

Figure 79 - Photographic record of baseline conditions: Representative viewpoints from Wakehurst Place



7.46. View from inside Wakehurst Place RP&G
(Viewpoint K)

View looking across wildflower meadow garden. No view of Stonehurst due to trees, vegetation and distance.



7.47. View from inside Wakehurst Place RP&G
(Viewpoint L)

View from outer perimeter footpath looking across garden meadow, boundary railing and adjacent field. The wire mesh fencing defines the drive leading to South Lodge (not accessible to the public). Stonehurst absent due to trees and vegetation.

Figure 80 - Photographic record of baseline conditions: Representative viewpoints from Wakehurst Place



7.50. View from inside Wakehurst Place RP&G
(Viewpoint M)

View from outer perimeter footpath looking across garden meadow, boundary railing and adjacent field. The wire mesh fencing defines the drive leading to South Lodge (not accessible to the public). Stonehurst absent due to trees and vegetation.



7.48. View from inside Wakehurst Place RP&G
(Viewpoint N)

View from outer perimeter footpath looking across garden meadow, boundary railing edging the drive leading to South Lodge. A glimpsed view of Stonehurst's' roofscape through trees, excluding the tower stump. The intervening raised ground/mounding screens the lower building and other buildings from view. Expecting the extent of view to increase during the winter months with leaf fall.

Viewpoint Data

Viewpoint elevation: Approx. 133m AOD

Distance from centre of the site: 245m

Figure 81 - Photographic record of baseline conditions: Representative viewpoints from Wakehurst Place



7.49. View from inside Wakehurst Place RP&G
(Viewpoint O)

View from outer perimeter footpath as it meets the drive leading to South Lodge. A glimpsed view of chimney and tower stump through tree canopy. Anticipating this view will become clearer during the winter months with leaf fall and because Stonehurst is in direct line-of-sight for visitors walking back towards Wakehurst Place.

Viewpoint Data

Viewpoint elevation: Approx. 133m AOD

Distance from centre of the site: 277m



7.51. View from inside Wakehurst Place RP&G
(Viewpoint P)

View from footpath walking toward the toilets. No view of Stonehurst due to raised ground/mounding and intervening trees.

Figure 82 - Photographic record of baseline conditions: Representative viewpoints from Wakehurst Place



7.54. View from inside Wakehurst Place RP&G
(Viewpoint S)

View from field used for picnics and dog off-lead exercise area. Visitor Centre in view against backdrop of mature trees. No view of Stonehurst due to raised ground/mounding and height and depth of intervening trees.



Figure 83 - Photographic record of baseline conditions: Representative viewpoints from Wakehurst Place



7.52. View from inside Wakehurst Place RP&G
(Viewpoint Q)

View from paved area and toilets. No view of Stonehurst due to mounding, height of intervening trees and beyond native hedge that defines the car park boundary.



7.53. View from inside Wakehurst Place RP&G
(Viewpoint R)

View from curved perimeter drive extending around the front of the seed bank buildings. No view of Stonehurst due to hedging and copse of mature trees.

8. Summary of key design drivers and constraints

8.1. Design constraints:

- Colour applied to tower exterior. Light colours e.g. white may be noticeable in views from the surrounding public viewpoints.
- Building materials and design principles of the Arts and Crafts Period.
- Incorporating building materials that define the qualities of the High Weald National Landscape (extract from website: *'the traditional building materials and styles of the High Weald are an essential part of the landscape's distinctive character'* and *'widespread use of sandstone, bricks and tiles is testimony to the High Weald's underlying geology of sandstone and clay'*
- Lighting within the tower viewing room and how this will be mitigated to avoid adding to light pollution within a Dark Skies areas
- Appreciation and preference for a particular Architectural style is a subjective and personal matter. This assessment is predicated on the basis of outline and massing set within the context of an existing Country house and associated outbuildings and roofscape. We make no judgment on the aesthetic design.

8.2. Where windows and views from neighbouring properties have been identified in the visual baseline it is for information only. The effect on neighbouring residential properties is excluded from the scope of this assessment. Should the local planning authority be concerned a Residential Visual Amenity Assessment (RVAA), which is a stage beyond LVIA and focusses exclusively on private views and private visual amenity would be the next step.

9. References

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- National Design Guide, Ministry of Housing, Communities & Local Government (2021)
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- Natural England: 'Agricultural Land Classification mapping' (2010)
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- The High Weald National Landscape, AONB Management Plan, 2024-2029
- The High Weald National Landscape, AONB Management Plan: Core Components, 2024
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Appendix 1: LVE Methodology

1. Scope and methodology of study

1.1. Scoping of the study

- 1.1.1. The geographical scope of the landscape baseline included the site itself and parts of the area immediately surrounding the site likely to be impacted by the proposals. The landscape character of the wider area, as described in published landscape character assessments carried out at local level has been reviewed and used as context. A detailed character assessment of the site and its immediate setting has been carried out as part of this study. The geographical scope of the visual study was established through the creation of a computer-generated zone of theoretical visibility (ZTV) which ruled out some areas where landform would block views. On site verification of visibility was undertaken to establish what is visible in the surrounding area from eye level within the site. The ZTV and site assessment of visibility are checked during fieldwork from publicly accessible viewpoints within the study area. The areas of potential visibility were then checked in the field by visiting publicly accessible areas and photographs were taken to record views towards the site.

1.2. Methodology Guidance

- 1.2.1. This study has been undertaken in a systematic fashion based on the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (Institute of Environmental Management and Assessment and The Landscape Institute, 2013), referred to in this report as GLVIA3 and Natural England's An Approach to Landscape Character Assessment (2014).

1.3. Desktop research

- 1.3.1. The desktop survey included the review of OS maps, aerial photography, landscape character assessment documents and related planning policy, as well as the submitted proposals.

1.4. Method statements

- 1.4.1. The photographs used in this evidence were taken in winter, meaning that vegetation was without leaf cover, therefore able to demonstrate 'worst-case' visibility in winter. Where seasonal changes in screening are relevant this has been noted. The ZTV was created in QGIS software by importing a georeferenced Ordnance Survey (OS) map base and bare-earth digital terrain model (DTM). The DTM shows only landform and does not account for structures or vegetation which rise above ground level and potentially screen views. Points were added to represent heights of proposed built form in a number of locations across the site. Running a viewshed analysis then showed areas from which a 1.65m height viewer could potentially see proposed built form with no structures or vegetation blocking views. On site assessment of views possible from eye level within the site further informed the potential visibility. Areas with potential views of the proposed development were visited (where publicly accessible) and photographs taken to record the nature of views. Any areas from which there was no visibility were ruled out of the fieldwork.
- 1.4.2. It should be noted that the establishment of a ZTV is a potentially misleading exercise, showing an indiscriminate level of visibility using a 'bare earth' scenario, without consideration for vegetation and built form that may often prevent views, and takes no account of the extent of accessible viewpoints. It is a desktop exercise, a tool to inform the scope of fieldwork that has then to be tested on site and in the field to check the reality of the situation. An LVE and LVIA should be proportional to the nature of the proposals to which it relates and there may be no need to carry out a ZTV exercise. This should be judged on a project by project basis, in consultation with the Local Planning Authority where possible, when agreeing the scope of the study.

2. Evaluation criteria for Landscape Sensitivity

2.1. Reporting on the landscape baseline

- 2.1.1. The landscape baseline is established through careful fieldwork and review of published Landscape Character Assessments. Landscape Character Assessments at national, regional, district and local levels are critically reviewed to establish the most relevant in terms of scale, level of detail, methodology, age. A brief explanation of this approach is given:

- Map, describe and illustrate the character of the landscape by appropriate means;
- Identify landscape based designations and others (conservation, heritage etc.) that may be impacted by the development;
- Identify and describe the individual elements and aesthetic and perceptual aspects of the landscape that contribute to the character;
- Indicate the condition of the landscape;
- Establish the relative value of the landscape as attached to it by society.

2.2. Landscape receptors

- 2.2.1. The landscape receptors need to be identified; these are components of the landscape such as individual elements or features, qualities or landscape character that are likely to be affected by the scheme.

2.3. Sensitivity of landscape receptor

- 2.3.1. In assessing landscape sensitivity, landscape value is the 'inherent' component relating to the existing situation, whereas the susceptibility is 'development specific'. The sensitivity of the landscape or feature of the landscape as a receptor is determined by combining judgements on value with those on susceptibility to type of change or type of development proposed.

2.3.2. Determining value of landscape receptor

2.3.2.1. Context

When assessing landscape value of a site as part of a planning application or appeal it is important to consider not only the site itself and its features, elements, characteristics, qualities, but also their relationship with, and the role they play within, the site's context. The basis for judgements should be linked back to evidence from the baseline study.

NPPF para. 174 refers to valued landscapes but does not define the meaning of such. It states that policies and decisions should protect and enhance such 'in a manner commensurate with their statutory status or identified quality in the development plan' or by 'recognising the intrinsic character and beauty of the countryside', that latter being a reference to non-designated landscapes.

2.3.2.2. Designated and non-designated landscapes

Designations can be used to assist the interpretation of the value to be attributed to different receptors, but it is acknowledged in GLVIA3 (5.4) that in-depth study may find the landscape value of a specific area is different to that suggested by a wider formal designation.

A lack of designation or LPA guidance on value does not, however, indicate a lack of value as noted in GLVIA3 (5.26). In these cases, reference should be made to the GLVIA Table 5.1, LI Technical Guidance Note (TGN 2/21), NPPF and other guidance sources. The TGN suggests factors to be considered in the identification of value; these are not exhaustive and may not all be relevant to the study. Community consultation, where practical, may also add depth in determining what people value about their local landscapes.

A range of factors is identified in the TGN; the following table setting out the factors to be considered is based on this (where text is in bold this indicates that the phrase is taken directly from the TGN).

Factor	Definition (<i>and examples where more clarity is useful</i>)
Natural heritage	Landscape with clear evidence of ecological, geological, geomorphological, or physiographic interest which contributes positively to the landscape
Cultural heritage	Landscape with clear evidence of archaeological, historical, or cultural interest which contributes positively to the landscape; landscape that contributes to setting of heritage assets or shows demonstrable or perceptible time depth.

Landscape condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure (previously referred to as quality); this may include the extent to which the wider landscape character is represented, the intactness of the landscape and the condition of individual elements (N.B. Management inappropriate to the landscape (over management or lack of management) should not be a reason to influence a judgement as this is a retrievable issue or may be appropriate in its wider landscape setting).
Associations	Landscape which is connected with notable people, events and the arts
Distinctiveness	Landscape that has a strong sense of identity: distinctive features characteristic of a particular place, rare or unusual features, especially those that help to confer a strong sense of place or identity; landscape which makes an important contribution to the character or identity of a settlement, including gateways and approaches that provide sense of arrival and contribute to settlement character.
Recreational	Landscape offering recreational opportunities where experience of landscape is important: including open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature; areas with good accessibility that provide opportunities for outdoor recreation and spiritual experience/ inspiration; presence of town and village greens; other physical evidence of recreational use where experience of landscape is important; landscape that forms part of a view that is important to the enjoyment of a recreational activity.
Perceptual (scenic)	Landscape that appeals to the senses, primarily the visual sense: Distinctive features such as dramatic or striking landform or harmonious combinations of land cover; strong aesthetic qualities such as scale, form, colour, and texture; presence of natural lines in the landscape; visual diversity or contrasts which contribute to appreciation; memorable/ distinctive views and landmarks, or landscape which contributes to such.
Perceptual (wildness and tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies: High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, presence of wildlife / birdsong and relative peace and quiet; presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness, rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts); sense of particular remoteness, seclusion or openness; dark skies
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape: such as natural hydrological systems, pollinator rich meadows, features forming parts of multifunctional green infrastructure networks, providing ecosystem services, and landscape with strong links or acting as settings to adjacent designated landscapes or are important to the appreciation of such.

2.3.2.3. Overall judgement of value

Once designations (if relevant) and factors, such as listed above, are all considered, then an overall value can be attributed to the landscape receptor using the range of values below, in terms of relative importance with examples:

Value	Description	Examples
International	Landscape designated as of international importance; setting of these should also be considered where contributes to special qualities	World Heritage Sites Special Areas of Conservation (SAC) Special Protection Areas (SPA)
National (incl. regional)	Landscape designated as of national importance for beauty or for recreational opportunities; setting of these should also be considered where contributes to special qualities	National Park / AONB SSSI Suitable Alternative Natural Green Space (SANG; forming SPA and SAC buffers) HE Register of Parks and Gardens Scheduled monuments Grade I and Grade II* listed buildings National recreational routes or area
Local Authority		Local landscape designation Open Access or Common Land Land value identified in Local or Neighbourhood Plan or other supplementary evidence bases SINC / Conservation Areas Grade II listed buildings Local Wildlife sites Local recreational route or area
Community	Landscape with no formal designation but having perceived value to local communities, on basis of factors that elevate it above an 'ordinary' landscape	
Low	Ordinary landscape with no designations or identified value. Areas in poor condition or altered by intrusive man-made structures.	

2.3.2.4. Determining the landscape receptor's susceptibility to type of change

Susceptibility to change is the ability of the landscape receptor to accommodate the type of change or type of proposed development without undue consequence for the maintaining of the baseline situation, or incompatibility with landscape planning policy or strategies. The basis for judgements should be linked back to evidence from the baseline study.

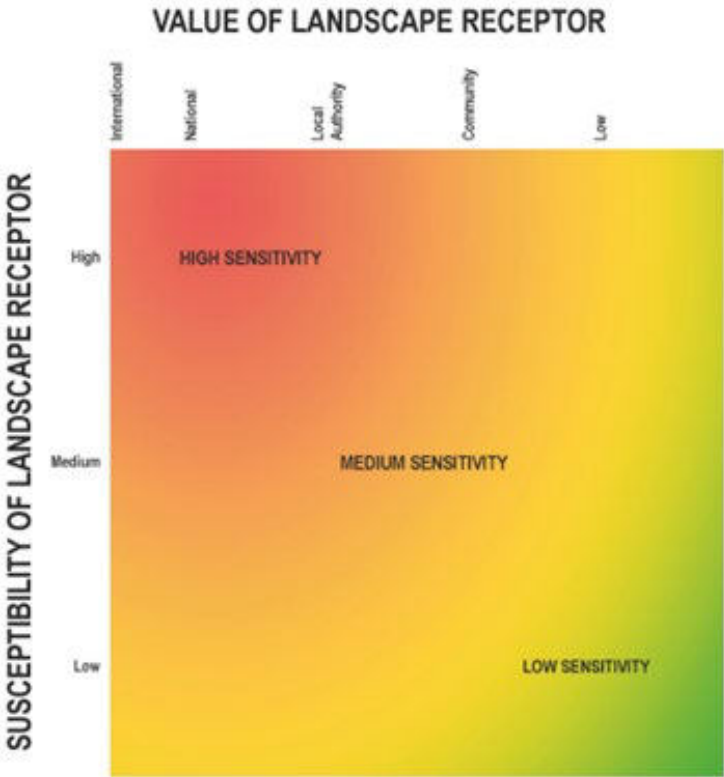
Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

Judgement	Guidance
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HIGH Susceptibility to change	High susceptibility where key characteristics having no or limited ability to accommodate type of change or type of development without transformational adverse consequences to the baseline situation or being incompatible with landscape planning policies and strategies.
MEDIUM Susceptibility to change	Medium susceptibility where the characteristics of the site have some ability to accommodate the proposed type of change or type of development without transformational adverse consequences to the baseline situation or being incompatible to landscape planning policies and strategies.
LOW Susceptibility to change	Low susceptibility where generally characteristics are able to accommodate proposed type of change or type of development without transformational adverse consequences to the baseline situation or being incompatible with landscape planning policies and strategies.

2.3.2.5. Determining the resultant level of sensitivity of landscape receptor

By combining judgements on value with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a landscape receptor should be defined as high, medium or low, using the colour graded diagram below for guidance.



Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity and the terminology high / medium and medium / low may be used or the judgement may be decided on balance.

3. Evaluation criteria for Visual Sensitivity

3.1. Sensitivity of the visual receptor

3.1.1. The sensitivity of the visual receptor needs to be established. This is determined by combining judgements on value attached to

a particular view with judgements on the susceptibility of the visual receptor to type of change or type of development proposed.

3.1.2. Determining value of the view

3.1.3. This is a judgement of value attached to the particular view, through planning designations, recognition of historic, tourism or cultural value, or through community or perceived value. Once designations (if relevant) and factors, such as listed above, are all considered, then an overall value can be attributed to the visual receptor using the range of values below, in terms of relative importance with examples:

Value	Description
International	View from internationally known viewpoint. View associated with landscape designated to be of international importance View promoted in maps and tourist literature with international importance or linked with internationally important visitor attraction View having internationally important cultural associations
National (incl. regional)	View from nationally known viewpoint. View within landscape designated to be of national importance for beauty or for recreational opportunities. View promoted in maps and tourist literature with national importance or linked with nationally important visitor attraction. View having nationally important cultural associations
Local Authority	View from locally known viewpoint or within locally designated landscape. View identified in planning policy or supplementary evidence base (NDP, VDS, CAA etc). View linked with locally important visitor attraction experience. View having locally important cultural associations.
Community	View within landscape without formal designation but having acknowledged value to local communities (e.g.. mentioned in VDS or NP).
Low	View within landscape without formal designation, not linked to visitor attractions and with no cultural associations.

3.1.4. Determining the visual receptor’s susceptibility to type of change

Judgements are dependent on the occupation or activity of people experiencing the views and the extent their attention or interest is likely to be focused on the on views and the visual amenity they experience at particular locations.

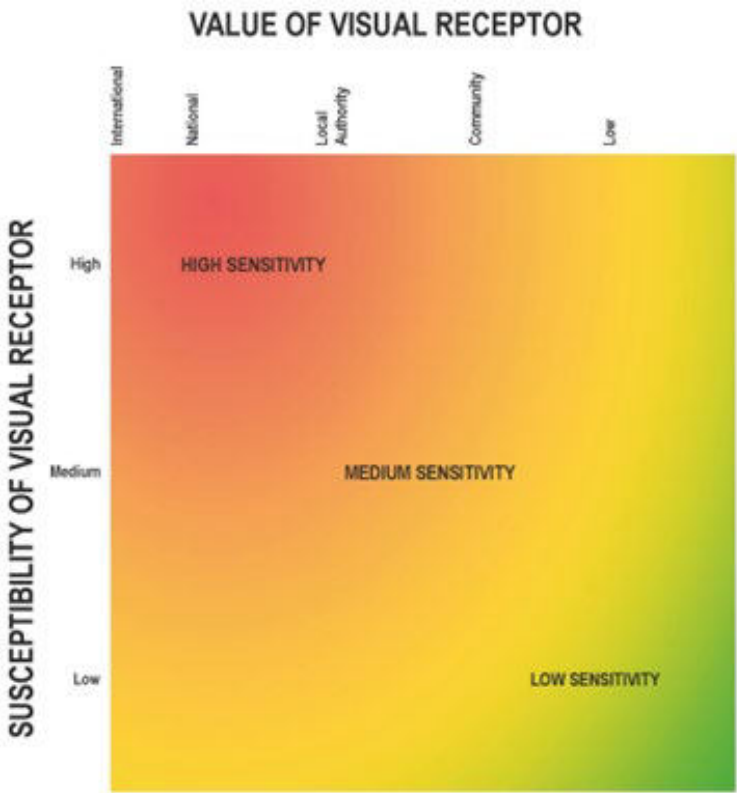
Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

Judgement	Guidance
HIGH Susceptibility to change	Visual receptors particularly susceptible to change in general due to a high level of interest in the surrounding landscape. Receptors most susceptible to change are likely to include residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape, visitors to heritage assets where the landscape contributes to the experience and communities where views contribute to the landscape setting enjoyed by residents in the area

MEDIUM Susceptibility to change	Visual receptors with a medium susceptibility to change in general due to a medium level of interest in the surrounding landscape. Travellers on road, rail and transport routes are likely to fall into a category of medium susceptibility to change, however where travel involved scenic routes this is likely to increase as awareness of views is heightened.
LOW Susceptibility to change	Visual receptors with a low susceptibility to change in general due to a low level of interest in the surrounding landscape. Receptors least susceptible include people engaged in outdoor sport or recreation that does not involve or depend appreciation of views and people at their place of work where attention is not focused on their surroundings

3.1.5. Level of sensitivity of the visual receptor

By combining judgements on value of view with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a visual receptor should be defined as high, medium or low, using the colour graded diagram below for guidance.



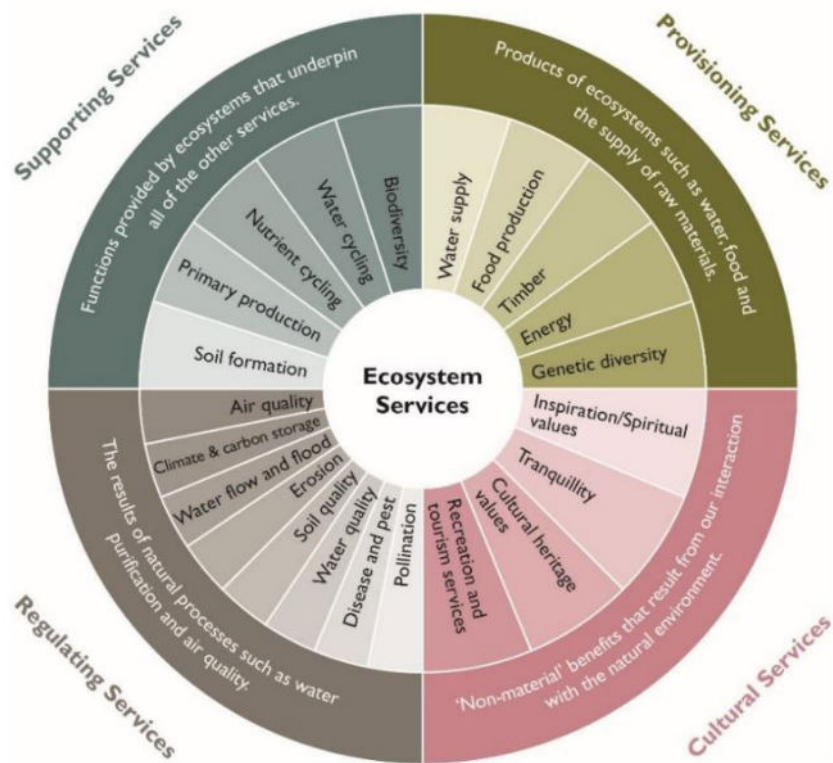
Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

3.2. Photographs

3.2.1. Photographs were taken using a Nikon D5300 digital SLR camera at a 35mm focal length using a 18-55mm variable zoom lens set at a focal length of 35mm OR 35mm fixed focal length lens, which is accepted as being equivalent to a fixed 50mm lens on a non-digital SLR, which is in turn generally accepted to most closely represent views seen with the naked eye. It has been noted against photographs where a wide-angle focal length setting was used in order to show close up foreground views, or where a zoom setting was used to show more detail in a distant view.

4. Glossary of key terms

- Ecosystem services: Ecosystem services are products and processes of the environment that lead to benefits for people. The UK National Ecosystem Assessment – a major study of the value of the environment to people – defined ecosystem services as: ‘The benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services such as nutrient cycling that maintain the conditions for life on Earth.’ Ecosystem services are the result of the interaction of human and natural systems, including the way that environments are designed and managed (see image below, courtesy of South Downs National Park Authority).



Ecosystem Services wheel, courtesy of South Downs National Park Authority

- Landscape character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
- Landscape character area: Geographically identifiable areas of landscape that have their own individual sense of place.
- Landscape character type: Landscapes sharing broadly similar combinations of geology, topography, drainage patterns, vegetation, historical land use and settlement pattern, which may have been found in different parts of the country.
- Time depth: The visible evidence in the landscape for change and continuity over periods.
- Tranquility: A sense of a lack of disturbance from either visual or noise intrusion.

Appendix 2: Landscape Baseline Table

	NCA https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles - Include ecosystem services NCA 122: High Weald	Regional High Weald AONB Management Plan Core Character Components/ Key Characteristics	County A Landscape Character Assessment for Mid Sussex 2005 LCA: 6 High Weald	Parish/ Village Ardingly Landscape Character Assessment LCA: 3 Ardingly Western Ghyll Woodland (Covers the Registered Park and Gardens but not Stonehurst house)	Terra firma observations (most detailed characteristics)
Geology / topography / soils	Faulted landform Clays, sand and soft sandstones Outcrops of fissured sand rock and ridges running east-west. Diverse geology and highly variable soils over short distances.	A deeply incised, ridged and faulted landform of clays and sandstone. Relatively undisturbed, carbon-rich, soils that are distinguished by their variability over short distances Slowly permeable, seasonally wet, slightly acidic clayey soils, with pockets of sandy acidic soils. Ridges tend east-west, Wide river valleys dominate the eastern part of the landscape.	Complex sandstone and clay hilly landscape. Ridges and secluded valleys Deeply cut by numerous ghyll streams and with sand rock crags.	Densely wooded valley with Cob Brook running through the centre. Steep valley sides ranging from 125m AOD at the highest point, down to 45m AOD in the valley floor. Deeply incised ridged landform	The site on the ridge overlooks a deeply incised valley. Containing ghyll stream. The natural sandstone outcrops are appreciated for their beauty and incorporated into the Arts and Crafts garden layout.
Hydrology	Deeply incised landform, Numerous gill streams forming the headwaters of a number of the major rivers – the Rother, Brede, Ouse and Medway – which flow in broad valleys.	Numerous ghyll streams (small streams descending the main ridges in narrow steep-sided valleys) that form the headwaters of rivers. Sunken routeways ('holloways') found on sloping land as a result of long use and erosion combined with water run-off.	The southern part of the area drained by the deep, sinuous gill streams running to the River Ouse. Includes major reservoir at Ardingly Mill sites, hammer ponds and numerous fish and ornamental lakes and ponds.	Ghyll streams	The Country house sits on the ridge line. In the lower garden the natural stream feeds a series of interconnected ponds and waterfall .The use of water is a key component of the Arts and Crafts Period garden layout and design.

	NCA https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles - Include ecosystem services NCA 122: High Weald	Regional High Weald AONB Management Plan Core Character Components/ Key Characteristics	County A Landscape Character Assessment for Mid Sussex 2005 LCA: 6 High Weald	Parish/ Village Ardingly Landscape Character Assessment LCA: 3 Ardingly Western Ghyll Woodland (Covers the Registered Park and Gardens but not Stonehurst house)	Terra firma observations (most detailed characteristics)
Vegetation and biodiversity	Ancient routeways in the form of ridge top roads A dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wild flower-rich verges and boundary banks. Lanes are often sunken and enclosed by high hedgerows or woodland strips. Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland. Ashdown Forest, in contrast to the more intimate green woods and pastures elsewhere, is a high, rolling and open heathland lying on the sandstone ridges to the west of the area	Trees and woodland are a particularly distinctive feature of the High Weald landscape, covering nearly a third of the AONB An abundance of ancient woodland Small, irregular and productive fields, bound by hedgerows and woods Typically used for livestock grazing; Distinctive zones of lowland heaths and inned river valleys (reclaimed marshland). High density of gill woodlands (deeply incised ravines with particularly humid and relatively stable microclimates) Wood-pasture and parkland, Colourful areas of heath – with patches of purple heather and yellow gorse – are found on the high, sandy ridges, most famously on the Ashdown Forest.	Significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland. The area contains eight Sites of Special Scientific Interest (SSSIs),	Combination of Ghyll Woodland Assart, Ancient semi natural woodland and plantation woodland - located on the lower slopes to the east of Ardingly showground. Plantation is a mixture of Medieval and 20th Century. The northern section of the character area is designated as Wakehurst and Chiddingly Wood SSSI.	The planting within the garden is a mix of mature woodland containing oak and birch - highly representative of the National Landscape formerly AONB character mixed with more ornamental shrubbery, specimen plants and conifer trees placed in strategic locations for effect and framing on the higher ground and defining the ridge seen in views from across the valley. There is no ancient woodland on the site..

	NCA https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles - Include ecosystem services NCA 122: High Weald	Regional High Weald AONB Management Plan Core Character Components/ Key Characteristics	County A Landscape Character Assessment for Mid Sussex 2005 LCA: 6 High Weald	Parish/ Village Ardingly Landscape Character Assessment LCA: 3 Ardingly Western Ghyll Woodland (Covers the Registered Park and Gardens but not Stonehurst house)	Terra firma observations (most detailed characteristics)
Pattern of landscape and settlement	A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridge top villages. A dominance of timber- framed buildings with steep roofs often hipped or half-hipped. High survival rate of farm buildings dating from the 17th century or earlier. High density of extraction pits, quarries and ponds. Church towers and spires on the ridges are an important local landmark. There is a dense network of small, narrow and winding lanes.	A dense network of historic routeways (now roads, tracks and paths), the oldest being in the form of ridge-top roads. Often narrow, deeply sunken and edged with wildlife-rich trees, hedges, wildflower-rich verges and boundary banks A long continuity of settlement in the same place; their position strongly influenced by topography and routeways. Villages and towns mostly of medieval origin located at historic focal points or along ridge top roads. High density of historic farmsteads surrounded by their own fields, and nestled in sheltered valleys. Many isolated farmsteads, hamlets and dwellings dotted across the countryside. Picturesque ridge-top villages enjoy soaring views, Rolling hills are draped with small, irregular fields edged with ancient boundaries. This pattern of small, irregular fields grew out of the way the High Weald was settled, and is the result of the patient work of many small farmers. The traditional building materials and styles of the High Weald are an essential part of the landscape's distinctive character. Building materials: widespread use of sandstone, bricks and tiles is testimony to the High Weald's underlying geology of sandstone and clay	Pattern of small, irregular-shaped assart fields, some larger fields and small pockets of remnant heathland. Dense network of twisting, deep lanes, droveways, tracks and footpaths. Dispersed historic settlement pattern on high ridges, hilltops and high ground, the principal settlements East Grinstead and some expanded and smaller villages. Settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures. High concentrations of historic buildings in all settlement types, many listed, Out of 76 across West Sussex over 50 of 76 Registered Historic Park and Gardens are in the High Weald (30%) The highest concentration compared to other areas of the county. Grade II gardens are deemed of 'special historic interest' Grade II* Wakehurst Place, Borde Hill, Gravetye, Grade II Stonehurst. Register of Historic Parks and Gardens.	There is no settlement within the woodland and only one lane passes through the area. Dispersed settlement Ancient tracks	Lost tower known to have been an important local landmark, and a typical vertical element in the landscape. (Core component of the NCA 122 High Weald) Heritage Assessment indicates tower removed during WW2 to prevent it being used as navigation aid to German pilots targeting Biggin Hill. (NCA 122 High Weald) Isolated dwelling, picturesque ridge-top house placed to enjoy the soaring views (core component of the High Weald AONB). Country house and Arts & Crafts garden served by historic tracks and road running along the ridge and position strongly influence by topography and routeways. (core component of the High Weald AONB). House and garden surrounded by rural small scale fields and lanes. Overall the site is highly representative of the High Weald settlement pattern with one core feature - tower element and focal point missing.
Access and recreation		Associated heritage public realm features – pre1964 fingerposts, 'black and white' road signs, roadside milestones.	Long views over the Low Weald to the downs, particularly from the high Forest Ridge. Visitor attractions include Wakehurst Place	Public rights of way, including the High Weald Landscape Trail, run through the woodland.	Stonehurst is separated from Wakehurst Place by Selsfield Road. Both places are served by the public rights of way network and easy to reach. The High Weald Landscape Trail forms the eastern boundary of Stonehurst garden.,

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Nature Conservation			Much of the valley is designated as a Site of Special Scientific Interest (see para 9.14 above)		Wakehurst & Chiddingly Woods SSSI lies approx. 437m to the NE and 485m NW of Stonehurst. The site lies outside the SSSI however Stonehurst Country house and garden is within the above SSSI Impact Risk Zone. IRZ's define the zones around each SSSI which 'reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts'. Limited external lighting found across the garden and along the driveway however the proximity to mature woodland indicates any change to the current levels of lighting may have an effect on protected species and require further assessment..
History	There is a strong influence of the Wealden iron industry which started in Roman times, until coke fuel replaced wood and charcoal. There are features such as a notably high number of small hammer ponds surviving today.	roots extending deep into history, and which has visibly and culturally shaped the landscape A high density of pits, quarries and ponds resulting from a long history of stone quarrying, surface mining and marl extraction. A significant land-based economy and related rural community life, focused on mixed farming (particularly family farms and smaller holdings), woodland management and rural crafts. The word 'weald' comes from an old word meaning 'wood' .	Stonehurst, a 'new' country house and gardens near West Hoathly and directly east of Wakehurst Place, was laid out on the site of an earlier farmhouse, Stone Farm. Part of this earlier estate included two mills, Corn Mill and Stone Mill which were retained, together with the Mill Cottages set next to the mill ponds. Built around 1910, the brick and weather-tiled house is substantial. Stonehurst sits on the edge of the deep Cob Brook valley, the pleasure grounds (including ornamental ponds, pools and waterfalls) and estate extending over 80 hectares of farmland and deep gill woodland centred on Chiddinglye Woods. The valleys contain extensive sandrock crags including the famous 'Great-on-Little' Stone remarked on by Cobbett (1835) (see para A5.11). .	Medieval landscape	Stonehurst is mentioned in the LCA 6 . The farm access tracks appears to have been incorporated into the Arts & Crafts garden layout.

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Perceptual qualities	An intimate, hidden and small-scale landscape with glimpses of far reaching views, giving a sense of remoteness and tranquility.	Intrinsically dark at night with our own galaxy (the Milky Way) visible. Some of the darkest skies in the south-east of England, with the least sky glow, contributing to the sense of remoteness and peacefulness A quintessential English pastoral landscape, intimacy of scale, A sense of history and timelessness arising from an ancient countryside; Rurality and tranquility; Glimpsed long views; Freedom to explore and make connections with the natural world. The colour palette of the landscape The legacy of features and ideas left by writers, artists, and gardeners inspired by the landscape.	Wooded, confined rural landscape of intimacy and complexity, perceived as attractive, locally secluded and tranquil. Vegetation cover creates a sense of enclosure, the valleys damp, deep and secluded. Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility. Long views along valleys and ridges have a high sensitivity to the impact of new urban development, modern farm buildings, masts and pylons and new roads.	Very enclosed landscape, with no views of settlement and little human influence. Forms a natural, wooded and rural edge to Ardingly Parish. Screens views of Ardingly from the east and increases visual separation of ridge top settlements. Feeling of tranquility and wildness with little human influence	The perception is that this is a quiet, secluded property that turns it back on Selsfield Road and faces east out across the valley taking in the tranquility of the wider landscape beyond. Seating is orientated towards distant features such as church spire and across intervening valleys. The isolated farms across the valley and anticipated dark night skies add to a sense of remoteness and peacefulness. Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquility (LCA 6 High Weald) with the County house in view from only a very limited number of locations. The garden features are a direct legacy of Thomas Mawson's vision and his garden is highly representative of the Arts and Crafts Period.
Cultural connections / memories	A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle.	a rich legacy of features and ideas left by writers, poets and gardeners inspired by the landscape	Designed landscapes and exotic treescapes associated with large country houses.		The High Weald Landscape Trail highlights historic gardens open to the public such as Borde Hill and Wakehurst Place. The area and hence Trail is known for its association with William Morris (1834-1896), a key figure of the British Arts and Crafts Movement. Thomas Mawson's association with Morris and that Borde Hill gardens are of the same Period makes Stonehurst a particularly important designed landscape. The loss of any designed features both in the garden through the selling off parts of the estate and to the Country house will naturally perceived to have a detrimental impact on the legibility and understanding of place and of this significant Period. Several trees are planted to frame key features are nearing maturity. Several forming focal points in the garden and on the skyline, others creating glimpsed views of the roof scape with two large conifers framing a the tower stump.

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Condition and coherence	Strong feeling of remoteness due to very rural, wooded character. A great extent of interconnected ancient woods, steep-sided gill woodlands, wooded heaths and shaws in generally small holdings with extensive archaeology and evidence of long-term management. Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.		In the 19th Century, the High Weald became a favourite area for the extension in the Victorian and Edwardian eras of ‘London into Sussex’, Characterized by widespread, often lavish, house development, the hilly woodland settings highly prized. New parkscapes developed as a setting for these houses and have bequeathed a legacy of exotic trees and shrubs which are today locally dominant in the landscape. The spread of exotic species originally introduced into these parkscapes, particularly rhododendron, have invaded many woodlands, where the ‘new’ species have supplanted the old. High, clipped roadside rhododendron ‘hedgerows’ are locally characteristic in parts of the area.		The Country house and garden is in very good condition with many of the designed features and outbuildings intact and well maintained. The lower valley sides covered in mature woodland and shrubbery adds to the condition and maintains the perceived landscape coherence.

Appendix 3: Stonehurst Registered Park and Garden photographic record

Figure 84 - Designed Vista Alignments

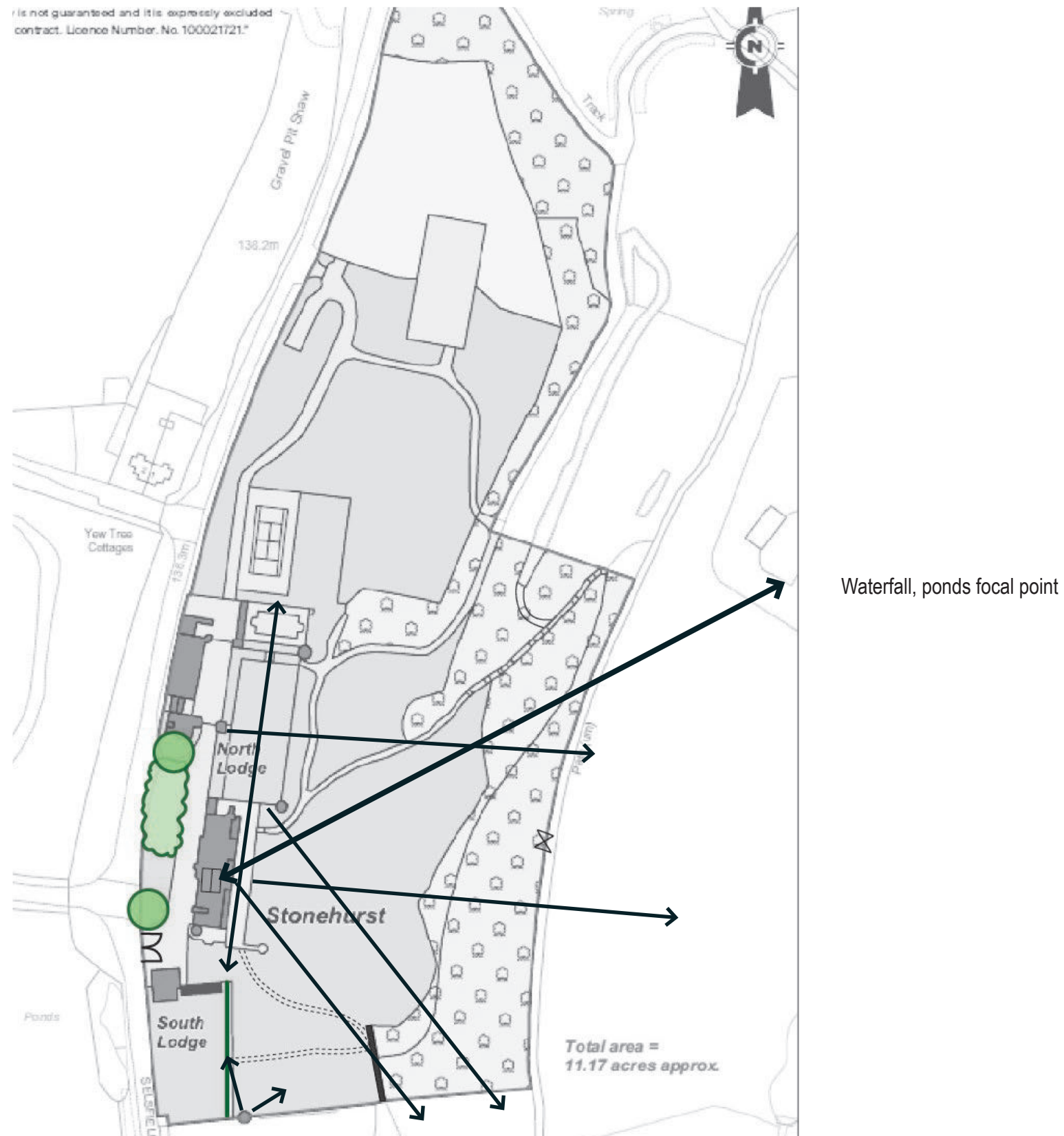


Figure 85 - The Site - Stonehurst Country House



Figure 86 - The Site - Stonehurst Country House - reinstating conservatory



Figure 87 - Setting - Designed Features - Kitchen walled garden



Figure 88 - Setting - Designed Features - Terrace - Estimated Tower View



Figure 89 - Setting - Designed Features - 4 no. Designed vista's from the house seat and steps



Figure 90 - Setting - Designed Features - Designed Vista - Tower to waterfall

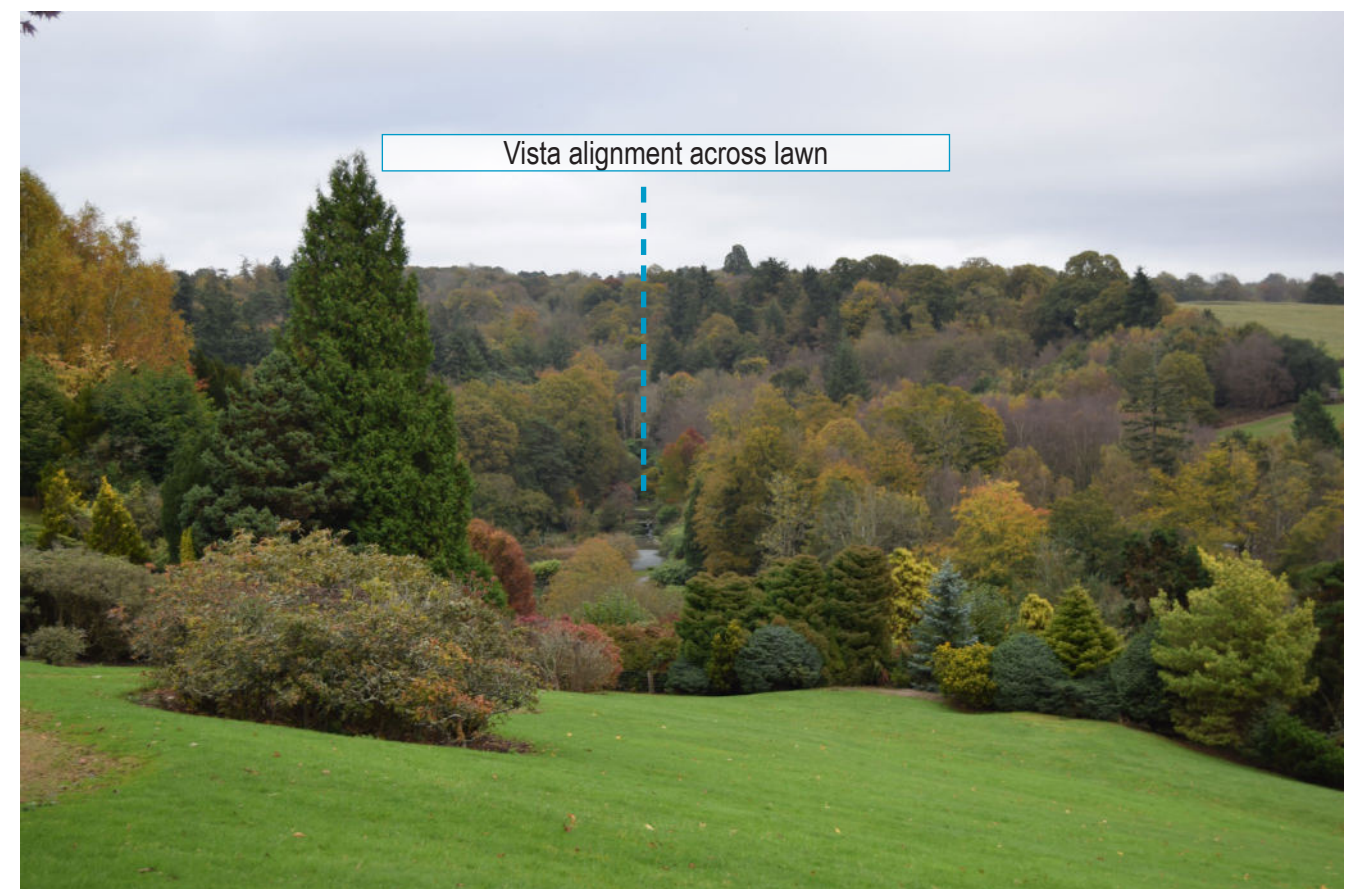


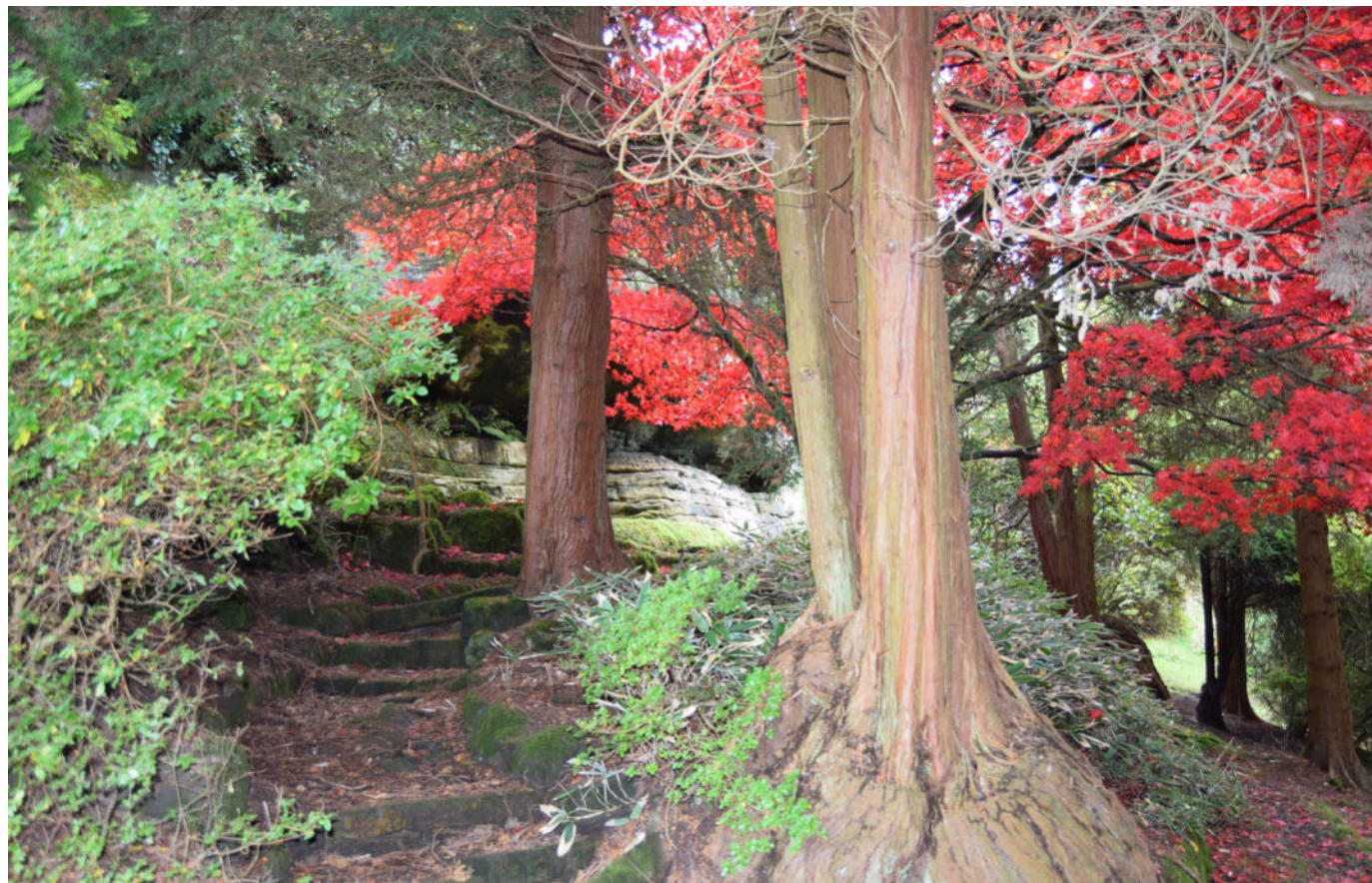
Figure 91 - Setting - Designed Features - Lawn



Figure 92 - Setting - Designed Features - Designed Vista - North Lodge lawn along terrace



Figure 93 - Setting - Designed Features - Lower gardens - Vistas



Appendix 4: Sensitivity Summary Tables (landscape and visual)

Landscape Receptor Sensitivity

	Reference Name	Value	Susceptibility	Sensitivity	Comment (Landscape receptors taken forward for further assessment are highlighted)
Designations					
1	Wakehurst Place RP&G (including Grade I listed building)	National (High)	Medium	Medium-High	Major visitor attraction, Historic Period, Perceptual scenic qualities appreciated by the public. Taken forward for further assessment.
2	Stonehurst RP&G (including Country House a non-designated heritage asset)	National (Medium-High)	Low	Medium-Low	Arts & Crafts Period Heritage asset. Perceptual scenic qualities appreciated in private and by the public. Taken forward for further assessment in connection with Heritage Assessment.
3	Gravetye Manor RP&G	National (Medium-High)	Low	Medium-Low	No inter-visibility with Stonehurst and this RP&G. In private ownership. Discounted from further assessment
4	Borde Hill RP&G	National (Medium-High)	Low	Medium-Low	No inter-visibility with Stonehurst and this RP&G, although same Period. In private ownership. Discounted from further assessment
5	The Fort, Scheduled Monument	National (Medium-High)	Low	Medium-Low	Limited inter-visibility with Stonehurst and location not publically accessible. Discounted from further assessment (Refer to Heritage Assessment).
Perceptual (scenic and cultural) qualities					
6	High Weald Landscape Trail (LDWA), designated for 'taking in historic gardens for which the area is famous'	National (Medium-High)	Medium	Medium-High	Appreciation of RP&G from this landscape receptor in private and by the public. Has recreational value higher than just a public right of way. Taken forward for further assessment.

	Reference Name	Value	Susceptibility	Sensitivity	Comment (Landscape receptors taken forward for further assessment are highlighted)
7	Dark night skies (IDSR South Downs National Park and High Weald National Landscape)	International and National (High)	Medium	High-Medium	Taken forward for further assessment.
8	Cultural connections / memories	National (High)	Medium	Medium	Refer to Heritage Assessment). Taken forward for further assessment.
9	Settlement pattern (large, isolated and dispersed properties set in extensive grounds or rural farmstead)	National (High)	Low	Medium-Low	Positive cultural and heritage, perception of time depth and Period. Taken forward for further assessment.
10	Building styles and materials of the LCA	Regional (Medium)	Medium	Medium	Positive cultural and heritage, perception of time depth and Period. Taken forward for further assessment.
11	Landscape Condition and coherence	National (Medium-High)	Low	Medium-Low	Taken forward for further assessment.
Physical attributes					
12	Geology (exposed sandstone rock formations)	National and Regional (Medium-High)	Low	Medium-Low	Proposed development unlikely to affect receptor. Discounted from further assessment
13	Topography (steep valley slopes highly representative of Ardingly LCA)	National and Regional (Medium-High)	Low	Medium-Low	Proposed development unlikely to affect receptor. Discounted from further assessment
14	Vegetation and Biodiversity	National (Medium-High)	Low	Medium-Low	Proposed development unlikely to affect receptor. Discounted from further assessment
15	Nature Conservation and Biodiversity	National (Medium-High)	Low	Medium-Low	Lighting from proposed development may affect nature conservation. Refer to specialist lighting assessment
16	Soils (representative of High Weald National Landscape)	National (Medium-High)	Low	Medium-Low	Proposed development unlikely to affect receptor. Discounted from further assessment
17	Hydrology (Ghyll streams, ornamental ponds, natural ponds and reservoirs)	National (Medium-High)	Medium	Medium-High	Proposed development unlikely to affect receptor. Discounted from further assessment

Summary of Visual Receptor Sensitivity

Viewpoint Reference Number	Reference Name	Type of Visual Receptor	Distance to centre of site	Value	Susceptibility	Sensitivity	Comment (Viewpoints taken forward for further assessment, where views towards the site are possible, are highlighted)
1-3	Selsfield Road	Drivers	2.5km	National (Medium-High)	Medium	Medium-High	Roadside trees and vegetation screens the landscape beyond. There is no view of the site.
4-5	Public Footpath, West Hoathley	Walkers		National (Medium-High)	High	High	The footpath affords walkers some long views, over rolling, verdant High Weald landscape. There is no view of the site.
6	Public Bridleway, Philpots Farm	Walkers and horse riders	1km	National (Medium)	Medium	Medium-High	On the bridlepath by Philpots farm and Philpots Manor School. There is no view of the site.
7-9	Hook Lane, rural lane	Drivers	1.5km	National (High)	Medium	Medium-High	On Hook Lane, a characteristic High Weald Lane. There is no view of the site.
7-9	Hook Lane, rural lane	Horse riders, walkers	1.5km	National (High)	High	High	On Hook Lane, a characteristic High Weald Lane. There is no view of the site.
10, 11 and 14	Hook Lane, rural lane	Drivers	1.5km	National (High)	Medium	Medium-High	On Hook Lane, a characteristic High Weald Lane. Glimpsed
10, 12,13 and 14	Hook Lane, rural lane	Horse riders, walkers	1.5km	National (High)	High	High	On Hook Lane, a characteristic High Weald Lane. Country house glimpsed at viewpoint 11, 12, 13
15-16	Public Bridleway, east of the site. High Weald Long Distance walking trail (west of Ludwell Farm)	Horse riders, walkers	0.9-1.25km	National (High)	High	High	Stonehurst obscured by intervening vegetation
17-20	Public Bridleway, east of the site. High Weald Long Distance walking trail (west of Ludwell Farm)	Horse riders, walkers	0.9-1.25km	National (High)	High	High	Reveals panoramic view of Stonehurst on the ridge
21	Hammington Lane	Drivers	2.5km	National (High)	Medium	Medium-High	Obscured

Summary of Visual Receptor Sensitivity

Viewpoint Reference Number	Reference Name	Type of Visual Receptor	Distance to centre of site	Value	Susceptibility	Sensitivity	Comment (Viewpoints taken forward for further assessment, where views towards the site are possible, are highlighted)
21	Hammington Lane	Horse riders, walkers		National (High)	High	High	Obscured
22-25	Public Footpath, Hammingdon	Walkers	2.5km	National (High)	High	High	Obscured
Close views							
26	Junction of rural Tillinghurst Lane with Selsfield Road, north of South East of England Showground	Drivers, horse riders and walkers	805m	National (High)	Medium	Medium	
26-29	Public Footpath along rural Tillinghurst Lane, north of South East of England Showground. Entry point and path entering Wakehurst RP&G	Drivers, horse riders and walkers	864m	National (High)	High	High	
30	Public footpath / track along west boundary of South East of England Showground.	Walkers, crossed by Horse riders during events	957m	National (High)	High	High	Visibility of reintroduced tower depends on height of trees / vegetation and leaf loss in winter season
31-33	Public Footpath crossing South East of England Showground car park / outdoor cafe seating area	Walkers	1,048-1,070m	National (High)	Medium	Medium-High	Visibility of reintroduced tower depends on height of tree / vegetation and leaf loss in winter season
34	Exit onto Ardingly Road, North gate South East of England Showground car park	Drivers	983m	National (High)	Medium	Medium-High	Stonehurst obscured by vegetation
35-36	Back Lane	Drivers	325m, 220m	National (High)	Medium	Medium-High	

Summary of Visual Receptor Sensitivity

Viewpoint Reference Number	Reference Name	Type of Visual Receptor	Distance to centre of site	Value	Susceptibility	Sensitivity	Comment (Viewpoints taken forward for further assessment, where views towards the site are possible, are highlighted)
25a-25b	Back Lane	Horse riders and walkers	325m, 220m	National (High)	High	High	
37	Public Footpath and North Drive (Entrance), Wakehurst RP&G	Drivers, walkers and Residents of No. 1 and 2 Yew Tree Cottages	116m	National (medium-High)	High	High	
38	Path along wide grass verge, Selsfield Road	Walkers	76m	National (High)	High	High	
39	Selsfield Road, Bus stop outside Wakehurst RP&G	Walkers	47m grass path, 35m Bus stop	National (High)	Medium	Medium-High	Glimpsed, at very close range
40	Main entrance into Wakehurst Royal Botanic Garden and Millennium Seed Bank, Selsfield Road	Drivers	47m	National (High)	Medium	Medium-High	
41	Selsfield Road opposite Stonehursts' gated delivery entrance	Drivers	36m	National (High)	Medium	Medium-High	
42	Wakehurst Royal Botanic Garden entrance Junction with Selsfield Road	Drivers, walkers	159m	National (High)	Medium	Medium-High	
43	Wakehurst RP&G South Lodge (gateway and gate house), Selsfield Road	Driver, resident of South Lodge	157m	National (High)	Medium	Medium-High	
44-47	Public Bridleway and High Weald national trail crossing Stonehurst RP&G	Horse riders and walkers	140m, 111m, 129m, 192m	National (High)	High	High	Stonehurst obscured by vegetation
48	Public Bridleway and High Weald national trail and historic farm track opposite Many Waters entrance	Horse riders and walkers	329m	National (High)	High	High	Stonehurst obscured by vegetation

Summary of Visual Receptor Sensitivity

Viewpoint Reference Number	Reference Name	Type of Visual Receptor	Distance to centre of site	Value	Susceptibility	Sensitivity	Comment (Viewpoints taken forward for further assessment, where views towards the site are possible, are highlighted)
49	Farm track	off-road maintenance vehicles, horse riders and walkers	285m	National (High)	High	High	Stonehurst obscured by vegetation
50-51	Wakehurst visitor centre and car park	Drivers, pedestrians	157m, 120m	National (High)	Medium-High	Medium-High	Stonehurst obscured by vegetation
52	Wakehurst temporary car park	Drivers, pedestrians	100m	National (High)	Medium-High	Medium-High	Glimpsed, framed view of Stonehurst house and roofscape
53	Wakehurst car park, east edge	Drivers, pedestrians	98m	National (High)	Medium-High	Medium-High	Glimpsed view of roofscape
54	Wakehurst drive down to Selsfield Road.	Drivers, pedestrians walking to bus stop	121m	National (High)	Medium-High	Medium-High	View further back from that experienced at viewpoint 40
55	The Holt, neighbouring property and garden	Private resident		Low	High	Low-medium	Private view