context, a judgement has been made that a study area with a radius of 2.5 km. centred on the proposal site is sufficient to assess potential impacts upon landscape character and visual amenity. A Local Study Area with a radius of 1.5 km. centred on the proposal site will be used to assess potential impacts upon local landscape receptors and close range visual amenity.

6.2 The defined study areas for this assessment are shown in the opposite figure.

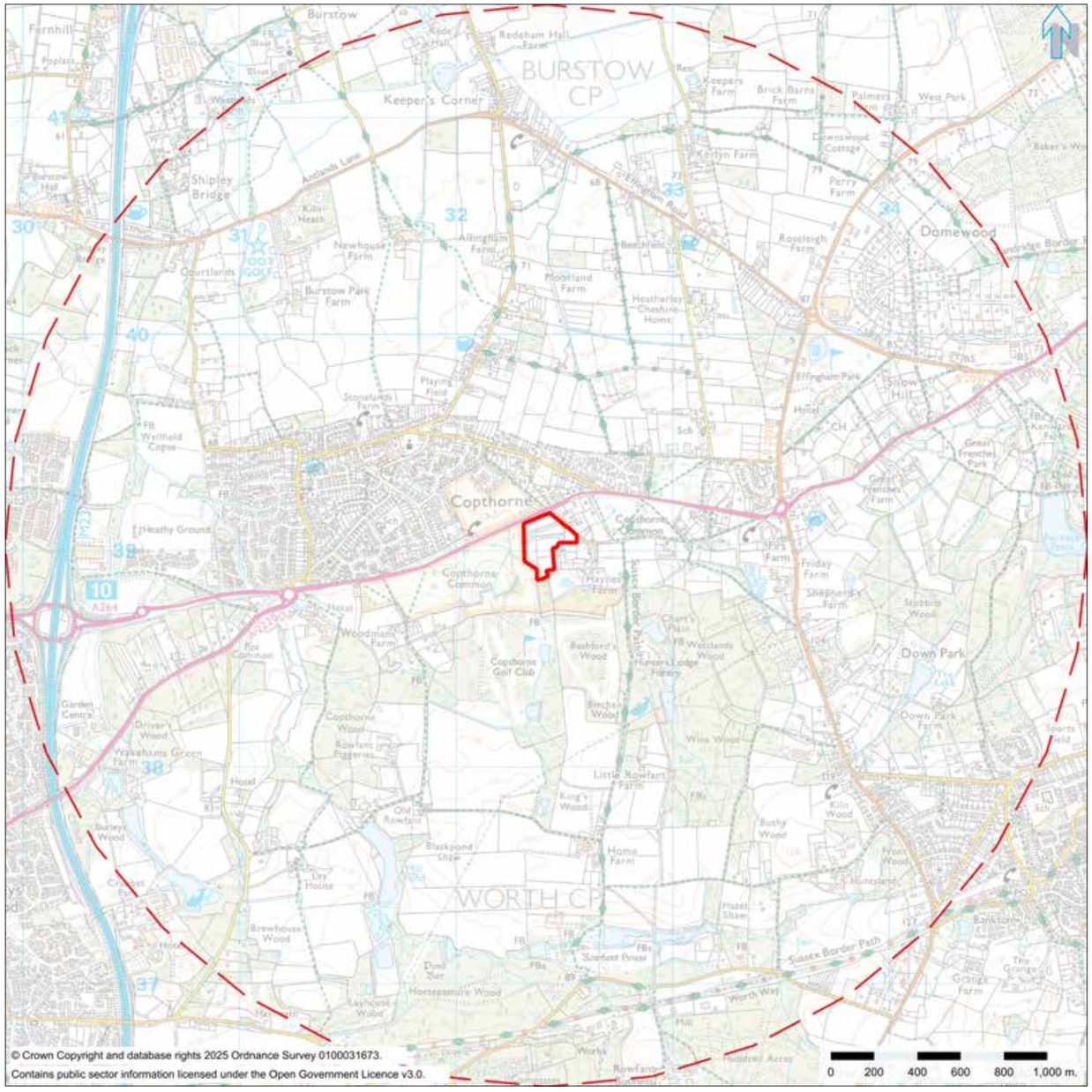
6.3 Additional checks were made beyond the defined study area where necessary. This would include for example, checking mapping on a broader scale to identify the location of important landscape designations such as National Parks in relation to the site.

SOURCES OF INFORMATION

6.4 The following sources of information have been consulted for the purposes of this assessment:

- OS digital mapping data.
- MAGIC online mapping data.
- Historic England - National Heritage List for England (NHLE).
- Landscape Character Assessments at National, County and District levels.
- Mid Sussex District Plan 2014-2031.
- Mid-Sussex Landscape Capacity Study 2007.
- Copthorne Neighbourhood Plan 2021-2031.

Fig. 11: Ordnance Survey map indicating site location, surrounding features, and established study area.



LANDSCAPE RESOURCES & VISUAL RECEPTORS

6.5 This section of this document undertakes a preliminary assessment of the potential impacts that could arise as a result of the proposed scheme. Together with desktop and field study work undertaken it identifies relevant landscape resources and visual receptors which could be affected by the scheme and should be included within the formal LVA assessment.

6.6 This section will identify those resources and receptors which can be excluded from the formal assessment process. This is based on professional judgement and might include one or more of the following considerations:

- The topic or issue is not physically present within the study area
- The resource is located far enough away from the proposal site that it can be readily accepted that there would be no potential for any impact or change to occur.
- Although the proposal would result in an impact or change upon a topic or issue, it can be readily accepted that scale of the change would be insignificant or negligible compared to the size and scale of the topic being affected. An example would be the effect of removing a single tree from within a woodland of thousand trees.

Potential Landscape Impacts

6.7 Following completion of our desktop studies it has been established that the following Landscape Resources / Receptors are not present with the defined study area and/or at sufficient distance from the proposal site, so as not to experience any measurable direct or indirect physical impacts upon their existing Condition, Quality or Landscape Character, and are therefore not required to be included within the detailed assessment (N.B. This related only to landscape character, issued relating to visual impacts are dealt with separately)

- National Parks. There are none within the study area.
- World Heritage Sites. There are none within the study area.
- National Landscapes (The closest National Landscape is the High Weald, located approximately 2.5km south-west of the site, and separated from it by extensive areas of farmland, woodland and a golf course).
- Scheduled Monuments (The closest Scheduled Monument is Warren furnace, located approximately 2.16km east of the site, and separated from it by extensive areas of farmland, woodland and residential properties).
- Conservation Areas (The closest Conservation Area is Burstow, located approximately 2.5km north of the site, and separated from it by extensive areas of farmland, the settlement of Copthorne and the A264).
- Green Belt (The Green Belt follows the northern edge of the settlement of Copthorne, located approximately 300m north of the site at its closest point).

6.8 Tables 1 to 4 below, set out the preliminary predicted impacts upon landscape resources that will result from the proposed development, and the landscape resources and receptors which may be affected. This also includes a preliminary assessment as to the magnitude of the impact and susceptibility of the resource or receptor to the identified impact.

6.9 Based on these factors these tables help to determine whether more detailed assessment is required to assess the nature of the impact.

Table 1: Assessment of Potential Landscape Impacts upon Landscape Resources

Resource	Details of Impact	Susceptibility of Resource (High/Medium/ Low)	Magnitude of Changes (High/ Medium/low)	Further Detailed Assessment Required (YES/ NO?)
Vegetation Cover	Impact on vegetation cover anticipated to involve some tree and hedgerow removal to facilitate access and routes through the site. Also removal of surface vegetation within parts of the site. Trees along internal boundaries largely retained. Vegetation removal will need to judged in the balance of considering the beneficial impacts of new landscape planting, habitat creation and biodiversity enhancements.	Medium	Medium	YES
Topography	Minor changes to existing site levels to create development platforms and basins as part of a SUDS scheme.	Low	Low	NO
Land Use	Conversion of horse paddocks to residential / retirement village development with associated structures, roads and footways, soft landscape treatment, open space and biodiversity enhancements.	Medium	Medium	YES
Urban Grain	Development within the site will result in the introduction of new built form.	Medium	Medium	YES
Settlement Envelope	New development adjacent to and outside of the existing defined settlement envelope.	Medium	Medium	YES

Table 2: Assessment of Potential Landscape Impacts upon National Designated / Protected Landscapes

Resource	Details of Impact	Susceptibility of Resource (High/Medium/ Low)	Magnitude of Changes (High/ Medium/low)	Further Detailed Assessment Required (YES/ NO?)
Ancient Woodland	Ancient Woodland within Study Area, but not within or adjacent to the site. No identified impact	Low	Nil	NO
National Landscapes (AONB)	High Weald National Landscape just outside the Study Area, no identified impact.	Low	Nil	NO
National Parks	Not present within Study Area	n/a	n/a	NO
World Heritage Site	Not present within Study Area	n/a	n/a	NO
Listed Buildings	Listed buildings present in the Study Area, but only one close to the site. No identified impact on its setting.	Low	Low	NO
Scheduled Monuments	One scheduled monument within study area. No identified impact	Low	Nil	NO
Historic Parks & Gardens	Not present within Study Area	n/a	n/a	NO

Table 3: Assessment of Potential Landscape Impacts upon Local Designated / Protected Landscapes

Resource	Details of Impact	Susceptibility of Resource (High/Medium/ low)	Magnitude of Changes (High/ Medium/low)	Further Detailed Assessment Required (YES/ NO?)
Local Landscape Designations (SLA, AHLV, ALLI)	Not present within Study Area	n/a	n/a	NO
Conservation Area	One conservation area within Study Area. No identified impact	Low	Nil	NO
Green Belt	Green Belt within Study Area, but no identified impact	Low	Nil	NO
Tree Preservation Orders (TPO)	TPOs within Study Area, but not within or adjacent to the site. No identified impact	Low	Nil	NO

Table 4: Assessment of Potential Impacts upon Public Access Routes

Resource	Details of Impact	Susceptibility of Resource (High/Medium/ low)	Magnitude of Changes (High/ Medium/low)	Further Detailed Assessment Required (YES/ NO?)
Public Right of Ways (PRoWs)	PRoWs close to site, but no physical impact identified	Low	Low	NO
Long Distance Routes	No physical impact identified	Low	Nil	NO
National Cycle Route	No physical impact identified	Low	Nil	NO
Existing Road Network	Development will alter the setting of a section of existing public highway	Low	Low	NO

6.10 Based upon the findings of Tables 1 to 4 above, it is concluded that the following landscape resources require further assessment and should be included within the formal assessment.

- Vegetation Cover
- Land Use
- Settlement Envelope
- Urban Grain

Visual Receptors

Zone of Theoretical Visibility

6.11 A preliminary Zone of Theoretical Visibility (ZTV) diagram for the Proposed Development has been prepared using QGIS computer software, and based upon standard 5m OS Terrain 5 Data and the OS OpenMap data sets for woodland and built development. This exercise is intended to provide an initial broad-based indication of the potential and theoretical visibility of the Proposed Development, to help establish potential publicly accessible locations from where views of the site might be gained and to assist further field-based studies.

6.12 It should be noted that these ZTV diagrams are not intended as an accurate representation of precise areas from where views will be gained. The ZTV diagrams have considered only the screening effect of landform, major built up areas and major woodlands and does not take into account localised variations in landform, the presence of intervening vegetation cover such as hedgerows and tree belts, or other built structures such as walls or fences that could further affect visibility.

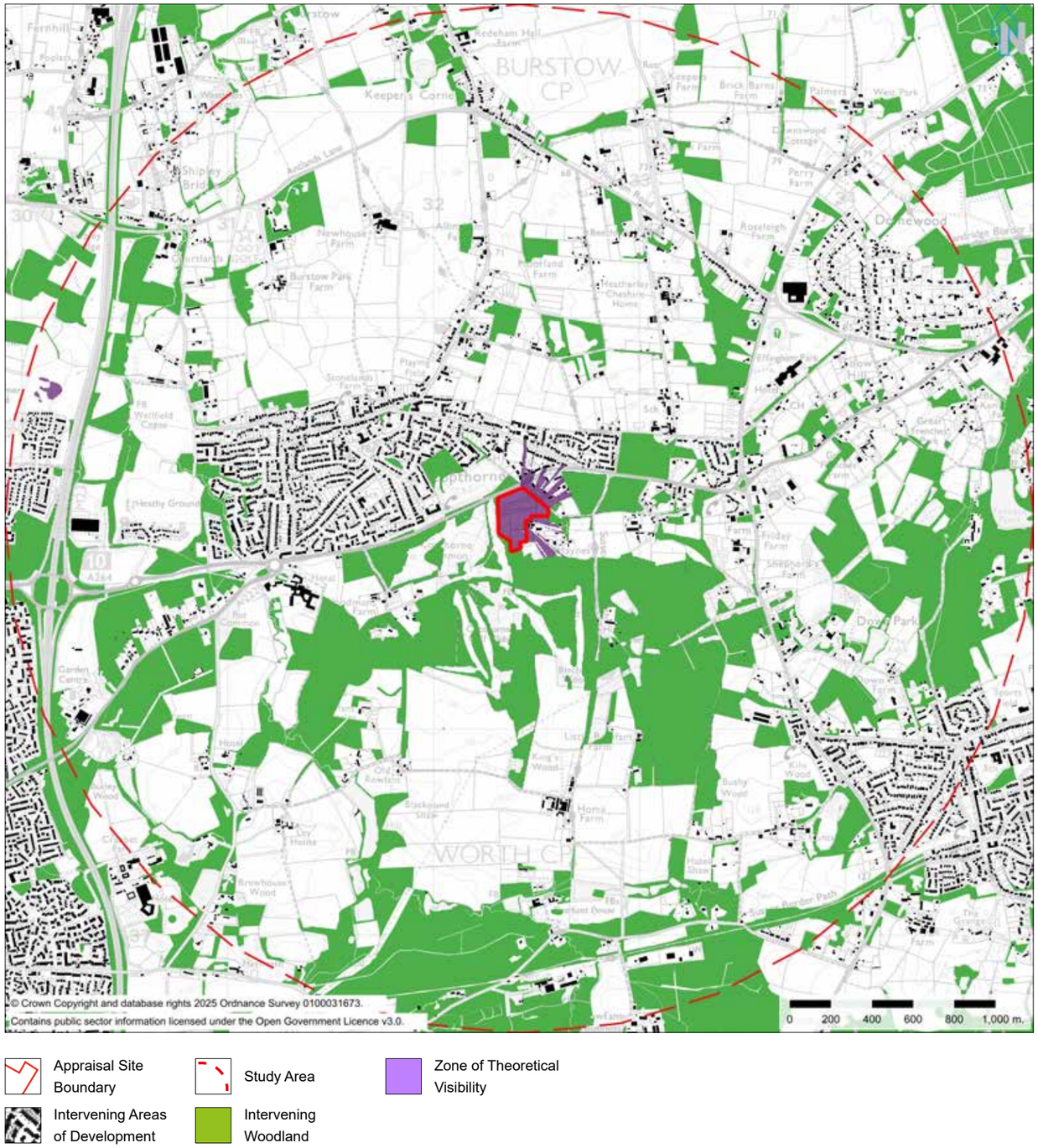
6.13 The diagram has been based upon following parameters:

- Significant areas of development having been given a generic height of 9m.
- Significant areas of woodland having been given a generic height of 10m
- A transmitter height of 9 m above existing ground level located at approximate centre of the proposal site to represent 2 storey buildings
- Receptor viewing height of 1.63m above ground level.

6.14 The ZTV shows an extremely restricted area of potential visibility. The principal areas of suggested visibility are:

- The A264 Copthorne Common Road immediately adjacent to the north and north-east of the site.
- Humphreys Field / a short section of Borers Arms Road to the north of the site.
- A small number of residential properties to the east of the site.
- Southern end of PRoW 20W north of site.
- PRoW 22W east of site.
- Courthouse Farm to the south-east of the site.

Fig. 12: Ordnance Survey map indicating Zones of Theoretical Visibility (ZTV).



Visual Receptors

6.15 The following key visual receptors have been identified as being present with the study area and falling with the area identified by the ZTV as having the potential for views of the site. Viewpoint locations are indicated in the Figures 13 and 14.

1. PRoW 20W
2. A264 Copthorne Common Road
3. Residential properties east of site, off A264 Copthorne Common Road
4. PRoW 22W
5. Humphreys Field / Borers Arms Road

6.16 Although potential views were not suggested by the ZTV diagram, the following primary visual receptors were also checked on site.

6. PRoW 18W / 23W / Sussex Border Path
7. PRoW 28W / Sussex Border Path
8. 10W north
9. 10W south
10. 13W west
11. 13W east
12. Copthorne village green

Fig. 13: Ordnance Survey map indicating local viewpoint origins.

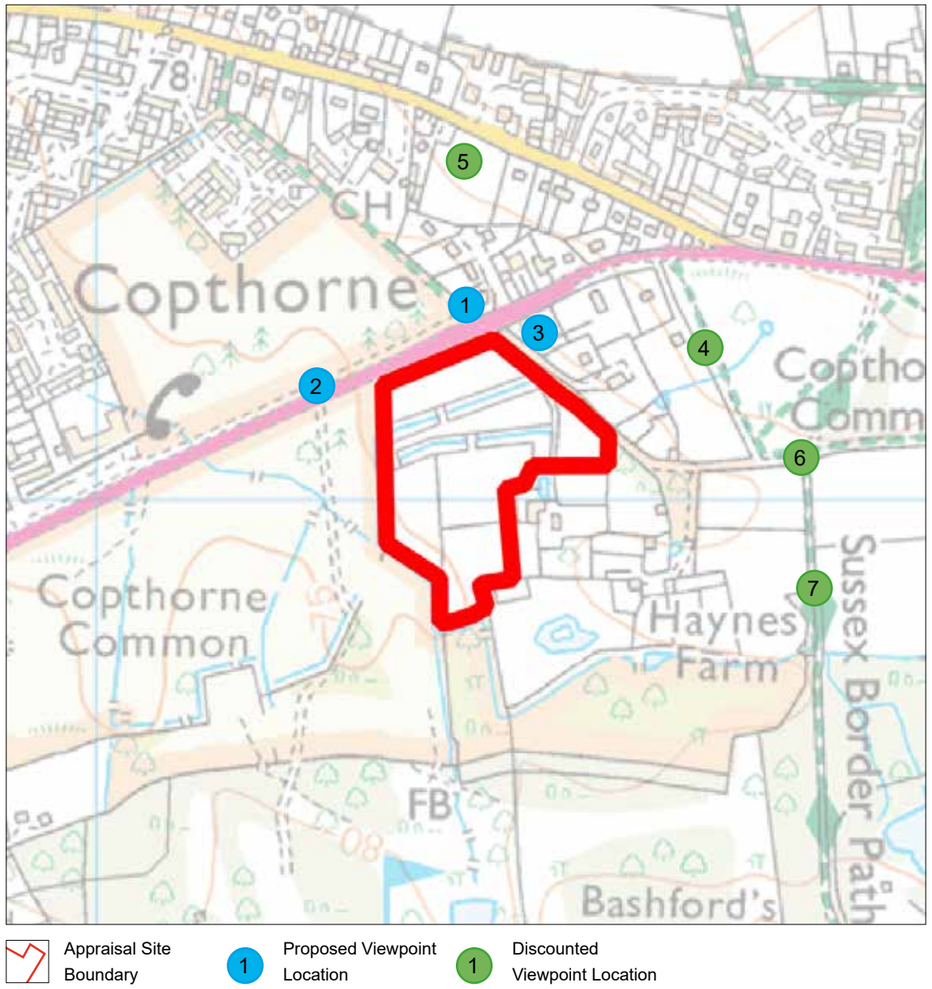


Fig. 14: Ordnance Survey map indicating viewpoint origins.

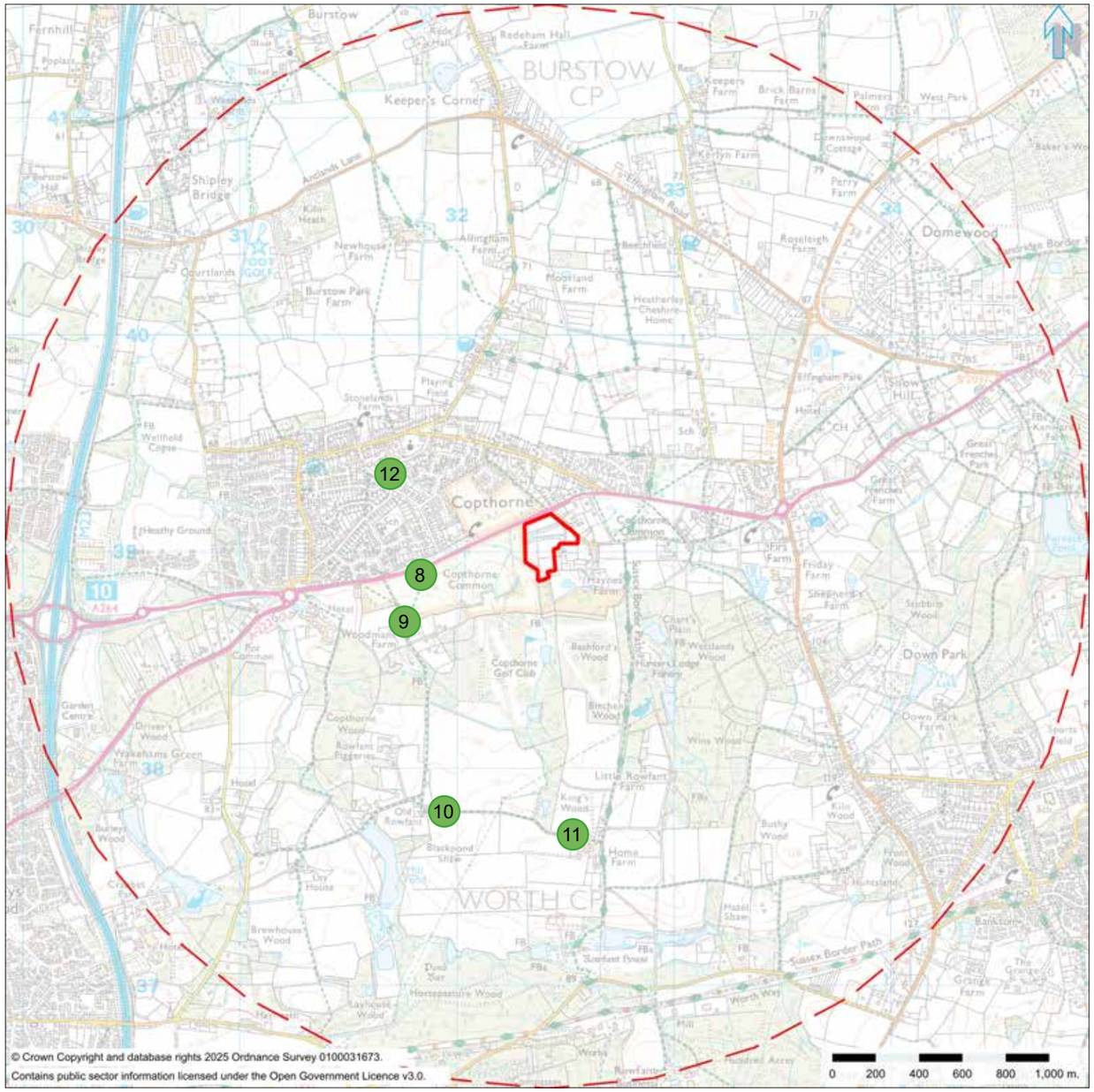


Photo 6: Viewpoint 4 - PRoW 22W - site not visible due to intervening vegetation and built form

Photo 7: Viewpoint 5 - Humphreys Field / Borers Arms Road - site not visible due to intervening vegetation and built form

Photo 8: Viewpoint 6 - PRoW 18W / 23W / Sussex Border Path - site not visible due to intervening vegetation

Photo 9: Viewpoint 7 - PRoW 28W / Sussex Border Path - site not visible due to intervening vegetation

Photo 10: Viewpoint 8 - 10W north - site not visible due to intervening vegetation

Photo 11: Viewpoint 9 - PRoW 10W south - site not visible due to intervening vegetation

Photo 12: Viewpoint 10 - PRoW 13W west- site not visible due to intervening vegetation

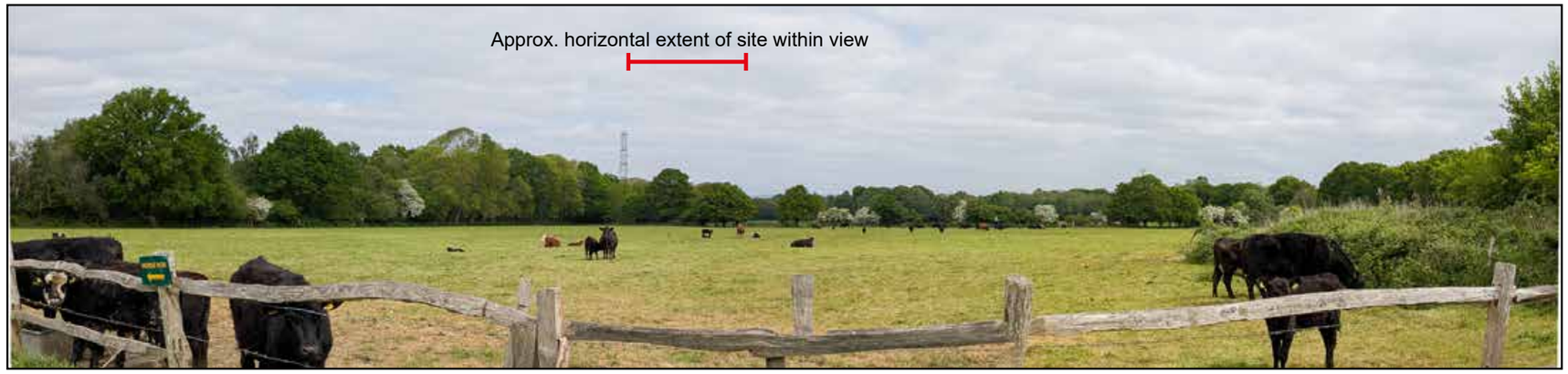


Photo 13: Viewpoint 11 - 13W east - site not visible due to intervening vegetation

Photo 14: Viewpoint 12 - Copthorne village green - site not visible due to intervening vegetation and built form

6.17 Table 5 across assesses the identified receptor locations in terms of the type and nature of receptor present at each location and their Susceptibility to changes in the existing view.

6.18 Receptor Susceptibility is expressed in terms of Primary, Secondary and Tertiary, based upon:

- Their proximity to the site,
- Their susceptibility to changes in the view, and
- The amenity value of the existing view.

6.19 Primary Receptors are those assessed to be the most susceptible due to their proximity and / or associated amenity value and require further assessment. Secondary Receptors are those assessed to be of average susceptibility and may require further assessment depending on their proximity or amenity value. Tertiary receptors are those considered to be least susceptible due either to their remoteness from the site and / or the low amenity value associated with the locations or activities being undertaken, and therefore not requiring further assessment.

6.20 Table 5 also includes a preliminary assessment of the magnitude of the change in view and based on these factors determines whether further assessment is required to determine the nature of the impact.

6.21 Fieldwork was then undertaken on the 6th May 2025 to confirm and validate these findings. This fieldwork established that either no public views of the site were identified and/or no future development would be visible from the following locations because of intervening landform, built form, vegetation cover and/or viewing distance. It has therefore been concluded that these locations do not need to be included in the formal assessment:

Public Rights of Way

- 22W, 18W, 23W, 28W, 10W, 13W.

Public Open Spaces

- Copthorne Village Green.
- Humphreys Field.

Residential Properties

- Borers Arms Road.

6.22 Based upon the field work and the findings of Table 5 it is concluded that the following visual receptor locations require further consideration and should be included within the formal assessment:

Public Rights of Way

- 20W

Transport Routes

- A264 Copthorne Common Road

Individual Residential Properties.

- East of site, off Copthorne Common Road

Table 5: Assessment of Potential Impacts upon Visual Receptors

Receptor Location	Dominant Receptor Type	Susceptibility of Receptor			Magnitude of Changes (High/ Medium/Low)	Further Detailed Assessment Required (YES/ NO?)
		Primary	Secondary	Tertiary		
PRoW Ref. 20W	Member of the Public / Walker	x			Medium	YES
PRoW Ref. 22W	Member of the Public / Walker		x		Nil	NO
PRoW Ref. 18W	Member of the Public / Walker		x		Nil	NO
PRoW Ref. 23W	Member of the Public / Walker		x		Nil	NO
PRoW Ref. 28W	Member of the Public / Walker		x		Nil	NO
PRoW Ref. 10W	Member of the Public / Walker		x		Nil	NO
PRoW Ref. 13W	Member of the Public / Walker			x	Nil	NO
Residential Properties - Copthorne Common Road	Resident	x			Low	YES
Residential Properties - Borers Arms Road	Resident			x	Nil	NO
Public Open Space - Copthorne Village Green	Member of the Public		x		Nil	NO
Public Open Space - Humphreys Field	Member of the Public		x		Nil	NO
A264 Copthorne Common Road	Commuter / Member of the Public		x		Medium	YES

SUMMARY PROPOSED SCOPE OF ASSESSMENT

Landscape Character

6.23 Based upon the finding of this preliminary report it is concluded that the issues relating to changes in landscape character which should be included within the formal LVA Assessment should be:;

- Vegetation Cover
- Land Use
- Settlement Envelope
- Urban Grain

6.24 Changes in landscape characteristics should then be assessed against the following defined landscape character areas.

- National Character Area 122: High Weald
- West Sussex Landscape Character Area: HW1 High Weald
- Mid-Sussex Landscape Character Area 7: High Weald Plateau

VISUAL AMENITY

6.25 Based upon the finding of this preliminary report it is concluded that the following visual receptor locations should be included within the formal LVA Assessment.

- PRoW Ref. 20W
- Residential Properties east of site, off A264 Copthorne Common Road
- A264 Copthorne Common Road

7. BASELINE LANDSCAPE CHARACTER / RESOURCE MAPPING

7.1 The following chapter will undertake a formal assessment of the 'Baseline Conditions' of the proposal site, its immediate surroundings and the defined study area. This includes an assessment of the existing

- 'Condition', 'Importance' and 'Value' of the relevant landscape and visual resources
- 'Susceptibility' of the resources to the proposed development

7.2 These will then be used to make a judgement as to the 'Sensitivity' of the landscape and visual resources to change.

7.3 The following assessments have been informed by Tables A.2 to A.6 of Technical Appendix 1 – Methodology.

THE SITE & SURROUNDINGS

The Site

7.4 The appraisal site comprises a parcel of land located south of Copthorne Common Rd (A264), between Copthorne Common and Copthorne village, approximately 2km east of J10 of the M23. It is located within the Mid Sussex District Council administrative area.

7.5 The site consists of horse-grazed paddocks. It extends to approx. 4.3 ha. The northern boundary adjoins the A264 which is characterised by a broad verge, hedgerows, trees and an embankment running parallel with the road.

7.6 The eastern boundary adjoins the tarmac road access to Court House Farm, separated from it by a fenceline and verge. This boundary is heavily treed and beyond the trees there is a tarmac access road to residential properties immediately to the east of the site.

7.7 The southern boundary abuts the buildings and facilities of Court House Farm, and an area of dense mature mixed deciduous woodland. This returns along the western boundary of the site as a substantial belt of mature trees, separating the site from the Copthorne golf course. The site's character is strongly influenced by the golf course, which surrounds it to the north, west and south, and by the busy A264.

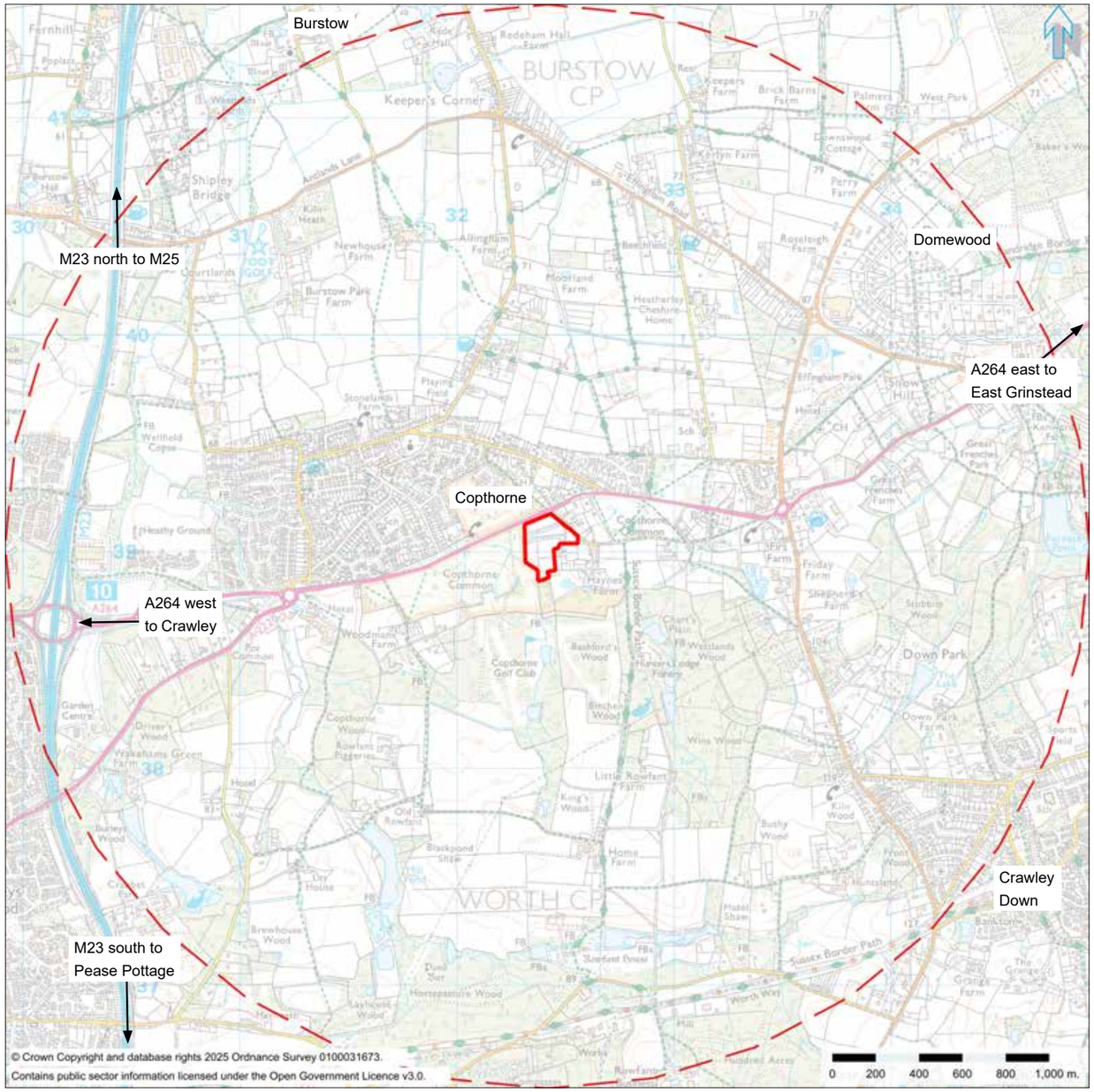
7.8 The site is heavily contained by tree belts to the south, to the extent that visually it has a stronger connection with the A264 corridor than with the open countryside to the south of the golf course.

The Surroundings

7.9 The western edge of the study area has an urban-edge character due to the settlement edge of Crawley, the M23 and the A264. The A264 then forms a semi-urban corridor through the study area, with Copthorne village to the north, and clusters of development at the junctions with the B2028 and B2037. The settlement of Crawley Down is located in the south-east corner of the study area.

7.10 Outside the urban areas, the landscape is largely farmland with scattered farmsteads and some linear residential groups. Woodland cover varies across the study area - to the north of the A264 there are small scattered pockets of woodland, but to the south of the A264, woodland is more dominant in the landscape, reflecting the change from the Low Weald to the High Weald.

Fig. 15: Ordnance survey map indicating study area extent and surrounding features.



TOPOGRAPHY

Description

7.11 The general topography of the site and study area is based on OS Terrain 5 detailed Digital Terrain Modelling, as shown opposite.

Broad Scale

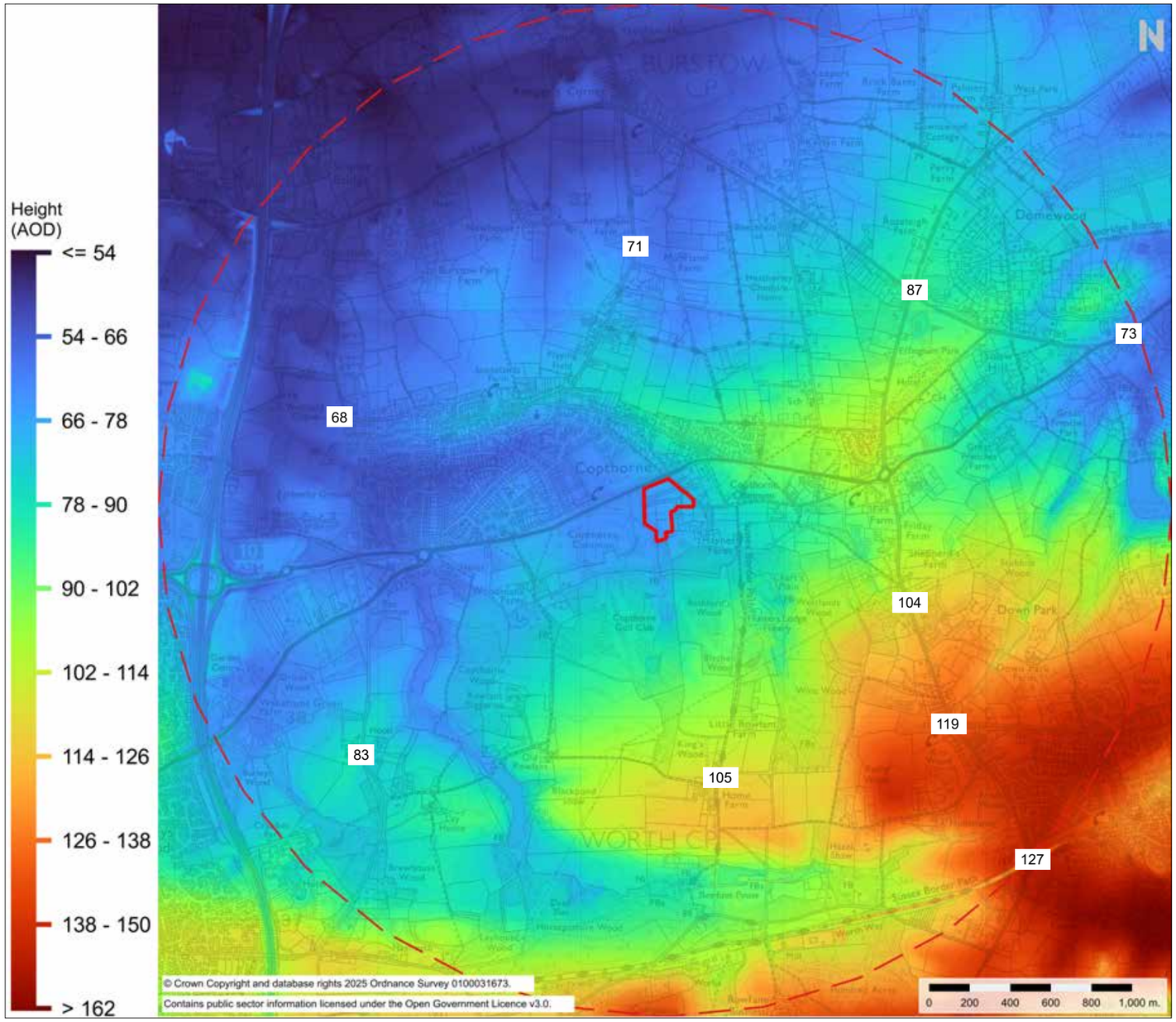
7.12 At a broad scale the topography shows the change from the High Weald in the southern part of the study area, with the High Weald Ridge area of high ground (high point of 127m AOD), incised by ghyll streams, to the Low Weald in the northern part of the study area which is much flatter, lower-lying (low point 68m AOD).

7.13 The diagram shows the river valleys falling west from the ridge of high ground, formed by the Burstow Stream, a tributary of the River Mole. Tributaries of the River Eden start in the east part of the study area.

Local Scale

7.14 The site itself is relatively flat, around 75m AOD, falling gently from south-east to north-west. There are no significant topographical features within the site.

Fig. 16: Ordnance survey map indicating topography of the study area.



VEGETATION

Description

7.15 The vegetation character of the wider landscape is dominated by mature, mixed deciduous woodland, part of a substantial woodland belt which surrounds the south and east of Crawley. This is largely intact to the south of Crawley (Tilgate Forest, Worthlodge Forest, Oaken Wood). Further to the east the woodland is fragmented by agricultural land, roads and sporadic development plots into individual woodlands, such as Horsepasture Wood, Wins Wood, Copthorne Wood.

7.16 Within the study area, south of Copthorne Rd the woodland is fragmented by the golf course, although the fairways are separated by substantial woodland belts. North of Copthorne Common Rd there are pockets of woodland remaining, but in general vegetation character is that of suburban settlement.

7.17 The appraisal site itself comprises heavily grazed semi-improved grassland with scattered trees, surrounded on all sides by tree lines and belts, or more substantial areas of woodland. These include mature Oaks, height up to 20m with an understorey of Holly, Hazel, Hawthorn

7.18 A bund with trees and a hedge in front forms the northern boundary of the site adjacent to Copthorne Common Road. Species include Sycamore, Norway Maple, Beech, Silver Birch and Scots Pine, height up to 18m.

7.19 Two sporadically tree-lined ditches cross the site from east to west. These comprise Grey Poplar, Oak, Silver Birch and Beech, height up to 22m with an intermittent understorey of Hawthorn, Hazel and Holly.

Susceptibility:	Medium
Condition:	Medium
Importance:	Medium
Value:	Medium
Sensitivity:	Medium

Fig. 17: Ordnance survey map indicating locations and extents of surrounding Land Use.

Appraisal Site Boundary

LAND USE

Description

7.20 The general land use characteristics of the site and local study area are shown opposite. This is based upon available land use mapping data where available and checked against the latest aerial data.

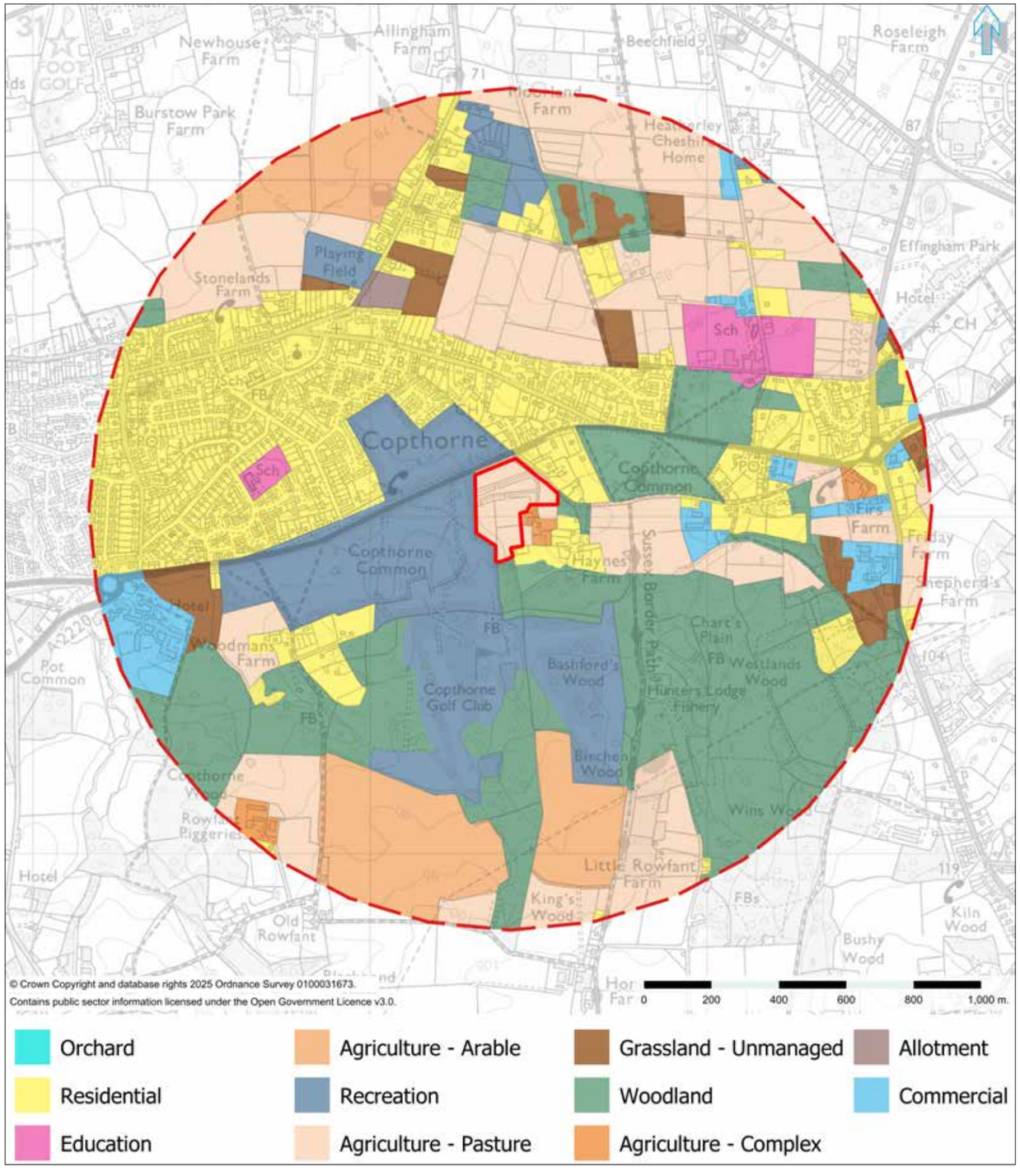
7.21 The principal land use characteristics within the study area are summarised below:

- Agricultural land - arable fields and grazing pastures, widely distributed across study area.
- Large areas of woodland, principally in the southern part of the study area.
- Residential development within the settlement of Copthorne. Additional residential areas at the junction of A264 and B2028 to the east, and Copthorne Bank to the north, some scattered farmsteads.
- Recreation land including Copthorne Golf Club.
- Some pockets of education and commercial land use.

7.22 The site consists of grazed horse paddocks.

Susceptibility:	Medium
Condition:	Medium
Importance:	Medium
Value:	Medium
Sensitivity:	Medium

Fig. 18: Ordnance survey map indicating locations and extents of surrounding Land Use.



PUBLIC RIGHTS OF WAY

Description

7.23 Public Rights of Way (PRoW) within the study area are shown opposite.

7.24 Within the study area, there is a well distributed network of PRoW, providing good access to the landscape around Copthorne.

7.25 There are no PRoW within the site or immediately adjacent to the site.

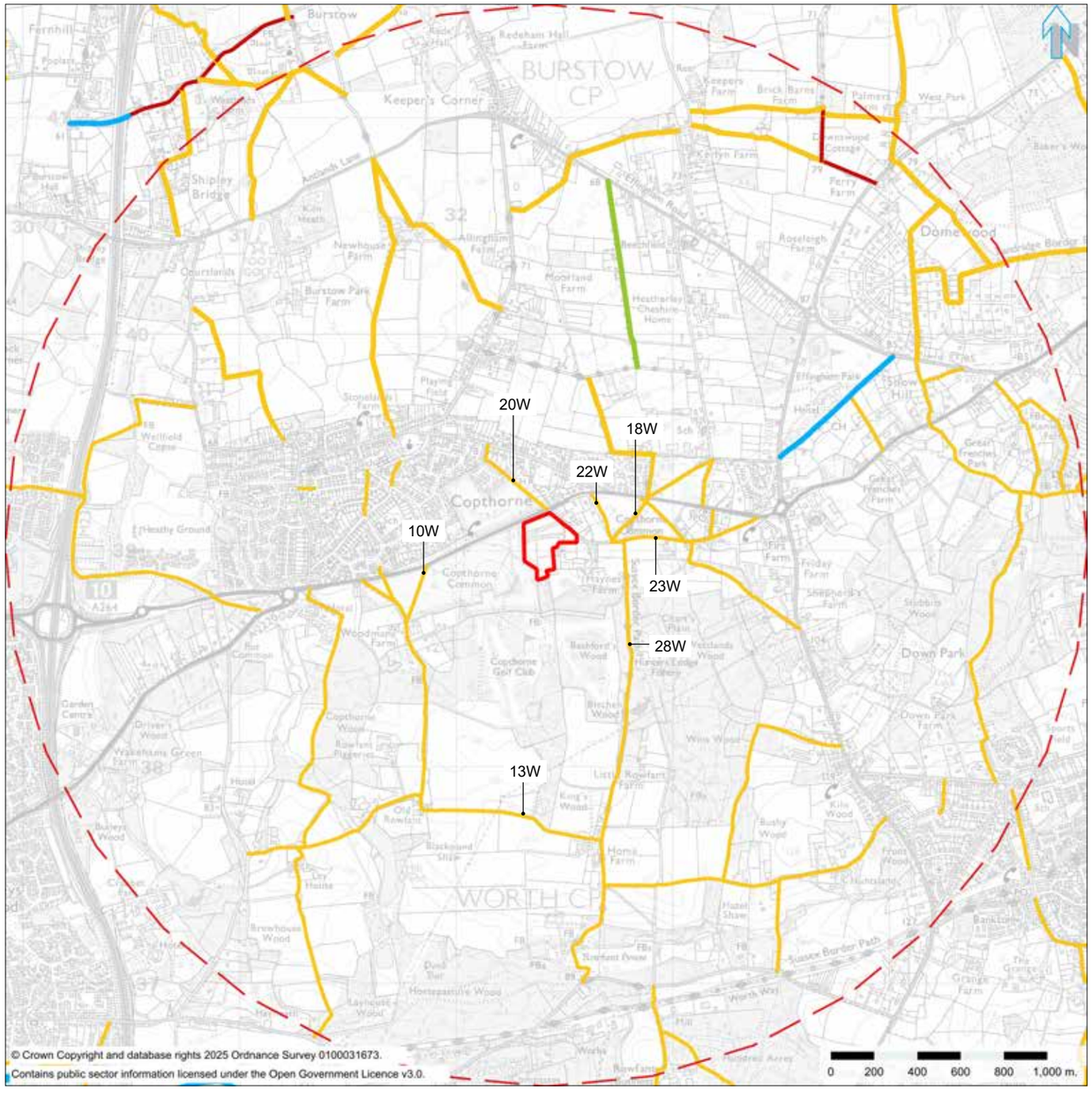
7.26 The closest PRoW to the site is:

- Footpath 20W which runs south-east between residential properties and the northern part of Copthorne Common. It terminates at the A264, across the road from the north-east corner of the site.

7.27 The other key PRoW in the vicinity of the appraisal site are:

- Footpath 22W runs south from the A264 between residential properties and Copthorne Upper Common, east of the site. It connects to 18W and 23W then continues south as 28W.
- Footpath 10W runs south from the A264 across Copthorne Common and the golf course, west of the site. It continues south, connecting to 13W which runs east connecting to 28W.

Fig. 19: Ordnance survey map indicating locations of surrounding Public Rights of Way.



Long distance routes

7.28 Long distance routes within the study area are shown opposite.

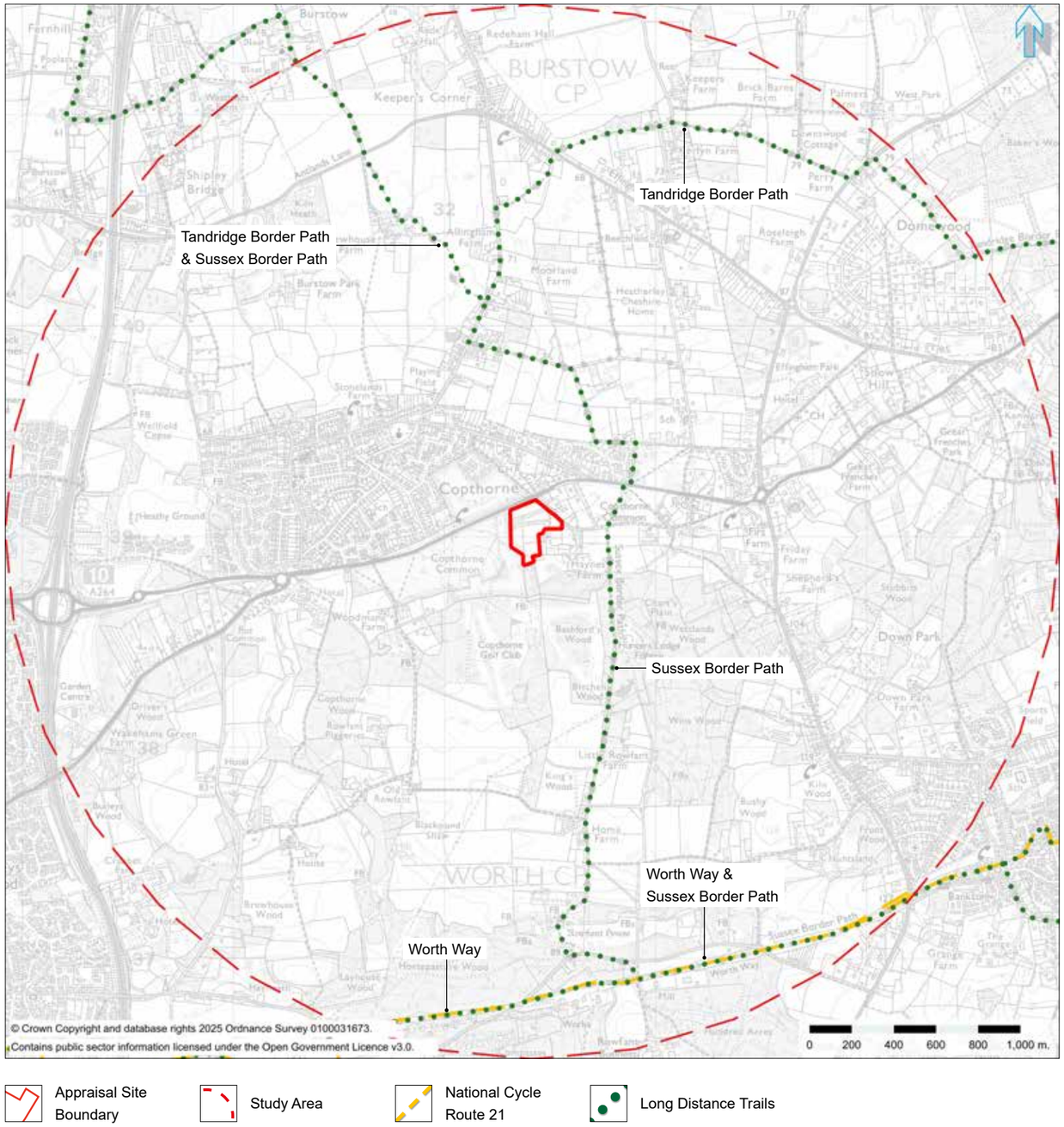
Long distance trails

7.29 There are three long distance walking trails within the study area:

- Worth Way, located approximately 2km south of the site at its closest point.
- Sussex Border Path, located approximately 180m east of the site at its closest point.
- Tandridge Border Path, located approximately 950m north of the site at its closest point.

7.30 In addition, the National Cycle Network Route 21 follows Worth Way, located approximately 2km south of the site at its closest point.

Fig. 20: Ordnance survey map indicating locations of surrounding Long Distance Trails and National Cycle Route.



SETTLEMENT ENVELOPE

Description

7.31 The settlement envelopes of built up areas are shown opposite.

7.32 There are three settlements within the study area:

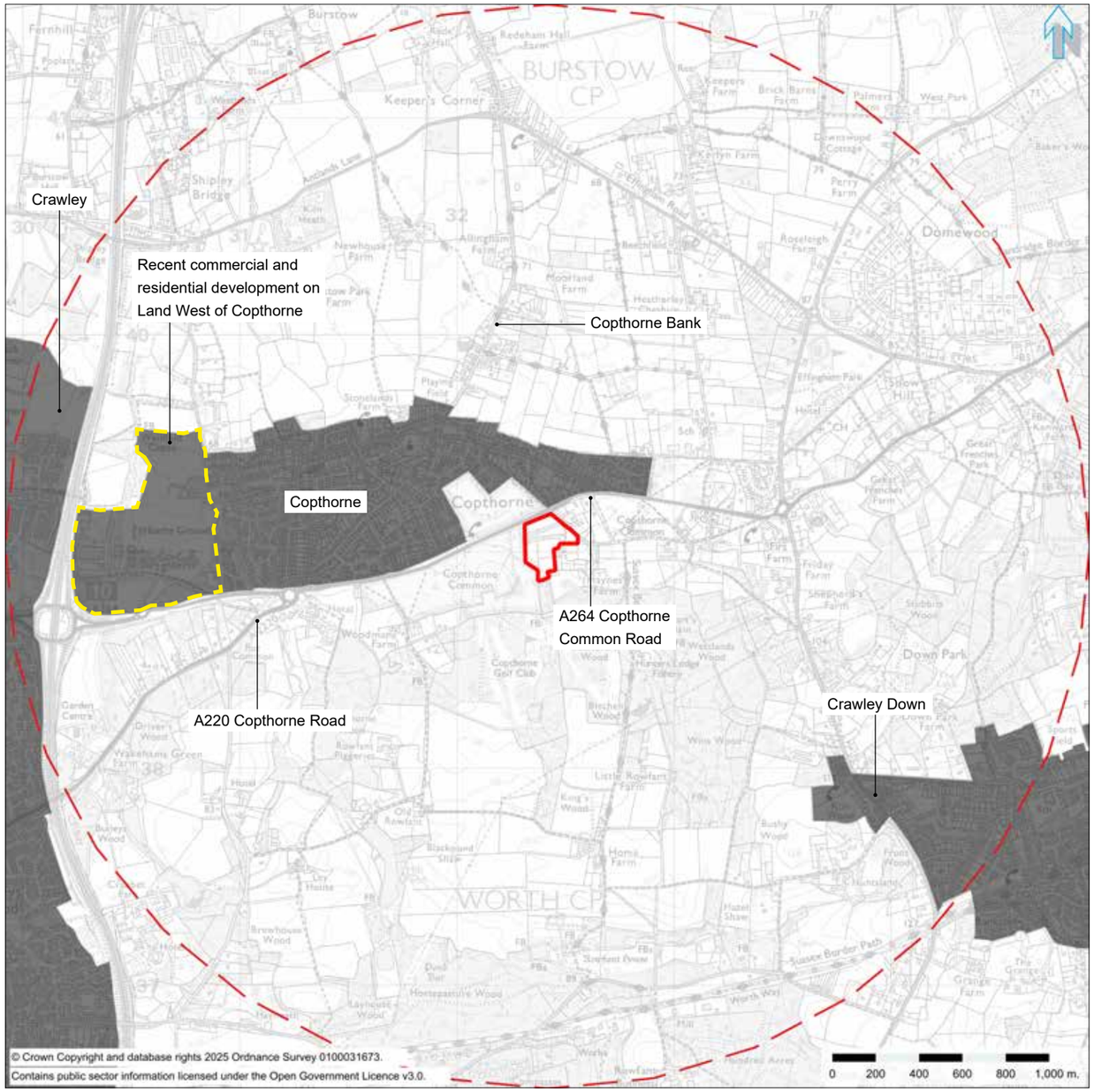
- Copthorne
- Crawley
- Crawley Down

7.33 The appraisal site is outside the defined settlement envelope of Copthorne, but is contiguous to it at its northern apex, separated from the built-up area only by the A264.

7.34 The settlement envelope of Copthorne covers the small historic core of the village around the church, together with extensive modern developments that have expanded the village out from that core, particularly to the east and south up to the A264. It also includes the recent large residential and commercial developments (not fully detailed on the OS map) that have extended the settlement envelope west up to the M23.

7.35 Outside of the settlement envelope, lower density residential properties extend out from the village along the A220 Copthorne Road to the south-west, along Copthorne Bank to the north-east and off the A264 east of the site.

Fig. 21: Ordnance survey map indicating extent of Settlement Envelopes.



Susceptibility:	Medium
Condition:	Medium
Importance:	Medium
Value:	Medium
Sensitivity:	Medium

GRAIN OF DEVELOPMENT

Description

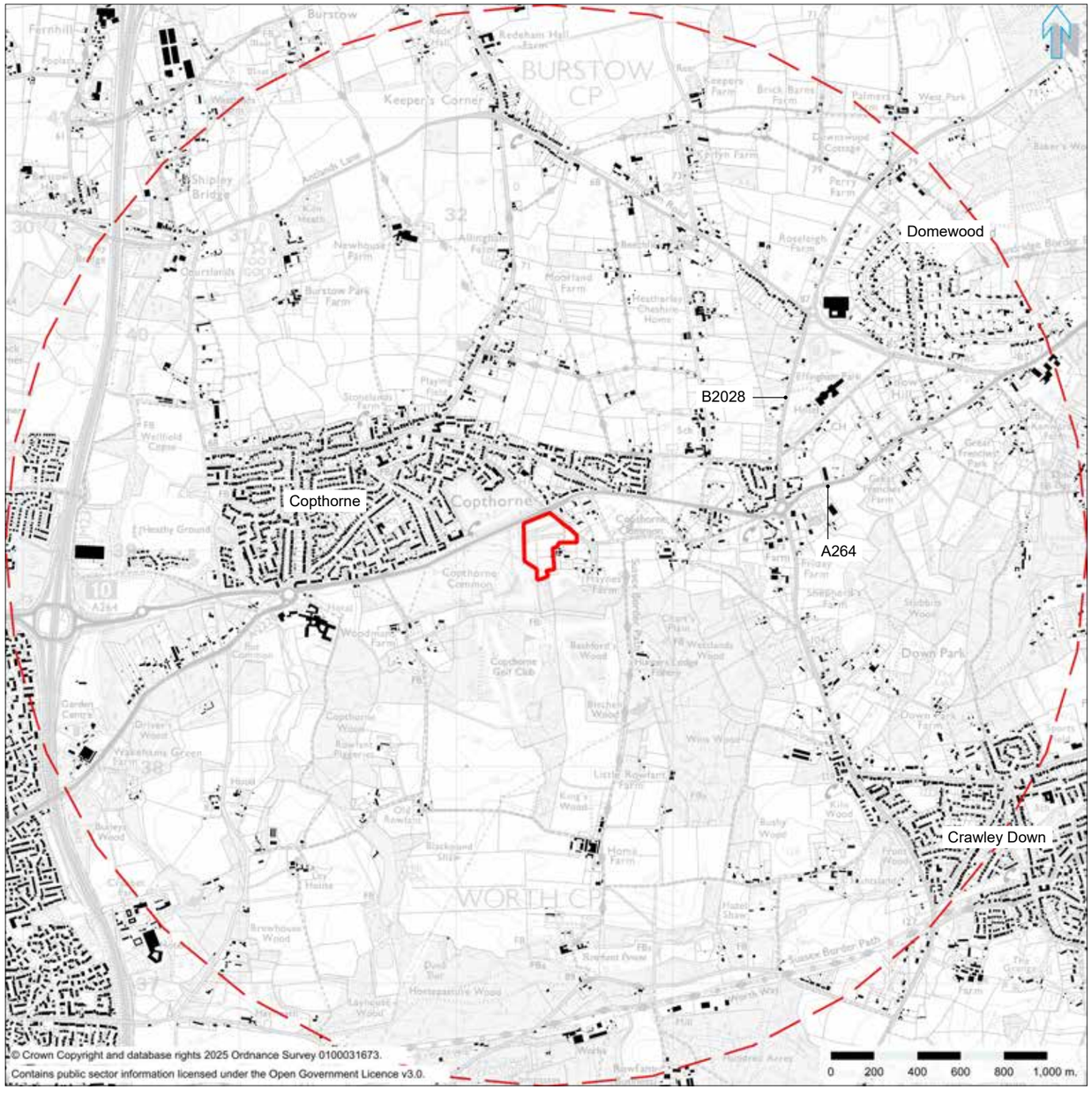
7.36 The patterns of development within the study area are indicated opposite, derived from OS data.

7.37 The diagram clearly shows the following patterns:

- Predominantly modern residential development within Copthorne and larger buildings associated with schools.
- Similar patterns of residential development in Crawley Down.
- Lower density residential development in Domewood.
- A cluster of residential development and farms at the junction of the A264 and B2028
- Areas of linear residential development outside settlements.
- Scattered farmsteads.
- Larger built form associated with hotels and commercial properties.

Susceptibility:	Medium
Condition:	Medium
Importance:	Medium
Value:	Medium
Sensitivity:	Medium

Fig. 22: Ordnance survey map indicating density and distribution of surrounding Grain of Development.



CONSERVATION AREAS

Description

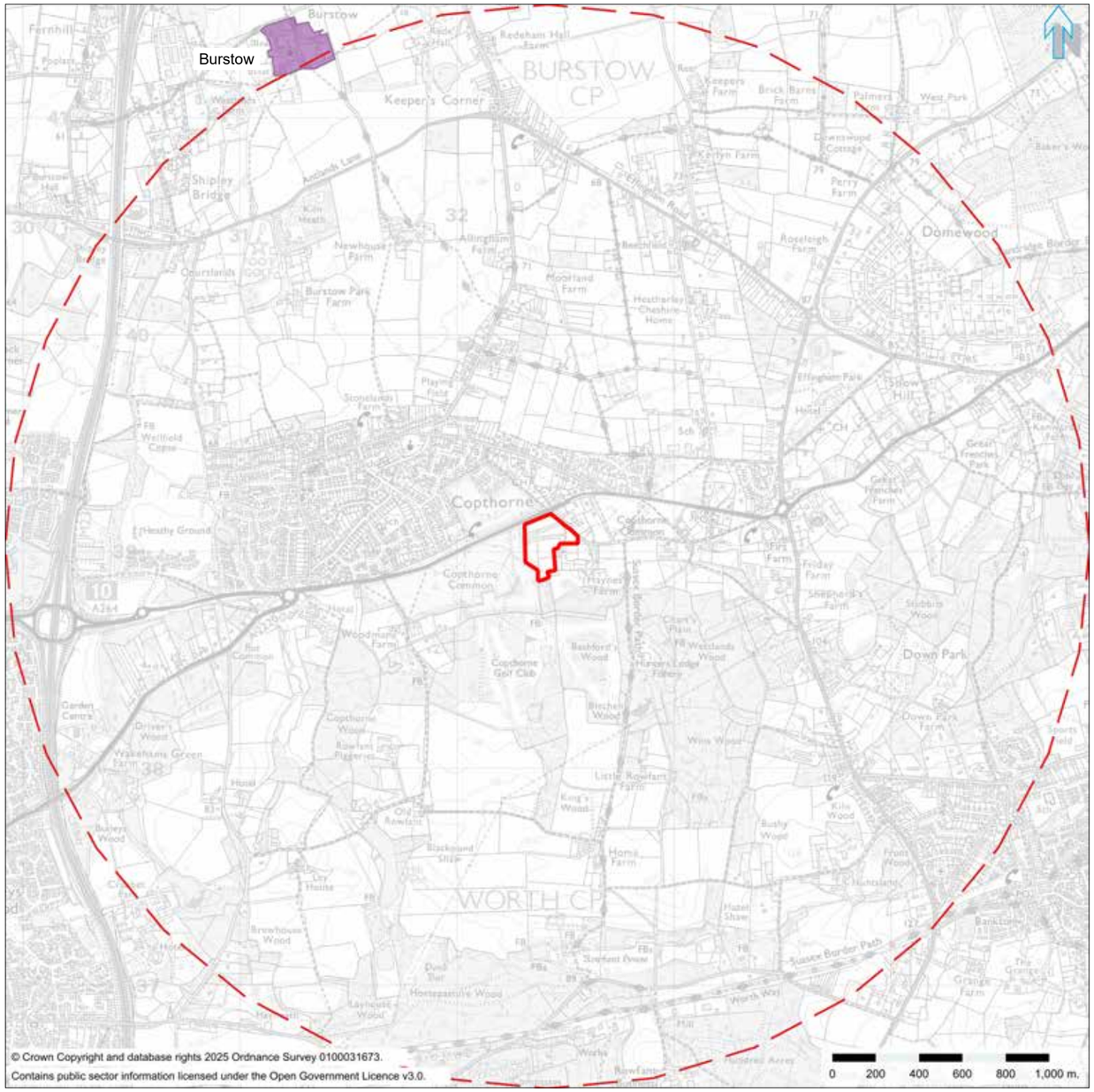
7.38 The location and extent of designated Conservation Areas is shown opposite.

7.39 The only conservation area within the study area is Burstow, located approximately 2.5 km north of the site at its closest point, separated from it by extensive areas of farmland, Copthorne village and the A264.

7.40 There is no published Conservation Area Appraisal for Burstow.

7.41 Given the physical separation it is considered that the proposed development will have no physical impact upon the designation or its setting.

Fig. 23: Ordnance survey map indicating location and extent of surrounding Conservation Areas.



LISTED BUILDINGS

Description

7.42 Listed Buildings within the study area are shown opposite.

7.43 There are a small number of listed buildings within the study area, predominantly Grade II, mostly cottages and farm buildings.

7.44 There are 2 Grade II* listed buildings within the study area:

- Rowfant House - a mansion of C15th origin, located approximately 1.7km south of the site, separated from it by extensive areas of woodland, farmland and golf course.
- Crabbet Park - a C19th country house, located approximately 2.2km south-west of the site, separated from it by extensive areas of woodland, farmland and golf course.

7.45 The is one listed building close to the site. Beyond this, it is assessed that there will be no impacts on listed buildings or their setting, due to the effect of distance and the presence of intervening built form, vegetation or topography.

7.46 The listed building close to the site is:

- Tye Cottage (Grade II)

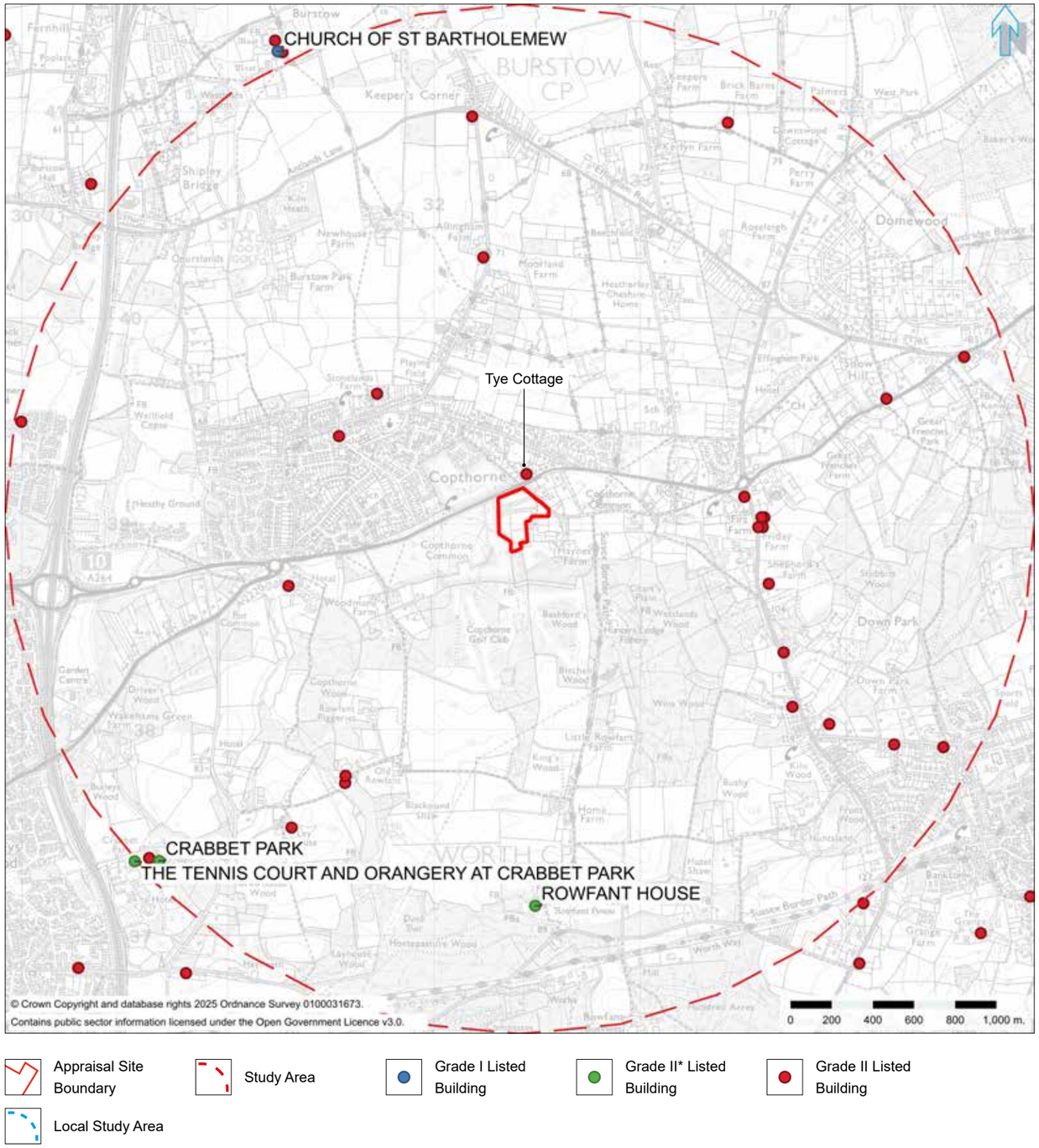
7.47 Tye Cottage is located approximately 60m north-east of the site at its closest point, separated from it by the A264 and mature roadside trees. The official list entry describes it as:

> *'Two storeys. Two windows. Ground floor painted brick, above faced with weather-boarding. Slate roof. Modern casement windows.'*

7.48 Given the physical separation and intervening vegetation, it is considered that the proposed development will have no physical impact upon the designation or its setting, or affect the ability to appreciate its significance.

Photo 15: View towards Tye Cottage from the A264

Fig. 24: Ordnance survey map indicating location of surrounding Listed Buildings.



SCHEDULED MONUMENTS

Description

7.49 Scheduled Monuments within the study area are shown opposite.

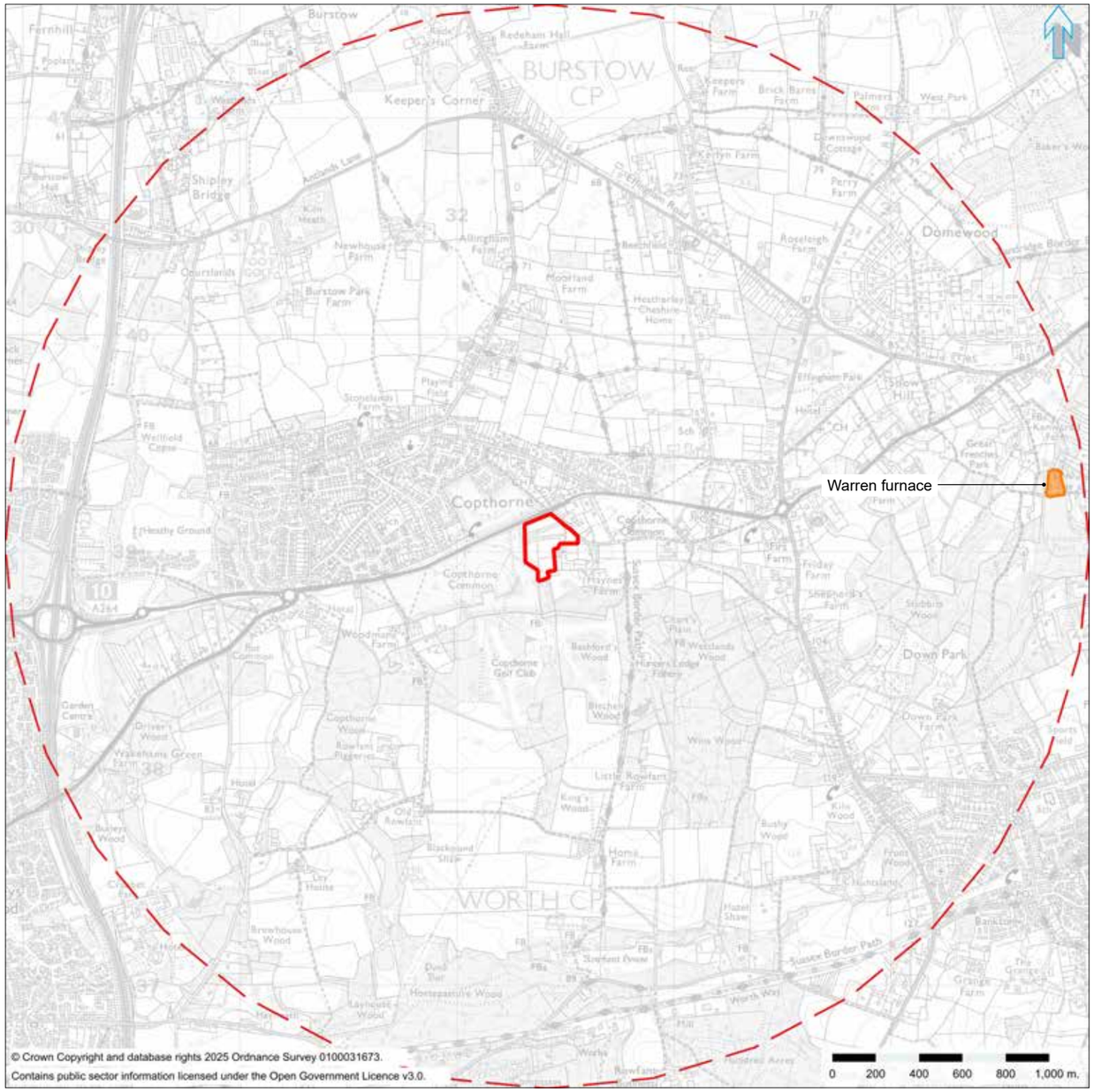
7.50 The only Scheduled Monument within the study area is Warren furnace, located approximately 2.16km east of the site, and separated from it by extensive areas of farmland, woodland and residential properties.

7.51 The monument is described as:

> *'The probable site of an iron furnace first documented in 1574 and closed in 1787'.*

7.52 Given the physical separation it is considered that the proposed development will have no physical impact upon the designation or its setting.

Fig. 25: Ordnance survey map indicating location of surrounding Scheduled Monuments



ANCIENT WOODLAND

Description

7.53 Ancient Woodlands within the study area are shown opposite.

7.54 Ancient Woodland is defined as any area that has been wooded continuously since at least 1600 AD and are considered to be important and irreplaceable natural habitats.

7.55 It includes:

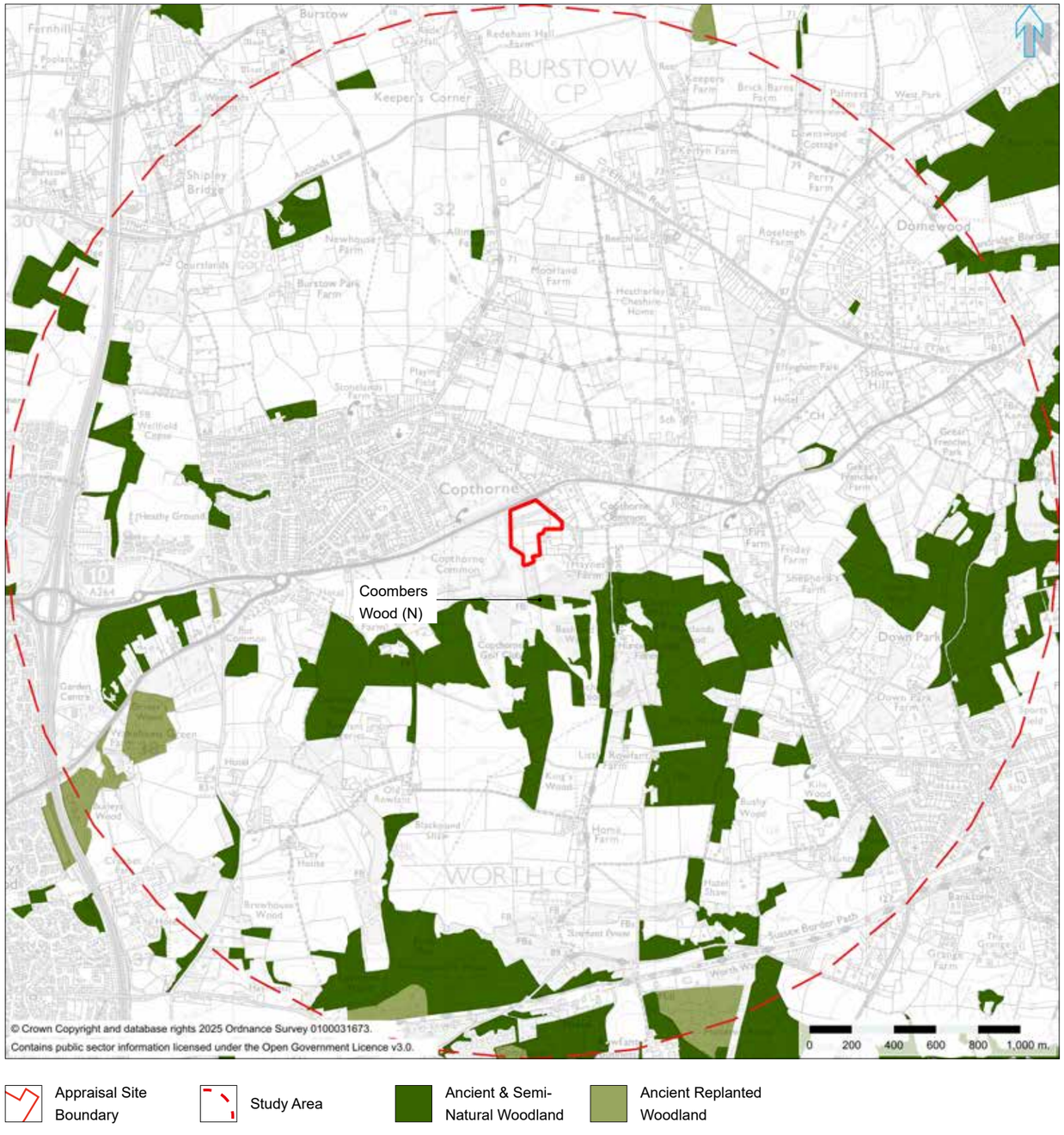
- ancient semi-natural woodland mainly made up of trees and shrubs native to the site, usually arising from natural regeneration.
- plantations on ancient woodland sites - replanted with conifer or broadleaved trees that retain ancient woodland features, such as undisturbed soil, ground flora and fungi.

7.56 Ancient Woodland covers a significant proportion of the study area, particularly in the southern half, typical of the High Weald landscape.

7.57 There are no areas of Ancient Woodland within or adjacent to the site. The closest area is Coombers Wood_N, located approximately 156m south of the site, separated from it by other woodland.

7.58 Given the physical separation it is considered that the proposed development will have no physical impact upon any areas of Ancient Woodland.

Fig. 26: Ordnance survey map indicating location of surrounding Ancient Woodlands



TREE PRESERVATION ORDERS

Description

7.59 Tree Preservation Orders (TPOs) within the study area are shown opposite.

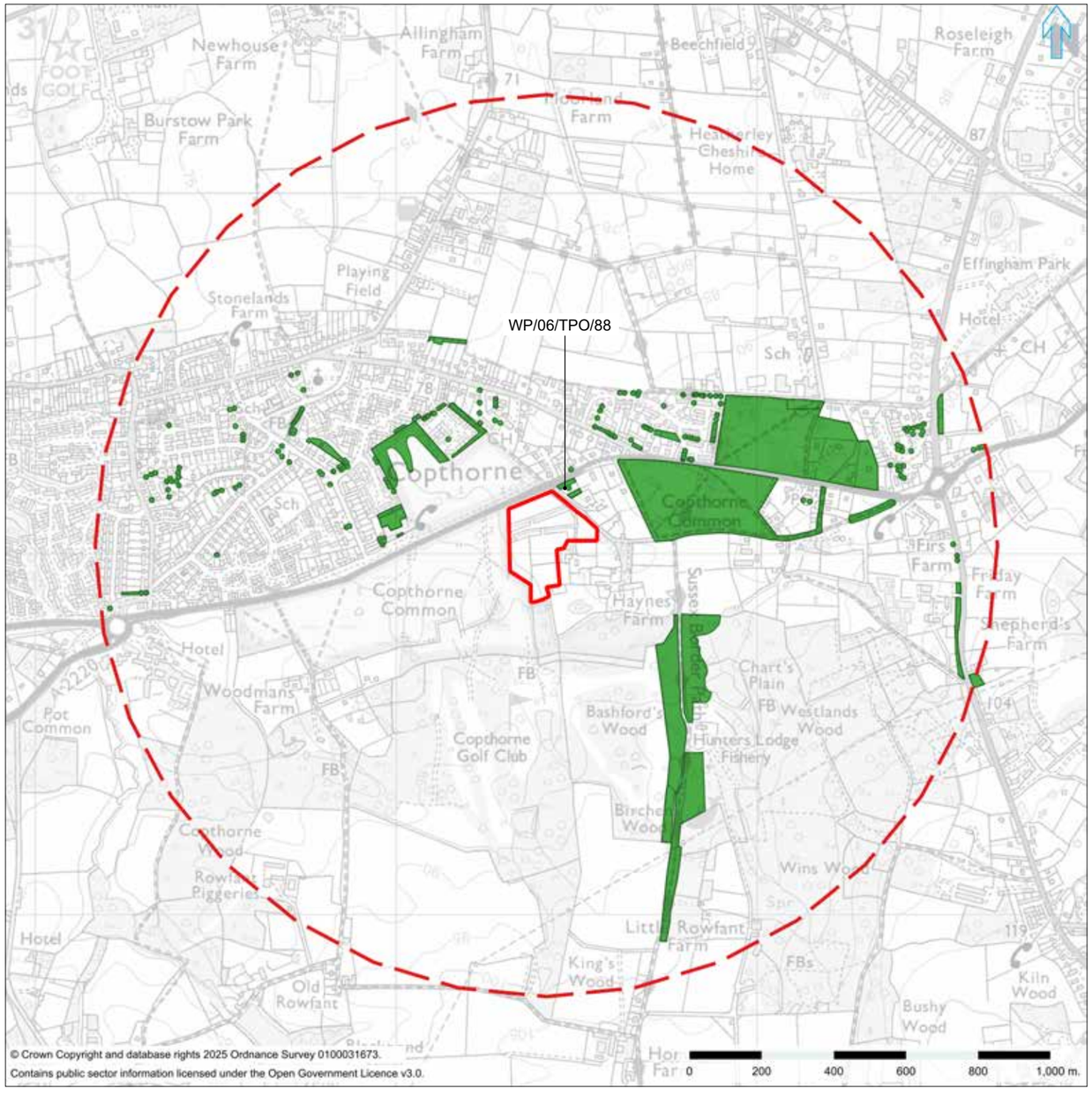
7.60 A TPO is made by a local planning authority to protect specific trees, groups of trees or woodlands in the interests of amenity. TPOs prohibit the following, without the local planning authority's written consent.:

- cutting down
- topping
- lopping
- uprooting
- wilful damage
- wilful destruction

7.61 There are a number of TPOs within the local study area. The closest to the appraisal site (WP/06/TPO/88) lies approximately 30m beyond the site's north eastern boundary, within Owls Croft.

7.62 Development of the site would have no physical impact upon protected trees.

Fig. 27: Ordnance survey map indicating location of surrounding Tree Preservation Orders



GREEN BELT

Description

7.63 The location and extent of the designated Green Belt with the study area is shown opposite.

7.64 The NPPF describes the aim of Green Belt policy as:

> *'to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.'*

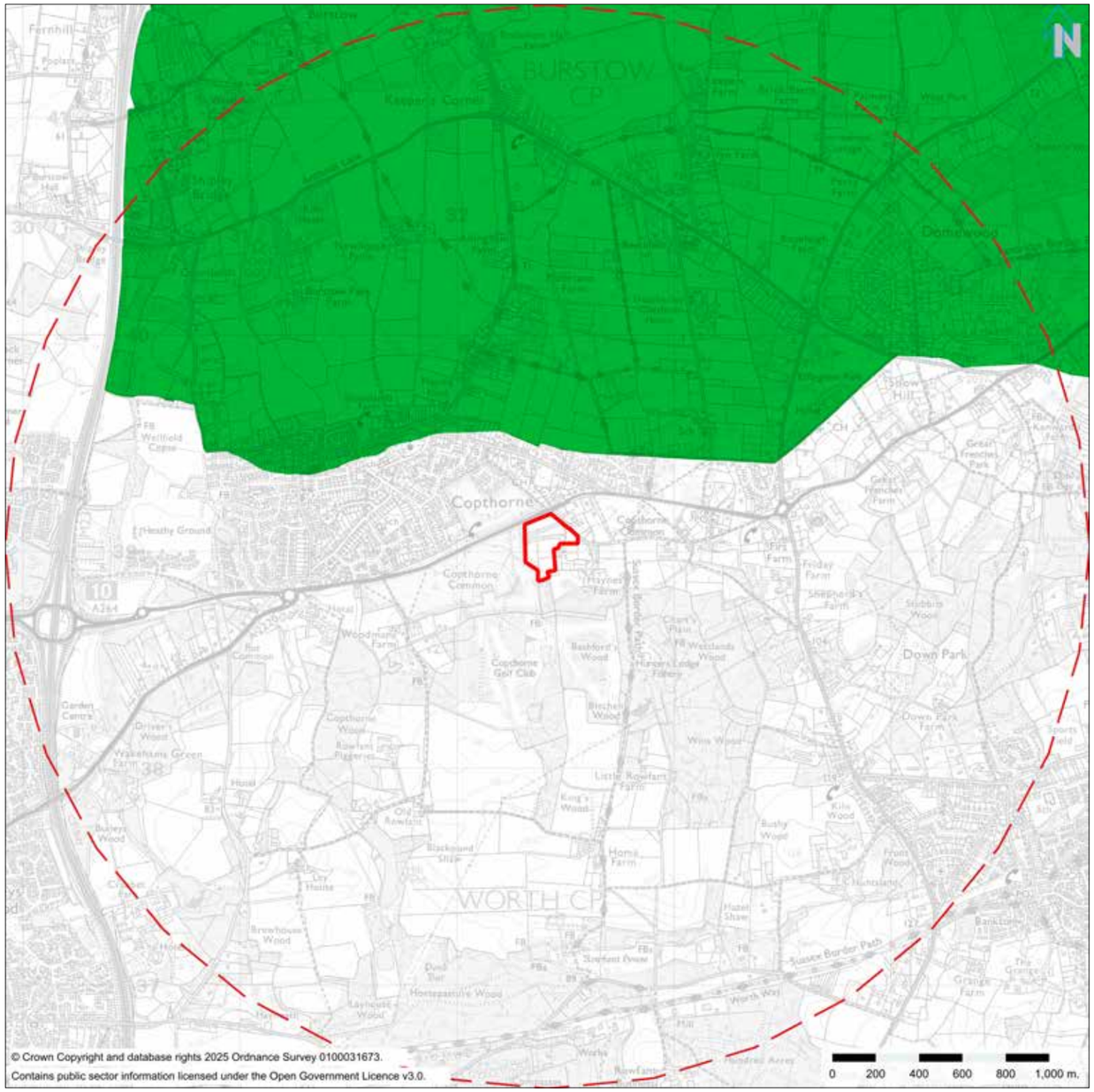
7.65 Paragraph 143 of the NPPF sets out the 5 purposes of the Green Belt:

> *(a) to check the unrestricted sprawl of large built-up areas;*
>
> *(b) to prevent neighbouring towns merging into one another;*
>
> *(c) to assist in safeguarding the countryside from encroachment;*
>
> *(d) to preserve the setting and special character of historic towns; and*
>
> *(e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

7.66 The Green Belt covers a large part of the study area to the north of Copthorne, and is located approximately 300m north of the site at its closest point.

7.67 As the site is not within Green Belt, relevant policies do not act as a constraint on development. The proposed development will have no physical impact upon the designation.

Fig. 28: Ordnance survey map indicating extent of surrounding areas of Green Belt.



NATIONAL LANDSCAPES (FORMALLY AONB)

Description

7.68 National Landscapes within the study area are shown opposite.

7.69 National Landscapes are designated by the Government to ensure that the conservation and enhancement of the landscape is given high priority. The boundary of the High Weald National Landscape is located just on the study area boundary, to the south-west of the site. As a designated National Landscape, the High Weald is protected by law to conserve and enhance its natural beauty.

7.70 The High Weald is a medieval landscape of wooded, rolling hills; studded with sandstone outcrops and a rich patchwork of small fields, scattered farmsteads and ancient routeways, and covers 1,461 square kilometres across the counties of Kent, Sussex and Surrey.

7.71 In relation to National Landscapes, paragraph 182 of the NPPF states that:

> *'development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'*

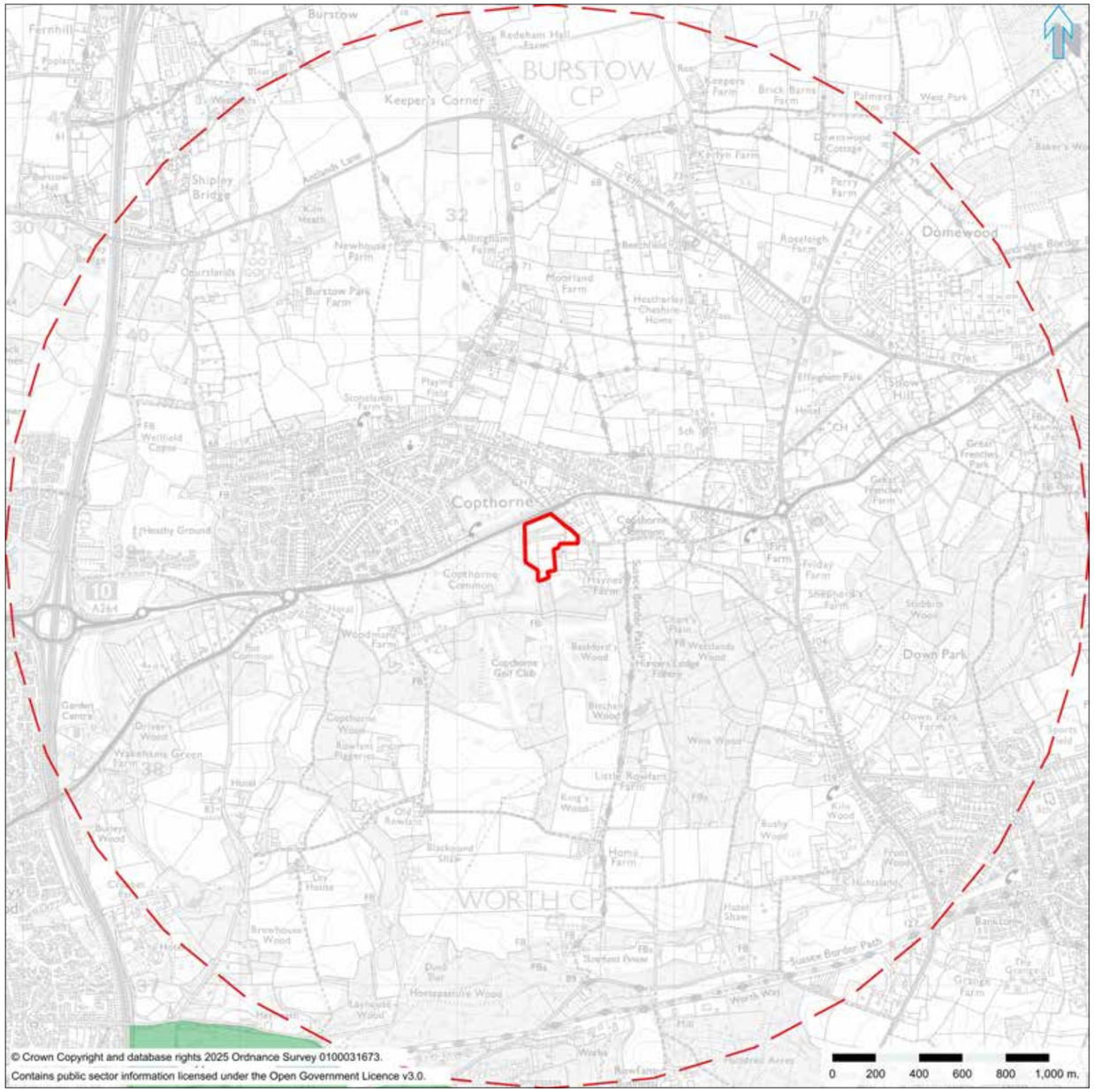
7.72 Setting is defined in the High Weald AONB Management Plan 2024-2029 as 'The surroundings in which the AONB is experienced by people.'

7.73 The Management Plan states the following with regard to setting:

> *It is not only development within the boundary of the High Weald AONB that needs to be informed by consideration of the Management Plan; national planning policy and guidance make clear that land within the setting of AONBs often makes an important contribution to maintaining their natural beauty, and here poorly located or designed development can do harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account.*

7.74 Given the physical separation between the site and the National Landscape, it is considered that the proposed development will have no physical impact upon the designation or its setting.

Fig. 29: Ordnance survey map indicating extent of surrounding areas of National Landscape.



GREEN INFRASTRUCTURE

Description

7.75 The location and extent of accessible Green Infrastructure with the study area is shown opposite.

Country Parks

7.76 There is one Country Park within the study:

- Worth Way located approximately 2km south of the site at its closest point.

Countryside and Rights of Way (CRoW) Act 2000

7.77 The CRoW Act gives the public right of access for the purposes of open-air recreation, to land mapped as 'open country' (mountain, moor, heath and down) or registered common land. These areas are shown as 'access land' opposite.

7.78 These areas include:

- Copthorne Common
- Copthorne Village Green, located approximately 640m north-west of the site at its closest point.

7.79 Although Copthorne Common to the west and north of the site is designated as 'open access land' under the CRoW Act, as a golf course it is 'excepted land' meaning the right of access is excluded. Access in these areas is restricted to PRoW.

Copthorne Neighbourhood Plan 2021-2031

7.80 The Neighbourhood Plan has designated Local Green Spaces. The designation provides special protection against development for green areas of particular importance to local communities.

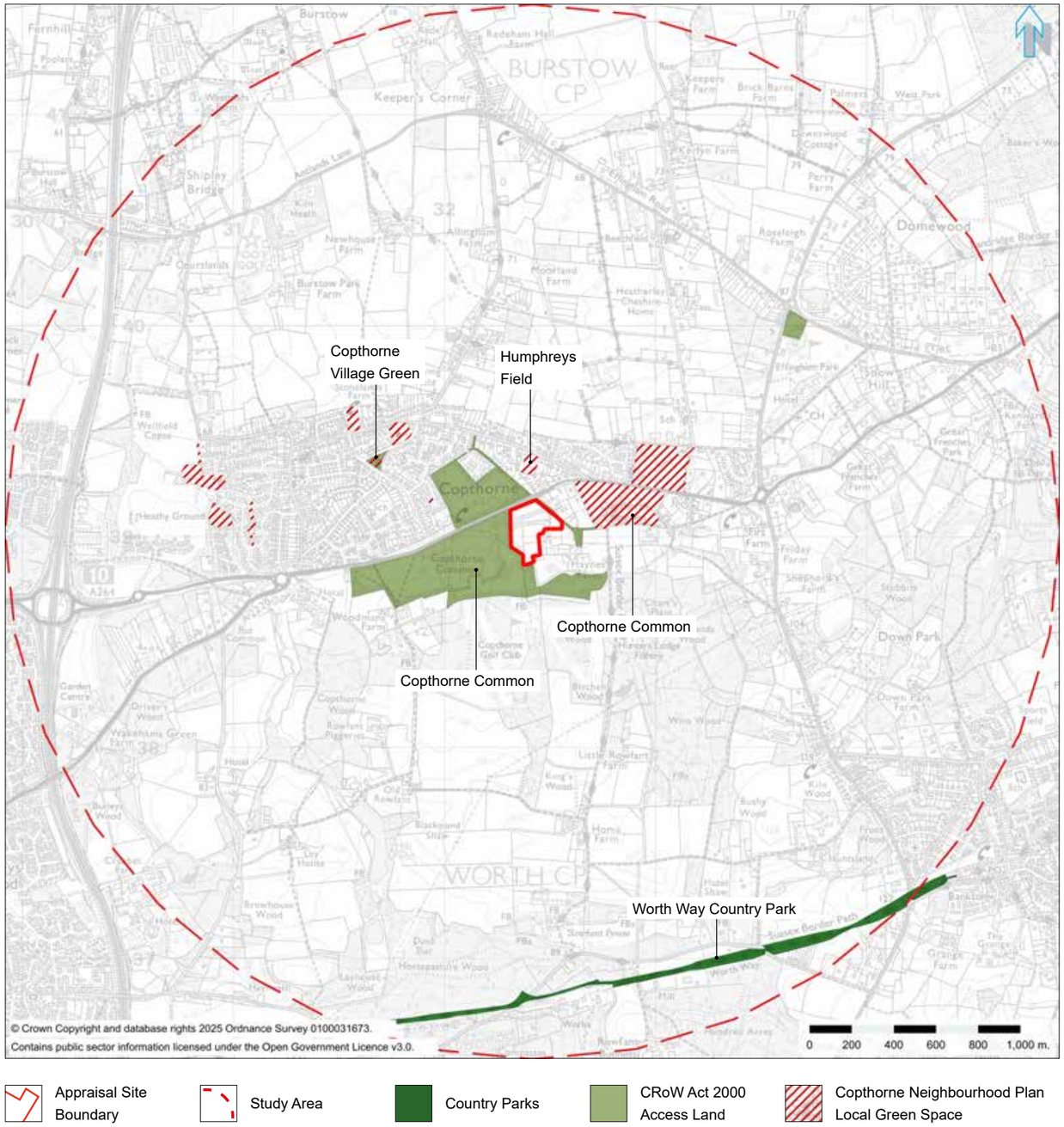
7.81 To be designated as Local Green Space, an area should meet the criteria set out in paragraph 107 of the National Planning Policy Framework. They must be demonstrably special to the local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife.

7.82 The closest Local Green Spaces to the site are:

- Humphreys Field.
- Copthorne Common (east of the site)

7.83 Development of the site would have no physical impact upon accessible green infrastructure, however their location is important in defining the location and sensitivity of visual receptors.

Fig. 30: Ordnance survey map indicating extent of surrounding areas of accessible Green Infrastructure



HISTORIC MAPPING

Description

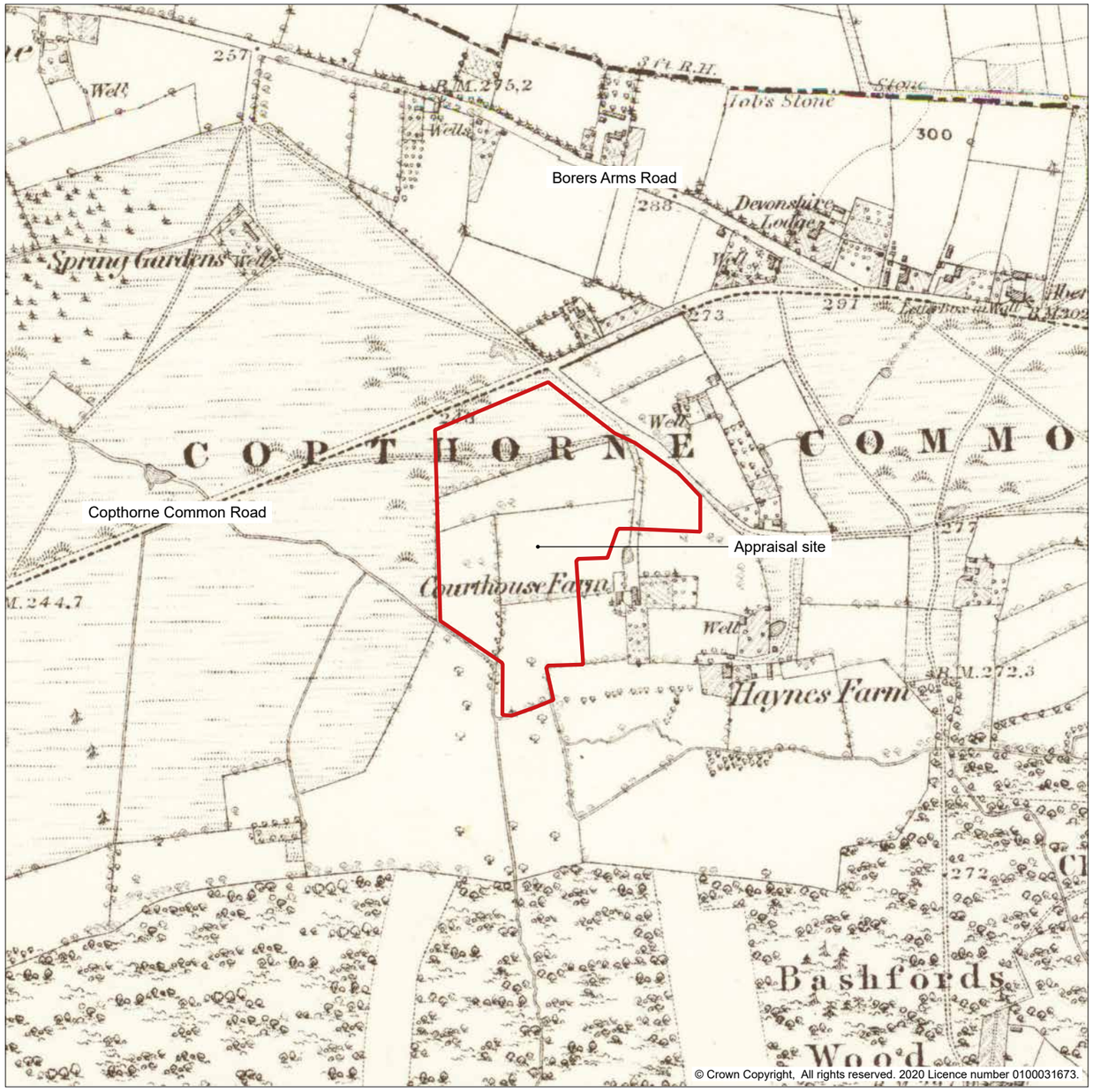
7.84 The sequence of maps on the following pages (Figs. 31-33) shows the changes in the pattern of the landscape over a period of approximately 74 years from 1872.

7.85 The 1872 map shows a predominantly rural landscape of farmland, common and woodland, although with a lot of recognisable features still present today. Copthorne Common Road and Borers Arms Road are present, although there are only a small number of residential properties. Courthouse Farm and Haynes Farm are both visible, together with large extent of woodland to the south of the site.

7.86 Key changes are the construction of the London, Brighton and South Coast Railway, and the arrival of the golf course to the west of the appraisal site in the 1912 image (Fig. 23).

7.87 The extent of woodland to the south of the appraisal site remains fairly constant. The gradual development of plots within Copthorne is evident across this time-span, including along Church Lane and New Town. Sub-division of land to the east of the appraisal site also noticeable.

Fig. 31: Historic Ordnance survey map c.1872

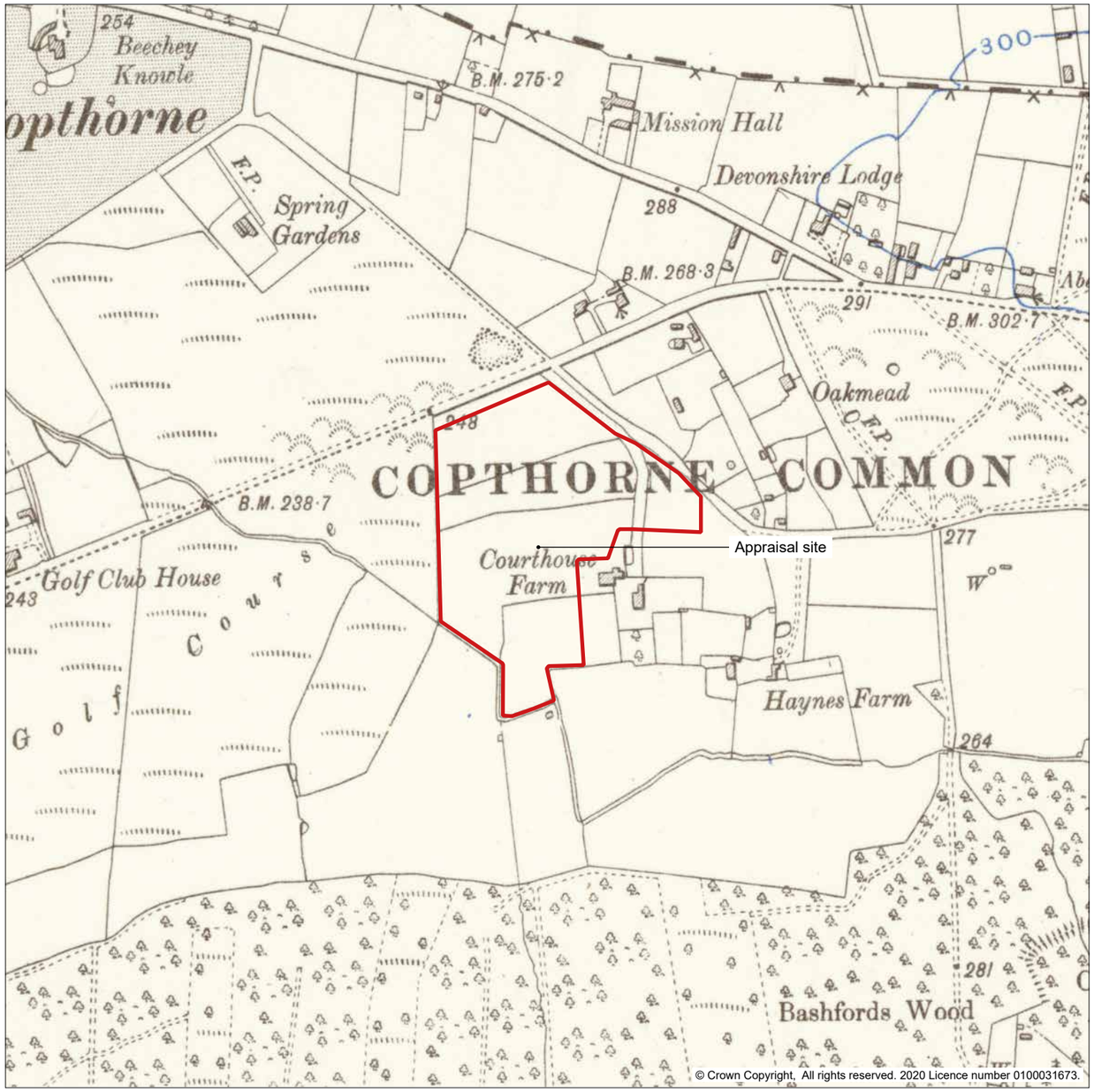


Appraisal Site Boundary

7.88 The 1912 map shows some distinct changes to the landscape with the introduction of the golf course and club house to the west of the site, sub-division of land to the east and a small increase in the number of buildings.

7.89 Courthouse Farm and Haynes Farm are both visible, and the large extent of woodland to the south of the site is still present.

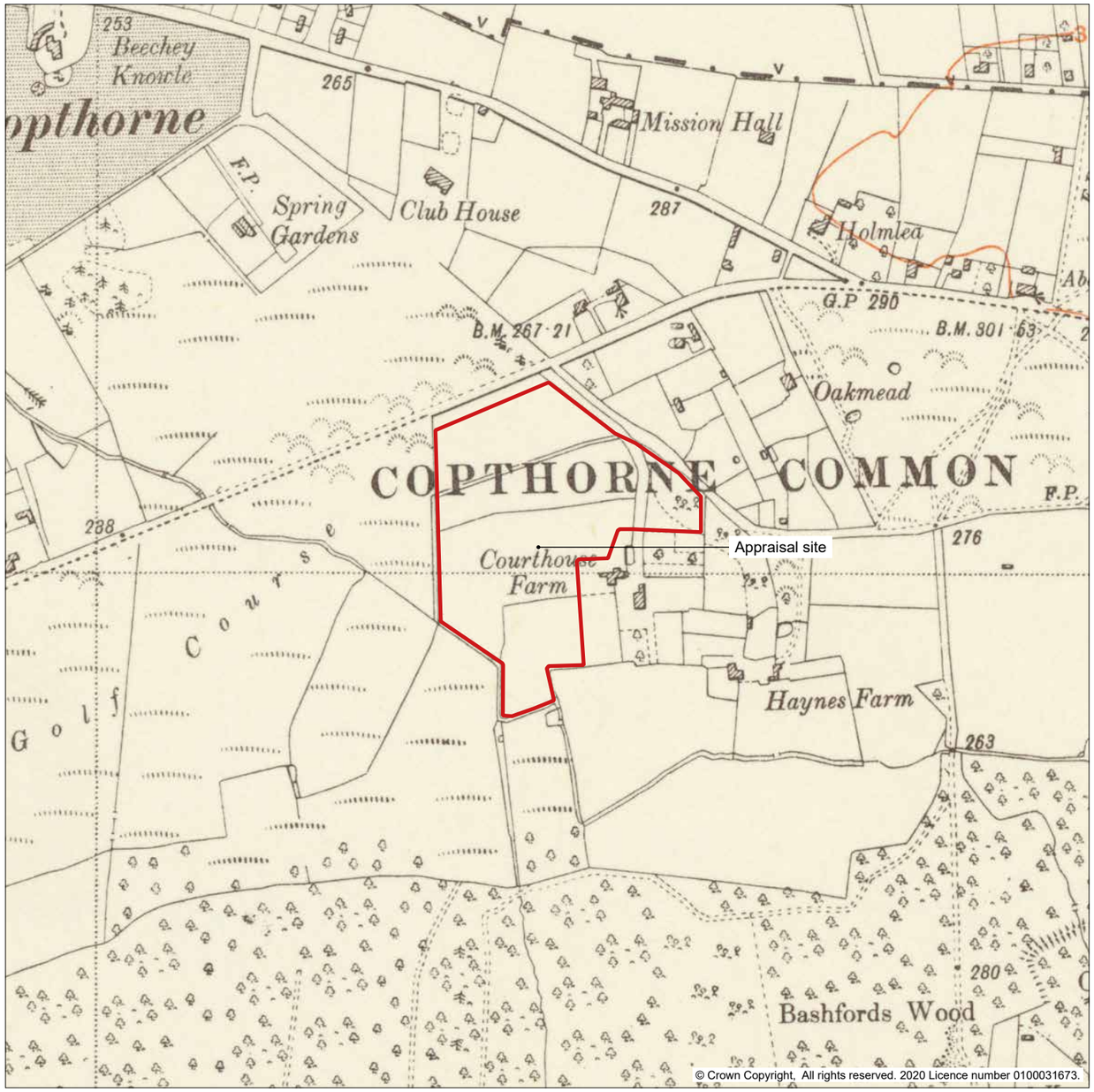
Fig. 32: Historic Ordnance Survey Map, circa. 1912.



Appraisal boundary

7.90 The 1946 map shows only very small changes from the 1912 map, the most noticeable being the construction of a new club house on the golf course. The extent of woodland to the south of the appraisal site remains fairly constant.

Fig. 33: Historic Ordnance Survey Map, circa. 1946.



Appraisal boundary

LANDSCAPE BASELINE ASSESSMENT SUMMARY

7.91 Table 6 below sets out a summary of the above baseline landscape assessment for ease of future reference.

Table 6: Summary of Baseline Landscape Character / Resources

Resource	Susceptibility	Condition	Importance	Value	Sensitivity
Vegetation	Medium	Medium	Medium	Medium	Medium
Land Use	Medium	Medium	Medium	Medium	Medium
Settlement Envelope	Medium	Medium	Medium	Medium	Medium
Grain of Development	Medium	Medium	Medium	Medium	Medium

8. BASELINE VISUAL AMENITY / VISUAL RECEPTOR MAPPING

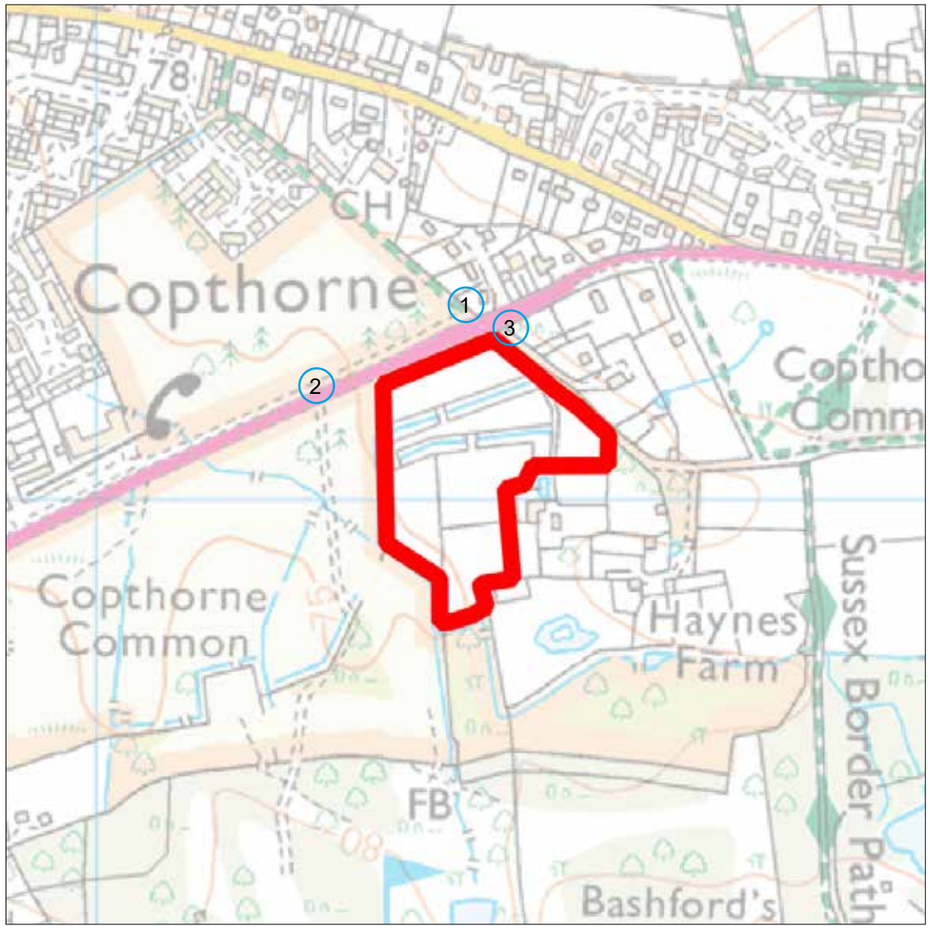
VIEWPOINT LOCATIONS

Description

8.1 Based upon the findings of the scoping exercise it is concluded that the following visual receptor locations require further consideration and should be included within the formal assessment.

1. PRoW 20W
2. A264 Copthorne Common Road
3. Residential properties east of site, off A264 Copthorne Common Road

Fig. 34: Ordnance survey map indicating surrounding viewpoint locations.



View 1: PRoW 20W

Receptors:

8.2 This view is taken from southern end of PRoW 20W just to the north of the Court House Farm access. This view is representative of the nature of views experienced from the very southern end of the PRoW, and for pedestrians and vehicles approaching the site from the east.

8.3 This view would be experienced predominantly by:

- Walkers travelling south along the PRoW.
- Pedestrians travelling west along Copthorne Common Rd.
- Drivers and passengers of vehicles travelling west along Copthorne Common Rd.

Key Feature / Detractors:

8.4 Existing key components of the view include:

- Copthorne Common Road, with fast-moving vehicles.
- Trees and hedge on the northern boundary of the site.
- Glimpses of grassland, fencing and trees within the site.
- Roadside trees, fencing and the private entrance that serves a small number of residential properties south of Copthorne Common Road.

8.5 Existing key detracting features of the view include:

- Road traffic

Description:

8.6 This is a short range view towards the site and along the road, contained by existing trees and hedges. The viewing location is noisy and busy with frequent fast-moving vehicular traffic. The view has a significant visual detractor in the form of the busy road with vehicular traffic, and feels like an urban edge landscape.

8.7 The vegetation on the northern boundary of the site is clearly visible from this location, and provide some screening of the interior of the site. The new vehicular access into the site would be visible, removing part of the bund and its vegetation from the view, and introducing new elements to the view, in the form of the new access road and built form and new planting on the northern edge of the site.

8.8 Users of the PRoW approaching the site from the north will have already passed through Copthorne so built form on the site would not be uncharacteristic of the visual experience from the PRoW. Similarly pedestrians and vehicles approaching the site from the west will have already passed built form on both sides of Copthorne Common Road before reaching the site.

8.9 The susceptibility of this view to the proposed scheme is therefore assessed as Medium.

Susceptibility	Condition:	Importance:	Value:	Sensitivity:
Medium	Medium	Medium	Medium	Medium

View 2: A264 Copthorne Common Road

Receptors:

8.10 This view is taken from the A264 Copthorne Common Road at the golf course pedestrian crossing to the west of the site. This view is representative of the nature of views experienced by pedestrians and vehicles approaching the site from the west.

8.11 This view would be experienced predominantly by:

- Pedestrians travelling east along Copthorne Common Rd.
- Drivers and passengers of vehicles travelling east along Copthorne Common Rd.
- Golfers crossing the road.

Key Feature / Detractors:

8.12 Existing key components of the view include:

- Copthorne Common Road, with fast-moving vehicles, lamp columns, crossing point lights and guardrails.
- Trees and hedges on both sides of the road.
- Glimpses of the golf course on both sides of the road.
- Glimpses of the trees on the western boundary of the site in the right hand part of the view.
- Hedge and trees on the northern boundary of the site visible in the left hand part of the view

8.13 Existing key detracting features of the view include:

- Road traffic.
- Crossing point lights and guardrails.

Description:

8.14 This is a medium range view towards the site and along the road, constrained by existing trees and hedges. The viewing location is noisy and busy with frequent fast-moving vehicular traffic. The view has significant visual detractors in the form of the busy road with vehicular traffic and crossing point, and feels like an urban edge landscape.

8.15 Existing vegetation screens much of the site from view. The vegetation on the northern boundary of the site is visible from this location, and provides some screening of the interior of the site. The new vehicular access into the site would be visible in the middle distance, removing part of the bund and its vegetation from the view, and introducing new elements to the view, in the form of the new access road and a small amount of built form on the northern edge of the site.

8.16 The trees on the western boundary of the site are glimpsed between existing intervening trees, and provide some screening of the interior of the site. The proposed development would introduce new elements to the view, in the form of a small amount of built form on the western edge of the site and new planting.

8.17 Vehicles approaching the site from the west will have already passed built form on Copthorne Common Road before reaching the site, so development on the site would not be uncharacteristic of the visual experience from the road.

8.18 The susceptibility of this view to the proposed scheme is therefore assessed as Low.

Susceptibility	Condition:	Importance:	Value:	Sensitivity:
Low	Medium	Medium	Medium	Low

View 3: Residential properties east of site, off A264 Copthorne Common Road

Receptors:

8.19 This view is taken from the A264 Copthorne Common Road at the private access road to three residential properties to the east of the site. As it was not possible to take a photograph from these properties, this view is considered the most appropriate to represent the nature of views experienced from those residential properties.

8.20 This view would be experienced only by:

- Residents of Victoria Oak, Pella and Owls Croft.

Key Feature / Detractors:

8.21 Existing key components of the view include:

- Access road.
- Trees and hedges between site and access road.
- Victoria Oak property in left hand part of view, with garden vegetation and fencing.

8.22 There are no significant detracting features in the view.

Description:

8.23 This is a short range view towards the site and along the access road, constrained by existing trees and hedges. The viewing location is noisy and busy with frequent fast-moving vehicular traffic, although further along the access road noise levels would be lower. There are no significant visual detractors.

8.24 Existing vegetation screens most of the site from view, with only small glimpses available amongst the vegetation. The proposed development would introduce new elements to the view, in the form of new built form and planting on the north-eastern edge of the site.

8.25 The susceptibility of this view to the proposed scheme is therefore assessed as Low.

Susceptibility	Condition:	Importance:	Value:	Sensitivity:
Low	Medium	High	High	Medium

VISUAL AMENITY BASELINE ASSESSMENT SUMMARY

8.26 Table 18 below sets out a summary of the above baseline visual assessment for ease of future reference.

Table 7: Summary of Baseline Visual Amenity / Receptors

Resource	Susceptibility	Condition	Importance	Value	Sensitivity
Viewpoint 1 - PRoW 20W	Medium	Medium	Medium	Medium	Medium
Viewpoint 2 - Copthorne Common Road	Low	Medium	Medium	Medium	Low
Viewpoint 3 - Residential properties east of the site	Low	Medium	High	High	Medium

9. IDENTIFICATION OF IMPACTS & EFFECTS

9.1 The following chapter will undertake a formal assessment of the ‘Nature of Effect’ that is predicted to occur upon the identified landscape resources and landscape character areas and will determine the ‘Magnitude’ of these effects. The following assessments have been informed by Tables A.7 and A.8 of Technical Appendix 1 – Methodology.

LANDSCAPE IMPACTS AND EFFECTS

Table 8: Vegetation

Nature of Change (Impacts):	Adverse	Direct	**Magnitude of Change (Effects):**	Medium

The proposed development will result in the following changes to the vegetation cover of the site;

- Removal of section of hedgerow and small number of trees to facilitate new access.
- Removal of small number of trees from internal boundaries to facilitate routes through the site.
- Removal of surface vegetation from large parts of the site to allow construction of buildings and roads.
- Creation of new areas of public open space with associated landscaping including tree, hedge and shrub planting.
- Creation of ecological habitat areas comprising grassland habitats, field hedges and tree planting.
- Creation of front garden spaces with ornamental planting.

The proposed development will result in a Medium magnitude and direct change to the vegetation cover characteristics of the site, changing large parts of the site from horse grazing to a developed site of residential development with associated new infrastructure and landscaped spaces.

The changes that the proposed development would bring about to the physical characteristics of the site are assessed to be Adverse in the Short term.

New planting will be of high quality design, delivered through normal planning control mechanisms, and will be well maintained.

The new vegetation cover characteristics that would be brought about by the proposed development would not be uncharacteristic or out of context with the site's wider setting, given the extent of similar development throughout the study area. Set in this context the proposed development would be characteristic and contextually appropriate. In the long term it is assessed that the proposed development would integrate visually and functionally into the existing urban fabric and be seen as an extension of it. As the scheme does not result in any permanent loss of any designated, rare or irreplaceable features and will reinforce landscape structure and create areas of attractive semi natural public open space, it is likely that the long term effect upon the site would be considered Neutral.

Overall it is concluded that the impact of the proposed development upon vegetation would be Direct, Permanent and Adverse at the Site scale in the Short term.

The identified impacts are assessed to exhibit the following characteristics, which have a bearing on the magnitude of change:

Size / Scale
The scale of the proposed change is assessed as Moderate. The scheme will affect the vegetation cover of a large proportion of the site, but retaining the majority of the vegetation to the internal and external boundaries.

Geographic Extent
The geographic extent of the effect upon the site is assessed to be at Site level. Whilst the site would undergo noticeable physical changes these would not result in direct or indirect changes beyond the site boundary.

Duration
The duration of the effect is assessed at being Short Term. It is likely that construction work would be completed within a period of 3-4 years from commencement.

Reversibility
The reversibility of the proposal is assessed as permanent. The development would not be temporary in nature or required for a limited period of time, and there is no intention that the development would be removed, and the site restored to its current condition at any future date.

Size / Scale:	Moderate	**Duration:**	Short-Term
Geographic Extent:	Site	**Reversibility:**	Permanent

Table 9: Land Use

Nature of Change (Impacts):	Adverse	Direct	**Magnitude of Change (Effects):**	Medium

The proposed development will result in the following changes to the physical appearance and character of the site;

- Change of land use from horse paddocks to residential.
- Retention of internal and external boundary vegetation.

The proposed development will result in a Medium magnitude and direct change to the land use characteristics of the site, changing a large part of it from horse paddocks to residential development with associated new infrastructure and landscaped spaces.

The changes that the proposed development would bring about to the land use characteristics of the site are assessed to be Adverse in the Short term.

However, the new land use characteristics that would be brought about by the proposed development would not be uncharacteristic or out of context with the site's wider setting. Set in this context the proposed development would be characteristic and contextually appropriate. In the long term it is assessed that the proposed development would integrate visually and functionally into the existing urban fabric and be seen as an extension of it.

Overall it is concluded that the impact of the proposed development upon land use would be Direct, Permanent and Adverse at the Site scale in the Short term.

The identified impacts are assessed to exhibit the following characteristics, which have a bearing on the magnitude of change:

Size / Scale
The scale of the proposed change is assessed as Moderate. The scheme will change the land use of most of the site but the retention of most of the internal and external boundary vegetation means the resulting changes in the site's characteristics would not be site wide.

Geographic Extent
The geographic extent of the effect upon the site is assessed to be at Site level. Whilst the site would undergo noticeable physical changes these would not result in direct or indirect changes beyond the site boundary.

Duration
The duration of the effect is assessed at being Short Term. It is likely that construction work would be completed within a period of 3-4 years from commencement.

Reversibility
The reversibility of the proposal is assessed as permanent. The development would not be temporary in nature or required for a limited period of time, and there is no intention that the development would be removed, and the site restored to its current condition at any future date.

Size / Scale:	Moderate	**Duration:**	Short-Term
Geographic Extent:	Site	**Reversibility:**	Permanent

Table 10: Urban Grain

Nature of Change (Impacts):	Neutral	Direct	**Magnitude of Change (Effects):**	Medium
The proposed development will result in the following changes to urban grain; • The introduction of new built form on the site, extending the urban grain of Copthorne to the south. • Built form will respond to the existing grain of Copthorne in terms of size and arrangement. • The site retains the open frontage to the northern boundary and large areas of open space with no built form. The proposed development will result in a Medium magnitude and direct change to the urban grain characteristics of the study area, with new built form extending Copthorne to the south. The changes that the proposed development would bring about to the urban grain characteristics of the study area are assessed to be Neutral in the Short term. The new urban grain characteristics that would be brought about by the proposed development would not be uncharacteristic or out of context with the site's wider setting. Set in this context the proposed development would be characteristic and contextually appropriate. In the long term it is assessed that the proposed development would integrate visually and functionally into the existing urban fabric and be seen as an extension of it. Overall it is concluded that the impact of the proposed development upon urban grain would be Direct, Permanent and Neutral at the Local scale in the Short term.			The identified impacts are assessed to exhibit the following characteristics, which have a bearing on the magnitude of change: **Size / Scale** The scale of the proposed change is assessed as Moderate. The scheme will introduce new built form across a large proportion of the site area and would result in a noticeable change to the urban grain of Copthorne. **Geographic Extent** The geographic extent of the effect upon the site is assessed to be at Local level. Given the area of land that would be affected, this will influence urban grain at a local scale. **Duration** The duration of the effect is assessed at being Short Term. It is likely that construction work would be completed within a period of 3-4 years from commencement. **Reversibility** The reversibility of the proposal is assessed as permanent. The development would not be temporary in nature or required for a limited period of time, and there is no intention that the development would be removed, and the site restored to its current condition at any future date.	
			Size / Scale:	Moderate	**Duration:**	Short-Term
			Geographic Extent:	Local	**Reversibility:**	Permanent

Table 11: Settlement Envelope

Nature of Change (Impacts):	Neutral	Direct	**Magnitude of Change (Effects):**	Medium

The proposed development will result in the following changes to the settlement envelope of the Copthorne;

- The extension of the settlement envelope of Copthorne to the south.

The proposed development will result in a Medium magnitude and direct change to the settlement envelope characteristics of Copthorne, extending it to the south.

The changes that the proposed development would bring about to the settlement envelope of Copthorne are assessed to be Neutral in the Short term.

The new settlement envelope that would be brought about by the proposed development would not be uncharacteristic or out of context with the site's wider setting. It is assessed that the proposed development would integrate visually and functionally into the existing town and be seen as a natural extension of it, filling a gap between the golf course and existing residential properties to the east of the site. The development will not cause coalescence of settlements, with woodland to the south forming a strong natural settlement edge. In addition, as the golf course is designated common land and therefore unlikely to be developed in the future, it also forms a strong settlement edge. The general relationship between Copthorne and the surrounding rural landscape would not be fundamentally altered, and the site will be viewed in the context of the existing residential dwellings that extend further east along Copthorne Common Road.

Taking into account the development of the site to the west of Copthorne, the extension to the settlement envelope that would be brought about by the proposed development of the Court House Farm site is of a much lower scale of change.

Overall it is concluded that the impact of the proposed development upon Settlement Envelope would be, Direct, Permanent and Neutral at the Local scale in the Short Term.

The identified impacts are assessed to exhibit the following characteristics, which have a bearing on the magnitude of change:

Size / Scale
The scale of the proposed change is assessed as Moderate. The scheme will expand the settlement envelope of Copthorne to the south and would result in a noticeable change to the settlement envelope of the town.

Geographic Extent
The geographic extent of the effect upon the settlement envelope is assessed to be at Local level. Given the area of land that would be affected, this will influence settlement envelope at a local scale.

Duration
The duration of the effect is assessed at being Short Term. It is likely that construction work would be completed within a period of 3-4 years from commencement.

Reversibility
The reversibility of the proposal is assessed as permanent. The development would not be temporary in nature or required for a limited period of time, and there is no intention that the development would be removed, and the site restored to its current condition at any future date.

Size / Scale:	Moderate	**Duration:**	Short-Term
Geographic Extent:	Local	**Reversibility:**	Permanent

Table 12: National Character Area

Nature of Change (Impacts):	Neutral	Direct	**Magnitude of Change (Effects):**	Negligible

The proposed development will result in the following changes to the High Weald National Character Area (NCA);

- Change of use from horse paddocks to residential development.
- Retention of internal and external boundary vegetation.

Given the scale of the character area, the proposed development will result in a Negligible magnitude and direct change to the NCA.

The changes that the proposed development would bring about to the NCA are assessed to be Neutral.

Although the scheme would introduce built-form on a currently undeveloped site, it would be of high quality design, layout and appearance, delivered through normal planning control mechanisms. The scheme would only impact upon two of thirteen identified key characteristics of the NCA:

- *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.*

Although the scheme would result in the loss of three small and medium-sized fields, the boundaries would largely remain intact.

- *A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle.*

The scheme would result in the loss of grassland, although now used as horse paddocks rather than agricultural.

The scheme will deliver some landscape enhancements include strengthening of landscape structure in the form of hedge and tree planting to boundaries, using local native species.

The changes to the NCA brought about by the proposed development would not be uncharacteristic or out of context with the site's wider setting, where residential development is already a significant feature. In the long term it is assessed that the proposed development would integrate visually and functionally into Copthorne and be seen as an extension of it.

Overall it is concluded that the impact of the proposed development upon the NCA would be, Direct, Permanent and Neutral at the Local scale in the Short Term.

The identified impacts are assessed to exhibit the following characteristics, which have a bearing on the magnitude of change:

Size / Scale
The scale of the proposed change is assessed as Negligible. The proposed development would result in changes to a very small part of the NCA.

Geographic Extent
The geographic extent of the effect upon the NCA is assessed to be at Local level. Given the area of land that would be affected, this will influence the NCA at a local scale.

Duration
The duration of the effect is assessed at being Short Term. It is likely that construction work would be completed within a period of 3-4 years from commencement.

Reversibility
The reversibility of the proposal is assessed as permanent. The development would not be temporary in nature or required for a limited period of time, and there is no intention that the development would be removed, and the site restored to its current condition at any future date

Size / Scale:	Negligible	**Duration:**	Short-Term
Geographic Extent:	Local	**Reversibility:**	Permanent

Table 13: Regional Landscape Character Area

Nature of Change (Impacts):	Neutral	Direct	**Magnitude of Change (Effects):**	Low

The proposed development will result in the following changes to the High Weald LCA (West Sussex Landscape Character Assessment);

- Change of use from horse paddocks to residential development.
- Retention of internal and external boundary vegetation.

Given the scale of the character area, the proposed development will result in a Low magnitude and direct change to the LCA.

The changes that the proposed development would bring about to the LCA are assessed to be Neutral.

Although the scheme would introduce built-form on a currently undeveloped site, it would be of high quality design, layout and appearance, delivered through normal planning control mechanisms. The scheme would only impact upon one of the sixteen identified key characteristics of the LCA:

- *Pattern of small, irregular-shaped assart fields, some larger fields and small pockets of remnant heathland.*

Although the scheme would result in the loss of three fields, it is likely that they were part of Copthorne Common originally rather than assarts, and the boundaries would largely remain intact.

The scheme will deliver some landscape enhancements include strengthening of landscape structure in the form of hedge and tree planting to boundaries, using local native species.

The changes to the LCA brought about by the proposed development would not be uncharacteristic or out of context with the site's wider setting, where residential development is already a significant feature. In the long term it is assessed that the proposed development would integrate visually and functionally into Copthorne and be seen as an extension of it.

Overall it is concluded that the impact of the proposed development upon the LCA would be, Direct, Permanent and Neutral at the Local scale in the Short Term.

The identified impacts are assessed to exhibit the following characteristics, which have a bearing on the magnitude of change:

Size / Scale
The scale of the proposed change is assessed as Minor. The proposed development would result in changes to a small part of the LCA.

Geographic Extent
The geographic extent of the effect upon the LCA is assessed to be at Local level. Given the area of land that would be affected, this will influence the LCA at a local scale.

Duration
The duration of the effect is assessed at being Short Term. It is likely that construction work would be completed within a period of 3-4 years from commencement.

Reversibility
The reversibility of the proposal is assessed as permanent. The development would not be temporary in nature or required for a limited period of time, and there is no intention that the development would be removed, and the site restored to its current condition at any future date

Size / Scale:	Minor	**Duration:**	Short-Term
Geographic Extent:	Local	**Reversibility:**	Permanent

Table 14: Local Landscape Character Area

Nature of Change (Impacts):	Neutral	Direct	**Magnitude of Change (Effects):**	Low

The proposed development will result in the following changes to the High Weald Plateau LCA (Landscape Character Assessment for Mid-Sussex);

- Change of use from horse paddocks to residential development.
- Retention of internal and external boundary vegetation.

Given the scale of the character area, the proposed development will result in a Low magnitude and direct change to the LCA.

The changes that the proposed development would bring about to the LCA are assessed to be Neutral.

Although the scheme would introduce built-form on a currently undeveloped site, it would be of high quality design, layout and appearance, delivered through normal planning control mechanisms. The scheme would only impact upon one of the ten identified key characteristics of the LCA:

- *Small assemblies of assarted pastures contrast with blocks of larger, modern fields.*

The scheme would result in the loss of three fields but the boundaries would largely remain intact.

The growth of Copthorne and the A264 has clearly had a huge impact on the once rural nature of the study area, and the Mid-Sussex Assessment acknowledges that 'increased and pervasive levels of development and traffic' and the 'expanded settlement of Copthorne' have affected rural character.

The scheme will deliver some landscape enhancements include strengthening of landscape structure in the form of hedge and tree planting to boundaries, using local native species.

The changes to the LCA brought about by the proposed development would not be uncharacteristic or out of context with the site's wider setting, where residential development is already a key feature. In the long term it is assessed that the proposed development would integrate visually and functionally into Copthorne and be seen as an extension of it. The site will be viewed in the context of the existing residential dwellings that extend further east along Copthorne Common Road

Overall it is concluded that the impact of the proposed development upon the LCA would be, Direct, Permanent and Neutral at the Local scale in the Short Term.

The identified impacts are assessed to exhibit the following characteristics, which have a bearing on the magnitude of change:

Size / Scale
The scale of the proposed change is assessed as Minor. The proposed development would result in changes to a small part of the LCA.

Geographic Extent
The geographic extent of the effect upon the LCA is assessed to be at Local level. Given the area of land that would be affected, this will influence the LCA at a local scale.

Duration
The duration of the effect is assessed at being Short Term. It is likely that construction work would be completed within a period of 3-4 years from commencement.

Reversibility
The reversibility of the proposal is assessed as permanent. The development would not be temporary in nature or required for a limited period of time, and there is no intention that the development would be removed, and the site restored to its current condition at any future date
..

Size / Scale:	Minor	**Duration:**	Short-Term
Geographic Extent:	Local	**Reversibility:**	Permanent

LANDSCAPE CHARACTER & RESOURCE IMPACTS & EFFECTS SUMMARY

9.2 Table 15 below sets out a summary of the above landscape impact assessment for ease of future reference.

Table 15: Summary of Landscape Impacts and Effects

Resource	Nature of Change		Size / Scale	Geographic Extent	Duration	Reversibility	Magnitude of Change
Vegetation	Adverse	Direct	Moderate	Site	Short-term	Permanent	Medium
Land Use	Adverse	Direct	Moderate	Site	Short-term	Permanent	Medium
Settlement Envelope	Neutral	Direct	Moderate	Local	Short-term	Permanent	Medium
Grain of Development	Neutral	Direct	Moderate	Local	Short-term	Permanent	Medium
National Landscape Character	Neutral	Direct	Negligible	Local	Short-term	Permanent	Negligible
Regional Landscape Character	Neutral	Direct	Minor	Local	Short-term	Permanent	Low
Local Landscape Character	Neutral	Direct	Minor	Local	Short-term	Permanent	Low

VISUAL IMPACTS AND EFFECTS

Visualisation Methodology

9.3 The selection of the appropriate type of visualisation to be used in this report have been informed by and in accordance with;

- TGN 06/19 Visual Representation of development proposals, The Landscape Institute 2019

Anticipated Purpose / Users

9.4 It has been assumed that the purpose of the visualisations will be;

- to illustrate the likely change in a view that may occur as a result of the development being introduced into that view;
- to inform an LVA

9.5 It has been assumed that the users of the visualisations will be;

- planning officers considering the merits of an application
- decision-makers (Councillors)

Visualisation Type Selection

9.6 It has been determined that the following Visualisation Type is appropriate for this project.

- Type 1 annotated viewpoint photographs;

Table 16: Viewpoint 1 – PRoW 20W

Nature of Change (Impacts):	Adverse	Direct	**Prominence**:	Prominent

The proposed development will result in the following changes to this view.

- New built form in the north-east corner of the site and inside the northern boundary would be visible behind the existing vegetation.
- Existing hedge and trees along the northern boundary would be retained.
- New landscape treatment of tree and hedge planting would be visible.
- The existing open field with trees beyond would be removed from the view.

The identified impacts are assessed to exhibit the following visual characteristics.

Size / Scale
Moderate. Development in the north-west corner and inside the northern boundary would be visible behind the existing vegetation, and would be additionally obscured by proposed planting. This would occupy a moderate proportion of the overall view.

Geographic Extent
Local. This and similar views would only be experienced from locations in very close proximity to the site - from the very southern end of the PRoW and the A264 adjacent to the site.

Duration
The duration of the effect is assessed as being Short Term. It is likely that construction work would be completed within a period of 3-4 years from commencement.

Reversibility
The reversibility of the proposal is assessed as permanent. The development would not be temporary in nature or required for a limited period of time, and there is no intention that the development would be removed, and the site restored to its current condition at any future date.

Prominence
Prominent. New built form and landscaping in the north east corner of the site would be visible and would be prominent components of the view.

Based upon the above factors the overall magnitude of change this view is assessed as Medium.

Overall it is concluded that the impact of the proposed development upon this and similar views would be Direct, Permanent and Adverse at the Local scale in the Short Term. Although some new development would be visible it would not be fully out of context with the existing view, where receptors have already passed areas of residential development.

During winter, although more built form on the site would be visible, the same would be true of the existing nearby residential properties. Proposed planting within the site would also reduce the amount of built form visible during the winter.

Photo 16: Viewpoint 1 – PRoW 20W

Location:	532410, 139199
Date:	06 / 05 / 2025
Time:	09:35 am
Elevation	78m. AOD
Viewing Direction:	185°
Distance to Centre of Site:	128 m

Size / Scale:	Moderate	**Duration:**	Short-Term
Magnitude:	Medium	**Geographic Extent:**	Local	**Reversibility:**	Permanent

Table 17: Viewpoint 2 – A264 Copthorne Common Road

Nature of Change (Impacts):	Adverse	Direct	**Prominence**:	Not Prominent

The proposed development will result in the following changes to this view.

- The new vehicular access would be visible further along the road.
- A section of the existing hedge and trees along the northern boundary would be removed from the view to allow construction of the access.
- New built form in the north-east corner of the site and inside the northern boundary would be glimpsed behind the existing vegetation.
- New landscape treatment of tree and hedge planting would be visible.

The identified impacts are assessed to exhibit the following visual characteristics.

Size / Scale
Minor. Only the site access and a small amount of development in the north-west corner would be visible, largely screened by the existing and proposed vegetation. This would occupy a very small proportion of the overall view.

Geographic Extent
Local. This and similar views would only be experienced from locations on the A264 in very close proximity to the site.

Duration
The duration of the effect is assessed as being Short Term. It is likely that construction work would be completed within a period of 3-4 years from commencement.

Reversibility
The reversibility of the proposal is assessed as permanent. The development would not be temporary in nature or required for a limited period of time, and there is no intention that the development would be removed, and the site restored to its current condition at any future date.

Prominence
Noticeable but not prominent. Whilst the access and a small amount of new built form would be visible, the A264 and mature roadside trees would remain the prominent components of the view.

Based upon the above factors the overall magnitude of change this view is assessed as Low.

Overall it is concluded that the impact of the proposed development upon this and similar views would be Direct, Permanent and Adverse at the Local scale in the Short Term. Although some new development would be visible it would not be fully out of context with the existing view, where receptors have already passed areas of residential development. Development would not fundamentally alter the character of the view, although more development would be visible the closer receptors come to the site.

During winter, more built form on the site would be visible between the trees, although the same would be true of the existing nearby residential properties. Proposed planting within the site would reduce the amount of built form visible during the winter.

Photo 17: Viewpoint 1 – A264 Copthorne Common Road

Location:	532224, 139112
Date:	06 / 05 / 2025
Time:	11:23 am
Elevation	74m. AOD
Viewing Direction:	105°
Distance to Centre of Site:	195 m

Size / Scale:	Minor	**Duration:**	Short-Term
Magnitude:	Low	**Geographic Extent:**	Local	**Reversibility:**	Permanent

Table 18: Viewpoint 1 – Residential properties east of the site, off Copthorne Common Road

Nature of Change (Impacts):	Adverse	Direct	**Prominence**:	Not Prominent

The proposed development will result in the following changes to this view.

- New built form along the north-eastern boundary of the site would be glimpsed behind the existing intervening vegetation.
- New landscape treatment of tree and hedge planting would be visible.
- Glimpses of the existing open field would be removed from the view.

The identified impacts are assessed to exhibit the following visual characteristics.

Size / Scale
Minor. Only a small amount of built form in the north-eastern part of the site would be visible, largely screened by the existing and proposed vegetation. This would occupy a very small proportion of the overall view.

Geographic Extent
Local. This and similar views would only be experienced from three residential properties off Copthorne Common Road in very close proximity to the site.

Duration
The duration of the effect is assessed as being Short Term. It is likely that construction work would be completed within a period of 3-4 years from commencement.

Reversibility
The reversibility of the proposal is assessed as permanent. The development would not be temporary in nature or required for a limited period of time, and there is no intention that the development would be removed, and the site restored to its current condition at any future date.

Prominence
Noticeable but not prominent. Whilst there would be glimpses of a small amount of new built form, the existing intervening vegetation would remain the prominent components of the view.

Based upon the above factors the overall magnitude of change this view is assessed as Low.

Overall it is concluded that the impact of the proposed development upon this and similar views would be Direct, Permanent and Adverse at the Local scale in the Short Term. Although some new development would be visible it would largely be screened by existing and proposed planting. Development would not fundamentally alter the character of the view.

During winter, more built form on the site would be visible between the trees, although it should be noted that there is also existing planting in the gardens of the three properties which provide additional screening, and include some evergreen species.

Photo 18: Viewpoint 1 – Residential properties east of the site, off Copthorne Common Road

Location:	532428,139185
Date:	06 / 05 / 2025
Time:	09:32 am
Elevation	78m. AOD
Viewing Direction:	200°
Distance to Centre of Site:	130 m

Size / Scale:	Minor	**Duration:**	Short-Term
Geographic Extent:	Local	**Reversibility:**	Permanent
Magnitude:	Low		

VISUAL AMENITY & RESOURCE IMPACTS & EFFECTS SUMMARY

9.7 Table 19 below sets out a summary of the above visual impact assessment for ease of future reference.

Table 19: Summary of Visual Impacts and Effects

Resource	Nature of Change		Size / Scale	Geographic Extent	Duration	Reversibility	Magnitude of Change
Viewpoint 1 - PRoW 20W	Adverse	Direct	Moderate	Local	Short-term	Permanent	Medium
Viewpoint 2 - A264 Copthorne Common Road	Adverse	Direct	Minor	Local	Short-term	Permanent	Low
Viewpoint 3 - Residential properties to the east of the site	Adverse	Direct	Minor	Local	Short-term	Permanent	Low

10. SUMMARY & CONCLUSION

SUMMARY

Scope

10.1 This assessment has concluded that the proposed scheme has the potential to cause impacts upon the following aspects of the landscape that contribute to the landscape character of the study area

- Vegetation Cover
- Land Use
- Urban Grain
- Settlement Envelope

10.2 This assessment has identified that potential effects upon the above have the potential to give rise to impacts upon the following existing established and defined landscape character areas within the study area.

- National Character Areas - High Weald NCA
- Regional Landscape Character Assessment - High Weald LCA
- Local Landscape Character Assessment - High Weald Plateau

10.3 This assessment has concluded that the proposed scheme has the potential to cause impacts upon the views from the following receptors

- PRoW 20W
- A264 Copthorne Common Road
- 3 no. residential properties to the east of the site

Impacts

Landscape Resources

10.4 It has been concluded that the scheme would result in the following impacts:

10.5 Adverse impact of Medium magnitude upon:

- Vegetation Cover
- Land Use

10.6 Neutral impact of Medium magnitude upon:

- Urban Grain
- Settlement Envelope

Landscape Character

10.7 It has been concluded that the scheme would result in the following impacts:

10.8 Neutral impact of Negligible magnitude upon:

- High Weald NCA at the national scale.

10.9 Neutral impact of Low magnitude upon:

- High Weald LCA at the regional scale.
- High Weald Plateau LCA at the local scale.

Visual Amenity and Receptors

10.10 This assessment has concluded that the proposed scheme has very limited scope to cause changes to general visual amenity, as the site is highly contained visually, and generally viewed in the context of existing residential development.

10.11 Adverse visual impacts of Low magnitude have been identified upon the following receptors:

- A264 Copthorne Common Road
- 3 no. residential properties to the east of the site

10.12 Adverse visual impacts of Medium magnitude have been identified upon the following receptors:

- PRoW 20W

CONCLUSION

Landscape Impacts

10.13 This assessment has concluded that the proposed scheme does have the potential to cause some Medium Adverse impacts upon landscape resources in the short term at the site scale.

10.14 The assessment has concluded that these adverse impacts relate to the fundamental change in the land use and vegetation cover characteristics of the site.

10.15 In effect the proposed development will result in an expansion of the defined settlement envelope to the south, and an increase and change in the built form, massing and urban grain of the landscape.

10.16 However, the character of the site is strongly influenced by the golf course which surrounds it to the north-west, west and south, and the busy A264 creating an urban-edge character. The site has a stronger connection with the A264 than the more rural landscape so the south of the golf course. Changes would also be experienced in the context of residential properties south of the A264 further east of the site that are already outside the settlement envelope.

10.17 Impacts upon landscape character are assessed as being neutral, and negligible to low magnitude. The site does not make a significant or unique contribution to any of the published Landscape Character Areas to the extent that the proposed change would fundamentally alter the character of the LCA.

Visual Impacts

10.18 This assessment has concluded that the proposed scheme has very limited scope to cause changes to general visual amenity, as the site is highly contained visually.

10.19 The development would generally only be visible from a highly restricted, localised area and typically only from locations where residential development is within the immediate vicinity of the view origin.

10.20 The proposed scheme has the potential to cause some Low magnitude Adverse visual impacts in the short term, but these are limited to a small number of visual receptors in close proximity to the site.

10.21 Medium magnitude Adverse visual impacts have been identified for one receptor - the south end of ProW 20W, but these are limited to locations in very close proximity to the site.

10.22 These adverse impacts would not be due to the design of the development proposals themselves, but rather the proximity of the development to the receptor and the resulting change to views currently experienced from them. The development itself would not be uncharacteristic of the surrounding residential character of the site and would not be unpleasant in terms of appearance.

10.23 The scheme proposes a very high quality development with buildings considered to be of a high architectural standard and using materials and finishes that are locally applicable. The scheme also retains existing habitats and proposes new hedge and tree planting and creation of species-rich grassland, that are reflective of the wider natural landscape and which would be considered attractive and with amenity value.

10.24 It is therefore concluded that in the long term the proposed scheme would come to be viewed as having a Neutral visual impact upon the identified receptors. The Adverse impacts identified in the short term are likely to be a reaction to the physical change in the view for individuals with an existing pre-established awareness of the existing views rather than an actually lowering in the condition and value of the views. In the long term as people become used to the altered views and for new individuals experiencing these views for the first time the condition, importance and therefore value of these views would not be reduced, the new views would not be worse just different.

11. APPENDIX 1: METHODOLOGY

GUIDANCE

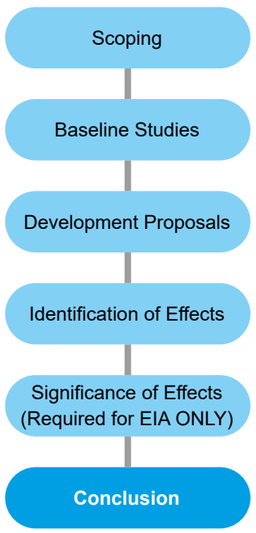
11.1 The approach adopted for this assessment has been informed and guided by the following key sources:

- The Landscape Institute and Institute of Environmental Management and Assessment, Third Edition, 2013. Guidelines for Landscape and Visual Impact Assessment.
- Technical Guidance Note LITGN-2024-01 (August 2024) - 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition.
- The Countryside Agency and Scottish Natural Heritage, 2002.
- Landscape Character Assessment: Guidance for England and Scotland.
- Landscape Institute TGN 06/19 Visual Representation of development proposals;
- Scottish Natural Heritage, Visual Representation of Wind Farms, Version 2, 2017.

Note. The latter document is relevant to photographic methodology in general.

Assessment Structure

11.2 The diagram below indicates the process that has been followed in undertaking this assessment. The 'Significance of Effects' section is only undertaken for assessments requiring a Landscape and Visual Impact Assessment (LVIA) for the purposes of Environmental Impact Assessment (EIA).



Assessment Tables & Matrices

11.3 To assist with the assessment process a number of standard tables and matrices are provided in **Tables A.1 to A.9** within this methodology.

11.4 These tables are intended as an initial guide to enable the assessor to consistently identify a common starting point or value against which to assess individual aspects of a specific project. They contain generic classifications relating primarily to landscape character and views, upon which site specific judgements and descriptions can be formulated.

11.5 There are often instances where dynamic values can fall between categories set out in the tables / matrices, requiring the assessor to use professional judgement in reaching a conclusion, supported by explanatory text.

SCOPING

11.6 The scoping exercise is completed by undertaking a preliminary desktop study of the site, its immediate surroundings and the proposed scheme, to identify the key landscape and visual considerations and the potential impacts and effects that may arise. This information is then used to establish the appropriate scope of the assessment including;

- The form that the assessment will take, either a LVIA or LVA.
- The Scope of the Assessment including.
  - Extent of the required Study Area
  - Sources of relevant Landscape Information
  - Identification of the relevant National and Local Legislation and Planning Policy Context
  - Identification of the relevant Published Landscape Character Assessments

11.7 A high level Preliminary Impact Assessment is also completed to establish which landscape topics and visual receptors can clearly be assessed as experience no impacts or effects and which can be excluded from the assessment.

Form of Assessment (LVIA or LVA?)

11.8 In order to determine which form of assessment is required for the proposed development it is necessary to determine whether the development would qualify for requiring the submission of an Environmental Impact Assessment as defined by the EIA Regulations 2017, by falling within the either the definition of a Schedule 1 or qualifying Schedule 2 development as set out with the EIA Regulations 2017.

11.9 The Landscape Institute have published Technical Guidance Note LITGN-2024-01 (August 2024) - 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition to provide clarification of the effect of the latest LVIA guidance upon the recommended approach for undertaking landscape and visual impact assessments.

11.10 With specific reference to 'Non EIA Landscape and Visual Impact Appraisals' this states;

'In carrying out an LVA, the same principles and process as set out in GLVIA3 may be applied to report on effects (identifying the relative importance/ levels of the effects on a scale with reference to sensitivity and magnitude of effect), ***but it is not required to establish whether the effects arising are or are not significant****.*

Effects should be comparable between LVA and LVIA. For example, a 'moderate effect' should be the same in both assessment contexts.'

11.11 Assessment reports relating to landscape and visual impact can therefore be divided into two categories, as described below:

LVIA (EIA):

11.12 A Landscape and Visual Impact Assessment produced as part of the Environmental Impact Assessment (EIA) process, to inform an Environmental Statement.

11.13 It will assess the "Significance" of all potential landscape and visual effects (construction, operational, residual and cumulative), normally using a scale of significance such as; Major, Moderate or Minor.

LVA:

11.14 A Landscape and Visual Appraisal produced as part of a non-EIA development.

11.15 It is not required to assessment of the "Significance" of landscape and visual effects and will consider only the nature of the potential effects in terms of whether they are considered beneficial, adverse, or neutral.

Establishing the Study Area

11.16 In determining an appropriate study area for assessment, it is important to distinguish between the study of the physical landscape and the study of visual amenity.

Local Study Area

11.17 The Local Study Area required for analysis of impacts upon the physical landscape is focused on the immediate locality of the identified site and a sufficient sized surrounding area to place the site into its wider landscape context.

Broad Study Area

11.18 The Broad Study Area for the visual assessment extends to the whole of the area from which meaning full views of the site and/ or the proposed development could be experienced. This may be the same as the Local Study Area or may extend significantly further depending upon the visibility of the site and the height of the proposed development upon it.

Zone of Theoretical Visibility

11.19 To help establish the required extent of the Broad Study Area, and where applicable, some projects will include the production of a 'Zone of Theoretical Visibility' (ZTV) diagram, using specialist software packages and survey data.

11.20 ZTV's are intended only to provide an initial broad-based assessment of the likely visibility shed of the proposal site, in order to establish potential publicly accessible locations from where views of the site might be gained. It is therefore a representation only of the areas from where potential views may occur and is not intended as an accurate representation of precise areas from where views will be gained.

11.21 In many situations it can be extremely difficult to establish a reliable ZTV, due to anomalies caused by the presence of existing built development and vegetation cover within the study area which can be very hard to accurately model. The results of the ZTV are therefore manual checked by direct field observations.

Height of the Observer

11.22 For the purposes of the production of ZTVs, site surveys and baseline photography, it has been assumed that (unless stated otherwise) the observer eye height is between 1.5 to 1.7m above ground level, based upon the mid-point of average heights for men and women.

Scoping Out

11.23 Directive 2014/52/EU states that the emphasis of LVIA should be on identification of the likely "Significant" environmental effects and the need for an approach that is appropriate and proportional to the scale of the project being assessed.

11.24 Only topics and issues which are relevant should be included within the LVIA. This approach is also considered to remain appropriate for non EIA projects.

11.25 It may therefore be appropriate to 'scope out' certain topics and effects from the outset, on the grounds that they are not significant or are disproportionate for the following reasons:

- The topic or issue is not present within the defined study area or is at a sufficient distance away from the site of the proposal, that it can be readily accepted that there would be no potential for any impact or change to occur.
- Although the proposal would result in an impact or change upon a topic or issue, the change is considered to be of an insignificant scale compared to the size and scale of the topic being affected. An example would be the effect that a small domestic development might have on a National Character Area. ***Desktop Study***

Desktop Studies

11.26 During the Scoping exercise a desktop study of relevant available background information relating to the site and its surroundings is undertaken to identify the appropriate sources of information relevant to the site and study area. These typically include.

- National & Local Planning Policies and Guidance.
- Existing Published National, Regional, District and Local Landscape Character Area Assessments.
- Statutory consultants including Historic England and the Environment Agency.
- Online national and regional mapping resources.

Preliminary Field Observations

11.27 During the Scoping Exercise preliminary field observations are undertaken. The purpose of this field work is to.

- To validate and check the accuracy of information collated in the desktop study and its interpretation. Particularly in urban and urban fringe areas where mapping and aerial data can be out of date and difficult to interpret.
- To check and confirm the ZTV diagram.
- To identify any significant landscape resources and visual receptors within the study area that could be affected by the proposals.
- To undertake a preliminary assessment of the quality and condition of significant landscape resources and visual receptors.

Preliminary Impact Assessment

11.28 Upon completion of the desktop study and field observations a subjective preliminary impact assessment is undertaken with the objective of identify the landscape resources and visual receptors that may experience 'Significant' impacts and which need to be included within the formal assessment.

11.29 This preliminary assessment comprises of a judgement as to the 'Susceptibility' of the resource or receptor, compared against a judgement as to the likely 'Magnitude' of the potential impact in terms of its scale, extent, and duration.

11.30 These are then combined using Table A.1 to determine if they require inclusion within the formal assessment. Where the combined assessment of the impact is judged to be medium or above these are included with the assessment. Those which score a combined assessment of Low are consider capable of being 'Scope Out' of further assessment.

Table A.1 Identification of 'Significant' Impacts

Susceptibility of Resource / Receptor	Magnitude of Impact		
	Low	**Medium**	**High**
High	Medium	High	High
Medium	Low	Medium	High
Low	Low	Low	Medium

The methodology used for determining **'Susceptibility'** and **'Magnitude'** is described in detail later in this document.

BASELINE STUDIES

11.31 The purpose of the baseline studies is to establish the existing landscape and visual conditions against which the proposal will be assessed.

11.32 In terms of landscape this process will identify the constituent elements, features and characteristics of the landscape, and the way these interact and vary spatially. It will establish the condition of these components, the way that the landscape is experienced, and the value or importance attached to them.

11.33 In terms of visual amenity, the baseline study will establish the different groups of people (receptors) who may experience views, the location and nature of existing views and the existing quality and condition of these views.

11.34 These assessments are then used to arrive at an assessment of the baseline 'Sensitivity' of the landscape resources and visual receptors.

Landscape Resources

11.35 For those landscape resources identified within the scoping exercise, baseline mapping will be produced showing the location, extent, and distribution of the landscape resource within the study area. These will be accompanied by a written description, identifying the key features and characteristic of the resource, along with any existing damage or detracting features and an assessment of the 'Condition', 'Importance' and 'Value' of the resource.

11.36 These will then be used to establish the baseline 'Sensitivity' of the landscape resource.

11.37 Typical baseline information may include:

- Aerial imagery.
- Topography.
- Soils and geology.
- Land cover.
- Protective designations.
- Historic context and features.
- Land use.
- Public rights of way.
- Existing evaluation and assessment studies.

Published Landscape Character Area Assessments

11.38 Landscape character assessments have been carried out by a various Local Planning Authorities at a range of scales, from National and Regional, down to District and Local levels.

11.39 Existing assessments are reviewed critically before use, to ensure that they are accurate, current, and relevant to the assessment process in hand. They are checked to establish their status (adopted, unadopted, advisory or superseded). They are also reviewed to determine the scale and level of detail of the assessment, and how this relates to the proposed development.

11.40 Many national and regional landscape character assessments are based on too large a scale to be of real benefit in assessing local or district scale development projects and require sub-division into local sub-character areas. These are more specific to the study area and allow a more thorough assessment of the potential impacts of a development upon sub-components that combine to create the larger 'Character Area Classifications'.

11.41 Urban areas are often omitted from national and regional landscape assessments due to the complex nature of the urban fabric, preventing the definition of broad character types. For this reason, a separate project-specific 'Townscape Character Assessment' may be necessary to identify different townscape character zones and components within the urban fabric, and within the local study area.

11.42 It may sometimes be necessary to rule out or otherwise interpret the content of existing landscape character assessments and their findings, especially if baseline conditions at the site-specific level are at variance with the broader landscape character classification.

11.43 Where it is assessed that existing Published Landscape Character Area Assessments do not provide an accurate or usable baseline assessment of the site and/or study to allow for a meaningful assessment a Project Specific Character Area Assessment may also be produced to allow a more meaningful analysis of the effect of identified impacts at the local scale.

Project Specific Character Area Assessment

Landscape Character Assessment

11.44 Landscape assessment encompasses the appraisal of physical, aesthetic and intangible attributes including sense of place, rarity or uniformity, and unspoilt appearance.

11.45 A distinction is made between:

- The elements that make up the landscape, including.
  - Physical components, such as geology, soils, landform and drainage.
  - Land cover.
  - Influence of human activity, current and past, including land use and management, settlement, and development patterns.
- Aesthetic and perceptual aspects, such as scale, complexity, openness and tranquillity.
- Analysis of the way in which these components interact to create the distinctive characteristics of the landscape.

11.46 The combination of the above components creates areas with a unique sense of place or 'character', which can be mapped and defined as Landscape Character Areas (LCAs).

11.47 These LCA's are mapped onto the study area defining their location, extent, and relationship to one another. For each LCA identified a written description of each is provided giving the key features and characteristic of the LCA, along with any existing damage or detracting features and an assessment of the 'Condition', 'Importance' and 'Value' of the LCA. This is supported with Baseline photography to demonstrate the visual characteristics of the LCA.

Townscape Character Assessment

11.48 Certain projects require an assessment of townscape character. The nature of townscapes requires particular understanding of a range of different factors that together, distinguish different parts of built up areas, including:

- The context or setting of the urban area and its relationship with the wider landscape.

- Topography and its relationship with urban form.
- The grain of the built form and its relationship with historic patterns.
- The layout, scale and density of built form and building types, including architectural style, period and materials.
- Patterns of land use, past and present.
- The distribution and role of open green space and urban vegetation.
- The type, character and quality of open space and public realm.
- Access and connectivity.

Desktop Study

11.49 Project Landscape Character Areas are initially devised by desktop studies and analysis of baseline mapping to identify area which have distinctive combinations of landscape resources and features.

11.50 Additional baseline mapping where necessary is produced for issues which may have been scoped out of requiring assessment, but which may assist in establishing PLCA's

Field Observations

11.51 The preliminary Project Landscape Character Areas are then checked and verified by direct field observations and where necessary they are adjusted and their key characteristics and assessments of condition, importance and value adjusted.

11.52 Baseline photography is taken to visually record the visual characteristics, condition, and quality of each LCA.

Visual Receptors and Amenity

11.53 Baseline analysis of visual conditions provides a concise description of the prevailing visual characteristics and visual amenity of the study area landscape, in terms of pattern, scale, texture, complexity, unity, form and enclosure.

Zone of Theoretical Visibility

11.54 A preliminary ZTV diagram will have been produced as part of the initial scoping exercise to help establish the extent of the required study area.

11.55 This will have been analysis and used to identify the various locations within the study area where 'significant' publicly accessible view may be experienced and the type of key users (Receptors) present at these locations.

11.56 A preliminary assessment of the 'Susceptibility' of these receptors, and the 'Magnitude' of change to the existing view will have been carried out using Table A.1 and Table A.2 above, and used to determine which locations and receptors need to be included within the visual baseline studies.

Identifying Potential Visual Receptors

11.57 Once the physical nature, dimensions and precise location of the proposed development has been established, it is possible to identify the type of visual receptor(s) who would be affected. This could be a wide range of people including those living in the area, those who work there and those who are passing through en route to a different destination. There may also be people visiting specific attractions and locations, or those engaged in a recreational activity.

11.58 These receptors will experience the landscape setting in different ways, depending on the context (location, time of day, season, degree of exposure), and the purpose of the activity they are undertaking (recreation, residence, employment or journey).

11.59 Visual receptors can be divided into three categories which reflect their relative sensitivity to changes in the view, derived from the context and purpose of their viewing experience:

- Primary.
- Secondary.
- Tertiary.

Primary Receptors

11.60 These are views from / by the most sensitive locations and / or receptors, and include locations with high visual amenity due to their historic or cultural significance (such as designated landscapes or tourist attractions), or high quality or importance (such as views from public rights of way, areas of passive recreation or residential properties).

11.61 These also include views from locations in close proximity to the site from where the greatest magnitude of change may be experienced.

Secondary Receptors

11.62 These are views from locations and / or by receptors where the visual amenity value of the available view is considered to be low. This might be due to the nature of activity being undertaken at the location, or by the receptor (such as views from, or in close proximity to, areas of active recreation, major transport interchanges, major roads and railway lines and places of work or employment). This may also be due to the nature or quality of the available view and its setting (such as views from locations in close proximity to major detracting visual features, such as damaged or derelict land or buildings).

11.63 These also include views from locations where the number of receptors is likely to be low, or the nature of the view is glimpsed, fragmented or gained from within a moving vehicle.

Tertiary Receptors

11.64 These are views from the least sensitive locations and / or receptors, who will in fact, be 'scoped-out' of further assessment.

11.65 Tertiary receptors are locations with very low, or no existing visual amenity, due to lack of available publicly accessible views, or where the setting or view is damaged or adversely affected by existing detracting visual features within the landscape.

11.66 These also include long distance views where the introduction of new development into the view is unlikely to alter its overall nature, character or emphasis.

Selecting Key Viewpoint Locations

11.67 From the preliminary desktop studies it is possible to identify key locations within the study area, which have the potential to provide views of the proposed development.

11.68 Following verification on site, viewpoints that characterise the views of the proposed development and those which are of particular relevance in terms of their location or with particular features of importance or sensitivity, are then selected.

11.69 The approach to visual assessment requires that assessed views are 'representative' of the wider general viewing experience. Selected viewpoints should be unbiased and should aim to represent the full range of viewing experiences available within the study area.

11.70 In selecting the final representative viewpoints consideration has therefore been given to:

- Public accessibility.
- Number and sensitivity of viewers.
- Viewing direction, distance and elevation.
- Nature of the viewing experience (static, moving).
- Type of view (panoramic, vista, glimpsed).

11.71 Selected viewpoints should include locations from all geographic directions, at a range of distances. They should not focus just on locations where the development might be visible or equally not visible, and should represent the full range of views, to ensure that the visual effect of a development is not over or under-represented.

11.72 These viewpoints can be divided into the following three groups:

- Representative Viewpoints - Views which represent the experience of different types of receptor and / or of views, from a few similar locations, where the effect is unlikely to differ.
- Specific Viewpoints - Views from specific locations where the value of the view is acknowledged, such as views from visitor attractions, or designated historic or cultural viewpoints and landmarks.
- Illustrative viewpoints - Chosen to demonstrate a particular effect or issue.

Baseline Photography

11.73 Baseline Photography is then taken for each viewpoint in accordance with the 'Visualisation Methodology' set out in Technical Appendix 2

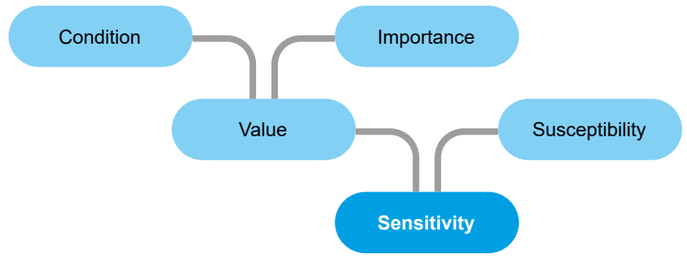
11.74 Each viewpoint will be accompanied by a written description, identifying the key features and characteristic of the view demonstrated by the baseline photograph, along with any existing damage or detracting features and an assessment of the 'Condition', 'Importance' and 'Amenity Value' of the View.

11.75 These will then be used to establish the baseline 'Sensitivity' of the view / receptor.

Baseline Sensitivity

11.76 Baseline 'Sensitivity' is derived by combining a judgement on the 'Value' attached to a resource / receptor and its 'Susceptibility' to the specific change associated with the development proposals. As illustrated by Figure A.1 below.

Figure A.1 Determining Sensitivity



11.77 It should be noted that the assessed 'Sensitivity' of a resource or receptor may differ from the inherent sensitivity that may have been identified in published landscape character assessment or studies, where no specific development has been considered.

Assessing Susceptibility

11.78 GLVIA3 defines susceptibility as follows:

> *'The ability of the landscape receptor (whether it be the overall character or quality / condition of a particular landscape type or area, or an individual element and / or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of landscape planning policies or strategies'.*

11.79 It should be noted that the 'Susceptibility' of a resource / receptor is not directly linked to its quality or condition. Both high- and low-quality resources and receptors may have high or low susceptibility to a specific development depending upon the nature of the development. 'Susceptibility' is a judgement as to how characteristic or not a specific development is to its contextual setting, in terms of scale, massing, nature and appearance.

11.80

11.81 Susceptibility has been established using the criteria set out in Table A.2.

Table A.2 Resource / Receptor Susceptibility

Susceptibility	Definition
High / Primary	A landscape resource or visual receptor with a low ability to accommodate the proposed development because the key characteristics of the resource or receptor have no or very limited ability to accommodate it without noticeable and measurable effects taking account of the existing baseline condition and quality.
Medium / Secondary	A landscape resource or visual receptor with a moderately ability to accommodate the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without noticeable and measurable effects, taking account of the existing baseline condition and quality.
Low / Tertiary	A landscape resource or visual receptor with a high ability to accommodate the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without noticeable and measurable effects, taking account of the existing baseline condition and quality

Assessing Baseline Condition

11.82 For each identified landscape resource and visual receptor an assessment is made as to the existing 'Condition' and quality of the resource or receptor Using the criteria set out in Table A.3

11.83 This is a subjective assessment as the physical condition and aesthetic state of the resource, taking account of management and maintenance levels and the presence or absence of detracting feature and / or activities which may influence a user's experience or perception.

Table A.3 Assessing Condition

Condition	Definition
High	Landscape Condition - Attractive landscape with a unique sense of place, well maintained and with appropriate management for the land use. Widespread use of high-quality materials, with attractive visual detail and distinctive features worthy of conservation and no detracting features. Unified landscape with distinctive structure, and pattern, balanced combination of physical characteristics resulting in a diverse, stimulating environment and high level of human comfort.
	Visual Condition – Views of high aesthetic and amenity appeal, of beautiful and culturally valued landscapes and features, recognised as being stimulating and inspiring with no visual detractors and where visible components have a dominant and unified pattern, are well proportioned and balanced in composition and nature, and are of an appropriate scale, arrangement and character to each other and their setting.
Medium	Landscape Condition – Pleasant landscape with a local sense of place. Reasonably maintained with use of good standard materials but with scope for improvement and enhancement and with some minor detracting features. Recognisable structure with characteristic patterns still evident, but degraded by unsympathetic development.
	Visual Condition – Views of pleasant landscape and features but with noticeable visual detractors and where visible components where the visible components have a strong, but interrupted pattern, are reasonably well proportioned and balanced in composition and nature, and are generally of an appropriate scale, arrangement and character to each other and their setting.
Low	Landscape Condition – Typical and unremarkable landscape in poor condition, with dominant damaged or derelict sites, with clear evidence of absence of or inappropriate maintenance and management. Inappropriate use of materials or use of materials with frequent dominant detracting features. Lacking in structure, and characteristic patterns masked by dominant mixed and poorly related, or single land use. Poor boundary definition and arbitrary 'disowned' space.
	Visual Condition – Views of damaged and derelict landscapes and features where numerous visual detractors dominate the views, where the visible components have a weak or chaotic pattern, are very poorly proportioned and balanced in composition and nature, and are notably of an inappropriate scale, arrangement and character to each other and their setting.

Assessing Baseline Importance

11.84 For each identified landscape resource and visual receptor an assessment is made as the existing 'Importance' of the resource or receptor Using the criteria set out in Table A.4

11.85 A review of existing landscape designations provides sound starting point to help understand the importance allocated to existing landscape area and feature.

Table A.4 Assessing Importance

Importance	Definition
High / Primary	International, or National level designations including World Heritage Site, Scheduled Monuments and sites recorded on the Scheduled Monuments Register (SMR) or National Monuments Register (NMR)., National Parks, National Landscape (AONB)., Archaeological Important Areas.
Medium / Secondary	Regional or Local level designations including Listed Buildings, Conservation Areas, Tree Preservation Orders, Special Landscape Areas (SPA's), Area of High Landscape Value (AHLV)). Undesignated areas but with identifiable 'Community' valued characteristics, features or use.
Low / Tertiary	Undesignated areas with no identifiable 'Community' valued characteristics, features or use.

11.86 However, many areas that may become subject to LVIA assessment will be ordinary, everyday landscape with no specific recognised value. This however does not mean that these areas are all devoid of any value.

11.87 The European Landscape Convention promotes the need to take account of all landscapes, with less emphasis on the special and more recognition that ordinary landscapes, such as community landscapes also have their own value. The criteria used to assess undesignated (community value) landscapes are set out using Box 5.1 in GLVIA3, and as summarised below in:

- Landscape Quality (Condition)
- Scenic Quality
- Rarity
- Representativeness
- Conservation Interests
- Recreation Value
- Perceptual Aspects
- Associations

Determining Baseline Value

11.88 Baseline 'Value' is then derived by combining a judgement on the 'Importance' attached to a resource / receptor and its 'Condition' As illustrated by Table A.5 below.

Table A.5 Determining Baseline Value

Condition	Importance		
	Low	Medium	High
High	Medium	High	High
Medium	Low	Medium	High
Low	Low	Low	Medium

Establishing Baseline Sensitivity

11.89 Similarly, baseline 'Sensitivity' is then derived by combining a judgement on the 'Value' attached to a resource / receptor and its 'Susceptibility' to the specific change associated with the development proposals. As illustrated by Table A.6 below.

Table A.6 Establishing Baseline Sensitivity

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

PROJECT DESCRIPTION

11.90 The purpose of this section of the assessment is to:

- Identify the key features and components of the proposed development, upon which the assessment has be based. This includes where appropriate; location; function; layout; scale; massing; architectural style; materials; textures; colour; phasing and life span.
- Identify the essential aspects of the scheme that will potentially give rise to impacts on landscape and visual amenity.
- Set out any assumptions that have been made regarding the nature of the proposed development in the absence of firm or clear details at the time of assessment.
- Describe any 'Preliminary Mitigation' measures which have been built into the finalised scheme as part of the iterative design process to help avoid, minimise, or compensate for anticipated impacts.
- Identify and describe any 'Enhancements' included within the proposals which seek to improve existing landscape resources and visual amenity of the site and its wider setting, including the restoration of damaged or derelict land, opportunities for habitat creation and/or improvement for example.

11.91 This section includes reference to any plan's drawings and/or illustrative material that has been used to determine, understand and assess the physical characteristics of the proposed scheme.

IDENTIFICATION OF EFFECTS

11.92 This section of the assessment is split into two stages.

- 'Nature of Change'
- 'Magnitude of Change'

Nature of Change

11.93 Stage one determines the 'Impacts' that will occur as a result the development proposals and describe the overall 'Nature of Change on the baseline conditions of the individual landscape resources or visual receptors

11.94 These are described in terms of:

- Changes to and / or partial, or complete loss of elements, features or aesthetic aspects that contribute to the landscape or visual character.
- Addition of new elements or features that will influence character.
- The combined effects of the above on overall character.

11.95 The nature of change is also considered in terms of whether it is:

- Direct / Indirect.
- Beneficial / Adverse, or Neutral.

Direct / Indirect Effect

11.96 A 'Direct' effect is 'an effect that is directly attributable to the proposed development'.

11.97 An 'Indirect' effect is an effect that 'result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of inter-relationships or a complex pathway. They may be separated by distance or in time from the sources of the effects'.

Beneficial, Adverse or Neutral

11.98 The LVIA Guidelines require attributes of 'Beneficial', 'Adverse' or 'Neutral' to be assigned to an assessed effect. Definitions of these are included in the 'definitions and terminology' section of the methodology.

11.99 This process is based upon an informed professional judgement, which considers a range of criteria that include:

- The degree to which the proposed development is considered to be characteristic, or uncharacteristic of the receiving landscape or view.
- The contribution to the landscape that the development may make in its own right, by virtue of good design, the removal of detracting features or repair and restoration of derelict or damaged landscapes.

11.100 The criteria used to assess the nature of the effect is set out below in Table A.7

11.101 It is considered that a material change to a landscape resource or visual receptor is not automatically adverse simply because it results in a change to the baseline condition.

Table A.7 Assessing 'Nature of Change'

Nature	Definition
Beneficial	This refers to an identified effect which results in an improvement or enhancement in the baseline condition of a landscape resource or view, which might derive from: Removal of a detracting feature, component, or view. Reinstatement or improvement of a key existing beneficial feature, component, or view. The introduction of a new, characteristic, and beneficial feature or component which reinforces, protects or promotes the existing valued landscape character or visual amenity.
Adverse	This refers to an identified effect which results in the loss or degradation of the baseline condition of a landscape resource or view, which might derive from: Removal of a beneficial feature, component, or view. Expansion or enlargement of an existing adverse feature, component, or view. The introduction of a new, uncharacteristic, and adverse feature or component which weakens, damages or changes the existing valued landscape character or visual amenity.
Neutral	This refers to an impact that neither contributes to nor detracts from the baseline condition of a landscape resource or view. This can include situations where effects are of so limited a scale that the change is barely noticeable.

Magnitude of Change

11.102 Stage two then assess the 'Effect' of these on the baseline conditions of the individual landscape resources or visual receptors and establish the 'Magnitude' of change.

11.103 This process is based upon an informed professional judgement, which considers and attempts to balance the various factors considered.

11.104 The assessment of 'Magnitude' of effect is based upon a combined assessment of the following factors

- Size / scale.
- Geographic extent.
- Duration
- Reversibility. (Permanent/Temporary)

Size / Scale

11.105 A judgement is made on the size or scale of the change that will occur. It is expressed on a four-point scale of Major, Moderate, Minor or Negligible, and considers:

- The extent of existing landscape elements that will be lost, the proportion of the total extent that these represent and the contribution this makes to the character of the landscape or view.
- The extent of the view that would be occupied by the proposed development (glimpsed, partial or full) and the proportion of the proposed development that would be visible.
- The degree to which the aesthetic or perceptual aspects of the landscape or view are altered by the removal, or addition of certain features. A judgement is also made as to whether the proposed development contrasts in form or character with its surroundings, and / or whether the development appears as an extension or addition to the original context of the view.
- Whether or not the impact changes the key characteristics of the receiving landscape.
- The rapidity of the process of change in the landscape or view.

Geographic Extent

11.106 The area over which the effect will be felt is identified on a four-point scale of:

- **Site.** Within the development itself.
- **Local.** Within the immediate setting of the site.
- **District.** Within the landscape type / character area in which the proposal lies.
- **Regional.** Within the immediate landscape type / character area in which the proposal lies, and those immediately adjoining it.

Duration

11.107 The duration of the period over which the effect will occur is defined using a four-point scale of:

- Very Short-term (less than 1yr)
- Short-term (1-5yrs).
- Medium-term (6-10yrs).
- Long-term (11+ years).

Reversibility

11.108 The reversibility is defined on a three-point scale:

- Permanent (change cannot be reversed, or there is no intention that it will be reversed).
- Semi – Permanent (change can or is intended to be partially reversed with time)
- Temporary (change has a defined life span and will or can be reversed on cessation).

Other factors which influence Visual Magnitude

11.109 In relation to visual amenity and when determining size / scale, geographic extent and duration, it is also necessary to consider the following variables, which can influence how a change to a view can be perceived or observed:

- **Elevation and distance.** The distance and angle of view of the viewpoint from the proposed development, and how this may affect a receptor's ability to identify the development within the view.
- **Exposure.** The duration and nature of the view (fragmented, glimpsed, intermittent or continuous).
- **Prominence.** Whether or not the view would focus on the proposed development. For example, where a building would effectively create a landmark, or the view is directed towards a building by the landscape framework, or the development forms one element in a panoramic view.
- **Weather conditions / aspect.** The effect of the prevailing weather conditions at a given location, the clarity of the atmosphere or the angle and direction of the sun and how these impact upon visibility.
- Seasonal variation. Changes in seasonal weather conditions and vegetation cover will alter the extent of visibility of a development within a given view. This will in turn, influence factors such as the perceived size, scale, exposure, and prominence.

Determining Magnitude of Change

11.110 The assessments of the nature of the Size / scale, Geographic extent, Duration and Reversibility of the 'Effect' are combined to define the nature of the 'Magnitude' of change, using a four-point scale of High, Medium, Low or Negligible, as set out in Table A.8 below.

11.111 Given the complex nature of effects it is likely that they will not sit cleaning within any one category but may share feature of two or all three categories. It is possible for an effect to be of high magnitude for one factor and low for another. For example, an effect may be considered of high magnitude in terms of 'Reversibility', but of low magnitude in terms of 'Duration' or 'Scale' or vice versa.

11.112 In these instances, a balanced assessment of the overall 'Magnitude' is conducted and an explanation as to how this has been arrived at given.

Table A.8 Magnitude of Change.

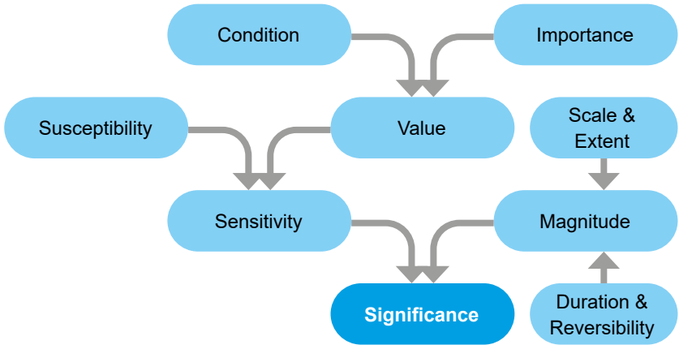
Nature	Definition
High	A change of high magnitude will be generally consistent with the following criteria. Will be of a Major Scale, resulting in the loss of all or most of the resource or receptor and / or will affect a significant proportion of the resource or receptor. Will affect and / or will be experienced over a large National geographic extent Will be of a long duration, and Will result in permanent / irreversible changes. Will result in a visually prominent / dominant change.
Medium	A change of medium magnitude will be generally consistent with the following criteria. Will be of a Moderate Scale, resulting in the partial loss of resource or receptor and / or will affect only a limited proportion of the resource or receptor. Will affect and / or will be experienced over a large District geographic extent Will be of a medium duration, and Will result in semi-permanent / partially reversible changes. Will result in a visually noticeable change.
Low	A change of Low magnitude will be generally consistent with the following criteria. Will be of a Minor Scale, resulting in the a very small or barely discernible loss of resource or receptor and / or will affect only a very small proportion of the resource or receptor. Will affect and / or will be experienced over a small Local geographic extent Will be of a short duration, and Will result in temporary / reversible changes. Will result in a visible but not obvious change.
Negligible	A change of negligible magnitude will be generally consistent with the following criteria. Will be of a Negligible Scale, resulting in the a barely discernible loss of resource or receptor and / or will affect only a very small proportion of the resource or receptor. Will affect and / or will be experienced at a very small Site extent only. Will be of a very short or duration, and Will result in temporary / reversible changes. Will result in a visually obscure / inconspicuous change.

SIGNIFICANCE OF EFFECTS

11.113 The purpose of this section of the assessment is to combine the assessed 'Sensitivity' of a landscape resource or receptor with the assessed 'Magnitude' of change to determine the overall 'Significance' of the effect.

11.114 The whole process used to assess 'Significance is illustrated by Figure A.2 below

Figure A.2 Determining 'Significance'



Determining Significance

11.115 'Significance' is a measure of the importance or gravity of the environmental effect and is derived by combining the assessed 'Sensitivity' of a landscape resource or receptor with the assessed 'Magnitude' of change and is expressed using a four point scale of Major, Moderate, Minor or Negligible As illustrated by Table A.9 below.

Table A.9 Significance of Effect

Magnitude	Sensitivity			
	Low	Medium	High	
High	Moderate	Major	Major	
Medium	Minor	Moderate	Major	
Low	Minor	Minor	Moderate	
Negligible	Negligible	Negligible	Minor	

SUMMARY & CONCLUSION

11.116 The purpose of this final section of the assessment is to present an overall summary of the nature and 'Significance' of each identified impact and effect.

11.117 As LVIA Assessment is designed to be an impartial and informative process intended to allow other to weigh up the overall Pros and Cons of the potential environmental effect of a proposed development and ultimately decide if it is or is not acceptable in planning terms, this section will present only the factual assessments and will make no attempt to make an overall assessment or judgement as to whether the proposed development is or is not acceptable or should or should not be granted planning approval.

DEFINITIONS AND TERMINOLOGY

11.118 The following section establishes the key definitions, terminology and methodology used throughout this document.

Impact & Effect

11.119 There is a clear distinction between the term 'Impact' as the action being taken, and the 'Effect', being the result of that action.

Landscape

11.120 The definition of the term 'landscape' within this assessment is taken to mean 'an area, as perceived by people, whose character is the result of the action and interaction of natural, cultural and/or human factors. It does not just mean special or designated landscapes nor only the rural countryside, but covers all natural, rural, urban and peri-urban areas including land, inland water and marine areas, and includes areas which are considered outstanding, everyday and degraded in condition.'

Landscape Resource & Visual Amenity

11.121 Landscape and Visual assessments are independent but related issues;

- Landscape assessment analyses the effect on the landscape as a resource.
- Visual assessment assesses the effect on specific views and on the general visual amenity.

Landscape Resource (Character)

11.122 Landscape character refers to the interplay of the physical, natural and cultural components of our surroundings. Different combinations of these elements and their spatial distribution create the distinctive character of the landscape, allowing different landscapes to be described and mapped, and enabling the establishment of discrete 'Landscape Character Areas'

Visual Amenity

11.123 Refers to the overall pleasantness (or otherwise) of views experienced by people, providing a visual setting for a range of activities being undertaken.

Landscape Value

11.124 Refers to the relative value placed upon a resource by society, and is arrived at by combining judgements on the importance of the resource with its condition and quality.

Landscape Effects

11.125 Landscape effects derive from changes to the physical components of the landscape, which may lead to changes in its character and how it is experienced (and hence may in turn affect its perceived value). Due to the inherently dynamic nature of the landscape, physical changes may not necessarily be significant.

Visual Effects

11.126 Visual effects relate to changes that arise in the composition of available views from visual receptors, to people's response to these changes, and to overall effects with respect to visual amenity.

Receptor

11.127 Refers to the parts of the receiving landscape, and the people able to view the proposal, that may be affected by the change.

Susceptibility

11.128 Refers to the ability of a landscape or visual receptor to accommodate change without significant consequences. This is the product of not only intrinsic sensitivity (informed by value, importance and condition), but also the specific characteristics of the development to be assessed.

Sensitivity (Nature of Receptor)

11.129 Refers to the combined judgement of the susceptibility of a given landscape resource to a specific development proposal, and the value associated with the resource.

Magnitude (Nature of Change)

11.130 Refers to the combined judgement about the size and scale of an effect, the extent of the area affected, the reversibility of the effect and its duration.

Degree of Effect

11.131 Is a measure of the overall 'scale of change' resulting from the environmental effect, defined by criteria relating to the interaction of magnitude and sensitivity.

Beneficial Effect

11.132 This refers to an identified effect which results in an improvement or enhancement in the baseline condition of a landscape resource or view, which might derive from:

- Removal of a detracting feature, component or view.
- Reinstatement or improvement of a key existing beneficial feature, component or view.
- The introduction of a new, highly characteristic and beneficial feature or component which reinforces, protects or promotes the existing valued landscape character or visual amenity.

Adverse Effect

11.133 This refers to an identified effect which results in loss or degradation of the baseline condition of a landscape resource or view, which might derive from:

- Removal of a beneficial feature, component or view.
- Expansion or enlargement of an existing adverse feature, component or view.
- The introduction of a new, highly uncharacteristic and adverse feature or component which weakens, damages or changes the existing valued landscape character or visual amenity.

Neutral Effect

11.134 A neutral effect refers to an identified effect which would be of a magnitude and / or nature that would be negligible, or of an insignificant scale / magnitude in relation to the baseline condition of a landscape resource or view being assessed. It would represent neither a beneficial, nor an adverse outcome.

11.135 A neutral effect may also be used to assist in describing the outcome of a situation where a combination of beneficial and adverse effects will arise, such that no overall conclusion of beneficial or adverse can be reached.

Mitigation

11.136 Refers to features or components of a proposal which have been specifically added to address an identified impact, in order to either avoid or minimise its effect(s).

Enhancement

11.137 Refers to features or components of a proposal which have not been included to address identified impacts, but nevertheless result in the improvement or 'enhancement' of the landscape or visual resource.

12. APPENDIX 2: PHOTOGRAPHY & VISUALISATIONS

GUIDANCE

12.1 The methodology has been informed and guided by the following key sources:

- TGN 06/19 Visual Representation of development proposals, The Landscape Institute 2019
  - TIN 07/19 Visual Representation Glossary
  - TIN 08/19 Camera Auto Settings
  - TIN 09/19 Earth Curvature

VISUALISATIONS

12.2 Selecting the appropriate Visualisation Type requires a staged approach as follows:

- identifying the Purpose and Users of the visualisation;
- identifying the type and nature of the proposed development and early indications of the likely overall Magnitude of effect it would generate;
- examining the context / host environment in which the development would be placed and assessing its overall Sensitivity;
- using the above to arrive at an indicative overall 'Degree or Level of Effect';
- selecting the most appropriate Visualisation Type based on the above criteria;
- explaining the reason for its selection.

12.3 Using the above the appropriate Visualisation Type (1-4) is selected using the following table;

Table A.10 Selecting Visualisation Type

Category	Purpose/Users	Visualisation Type
A	Evidence submitted to Public Inquiry, most planning applications accompanied by LVIA (as part of formal EIA), some non-EIA (LVA) development which is contrary to policy or likely to be contentious. Visualisations in public domain	2 - 4
B	Planning applications for most non-EIA development accompanied by LVA, where there are concerns about landscape and visual effects and effective mitigation is required. Some LVIAs for EIA development. Visualisations in public domain.	1 - 4
C	Planning applications where the character and appearance of the development is a material consideration. LVIA / LVA is not required but supporting statements (such as Planning Statements and Design and Access Statements) describe how the proposal responds to landscape context and policies. Visualisations in public domain.	1 - 3
D	To inform the iterative process of assessment and design with client, and / or pre-application consultations with the competent authority. Visualisations mainly confidential.	1 - 2

12.4 The decision as to appropriate Visualisation Type is then based on a proportionate approach, taking account of its Purpose / Users and indicative overall Degree or Level of Effect (based on Sensitivity and Magnitude) of the proposed development. In all cases, professional judgement is applied, and agreement reached with the competent authority wherever possible.

Type 1 Annotated Viewpoint Photograph:

12.5 Reproduced at a size which aids clear understanding of the view and context, these simply show the extent of the site within the view, and annotate any key features within the view. Type 1 is the most basic form of visual representation with a focus on the baseline information.

Type 2 3D Wireline / Model:

12.6 This covers a range of computer-generated visualisation, generally without a photographic context. Wirelines and other 3D models are particularly suited to graphically describing the development itself. Type 2 visualisations use basic graphic information to assist in describing a proposed development and its context.

Type 3 Photomontage / Photowire:

12.7 This Type encompasses photomontages and photowires which will commonly be produced to accompany planning applications, LVAs and LVIAs. They provide a reasonable level of locational and photographic accuracy, but are not suitable for the most demanding 4.1.2 and sensitive of contexts. Type 3 visualisations do not need to be accompanied by verification data, nor is a precise survey of features and camera locations required. Although minimum standards are set for image presentation, the visualisations do not need to be reproduced with scale representation. Type 3 visualisations offer an appropriate level of detail and accuracy for a range of EIA and non-EIA projects.

Type 4 Photomontage / Photowire (survey / scale verifiable):

12.8 Type 4 photomontages and / or photowires require the use of equipment and processes which provide quantifiable verification data, such that they may be checked for accuracy (as per industry-standard 'AVRs' or 'Verified Views'). Precise survey of features and viewpoint / camera locations may be included where warranted. Type 4 visualisations are generally reproduced with scale representation. Type 4 visualisations represent the highest level of accuracy and verifiability for use in the most demanding of situations

Photomontage / Photowire Methodology

12.9 A 3D model is created of the scheme to world coordinates and referenced alongside the surveyors data for each photo location.

12.10 A virtual ‘camera’ is then created within the model at each photo location and the settings recorded from the physical camera are applied to view the model at the correct scale and perspective. The cameras direction is set by aligning the surveyors points over the corresponding points within the photograph as indicated below by the white crosses.

12.11 Once the view is aligned the model can be viewed in the scene to world coordinates and to its correct perspective, scale and position.

12.12 Where photomontage visualisations are required the model is rendered to the exact size and resolution of the photograph so that it will fall exactly into place when overlaid in Photoshop.

12.13 The render is then overlaid within photoshop but will appear over what would be foreground elements within the view.

12.14 The render is then masked to allow for any entities within the photograph that would be in the foreground and obscure the proposed development, producing the final image.

12.15 This process is repeated for each view.