

4.0

Visual Assessment

4.1 Visual Appraisal

The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the Site and its context from roads, public rights of way and properties.

Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf.

Figure 4.1 illustrates the locations of key representative views selected to demonstrate the limited visibility of the Site from the immediate environs and local landscape, as taken on 13th September 2023 (reflecting late summer / early autumn views, with most deciduous trees in leaf). The photographs 1-10 are presented on the following pages with a description of the views.

Views of the Site are experienced by receptors in the immediate local environs, where the Site is visible in the context of the existing vegetation and topography. Beyond this, due to the combination of topography and vegetation, the Site is not readily discernible.

Open views of part of the Site, filtered between intervening trees occur from the road corridor of Borde Hill Lane and Balcombe Road and its associated dwellings, to the immediate west and southwest of the Site.

Furthermore, there are open and partial views of the Site from the dwellings at Orchard Way and Fairfield Way which are situated adjacent to the Site's southeastern boundary. The character and amenity of these views are informed by the tree and hedgerow planting along the Site's boundary with the rear gardens. This allows for filtered views through to the arable field within the north of the Site and across to the trees and arable fields beyond the Site to the north.

Trees and vegetation filter views of the Site from the northeastern extent of the newly constructed residential development at Penland Farm. From here, the character and amenity of the view is informed by the sloping landform, some intervening vegetation and the highway and dwellings at Balcombe Road.

Within the wider landscape, views of the Site are truncated due to the intervening woodland, trees and topography. As such, there is no inter visibility between the Site and the adjacent RPG at Borde Hill to the west, and the National Landscape in the summer months.

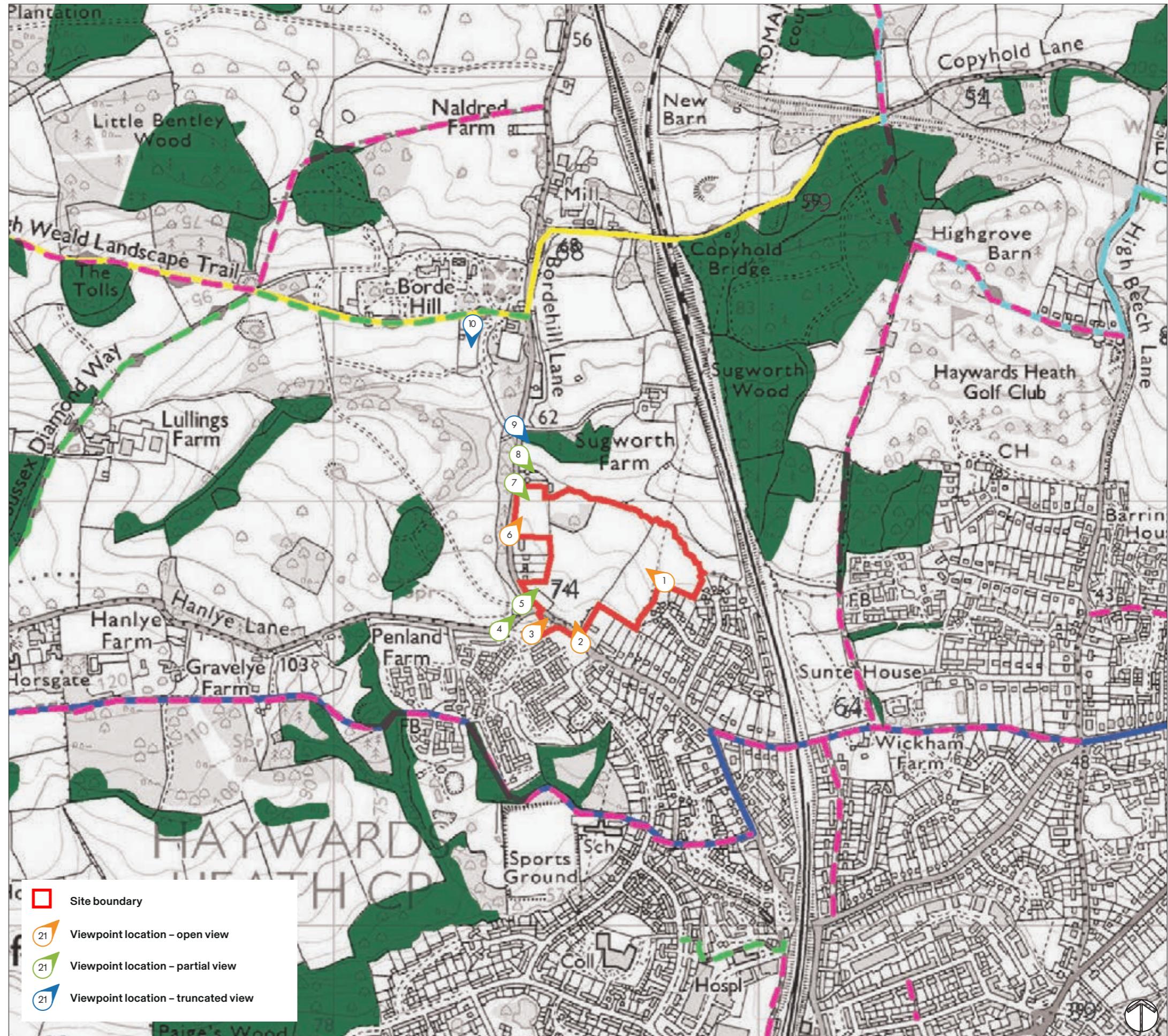


Figure 4.1 – Visual summary from local area (fabrik, 2025)

4.2 Visual Assessment from Local Receptors

A visual summary from key receptor types are set out below, whilst the character and amenity of views are described in the captions below photographs 1-10.

Fieldwork established that the Site has a limited visual envelope. Public views of the Site are experienced from the immediate setting only. These include views from:

- Borde Hill Lane, to the immediate west and southwest.
- Balcombe Road to the immediate south.
- Hanlye Lane to the immediate southwest.

Those residential receptors that experience views of the Site are located at:

- Orchard Way and Fairfield Way to the immediate east.
- Balcombe Road to the immediate south.
- Borde Hill Lane to the immediate west.
- Aster Way to the immediate southwest.

Views of the Site diminish and become difficult to distinguish further away from the local environment due to a combination of intervening vegetation and undulating topography.

Views of the Site are wholly truncated from viewpoints 9 and 10

Public Rights of Way, visitor attractions and scenic viewpoints

Viewpoint 1- is representative of those using the Sussex Diamond Way / High Weald Landscape Trail and arriving at Borde Hill Gardens. From this location, within the High Weald National Landscape, views of the Site are wholly truncated due to the sloping landform and intervening trees. There are additionally no views of the Site from the PRoW to the west with views continuing to be obscured up and at The Tolls Woodland. In addition, there are no views of the Site from the Borde Hill Gardens, to the immediate north of the PRoW within the formal gardens - atop of the 'haha' boundary feature.

Residential

Viewpoint 1 is representative of views of the Site from residential properties at the existing settlement edge of Haywards Heath - from the rear of dwellings (that back on to the Site) at Orchard Way and Fairfield Way to the immediate east.

From the immediate south, there are views of the Site from those recently completed residential dwellings at Coniston Avenue, with oblique views from houses (viewpoint 4) and direct views from the 3 storey apartment block close to the roundabout junction with Balcombe Road (viewpoint 3).

The Grade II Listed South Lodge at Borde Hill Lane (which is also just within the High Weald National Landscape and the Borde Hill Registered Park and Gardens) faces the mature trees at the southern boundary of the Site, which truncate wider views of the Site during the summer months (refer to viewpoint 5).

Additional dwellings are situated along Borde Hill Lane to the immediate southwest and west of the Site. These dwellings back on to the Site and as such, experience open and partial views of the western and central field parcels from the rear elevations and back gardens, where vegetation and trees at garden boundaries filter some views (refer to viewpoint 6).

Open views across the Site are afforded from the southern (side) elevation of the Grade II listed Sugworth Farmhouse, located to the north of the Site on the opposing valley side (seen in viewpoint 2). From this slightly elevated position, residents experience broad, largely uninterrupted views across the Site, which are understood in the context of nearby settlement-edge development to the south and east, as well as the pastoral land and tree-lined boundaries that contribute to the farmhouse's rural setting.

Transport Corridors

Receptors using transport corridors are limited to those within immediate proximity at Borde Hill Lane, Balcombe Road and Hanlye Lane. Views are open and partial from these locations, with the boundary vegetation and some of the field parcels apparent (refer to viewpoints 2 - 8). Of these representative views, those between 4 - 8 are located at the boundary to the High Weald AONB and the Borde Hill Registered Park and Gardens.

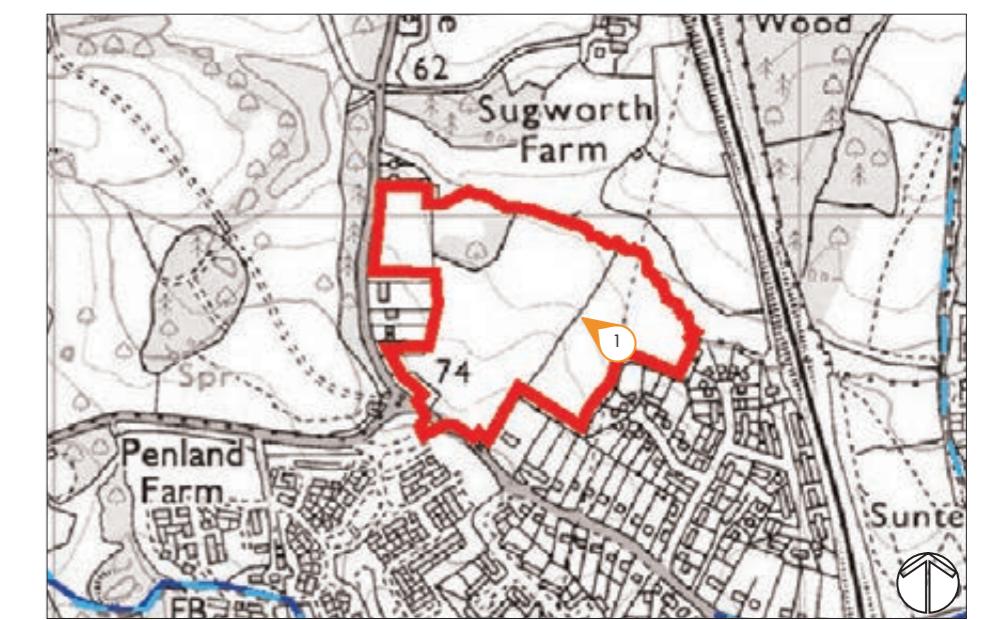
Views from viewpoint 9 at the junction to Borde Hill Gardens from Borde Hill Road, northwest of the Site are truncated due to the intervening vegetation.



Viewpoint 1			
Receptors	Elevation	Distance from site	Description of view
Residents at the rear of the dwellings / in back gardens	60m AOD	Immediate proximity	View looking west from the Site's eastern boundary, representative of the views from the adjacent dwellings. From this location, there are open views across the easternmost field parcel, with views of the hedgerows, trees and the treed horizon beyond.



- Site boundary
- Viewpoint location – open view
- Viewpoint location – partial view
- Viewpoint location – truncated view





Grade II Listed Sugworth Farmhouse

Viewpoint 2			
Receptors	Elevation	Distance from site	Description of view
Residents and transient users of Balcombe Road	75m AOD	Immediate proximity	View looking north towards the Site from Balcombe Road. From this location there are views of the Site's southern boundary trees and views through the trees to the fields beyond. The Grade II Listed Sugworth House is visible to the north, on the south facing hillside. The character amenity of views along road are informed by the trees and agricultural fields, but also informed by the road junction and newly constructed dwellings to the south. Views of the Site become filtered and truncated travelling eastwards along Balcombe Road away from the Site.



- Site boundary
- Viewpoint location – open view
- Viewpoint location – partial view
- Viewpoint location – truncated view





Viewpoint 3

Receptors	Elevation	Distance from site	Description of view
Residents and transient users of Balcombe Road and Hanlye Lane	75m AOD	50m	View looking north from the roundabout at Balcombe Road, immediately south of the Site. From this location the Site's southern boundary is apparent. The Site's sloping landform is apparent, as is that of the local landscape - with the Grade II Listed Sugworth farmhouse visible on the south facing hillside to the north of the Site. From this location, the roundabout is prominent in the foreground.



- Site boundary
- Viewpoint location – open view
- Viewpoint location – partial view
- Viewpoint location – truncated view





Viewpoint 4			
Receptors	Elevation	Distance from site	Description of view
Residents and transient users of Balcombe Road and Hanlye Lane	75m AOD	90m	View looking north from the entrance to Coniston Avenue. From this location, some of the boundary vegetation is apparent, with the gap in the trees allowing views through to the treed horizon beyond the Site to the northeast.



- Site boundary
- Viewpoint location – open view
- Viewpoint location – partial view
- Viewpoint location – truncated view





Viewpoint 5			
Receptors	Elevation	Distance from site	Description of view
Residents at the Grade II Listed South Lodge and transient users of Borde Hill Lane	75m AOD	75m	View looking north from Borde Hill Lane, adjacent to the Grade II Listed South Lodge. From this location, the vegetation at the southern boundary is apparent, which in turn truncates wider views of the Site.



- Site boundary
- Viewpoint location – open view
- Viewpoint location – partial view
- Viewpoint location – truncated view

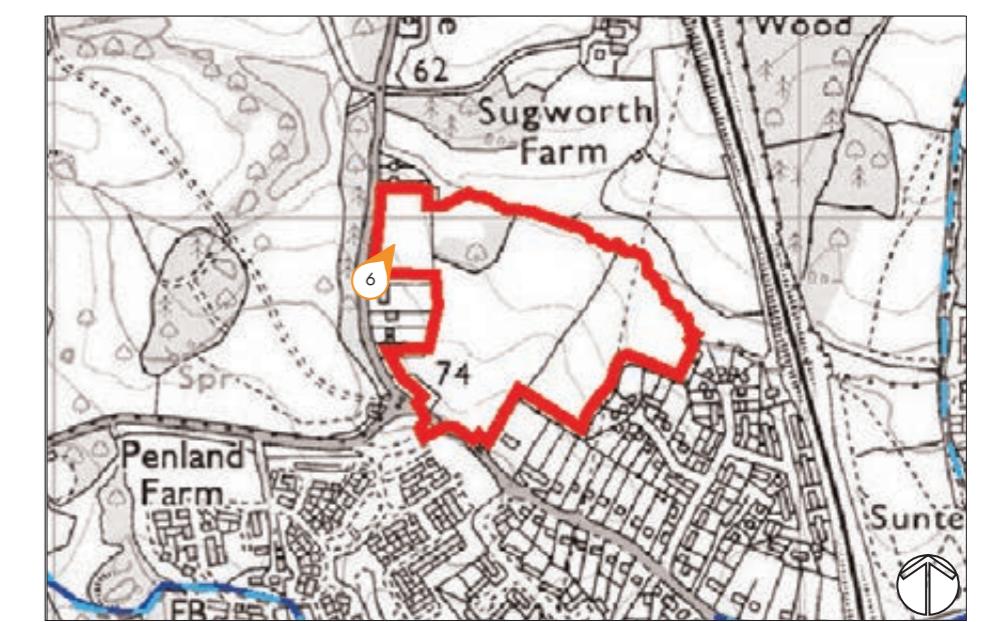




Viewpoint 6			
Receptors	Elevation	Distance from site	Description of view
Residents and transient users of Borde Hill Lane	70m AOD	Immediate proximity	<p>View looking north across the western parcel of the Site from Borde Hill Lane. From this location there are open views of the field parcel, whilst views of the wider Site are truncated. The character and amenity of the view is informed by the treed skyline, including the mature tree belt to the west of Borde Hill Lane, which forms a robust boundary to the RPG and National Landscape. On travelling north along the road, the mature vegetation and 'sunken' nature of the lane truncate views into the field parcel.</p>



- Site boundary
- Viewpoint location – open view
- Viewpoint location – partial view
- Viewpoint location – truncated view





Viewpoint 7

Receptors	Elevation	Distance from site	Description of view
Transient users of the Borde Hill Lane	65m AOD	Immediate proximity	View looking east from Borde Hill Lane. From this location, the vegetation along the road corridor and which forms the western boundary, is apparent. This, in turn truncates wider views of the Site. Also apparent is the mature woodland that frames the RPG and national landscape to the west of Borde Hill Lane.

- Site boundary
- 21 Viewpoint location – open view
- 21 Viewpoint location – partial view
- 21 Viewpoint location – truncated view





Viewpoint 8			
Receptors	Elevation	Distance from site	Description of view
Transient users of the Borde Hill Lane	65m AOD	80m	View looking southeast towards the Site from Borde Hill Road, to the north of the adjacent dwellings. From this location, the mature trees at the Site's northern boundary are apparent, which truncate wider views of the Site.

- Site boundary
- 21 Viewpoint location – open view
- 21 Viewpoint location – partial view
- 21 Viewpoint location – truncated view





Viewpoint 9			
Receptors	Elevation	Distance from site	Description of view
Transient users of the Borde Hill Lane	65m AOD	100m	View looking southeast towards the site from Borde Hill Road and the entrance to the RPG. From this location, also on the boundary of the National Landscape, intervening layers of vegetation screen views of the Site.

- Site boundary
- 21 Viewpoint location – open view
- 21 Viewpoint location – partial view
- 21 Viewpoint location – truncated view





Viewpoint 10			
Receptors	Elevation	Distance from site	Description of view
Visitors of Borde Hill Park and Gardens and users of the High Weald Landscape Trail	85m AOD	450m	View looking southeast towards the Site from the car park arrival space at Borde Hill Gardens, within the National Landscape, where the PRoW crosses through. From this location, views of the Site are wholly truncated by vegetation.

- Site boundary
- 21 Viewpoint location – open view
- 21 Viewpoint location – partial view
- 21 Viewpoint location – truncated view



4.3 Visual Receptors

Based on the detailed site survey and analysis, a number of representative visual receptors have been identified and taken forward for assessment. These receptors encompass a range of publicly accessible viewpoints and private locations from which the Site may be experienced, and include users of local rights of way, nearby residential properties, and roads. Each receptor has been selected to reflect the range of visibility, distance, and viewer sensitivity associated with the Site. A professional judgement of value is provided for each. Receptors where predicted visual effects are negligible, or where no meaningful views of the Site are available, have been omitted from detailed assessment in order to focus on those locations where a change is likely to be perceived.

Residents of properties directly adjacent to the Site to the south - Low

Views are from a location with no designation and there are no cultural associations. Also, the properties' primary elevations are not orientated towards the Site, meaning the receptor has a Low value.

Residents of Aster Way fronting onto Balcombe Road - Medium

Views are from a location with no designation and there are no cultural associations. However, the primary elevation of the building is orientated towards the Site, affording the receptor a Medium value.

Residents of the Grade II Listed Sugworth Farmhouse - Medium

Views are from Sugworth Farmhouse, which is Grade II Listed. The primary elevation of the building does not face towards the Site. The value of the receptor is therefore Medium.

Residents of Borde Hill Lane - High

Views are from the edge of the High Weald National Landscape, affording the receptor a High value.

Transient users of Borde Hill Lane - High

Views are from the edge of the High Weald National Landscape, affording the receptor a High value.

5.1 Summary of Visual Receptors		
Visual Receptor Type / Group	Representative Viewpoints	Value
Residents of properties directly adjacent to the Site to the south (those along Balcombe Road, Orchard Way and Fairfield Close)	1 & 6	Low
Residents of Aster Way fronting onto Balcombe Road	2 & 3	Medium
Residents of the Grade II Listed Sugworth Farmhouse	5	Medium
Transient users of Borde Hill Lane	2, 3, 5, 6, 7, 8 and 9	High

5.0

Summary of Baseline Assessment

5.1 Landscape and Visual Considerations

The landscape development parameters illustrated at Figure 5.1 have been prepared considering the existing landscape related designations; the existing settlement edge framework; and the landscape and visual constraints / opportunities associated with the Site.

The Site lies on the edge of the High Weald National Landscape and immediately adjacent the Borde Hill RPG, with a sloping landform which connects to an associated valley bottom and undulating landform beyond.

The eastern setting to the RPG and National Landscape comprises an intermittent line of houses.

There is a sense of openness along the western edge of the Site perceived from Bordehill Lane, between the existing dwellings.

The treed skyline with built form in an elevated position at Penland Farm, Balcombe Road, Orchard Way and Fairfield Way are prominent skyline features in views from the Grade II Listed farmhouse at Sugworth Farm to the north.

The Site is well contained visually from the west, due to the wooded and treed character of Borde Hill Registered Park and Garden and the National Landscape, with localised views from the immediate landscape to the northwest, west, south and east.

Landscape and Visual Recommendations:

- Proposed development parcels are to be situated adjacent to existing adjacent built form.
- Linear hedgerow features with associated trees to be retained and supplemented, with access between the development parcels to be sensitively located within the lowest slopes of the Site.
- There are opportunities to utilise the new roundabout junction, associated with the recently completed Penland Farm development. The proposed access solution is to be sensitive to the evolving character of Balcombe Road, create a wooded 'arboreal' approach and be a high quality arrival space to the Site.
- The proposed development parcels are to be responsive to the character of the adjacent ribbon development along Borde Hill Lane.
- Development parcels are to form a positive interface

between the new settlement edge and the proposed open space, with built form fronting on to the open space, and responsive to Sugworth Farmhouse to the north - retaining view corridors from gaps in vegetation at Balcombe Road.

- Development parcels are to be set away from the National Landscape and RPG edge to maintain the existing landscape setting in a manner consistent with the adjacent dwellings.

development. These should not be interpreted as a maximum standard and there may be circumstances where provision in excess of these standards will be required...

The overall guideline is for 1.2ha of playing pitches; 1.6ha for 'all outdoor sports'; 0.25ha for equipped designated play areas and 0.30ha for other outdoor provision per 1,000 population."

Open Space and Green Infrastructure Strategy:

- Retention of existing hedgerows, trees and woodland.
- Introduction of linear tree belts along the alignment of existing hedgerows, creating open space corridors through the development, connecting with the larger area of public open space existing trees and woodland within the north of the Site and existing trees off-site, creating arboreal wildlife corridors.
- Open space to retain the perceived sense of openness within the north of the Site and to have a 'Country Park' character to complement the adjacent Borde Hill Registered Park and Garden.
- New pedestrian footpaths to connect with existing road and footpath network off site and within the adjacent Penland Farm development and beyond to the wider Public Rights of Way.

Open Space Provision:

The Mid Sussex District Plan (2018) provides guidelines on open space provision.

Policy DP24: Leisure and Cultural Facilities and Activities, states:

"...The on-site provision of... play areas and equipment will be required for all new residential developments, where appropriate in scale and impact, including making land available for this purpose. Planning conditions and/or planning obligations will be used to secure such facilities."

The supplementary planning document 'Development, Infrastructure and Contributions' (adopted 2018) describes open space and formal sports provision contributions (within Appendix 2).

It states: "The District Council uses the guidelines set out within the Guidance for Outdoor Sport and Play of the National Playing Fields Association (2015) as the benchmark standards when assessing playing space requirements for new residential



Figure 5.1 – Landscape Considerations Plan (fabrik, 2025)

6.0

Development Proposals

Description of the Proposed Development

The outline planning application is for the residential development of up to 125 dwellings, up to two storeys in height with associated public open space, green infrastructure, and access from Borde Hill Lane via an enlarged roundabout. All matters are reserved except for access.

An Illustrative Masterplan and supporting Design and Access Statement (DAS) accompany the application and have informed this LVIA. These documents set out the design rationale, character areas, and key landscape and visual considerations that have guided a landscape-led approach to the scheme.

Land Use and Layout

The proposed layout comprises a permeable network of predominantly detached and semi-detached dwellings, integrated with a multifunctional green infrastructure framework. A large area of open space in the northwest will be retained and enhanced, creating an informal parkland setting with play provision, recreational footpaths, and SuDS features. New homes are set back from Borde Hill Lane behind proposed open space and green infrastructure, helping to safeguard a sense of openness along Borde Hill Lane.

Dwellings are set back from key boundaries and arranged to respond sensitively to views, existing vegetation, and the Site's setting within the rural fringe of Haywards Heath. A green gateway will be established at the Site entrance, enhancing legibility and contributing to the development's sense of arrival.

Vegetation and Green Infrastructure

The scheme seeks to retain and strengthen existing field boundaries, including both perimeter and internal hedgerows, where possible. These will be enhanced through native hedgerow infill and complementary planting, creating ecological corridors and visual buffers throughout the development. Whilst some tree removals are necessary to facilitate the roundabout access, supplementary buffer planting is proposed at the southern boundary to retain the treed skyline.

The woodland block in the Site's northwest corner will be retained and protected, contributing to habitat continuity, biodiversity enhancement, and visual containment from Borde Hill Lane. This is complemented by new native planting along the Site's southern and western edges.

Street tree planting is incorporated throughout the proposed layout to enhance the character of streetscapes, provide shade, and visually soften the built form. In addition, planting around SuDS features, open space areas, and footpaths will contribute to the character, biodiversity, and permeability of the Site.

Topography and Drainage

The development responds appropriately to the Site's topography, with dwellings and streets designed to work with the natural landform. A sustainable drainage strategy will manage surface water through the use of swales, basins, and attenuation features integrated into the wider open space network, particularly in the Site's northern areas.

These features are designed not only for function, but to contribute to visual interest, biodiversity, and legibility across the landscape framework.

Perceptual and Aesthetic Qualities

The Proposed Development will retain a rural edge character by limiting building heights to two storeys, using a sympathetic materials palette, and maintaining key views, including those towards Sugworth Farmhouse to the north. The highest slopes of the Site are proposed as open space, with dwellings set down the hillside, allowing for views across the valley, with the Grade II Listed Borde Hill Farmhouse likely visible above rooftops of proposed homes.

The retained field boundaries, reinforced planting, and green spaces ensure that development edges are well contained and filtered. Open space and footpath networks provide opportunities for informal recreation and promote permeability across the Site. The design intention is to integrate the new neighbourhood into its setting while respecting views, topography, and the surrounding settlement pattern.

Access and Movement

Access is proposed via a new enlarged roundabout on Borde Hill Lane. The internal layout supports pedestrian and cycle movement, with connections to existing local networks. The public open space will include new recreational footpaths.

The landscape strategy ensures the development is visually, functionally, and ecologically well integrated into its setting.



7.0

Assessment of Landscape and Visual Effects

7.1 Approach

The criteria for the significance of landscape and visual effects is set out in the LVIA methodology at Appendix 1. The landscape and visual receptors and their values are categorised into receptor types and are assessed alongside the receptor susceptibility to the specific proposed change in order to identify the receptors sensitivity.

The sensitivity of the landscape and visual receptor is combined with the magnitude of change to determine the significance of effect. Magnitude is determined relative to the size, scale, geographic extent, duration, permanence and reversibility of the individual project through the application of professional judgement and opinion.

The landscape and visual effects of the proposed development are set out in a series of impact tables as follows:

- Effects on contextual landscape receptors (i.e. effects on landscape receptors beyond the Site boundary, for example, indirect effects on landscape character).
- Site landscape receptors (i.e. direct effects on landscape receptors within the Site boundary only).
- Visual receptors (i.e. effects arising from the changes to the landscape which are perceived by both static and transient receptors).

The significance of effects are considered for the proposed development - at Year 1 post construction and at Year 15. Construction effects have been scoped out from the assessment as effects are anticipated to be temporary, small scale and as such are not deemed significant.

Included overleaf is the assessment of landscape and visual effects resulting from the proposed development. The judgements and associated process, is presented in a tabulated format for ease of reading and includes commentary regarding susceptibility, sensitivity, magnitude of change and professional judgement for the level of effect plus the nature of effect, for identified receptors as set out at tables 7.1 and 7.2.

7.2 Limitations and Assumptions

The following assumptions will be made in relation to the assessment of effects:

- The assessment baseline year is 2025.
- Existing vegetation will continue to grow at rates typical of its location, species and maturity.
- For the visual assessment from residential properties, transport corridors and public rights of way, the receptor is a standing adult with an eye height of 1.65m.
- Visual effects are based on good visibility. Visual effects can be expected to vary, with poor visibility at times of low cloud, rainfall and at dusk. At these times a reduction in visual clarity, colour and contrast will be experienced. Reduced visibility will limit the extent of views, particularly long distance views. Therefore, the assessment of effects will present a worst case scenario, when the proposed development will be most visible.
- The assessment is based on publicly accessible locations. Professional judgement is used to determine the likely effects from private properties.

Table 7.1 Landscape Impacts table

Receptor	Sensitivity			Magnitude of Effect				Significance	Nature of Effect
	Value	Susceptibility	Sensitivity Judgement	Stage	Scale	Duration / Reversibility	Magnitude Judgement		
Published Landscape Receptors									
LCAs GW4 and 10: High Weald Fringes	High	Low	Medium	Year 1	Compact	Long	Negligible	Negligible	Adverse
	Year 15	Compact	Long	Negligible	Negligible	Adverse			
	Description of Sensitivity: As assessed in section 3 of this report, the LCAs are judged to have an overall High value, reflecting the large portion of the LCAs being designated as National Landscape. Susceptibility is Low as the development proposed is unlikely to alter the overall integrity of the character area as a whole and recognises and retains those features that contribute to the LCA's intrinsic character.			Description of Magnitude: Although the development introduces permanent residential use in place of agricultural land, it is located at the periphery of the LCAs and is closely associated with the existing settlement edge of Haywards Heath. The development footprint is contained, and key landscape elements such as the woodland and boundary vegetation are retained. In addition, the scheme includes the introduction of open space and new planting, which will maintain the local landscape patterns. As such, there will be a Negligible magnitude of effect.				Significance of Effect: The significance of effect at Year 1 and 15 will be Negligible Adverse due to the change from agricultural land to new homes and open space, but the key landscape assets characteristic of the area will be retained and supplemented.	
Contextual Landscape Receptors									
Setting of the High Weald National Landscape and Borde Hill RPG	High	Low	Medium	Year 1	Modest	Long	Small	Negligible	Adverse
	Year 15	Modest	Long	Medium	Negligible	Adverse			
	Description of Sensitivity: As assessed in section 4 of this report, the receptor is judged to have a High value, recognising the designated status of the National Landscape and Registered Park and Garden. Susceptibility is Low , as the Site has no meaningful visual or experiential relationship with the designations, with intervisibility prevented by landform and vegetation.			Description of Magnitude: The Proposed Development will not materially alter the setting of either the High Weald National Landscape or the Borde Hill RPG. Intervening woodland and landform prevent any intervisibility between the Site and the designated landscapes themselves, meaning the Proposed Development will not influence their character, tranquillity, or the way they are perceived and experienced from within the designations. The only visual relationship occurs at the edge of the National Landscape and RPG along Borde Hill Lane, where transient users experience partial views toward the Site through gaps in boundary vegetation. However, these views are limited in extent, and are experienced in the context of existing settlement-edge development and the road corridor. As such, the magnitude of effect will be Negligible at Year 1 and 15.				Significance of Effect: Taking into account the High value of the National Landscape and RPG but the negligible degree of change, the overall significance of effect at both Year 1 and Year 15 is assessed as Negligible .	
Site Specific Receptors									
Vegetation Cover	Medium	Medium	Medium	Year 1	Modest	Long	Small	Minor	Neutral
	Year 15	Modest	Long	Medium	Minor	Beneficial			
	Description of Sensitivity: As assessed in section 4 of this report, the receptor is judged to have a Medium value, with key features including a small woodland block in the northwest, mature trees along the northern and northeastern boundaries, and intact hedgerows will be retained and enhanced through new planting, strengthening the Site's green infrastructure. A small section of vegetation at the proposed access point from the Balcombe Road roundabout will be removed to accommodate the development, with supplementary planting proposed in this location. This represents a permanent yet limited and localised change, resulting in a Small magnitude of effect at Year 1, and Medium magnitude of effect at Year 15 once the landscape strategy matures.			Description of Magnitude: Key vegetative features, including the woodland in the northwest, mature trees along the northern and northeastern boundaries, and intact hedgerows will be retained and enhanced through new planting, strengthening the Site's green infrastructure. A small section of vegetation at the proposed access point from the Balcombe Road roundabout will be removed to accommodate the development, with supplementary planting proposed in this location. This represents a permanent yet limited and localised change, resulting in a Small magnitude of effect at Year 1, and Medium magnitude of effect at Year 15 once the landscape strategy matures.				Significance of Effect: At Year 1, newly introduced planting will begin to establish but will not yet deliver the full functional or visual benefits of mature vegetation, resulting in a Minor Neutral significance of effect. By Year 15, as vegetation matures, the enhanced structure and connectivity of the landscape framework, particularly the strengthened hedgerows and woodland edges, will improve the quality and robustness of the receptor. As such, the overall significance of effect will be Minor Beneficial .	
Landform and Drainage	Medium	Medium	Medium	Year 1	Compact	Long	Small	Minor	Adverse
	Year 15	Compact	Long	Small	Minor	Adverse			
	Description of Sensitivity: As assessed in section 4 of this report, the current land use is judged to have a Medium value, as the landform is typical of the local landscape. Susceptibility is Medium as the landform has a varied composition and the proposed development may potentially alter the overall integrity of the receptor.			Description of Magnitude: A detailed levels strategy is not known at this outline stage, however the existing topographic profile will be retained, with built form docking into the landform, consistent with the neighbouring dwellings and the prevailing landform. Drainage will continue to flow from south to north. Integrated into the landscape structure are a combination of attenuation basins, swales, tree pits, and wetlands to ensure the management of water across the Site, whilst also contributing to the character, sense of place, ecology and biodiversity. On this basis, there will be a Small magnitude of effect at both Year 1 and 15.				Significance of Effect: Overall, the Proposed Development will result in a degree of modification to the existing landform through earthworks associated with the creation of residential plots and associated infrastructure. However, this change is considered to be limited, leading to a Minor Adverse significance of effect at both Year 1 and 15.	
Landuse	Medium	High	Medium - High	Year 1	Sizeable	Long	Large	Moderate	Adverse
	Year 15	Sizeable	Long	Large	Moderate	Adverse			
	Description of Sensitivity: As assessed in section 4 of this report, the receptor has an Medium value as it is typical of the surroundings with some links to the wider landscape. Susceptibility is High , as the proposed development is likely to alter the integrity of the receptor in its entirety.			Description of Magnitude: The Proposed Development will result in a permanent change from agricultural to residential land use, leading to the loss of pastoral fields. However, the fields are already influenced by nearby built form and road corridors. Importantly, the existing woodland and its surroundings in the northwest will be retained, and the proposals will incorporate new footpaths, enhancing public access and recreational value. The change is consistent with the evolving land use context and in line with relevant guidance, resulting in a High magnitude of effect.				Significance of Effect: At Year 1, the shift in land use will be clearly perceptible, though softened by the retention of key landscape features and the introduction of accessible green space. The overall significance of effect is considered to be Moderate Adverse . By Year 15, the development will be established and integrated into its setting. Mature landscape planting and the incorporation of footpaths and retained woodland will contribute to a more structured and accessible environment. Nonetheless, due to the shift from pastoral to predominantly residential land use, the overall significance of effect will remain Moderate Adverse .	

Table 7.1 Landscape Impacts table (cont.)

Receptor	Sensitivity			Magnitude of Effect				Significance	Nature of Effect
	Value	Susceptibility	Sensitivity Judgement	Stage	Scale	Duration / Reversibility	Magnitude Judgement		
Site Specific Receptors									
Perceptual and Aesthetic elements	Medium	Medium	Medium	Year 1	Modest	Long	Medium	Moderate	Adverse
				Year 15	Modest	Long	Small	Minor	Adverse
	Description of Sensitivity: As assessed in section 4 of this report, the receptor is judged to have a Medium value, as it has a semi-rural, enclosed character shaped by its sloping landform and surrounding tree cover. It also retains perceptual value through its landscape structure and views north toward the Grade II Listed Sugworth Farmhouse and its agrarian setting. The susceptibility to change is Medium , as these qualities could be affected by development, though containment by landform and vegetation offers some capacity to accommodate change.			Description of Magnitude: The Proposed Development will introduce built form into a semi-rural and enclosed landscape. While this will alter the perceptual character, key features such as mature trees, hedgerows, and woodland will be retained and enhanced. The Site is already influenced by surrounding development and roads, and its contribution to wider landscape character is limited due to the lack of visibility from the nearby nationally designated landscape. The declining topography from Borde Hill Lane and the use of limited building heights (up to two storeys) will ensure that views of the Grade II Listed Sugworth Farmhouse are preserved, albeit it will be experienced in a more residential edge context. Given these factors, the magnitude of effect is considered Medium at Year 1, and Small at Year 15 when the landscape strategy matures and development integrates with the landscape.				Significance of Effect: At Year 1, the introduction of development will be clearly perceptible, altering the semi-rural character of the Site. However, retained and enhanced vegetation will help soften the visual impact, resulting in a Moderate Adverse significance of effect. By Year 15, as new planting matures and the development becomes more integrated within the landscape, the perceptual qualities of the Site will be partially restored, reducing the overall significance of effect to Minor Adverse .	
Site and Immediate Context	Medium	Medium	Medium	Year 1	Sizeable	Long	Large	Moderate	Adverse
				Year 15	Sizeable	Long	Large	Moderate	Adverse
	Description of Sensitivity: As assessed in section 4 of this report, the receptor has a Medium value, owing to its character being shaped by the steep landform, mature vegetation, and enclosed visual quality, while also being influenced by surrounding residential development and road infrastructure. The Site is not located within the High Weald National Landscape, although it is adjacent. The susceptibility to change is judged to be Medium , as the Site retains some rural qualities and provides a transition between settlement and countryside, but the existing influence of built form and landscape containment provides capacity to accommodate sensitively designed development.			Description of Magnitude: The Proposed Development will introduce a fundamental change to the Site's existing landscape character through the permanent loss of pastoral fields and the introduction of residential development, internal streets, access infrastructure, and associated public open space. Although key vegetation, woodland, and hedgerow structure will be retained and enhanced, the overall land use and character of the Site will shift from a semi-rural agricultural landscape to a residential neighbourhood. Given the scale, permanence, and nature of this transformation, the magnitude of effect is assessed as Large .				Significance of Effect: At Year 1, the change in landscape character will be immediate and clearly perceptible, with new built form, access arrangements, and infrastructure evident across the Site despite the mitigation offered by retained vegetation and early-stage planting. Accordingly, the overall significance of effect at Year 1 is assessed as Moderate Adverse . By Year 15, structural and boundary planting will have matured, and the open space network, street trees, and enhanced landscape framework will soften the appearance of built form and help integrate the development into the wider settlement edge. However, the underlying change in land use and character remains substantial and irreversible. As such, while the degree of visual integration improves over time, the overall significance of effect at Year 15 remains Moderate Adverse , albeit with a reduced level of perceptibility due to the maturing landscape mitigation.	

Table 7.2 Visual Impacts table

Receptor	Sensitivity			Magnitude of Effect				Significance	Nature of Effect
	Value	Susceptibility	Sensitivity Judgement	Stage	Scale	Duration / Reversibility	Magnitude Judgement		
Residential Receptors									
Residents of properties directly adjacent to the Site to the south (Viewpoint 1)	Low	High	Medium	Year 1	Sizeable	Long	Large	Moderate	Adverse
				Year 15	Modest	Long	Medium	Moderate	Adverse
	<p>Description of Sensitivity: Views are from a location with no designation and there are no cultural associations. Also, the properties' primary elevations are not orientated towards the Site, meaning the receptor has a Low value. Susceptibility is High as the view contributes to the amenity experience from dwellings.</p>			<p>Description of Magnitude: From the rear elevations and gardens of properties backing onto the Site along Orchard Way, Fairfield Close, and Balcombe Road, residents currently experience open or filtered views across the Site's pastoral fields and towards gently rising landform and woodland. The Proposed Development will result in a noticeable and permanent change in these views, introducing new residential built form into the immediate foreground. New dwellings will be set back from the boundary and limited to two storeys in height, with structural planting introduced along the Site's edges that interface with the adjacent gardens. On this basis, the magnitude of effect is judged as Large at Year 1. By Year 15, the magnitude will reduce to Medium as boundary planting will have matured, helping to filter and reduce the prominence of the development in the views.</p>				<p>Significance of Effect: At Year 1, the Proposed Development will introduce clearly perceptible built form into views from the rear of properties along Orchard Way, Fairfield Close, and Balcombe Road, resulting in a Moderate Adverse significance of effect. Although development will be set back from the boundary, early-stage planting will provide limited visual mitigation at this point.</p> <p>By Year 15, boundary and structural planting will have matured, helping to filter views and soften the appearance of the new dwellings. While the residential development will remain visible, the extent and prominence of built form will be reduced. With the magnitude of effect decreasing to Medium, the overall significance of effect will remain Moderate Adverse, though to a lesser extent, moderated by the maturing landscape framework and the improved visual integration of the scheme.</p>	
Residents of Aster Way fronting onto Balcombe Road (Viewpoint 2 and 3)	Medium	High	Medium - High	Year 1	Modest	Long	Medium	Moderate	Adverse
				Year 15	Modest	Long	Medium	Moderate	Adverse
	<p>Description of Sensitivity: Medium value is assessed as views are from dwellings that overlook the Site. Susceptibility is High as the view contributes to the amenity experience from dwellings.</p>			<p>Description of Magnitude: Residents of the recently constructed three-storey apartment building on Aster Way, which fronts onto Balcombe Road and sits opposite the Site access and roundabout, currently experience partial views of the Site. These include filtered views through southern boundary trees to the pastoral fields beyond and toward the Grade II listed Sugworth Farmhouse on the south-facing hillside. From the facade of the apartment building that fronts onto Balcombe Road, there will be a perceptible and permanent change to the view. The Proposed Development will introduce the roofline of two-storey dwellings into these views, replacing part of the open pastoral character of the Site. However, these dwellings will be positioned lower down the slope and set back behind retained and enhanced vegetation, preserving views of Sugworth Farmhouse. A large area in the southwest portion of the Site, adjacent to the access point, will remain as open space. In addition, residents will experience views of the proposed enlarged roundabout, which will form part of the Site's new access arrangement. On this basis, there will be a Medium magnitude of effect at Year 1 and 15.</p>				<p>Significance of Effect: At Year 1, the introduction of new two-storey dwellings, the enlarged roundabout, and associated infrastructure will lead to a noticeable change in views from the front-facing apartments on Aster Way. Although these changes will be partly softened by retained vegetation and the set-back of built form, the modification of the existing semi-open pastoral view will be apparent. The overall significance of effect at Year 1 is therefore assessed as Moderate Adverse.</p> <p>By Year 15, boundary planting and structural vegetation will have matured, providing a greater degree of filtering and contributing to the visual integration of the development within the local landscape. View of the Grade II listed Sugworth Farmhouse will remain, and the perceived prominence of the new development will be reduced. With the magnitude remaining Medium, but with mitigation better established, the overall significance of effect at Year 15 remains Moderate Adverse, albeit to a lesser extent due to the maturing landscape framework.</p>	
Residents of the Grade II Listed Sugworth Farmhouse (seen in Viewpoint 2)	Medium	High	Medium - High	Year 1	Sizeable	Long	Medium - Large	Moderate - Major	Adverse
				Year 15	Sizeable	Long	Medium	Moderate	Adverse
	<p>Description of Sensitivity: Views are from Sugworth Farmhouse, which is Grade II Listed. The primary elevation of the building does not face towards the Site. The value of the receptor is therefore Medium. Susceptibility is High as the view contributes to the amenity experience from dwellings.</p>			<p>Description of Magnitude: Residents of the Grade II listed Sugworth Farmhouse experience largely open, elevated views across the Site, owing to the property's position on the opposing south-facing valley side. These views extend across the pastoral fields within the northern and central parts of the Site, framed by boundary trees and woodland. The visual context also includes elements of existing settlement-edge development to the south and east of the Site. The Proposed Development will introduce residential built form into these open views, replacing the agricultural character of the Site. However, the development will be arranged so that the northwestern portion of the Site is retained as open space, with strengthened woodland edges and parkland-style planting that help maintain a sense of separation between the farmhouse and the built form. At Year 1, built form will be clearly perceptible from the farmhouse due to the open nature of the view and proximity of the receptor. On this basis, the magnitude of effect is assessed as Medium-Large. By Year 15, boundary and structural planting will have matured, providing greater filtering of built form. While the development will remain a clearly visible component in the middle ground, its prominence will be reduced. Accordingly, the magnitude of effect at Year 15 is assessed as Medium.</p>				<p>Significance of Effect: Given the high sensitivity of residential receptors, combined with the elevated and open nature of views from the Grade II listed farmhouse, the Year 1 significance of effect is assessed as Moderate-Major Adverse. This reflects the noticeable introduction of built form into views that currently overlook predominantly pastoral land.</p> <p>At Year 15, although the development remains within the view, the maturing structural planting and the retention of open space closest to the receptor will noticeably soften and moderate the level of change. As such, the significance of effect reduces to Moderate Adverse, owing to improved integration and reduced visual prominence of the built form within the landscape.</p>	
Residents along Borde Hill Lane (seen in Photograph E)	High	High	Medium - High	Year 1	Modest	Long	Medium	Moderate - Major	Adverse
				Year 15	Compact	Long	Small	Moderate	Adverse
	<p>Description of Sensitivity: Views are from the edge of the High Weald National Landscape, meaning the receptor has a High value. Susceptibility is High as the view contributes to the amenity experience from dwellings.</p>			<p>Description of Magnitude: Residents along Borde Hill Lane currently experience filtered views toward the Site through a combination of garden vegetation, boundary hedgerows and trees, which collectively limit the extent of visibility. The Proposed Development will replace the existing pastoral fields with residential built form, but the dwellings will be offset from the boundary, and the existing vegetation will be retained and strengthened with additional native buffer planting. As a result, only glimpsed views of the new dwellings will be perceptible, particularly in winter months, with the development remaining largely contained within the vegetated framework. The magnitude of effect at Year 1 is therefore assessed as Medium, reducing to Small by Year 15 as the new planting matures and further filters views.</p>				<p>Significance of Effect: At Year 1, the change in view will be noticeable but heavily filtered, resulting in an overall significance of Moderate Adverse. By Year 15, maturing buffer planting will further soften and limit visibility of built form, reducing the prominence of the change. The overall significance of effect at Year 15 is therefore assessed as Minor Adverse.</p>	

Table 7.2 Visual Impacts table (cont.)

Receptor	Sensitivity			Magnitude of Effect				Significance	Nature of Effect
	Value	Susceptibility	Sensitivity Judgement	Stage	Scale	Duration / Reversibility	Magnitude Judgement		
Road Users									
Transient users of Borde Hill Lane (Viewpoint 2-9)	High	Low	Medium	Year 1	Modest	Long	Medium	Moderate	Adverse
				Year 15	Compact	Long	Small	Minor	Adverse
	Description of Sensitivity: Views are from the edge of the High Weald National Landscape, therefore assigning the receptor a High value. The susceptibility of the receptor is Low , as users of the road are focused on the direction of travel as opposed to towards the Site.			Description of Magnitude: The visual experience for users of Borde Hill Lane varies along its length. As discussed above for the receptor 'Residents of Aster Way fronting onto Balcombe Road', at the southern extent near the roundabout and Site entrance, views toward the Site are largely screened by existing boundary vegetation, with occasional glimpses through gaps in the trees. As users travel northward, views are increasingly filtered or screened by roadside hedgerows and the frontage of detached dwellings that line the lane. As seen in Viewpoint 6, the most notable visibility of the Site occurs at the westernmost field parcel, particularly during the winter months when vegetation is sparser. From this stretch of the road, transient users will experience clear views of the Proposed Development within this part of the Site. However, the layout has been designed to retain a generous area of open space adjacent to the road, creating a visual buffer between built form and the lane. This open landscape edge helps to preserve the semi-rural character of the lane and maintain a sense of openness between the existing properties for passing road users. Given the varying degree of visibility and the presence of retained and enhanced vegetation, the magnitude of effect at Year 1 is assessed as Medium . By Year 15, maturing planting and the established open space buffer will further soften views of built form, reducing the magnitude of effect to Small .				Significance of Effect: At Year 1, transient users of Borde Hill Lane will experience a noticeable change in views where the Site is most visible, particularly along the westernmost field parcel and at the roundabout. Although much of the route is screened or filtered by hedgerows and existing development, the introduction of built form within the currently open field will be perceptible for road users passing these section of the road. The significance of effect at Year 1 is assessed as Moderate Adverse . By Year 15, the maturing of structural and boundary planting, combined with the retained open space adjacent to the lane, will further soften the appearance of built form and strengthen the semi-rural character along the road. While the development will still be visible in places, its prominence will be reduced. With the magnitude decreasing to Small , the overall significance of effect at Year 15 is assessed as Minor Adverse .	

8.0

Assessment Against Landscape Policy and Landscape Character

The National Planning Policy Framework, guidance, plus district and neighbourhood plans alongside supplementary guidance have been key considerations in the preparation of the development proposals, and are summarised below.

8.1 NPPF

A network of high quality open space is proposed as recommended at Para 102, in order to provide opportunities for physical activity, health and wellbeing of communities and to deliver benefits for nature and support effects to address climate change.

High quality design is proposed in accordance with recommendations set out at Para's 131, 132 and 135, in that the scheme:

- has been developed through consultation with the local community and LPA;
- is evidenced by the local areas defining characteristics.
- adds to the overall quality of the area.
- is visually attractive with good architecture, layout and landscaping.
- is sympathetic to local character and history, including the surrounding built environment and landscape setting.
- establishes a strong sense of place, using the arrangement of streets, spaces, building types and materials.

Design quality is considered, and takes into consideration local design guidance and supplementary planning documents, as recommended at Paras 137 and 139.

Proposals conserve and enhance the natural environment as per Para 180 and as recommended at Para 182, the development is sensitively located and designed to avoid adverse effects on the setting to any designated area.

The Proposed Development will not conflict with the aims of Paragraph 189 of the NPPF. The Site does not form part of the setting of the High Wealds National Landscape due to the absence of intervisibility, resulting from intervening topography and established woodland. As such, there will be no adverse impact on the character, setting, or special qualities of the High Wealds National Landscape.

8.2 Local Policy

Landscape Character

The proposals have been shaped around the retention, reinforcement and celebration of the Site's landscape structure. Key field boundaries, internal hedgerows, mature trees and the woodland block in the northwest are retained wherever possible, with additional native planting introduced to reinforce the rural fringe character. The development parcels are limited to the central and eastern parts of the Site in order to maintain openness along Borde Hill Lane and protect the landscape setting of both the High Weald National Landscape and Borde Hill RPG.

Through this landscape-led structure, the proposals respond positively to the aims of DP12, DP13 and DP16 by:

- retaining the key elements that define the character of the High Weald Fringe LCA;
- maintaining a clear transition between settlement and countryside;
- avoiding coalescence with surrounding settlements; and
- ensuring development integrates sensitively with existing landform, woodland and hedgerow patterns.

The rural edge character is preserved through limited building heights, large open spaces, woodland enhancement, and the protection of key views towards Sugworth Farmhouse.

Setting of the High Weald National Landscape and Borde Hill RPG

The Site lies adjacent to, but not within, the High Weald National Landscape or the Borde Hill RPG where it plays a limited role in its setting. Importantly, the proposal protects their setting by:

- locating built form away from the Grade II Listed South Lodge and retaining the vegetated buffer that separates Borde Hill Lane from the RPG;
- reinforcing the treed character of Borde Hill Lane through new native tree planting and boundary enhancement;
- creating parkland-style open space in the northwest to maintain the green rural interface;
- retaining and enhancing woodland, hedgerows, shaws, and routeway character which are core components of High Weald natural beauty; and
- ensuring no significant alteration to views into or out of the National Landscape.

This approach accords fully with DP16, DPC4 and the High Weald Management Plan, which all require development to conserve and enhance natural beauty and respect landscape setting, perceptual qualities and historic routeways.

These elements are central to compliance with DP26 and the Mid Sussex Design Guide SPD, which require development to reflect local distinctiveness, protect settlement identity, and create high quality, legible neighbourhoods.

Green Infrastructure and Biodiversity

The scheme incorporates a comprehensive green infrastructure network which:

- utilises retained field boundaries and woodland as ecological corridors;
- provides new native planting, wildflower meadows and SuDS wetlands;
- enhances habitat connectivity within and beyond the Site; and
- delivers publicly accessible open space and leisure routes.

These measures respond directly to the requirements of DP22, DP37 and DP38 by protecting and enhancing existing landscape assets, promoting net biodiversity gain, and strengthening green infrastructure across the Site.

SuDS

SuDS features including swales, basins, wetlands and tree pits, are integrated into the landscape structure rather than added as engineering features. They work with the Site's natural topography, reinforce the rural character, and create ecological and visual interest.

This approach aligns with DP12, DP38 and the High Weald Housing Design Guide, which emphasise the need for water management systems that respond to landform, enhance biodiversity and reflect natural processes.

Settlement Edge Response

The design of the proposal responds sensitively to its position on the settlement edge of Haywards Heath by:

- limiting building heights to two storeys;
- using materials and forms consistent with local vernacular;
- ensuring development is set back behind vegetated buffers;
- retaining the green character of the Borde Hill Lane frontage; and
- creating a clear sense of arrival through a landscaped gateway.

9.0

Summary and Conclusions

9.1 Landscape and Visual Baseline

The Site lies at the northern edge of Haywards Heath, forming part of the landscape between the established settlement to the south and the more wooded and agricultural countryside to the north. Its current land use comprises pastoral fields framed by intact hedgerows, mature trees, and a small woodland block in the northwest. This well-defined vegetative framework provides a strong sense of containment and contributes positively to local landscape character. Boundary vegetation also integrates the Site into the wider treed backdrop associated with Borde Hill Lane and the woodland structure characteristic of the adjacent rural landscape.

The surrounding context displays a clear contrast in character. To the south and east, the settlement edge of Haywards Heath is evident through residential development and associated garden vegetation. To the north and west, the landscape becomes more rural, with open fields and woodland associated with the High Weald National Landscape. To the west of the Site within its immediate vicinity also lies the Borde Hill Registered Park and Garden.

In visual terms, the Site is generally well contained by its boundary trees, hedgerows, and sloping landform. Views typically occur at short range in the Site's immediacy, and are filtered or intermittent, particularly from Borde Hill Lane and the adjacent residential areas at Orchard Way, Fairfield Close and Balcombe Road. Wider visibility is very limited due to the strong vegetative structure of the surrounding landscape framework, with no intervisibility between the Site and the High Weald National Landscape or the RPG at Borde Hill. The only experiential link to these designations is along Borde Hill Lane, where filtered glimpses occur but do not materially contribute to the appreciation of their special qualities.

Responding to these baseline conditions, a landscape-led approach has shaped the development. The scheme maximises the retention and enhancement of existing landscape features, including all boundary vegetation, the internal hedgerow network, mature trees, and the woodland block in the northwest. Open space and supplementary planting is safeguarded along Borde Hill Lane, maintaining the sense of openness characteristic of this route and creating a parkland-style setting that complements the adjacent RPG. New planting, including native hedgerows, structural woodland belts and street trees, reinforces habitat connectivity and strengthens the Site's green infrastructure.

Built form is sensitively positioned within the central and eastern areas of the Site, set back from key boundaries and limited to two storeys. The layout integrates SuDS features, such as

swales and attenuation basins within the green framework, ensuring that landform and drainage patterns remain legible and contribute positively to character, biodiversity and sense of place. Footpath links and open space create opportunities for informal recreation, play and movement, supporting access to the countryside and aligning with local green infrastructure objectives.

Overall, the proposals respond positively to the Site's transitional context, the character of the High Weald Fringe, and the visual sensitivities of nearby receptors. Embedded mitigation and a robust landscape strategy ensure that the development integrates comfortably within its setting, maintains views of key features such as Sugworth Farmhouse to the north, and enhances the landscape structure of the settlement edge, while safeguarding the perceived setting of the High Weald National Landscape and Borde Hill RPG.

9.2 Summary of Landscape Effects

The proposed development will introduce a noticeable change to the Site's character, particularly at Year 1, as pastoral land gives way to new homes and a network of public open spaces. This results in Moderate Adverse effects on overall Site character, land use and perceptual qualities during the early stages. However, the defining landscape features of the Site, including the woodland block, mature trees, and perimeter and internal hedgerows, will be retained and strengthened. At the wider landscape scale (LCA HW4 and HW10: High Weald Fringes), the change is limited in extent, resulting in Negligible Adverse effects at both Year 1 and Year 15.

The setting of the High Weald National Landscape and Borde Hill RPG will remain unaffected, with intervening landform and vegetation preventing any visual or experiential influence. As such, the significance of effect remains Negligible in both the short and long term. Vegetation cover will experience a Minor Neutral effect at Year 1, improving to Minor Beneficial by Year 15 as new native planting matures and enhances structural connectivity and biodiversity.

Effects on landform and drainage are limited, with SuDS integrated sensitively into the landscape strategy, resulting in Minor Adverse effects at both time periods. The shift in land use from pastoral fields to predominantly residential use remains perceptible in the long term, with Moderate Adverse effects identified at both Year 1 and 15 despite the benefits of extensive public open space.

By Year 15, the establishment of new planting, strengthened

boundaries, street trees and multifunctional open space will soften built form and improve integration with the settlement edge. Perceptual and aesthetic qualities improve over time, reducing effects from Moderate Adverse at Year 1 to Minor Adverse at Year 15. Overall Site landscape character correspondingly improves but remains assessed as Moderate Adverse, reflecting the permanent nature of the change while acknowledging the benefits of a maturing, landscape-led framework.

9.3 Summary of Visual Effects

The Proposed Development will lead to a range of localised visual changes, reflecting the Site's position at the settlement edge and the strong vegetative structure that already limits outward visibility. In the early years, the introduction of new dwellings, streets and associated infrastructure will be clearly perceptible from properties and roads immediately adjacent to the Site, where existing boundary vegetation allows for filtered or intermittent views. The most notable effects occur for those residents whose gardens back directly onto the Site, and from nearby dwellings around the Balcombe Road and Aster Way junction, where elements of the new built form will be readily visible above or through existing vegetation. Views from the Grade II listed Sugworth Farmhouse will also experience a noticeable change, owing to its open aspect across the valley toward the Site. Collectively, these receptors experience Moderate Adverse to Moderate-Major Adverse effects at Year 1, depending on orientation and viewing distance.

Along Borde Hill Lane, views of the Site are typically filtered through roadside and garden vegetation, with only short stretches allowing glimpsed or partial visibility. Here, the change is noticeable but contained, particularly where the westernmost field parcel is visible in winter. Transient users travelling along this lane will experience a similar pattern of filtered views, with the development appearing intermittently in gaps in hedgerows and at the approach to the roundabout. These roadside views generate Moderate Adverse effects at Year 1, though much of the new built form will remain obscured or softened by retained planting and the Site's set-back layout.

By Year 15, the strengthened landscape framework which includes enhanced boundary vegetation, new structural planting, and extensive tree and hedgerow reinforcement, will substantially reduce the prominence of the development across all viewpoints. From adjacent residential properties, views of built form will remain but will be softened by maturing planting, reducing the visual impact while maintaining filtered outward views. Along Borde Hill Lane, the establishment of the open

space buffer and maturing vegetation will reinforce the semi-rural roadside character and limit the visibility of built form. Views from Sugworth Farmhouse will continue to register the presence of the development, but the integration of planting and the retention of open space in the northwest of the Site will moderate its influence.

Overall, long-term visual effects reduce to Moderate Adverse or Minor Adverse, depending on proximity and elevation. No significant visual effects arise at a wider landscape scale, with containment by landform and extensive tree cover ensuring that views beyond the immediate environs are extremely limited.

Appendix 1

LVIA Methodology

LVIA Methodology

Introduction

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

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

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

An LVIA provides a description of the baseline conditions and sets out how the study area and site appears, or would appear, prior to the Proposed Development. The baseline assessment is then used to predict the landscape and visual impacts arising from the Proposed Development. The assessment of impact is carried out as part of the iterative design process in order to build in mitigation measures to reduce the impacts as much as possible. The impact assessment will identify and assess effects during the stages of the Proposed Development (and in the case of this site the initial site enabling and construction stages and then at the operational phases).

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

Summary Overview of LVIA Methodology

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

The baseline assessment describes:

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

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

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

The assessment of effects therefore systematically:

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

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

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

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

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

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

Establishing the Landscape Baseline

Desk and Field Studies

The initial step is to identify the existing landscape and visual resource in the vicinity of the Proposed Development – the baseline landscape and visual conditions. The purpose of baseline study is to record and analyse the existing landscape, in terms of its constituent elements, features, characteristics, geographic extent, historical and cultural associations, condition, the way the landscape is experienced and the value / importance of that particular landscape. The baseline assessment will also identify any potential changes likely to occur in the local landscape or townscape which will change the characteristics of either the Site or its setting.

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

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

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

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

Landscape Value

Value is concerned with the relative value or importance that is attached to different landscapes. Landscape value is inherent, considered independently of the development proposals. The baseline assessment considers any natural and cultural heritage, landscape condition, associations with notable people, events and the arts, distinctiveness, recreational opportunities, and perceptual qualities (including scenic quality, wilderness, tranquillity and / or dark skies). These environmental, historical and cultural aspects, physical and visual components are considered together with any statutory and non-statutory designations, taking into account other values to society, which may be expressed by the local community or consultees. Wherever possible information and opinions on landscape value is to be sought through discussions with consultees, stakeholders and user groups.

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

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

Not all of the criteria within Table A1.1 need to be met for a landscape to be assigned a value of High, Medium or Low.

A1.1 Landscape Value Criteria

High	Medium	Low
<p>Natural Heritage Unique components relating to ecology, geology, topography, soils and water. Components may be nationally / internationally designated, including: - Sites of Important Nature Conservation - Heritage Coasts - Special Protection Areas - Ancient Woodland</p> <p>Cultural Heritage Rare or distinct components relating to built history that positively contribute to landscape character including: - drove roads / salt ways / packhorse trails - sunken lanes - ridge and furrow fields - relic farmsteads Nationally / internationally designated component/s including: - UNESCO World Heritage Sites - Listed buildings / structures and their associated setting. - Historic Parks and Gardens (Included within the Register by Historic England) - Registered Battlefield - Scheduled Ancient Monuments</p> <p>Landscape Condition Landscape area or components in a very good physical condition / intact, with appropriate management. Absence of detracting/ incongruous features (or features are present but are not prominent).</p> <p>Associations Many or significant connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape.</p> <p>Distinctiveness Unique components that make a strong and multifaceted positive contribution to landscape character e.g. the whalebone arch in Whitby. Landscape area that is recognised nationally / internationally for its scenic beauty, including areas within: - National Parks - National Landscapes Landscape areas that have a strong visual or functional link with adjacent designated landscapes and their special qualities.</p> <p>Recreational Prominence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths), plus high quality public open space. Areas with very good or good accessibility with opportunities for the enjoyment of the outdoors.</p> <p>Perceptual Unique landscape areas or components, particularly regarding scale, form, colour, texture, diversity or contrasts that positively contribute to landscape character. High levels of tranquillity and relative wildness, including sense of remoteness, dark skies, presence of wildlife / bird song and relative peace and quiet.</p> <p>Functional Unique landscape areas or components that contribute to the healthy functioning of the landscape and make a strong and multi-faceted positive contribution to landscape character e.g. areas that form carbon sinks such as peat bogs; landscapes / elements that have a strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of its special qualities</p>	<p>Natural Heritage Common components relating to ecology, geology, topography, soils and water. Components may be designated at the local or borough level, including: - TPO's - Nature Reserve's</p> <p>Cultural Heritage Common components relating to built history that positively contribute to landscape character such as vernacular architecture typical of the locality. Locally designated component/s including: - Conservation Areas - Scenic Trails / Scenic Routes - Locally listed buildings and monuments Non-designated components but acknowledge locally for their heritage importance or expressed through non-statutory designations.</p> <p>Landscape Condition Landscape area or components in a good - ordinary condition, with scope to improve. Some detracting / incongruous features.</p> <p>Associations Some connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape.</p> <p>Distinctiveness Some components that are unique and contribute positively to landscape character. Recognised locally, including designations such as Special Landscape Areas, Areas of Great Landscape Value, Strategic or Local Gaps.</p> <p>Recreational Some open access land, common land and public rights of way. Areas with good or ordinary accessibility with opportunities for the enjoyment of the outdoors.</p> <p>Perceptual Demonstrates some wildness and tranquillity. Some detracting features.</p> <p>Functional Landscape areas or components which make some contribution to the healthy functioning of the landscape; landscapes / elements that have some physical or functional links with an adjacent national landscape designation, or provide some role to the appreciation of its special qualities.</p>	<p>Natural Heritage Inconsequential components relating to ecology, geology, topography, soils and water. Generally non-designated.</p> <p>Cultural Heritage Few or no components relating to built history that positively contribute to landscape character. Generally non-designated.</p> <p>Landscape Condition Landscape area or components in a poor condition, with scope to improve. Many detracting / incongruous features. Disturbed or derelict land.</p> <p>Associations Few or no connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape.</p> <p>Distinctiveness Few landscape areas that are unique and contribute positively to landscape character. Certain individual components identified in landscape character assessments may be worthy of conservation. Frequent dominant detracting features.</p> <p>Recreational A limited quantum of open access land, common land and public rights of way. Poor accessibility with opportunities for the enjoyment of the outdoors.</p> <p>Perceptual Limited or no sense of wildness and tranquillity. Frequent / multiple detracting features.</p> <p>Functional Limited or no contribution to the healthy functioning of the landscape or adjacent national landscape designations.</p>

Establishing in the Visual Baseline Desk & Field Studies

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

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

- The requirement to provide an even spread of representative, specific, illustrative or static / kinetic / sequential / transient viewpoints within the ZTV and around all sides of the Site;
- From locations which represent a range of near, middle and long distance views (although the most distant views may be discounted in the impact assessment if it is judged that visibility will be extremely limited);
- Views from sensitive receptors within designated, historic or cultural landscapes or heritage assets (such as adjacent to Listed Buildings - and co-ordinated with the heritage consultant - key tourist locations and public vantage points such as viewpoints identified on OS maps);
- The inclusion of strategic / important / designed views and vistas identified in published documents;

Views from the following are to be included in the visual assessment:

- Individual private dwellings. These are to be collated as representative viewpoints as it may not be practical to visit all properties that might be affected;
- Key public buildings, where relevant (i.e. libraries, hospitals, churches, community halls etc);
- Transient or static views from public viewpoints (i.e. from roads, railway lines and Public Rights of Way - including tourist or scenic routes and associated viewpoints);
- Areas of publicly accessible green space (i.e. public open space, open access land, recreation grounds, country parks, visitor attractions, tourist destinations or scenic viewpoints); and

- Places of employment, where relevant.

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

The visual assessment records:

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

a Open View:

An open view of the whole site / where much of the Site is visible, or where the Site forms much of the view.

b Partial View:

Some of the Site is visible, or where the Site forms a small part of the wider view;

c Truncated View:

No view of the Site or the Site is difficult to perceive.

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

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

Value of Visual Receptors

Judgements on the value attached to the views experienced are based on the following criteria set out in Table A1.2.

A1.2 – Value Attached to Views	
Value	Criteria
High	Views from and to landscapes / viewpoints of national importance, or highly popular visitor attractions where the view forms a significant role in the visual experience, and / or has nationally recognised cultural associations. This may include residential receptors in Listed Buildings where the primary elevation of the dwelling is orientated to take advantage of a particular view (for example across a Registered Park and Garden or National Park or National Landscape).
Medium	Views from and to landscapes / viewpoints of regional / district importance or moderately popular visitor attractions where the view forms part of the experience, and / or has local cultural associations. This may include residential receptors where the primary elevation of the dwelling is orientated to take advantage of a particular view.
Low	Views from and to landscapes / viewpoints with no designation, not particularly important and with minimal or no cultural associations. This may include views from the rear elevation of residential properties.

Assessment of Landscape and Visual Susceptibility and Magnitude of Effect

The assessment of landscape and visual effects is obtained through assessing the susceptibility to the proposed change, combining this with the judgement on value, to form the sensitivity of receptors. Sensitivity is then linked with a judgement of magnitude of effect experienced to form the assessment of the overall significance of the effect. Susceptibility, sensitivity and magnitude of effect are explained further within this section.

Landscape Susceptibility

The susceptibility of the landscape is a measure of its vulnerability to the type of development proposed, without undue consequences for the maintenance of the baseline situation.

The overall susceptibility for each landscape receptor is categorised as High, Medium or Low as set out in Table A1.3.

A1.3 – Landscape Susceptibility Criteria	
Susceptibility	Criteria
High	The receptor has a well-defined composition with a direct relationship to adjacent key characteristics. The development proposed is likely to alter the overall integrity of the receptor and is very unlikely to be able to accommodate recommendations as set out in published guidelines.
Medium	The receptor has a varied composition with some links to adjacent key characteristics. The development proposed may potentially alter the overall integrity of the receptor and could incorporate recommendations as set out in published guidelines.
Low	The receptor has a disjointed composition with little - no links to adjacent key characteristics. The development proposed is unlikely to alter the overall integrity of the receptor and is capable of incorporating recommendations as set out in published guidelines.

Visual Susceptibility

The assessment of visual susceptibility is a product of the occupation or activity of the person experiencing the view and the extent to which their attention is focussed upon the views.

The overall susceptibility for each visual receptor is categorised as High, Medium or Low as set out in Table A1.4.

A1.4 Visual Susceptibility Criteria

Susceptibility	Criteria
High	People engaged in an activity and/or at a location where they are focused on the landscape; where the view contributes to the amenity experience; and where there is opportunity to appreciate the view.
Medium	People engaged in an activity and/or at a location where they are not especially focused on the landscape; where the view contributes in part to the amenity experience; and where there is some opportunity to appreciate the view.
Low	People engaged in an activity and/or at a location where they are not focused on the landscape; where the view does not contribute to the amenity experience; and where there is little - no opportunity to appreciate the view.

Sensitivity Judgements

The assessment of landscape / visual sensitivity is then combined through a judgement on the value attributed to that receptor (at the baseline stage) and the susceptibility of the receptor to the proposed change using the criteria as set out in Table A1.3 and A1.4.

Table A1.5 below sets out the sensitivity matrix, with criteria set out as High, Medium and Low.

A1.5 Landscape and Visual Sensitivity Matrix

		Landscape / Visual Receptor Susceptibility		
		High	Medium	Low
Landscape / Visual Value	High	High	High	Medium
	Medium	High	Medium	Medium
	Low	Medium	Medium	Low

Landscape Magnitude of Effects

Size and Scale

Factors contributing to the size and scale of the change to be experienced by the landscape receptor (as set out in Table A1.6) include the extent of the receptor that will be altered (with reference to their wider contribution to the landscape); the degree to which aesthetic or perceptual aspects will be altered; and the geographical area that will be directly and indirectly altered.

A1.6 Landscape Scale Criteria

Extent	Description
Substantial	Likely be a whole scale change to the landscape receptor, which will result in change in the integrity of the receptor of a wide geographic area.
Sizeable	Likely be change to a high proportion of the landscape receptor, which will result in a noticeable change in the integrity of the receptor of an extended geographic area.
Modest	Likely be change to a moderate proportion of the landscape receptor, which will be perceptible and have some effect on the integrity of the receptor within a localised geographic area.
Compact	Likely be change to a limited proportion of the landscape receptor, which will not be discernible or have no - limited effect on the integrity of the receptor within its immediate setting (very localised geographic area).

Duration and Reversibility

Factors contributing to the duration of the change to be experienced by the landscape receptor (as set out in Table A1.7) include whether the change is wholly reversible, permanent or temporary. Construction impacts are likely to be short term and temporary, but see the start of a permanent change. Operational effects are likely to be long term, permanent and either irreversible or reversible, depending on the nature of the project.

A1.7 Landscape Duration and Reversibility Criteria

Extent	Description
Long	Likely to be of permanence (10 - 25 years +) with limited prospect of being reinstated and is deemed irreversible.
Medium	Likely to be of permanence (between 5-10 years) and is potentially, or theoretically reversible.
Short	Likely to be up to 5 years and is wholly or partially reversible / receptors can be reinstated.
Very Short	Likely to be temporary (up to 2 years) and readily reinstated / reversed. Includes construction effects (unless these are for an extended period).

Visual Magnitude of Effects

Scale

Factors contributing to the scale of the change to be experienced by the visual receptor (as set out in Table A1.8) include the angle of view in relation to the main activity of the receptor; the distance of the viewer from the Proposed Development; the extent of the area over which the changes will be visible; and the degree of visual intrusion of the Proposed Development in the view.

A1.8 Visual Scale Criteria

Extent	Description
Substantial	Likely be a distinct change in the composition of the view, close to the viewer and occupying a wide extent of the view.
Sizeable	Likely be a noticeable change in the composition of the view, which may be close to the viewer and / or occupying a sizeable extent of the view.
Modest	Likely be a perceptible change in the composition of the view, which may be at some distance from the viewer, or nearby but only glimpsed and/or occupying a discrete extent of the view.
Compact	Likely be a barely perceptible change in the composition of the view, which is likely to be at a considerable distance from the viewer and only glimpsed and / or occupying a limited extent of the view.

Duration and Reversibility

Factors contributing to the duration of the change to be experienced by the visual receptor (as set out in Table A1.9) include whether the view is experienced in fixed or transient views; and the nature of transient views - being intermittent, glimpsed or continuous.

A1.9 Visual Duration and Reversibility Criteria

Extent	Description
Long	Likely to be of permanence and visible for a continuous period.
Medium	Likely to be of permanence and intermittently visible.
Short	Likely to be temporary and visible for a continuous period.
Very Short	Likely to be temporary and intermittently visible.

Magnitude of Effect Judgements

The assessment of size / scale / geographic extent plus duration and reversibility is then combined based on the matrix as set out in Table A1.10 below, with criteria set out as High, Medium, Low and Negligible.

A1.10 Magnitude Matrix

		Duration and Reversibility			
		Long	Medium	Short	Very Short
S c a l e	Substantial	High	High - Medium	Medium	Low - Negligible
	Sizeable	High - Medium	Medium	Medium	Low - Negligible
	Modest	Medium	Medium	Low	Negligible
	Compact	Low - Negligible	Low - Negligible	Negligible	Negligible

Significance of Effects

Sensitivity and magnitude of effect are considered alongside one another for each receptor, in line with Table A1.11 below, to draw conclusions on the significance of landscape and visual effects. Depending on the nature of the Proposed Development, the significance of effects may be considered at different stages of the project life cycle (e.g. during construction; at Year 1 of operation; at Year 15 of operation; and/or on decommission).

The assessment of significance is subject to professional judgement and is rated on a scale of Negligible through to Major. Table A1.11 sets out a starting point for the assessment, it is important that a balanced and well reasoned professional judgement of these two criteria is provided with an explanation.

A1.11 Significance Matrix				
		Landscape and Visual Receptor Sensitivity		
		High	Medium	Low
Magnitude	High	Major	Major	Moderate
	Medium	Major	Moderate	Moderate
	Low	Moderate	Moderate	Minor
	Negligible	Minor	Negligible	Negligible

The judgement of significance indicates how important the effect is likely to be from a landscape and visual perspective. For schemes subject to Environmental Impact Assessment, effects of Major or Moderate significance are deemed 'significant' as governed by the EIA Directive (2014/52/EU).

A1.12 Significance Description	
Significance	Description
Major	An effect that is likely to be very important from a landscape and visual perspective.
Moderate	An effect that is potentially important from a landscape and visual perspective.
Minor	An effect that is unlikely to be important from a landscape and visual perspective.
Negligible	An effect that has minimal importance from a landscape and visual perspective.
No change	No effect and therefore of no importance from a landscape and visual perspective.

Nature of Effects

Effects are defined as beneficial, adverse, or neutral, as defined in Table A1.13. This consideration is termed the 'balance of effects', factoring in both the potentially beneficial and adverse aspects associated with a given change and its resultant effect. Where landscape effects are judged to be adverse, additional mitigation or compensatory measures are to be considered. The significant landscape effects remaining after mitigation are then to be summarised as the residual effects.

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

A1.13 Nature of Effects Criteria	
Nature	Description
Beneficial	An effect that will on balance result in an improvement to the condition, integrity or key characteristics/ composition of the landscape receptor or viewing experience.
Adverse	An effect that will on balance result in damage to the condition, integrity or key characteristics/composition of the landscape receptor or viewing experience.
Neutral	An effect that will on balance maintain the condition, integrity or key characteristics / composition of the landscape receptor or viewing experience and may incorporate a combination of positive and negative aspects.

- Standard construction and operational management practices for avoiding and reducing environmental effects (tertiary mitigation); and
- Secondary (or residual) measures designed to specifically address the remaining effects after the primary and standard construction practices have been incorporated.

Residual Effects

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

Effects During Site Enabling & Construction

- It is recognised that project characteristics and hence sources of effects, will vary through time. The initial effects arise from the Site enabling and construction works. Sources of landscape and visual effects may include:
 - The location of the Site access and haulage routes;
 - The origin and nature of materials stockpiles, stripping of material and cut and fill operations / disposal and construction compounds;
 - The construction equipment and plant (and colour);
 - The provision of utilities, including lighting and any temporary facilities;
 - The scale, location and nature of any temporary parking areas and on-site accommodation;
 - The removal of vegetation to facilitate site access and establish the development platforms;
 - The measures for the temporary protection of existing features (such as vegetation, trees, ponds, etc) and any temporary screening (such as hoarding lines); and
 - The programme of work and phasing of construction.

Effects During Operation (at Year 1 and Year 15)

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

- The location, scale, height, mass and design of buildings in terms of elevation treatments; structures and processes, including any other features;
- Access arrangements and traffic movements;
- The operational landscape, including landform, structure planting, green infrastructure and hard landscape features.

Mitigation and Compensatory Measures

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

- Primary measures that intrinsically comprise part of the development design through an iterative process;

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