

Stonehurst Tower, Ardingly
Landscape and Visual Evidence and Appraisal(LVIA)

Volume 1 Landscape and Visual Evidence (LVE)

October 2024



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Appendix 4: Sensitivity Summary Tables (landscape and visual)

1. Introduction

1.1. Appointment

- 1.1.1. The terra firma Consultancy was appointed in October 2024 to provide landscape architectural services in relation to the proposed reconstruction of the tower at Stonehurst, Ardingly. Our services involve the production of a Landscape and Visual Evidence and Impact Appraisal (LVE&IA) which, all in light of the client brief, comprises:
- Developing an understanding of the site and its setting;
 - Defining what matters most about the landscape and visual aspects;
 - Incorporating these into the best possible development proposals which maximises opportunities and potentials; and
 - Minimises and mitigates harm;
- 1.1.2. Desktop research has been carried out (*October - November 2024*). The site was visited and fieldwork undertaken once (*29th October 2024*).
- 1.1.3. For the purposes of the planning process the above work is presented in two volumes:
- **Volume 1 Landscape and Visual Evidence (LVE)** comprises our understanding of the site and its setting and the identification of what is important. This is critical in developing context-appropriate proposals and minimising harm and is the starting point for our work. The design and assessment should not be viewed as a linear process but rather an iterative one, with the identification of potential harm and mitigation informing the design at every stage, along with the work of other disciplines.
 - **Volume 2 Landscape and Visual Impact Appraisal** will comprise the appraisal section of the final landscape report which will be completed once the final design is confirmed and will be an impartial assessment of the landscape and visual effects of the final proposals.

1.2. Report structure

- 1.2.1. Volume 1 is set out as below:
- Introduction; report structure; project brief; site location;
 - Policy framework; planning policies; landscape character assessments; planning evidence;
 - Landscape elements, qualities, functions and character: description and sensitivities;
 - Views: description and sensitivities;
 - Summary of emerging key design drivers; constraints and opportunities,
 - Appendix 1: Landscape and Visual Evidence (LVE) methodology,
 - Appendix 2: Landscape Baseline Tables,
 - Appendix 3: The site - Stonehurst Registered Park and Garden (RP&G) photographic record,
 - Appendix 4 :Sensitivity Summary Tables (landscape receptors and viewpoints).

1.3. Project brief

- 1.3.1. This report is the first stage in assessing the impact of the proposed restoration and reintroduction of the lost viewing tower, part of the original design Country house design, on the publicly accessible views and High Weald National Landscape's core component characteristics and receptors including Wakehurst and Stonehurst Registered Park and Garden .
- 1.3.2. The reintroduction of the conservatory has been previously submitted and reviewed by the local planning authority, and thus will not be included in this assessment. Fieldwork has confirmed the ridge lies at or below the surrounding boundary walls and is entirely screened from view.
- 1.3.3. This baseline report (volume 1 of 2) has been produced to support the pre-application discussions with the local planning authority. It identifies the methodology used and identifies from fieldwork the landscape receptors to be taken forward to further assessment and individual viewpoints within a 3km radius with judgement on sensitivity.
- 1.3.4. Volume 2 contains the landscape and visual assessment of the development proposal which sets out the predicted level of harm and benefit to the landscape setting (provided in volume 2).

1.4. Development proposal

- 1.4.1. The restoration of the missing architectural viewing tower (above the 'stump' section) and conservatory on the southern elevation submitted by Whaleback Planning Consultants are based on the original architectural drawings and design from the Arts and Crafts Period.
- 1.4.2. The information provided by Ian Adam Smith Architects to calculate the Zone of Theoretical Visibility (ZTV) and LiDAR mapping (described in Section 7) was as follows:
- Current level: County house east elevation terrace: 135.168 mm (approx. AOD)
 - Current height of the existing tower (stump): 144.222 mm (top of window) AOD
 - Top of proposed conservatory: 141.060 mm AOD . The new orangery ridge as proposed is 5.2m from top the existing dwarf wall, and 6.85m from the rear terrace level.
 - Reinstated tower section: 10.57m (approx.) to roof apex: 157.365 mm AOD. The proposed tower height from terrace is 23.6m.
 - Reinstated tower section to top of metal finial: 160.260 mm AOD/

Tower external finish

- Clay hanging tiles and half timbered to match the original half-timbered gables. Also part of the wider improvement proposals is to remove the later hanging tiles from these gables to reveal the half-timbering behind, a feature apparent in the historic photographs.
- Clay plain tiles (not slates) on existing and proposed roofs
- Light painted timber work to match original design.

Orangery external finish

- Solid, profile metal roof (not glazed) to minimise light pollution within the remote location.

Figure 1 - Site location



1.5. Site location

- 1.5.1. The site is located in Ardingly, West Sussex, within the High Weald National Landscape.
- 1.5.2. The property of Stonehurst, designed in the Vernacular Revival Architectural Style is set within the grounds designed by Thomas Mawson (1861-1933), garden designer and Landscape Architect from the Arts and Crafts Period. Set within the Registered Park and Garden Stonehurst lies approximately 2.2km to the NNW of Ardingly within the High Weald National Landscape, West Sussex.

1.6. Site development history

- 1.6.1. Previous applications and recent planning history are covered by the Planning Statement (part of the application package) in full.

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2. Policy and guidance framework

2.1. European Landscape Convention (2000) (ELC)

- The ELC sets out in the preamble the need for 'Acknowledging that the landscape is an important part of the quality of life for people everywhere: in urban areas and in the countryside, in degraded areas as well as in areas of high quality, in areas recognised as being of outstanding beauty as well as everyday areas'.
- The implication is that it is not just the designated areas, but the whole landscape that has many values and that all of them are formally recognised, but landscape matters to, and is valued by, people and provides a context for people's lives.
- This implication applies to all landscapes everywhere and in any condition – land, inland water, inter-tidal, marine, natural, rural, urban and peri-urban, outstanding, ordinary and degraded.

2.2. National Planning Policy Framework (NPPF December 2023)

2.2.1. The NPPF confirms that the purpose of planning is to help achieve sustainable development and that there should be a presumption in favour of sustainable development. Planning policy-making and decision-making should take into account the roles and character of different areas and recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services. Paragraph 180 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- *'protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)'*
- *'recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland'*
- *'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'*

2.2.2. In paragraph 182 the NPPF states that:

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

2.3. The High Weald National Landscape, AONB Management Plan, 2024-2029

2.3.1. The site is located within the High Weald National Landscape.

2.3.2. The High Weald Landscape Management Plan seeks to ensure that actions taken today leave the High Weald National Landscape as a beautiful and functioning biodiverse landscape for future generations.

2.3.3. The High Weald's natural beauty is encapsulated through eight core character components:

- Natural Systems (Geology, Soils, Water and Climate)
- Settlement
- Routeways
- Woodland
- Landscapes and Heath

- Dark Skies
- Aesthetic and Perceptual Qualities
- Land-based Economy and Rural Living

2.3.4. With further information given at Appendix 2.

2.3.5. The Plan sets out for each component key characteristics for conservation and enhancement, and the top five issues. It then sets out for each component a series of objectives along with actions recommended to guide the activities of partners and stakeholders.

2.3.6. The objectives and actions relevant to the proposal are as follows:

2.3.7. Natural Systems (Geology, Soils, Water and Climate)

Relevant objectives:

G1 - To restore the natural function of rivers, water courses and water bodies.

G2 - To protect landform and geological features including sandstone outcrops.

G3 - To pursue net zero across the High Weald without compromising its characteristic landscape beauty.

G4 - To restore soil health across the High Weald.

Relevant actions:

- Ensure developments seek to avoid substantive alterations to landform.
- Ensure new developments and land use changes protect undisturbed soils, minimise use of permanent impermeable surfaces, and ensure best practice is complied with to protect soils during construction from compaction, pollution and erosion.

2.3.8. Settlement

2.3.9. *In Appendix 2 'A brief history of the High Weald' describes the evolving historic settlement pattern:*

- By the late 13th century, the Wealden landscape comprised a scattering of gentry properties.
- From the early 16th century, the Weald become a center of British iron making with significant expansion in the area. Interconnecting chain of leats, dams and hammer ponds were constructed....with wealthy ironmasters built notable mansions such as Gravetye.
- From the 18th century...saw some farmsteads converted into residential use, with routeways diverted and made into private drives, which were approached through new ornamental landscapes.

2.3.10. *Relevant objectives:*

S1 - To protect the historic pattern and character of settlements.

S2 – To enhance the architectural quality of the High Weald and ensure new development reflects the character of the High Weald in its siting, scale, layout and design.

S3- To conserve the distinct built heritage of the High Weald

Relevant actions:

- Promote use of the High Weald Housing Design Guide and historic landscape characterisation to guide settlement planning
- Ensure there is reference to the AONB Management Plan and to the AONB Housing Design Guide in development.
- Pursue landscape-led positive planning approaches to settlement planning, recognising the potential for harm through the cumulative effects of separate developments on the designated landscape.

- Seek to minimise erosion of AONB character through suburbanisation in rural areas, including landscape-intrusive replacement dwellings, extensions to residential curtilages, annexes, and smaller interventions such as new accesses and solid fences, which have a cumulative effect.
- Protect and preserve the character and setting of historic traditional buildings and features distinct to the High Weald area,

2.3.11. Routeways

Relevant objectives:

R1 – To maintain the historic pattern, morphology and features of routeways.

R2 - To protect and enhance the ecological function of routeways.

Relevant actions:

- Have regard in decision-making and in the planning process to the historic alignment of roads, tracks and paths
- Assess, and where appropriate recognise, historic routeways as non-designated heritage assets in the planning process.

2.3.12. Woodland

Relevant objectives:

W1 – To maintain and restore the existing extent and pattern of woodland cover and particularly ancient woodland.

W2 - To protect and restore the ecological quality and functioning of woodland at a landscape scale

W3 - To protect the archaeology and historic assets of AONB woodlands.

Relevant actions:

- Resist development that risks the loss or deterioration of ancient woodland or veteran trees
- Ensure appropriate buffer zones to woodland, (minimum 15m zones when justified by survey, otherwise 25m) to protect from the detrimental direct and indirect impacts of nearby developments, including activity and light spill.
- Recognise the ecological and landscape value of non-designated woodland and trees

2.3.13. Fieldscapes and Heath

Relevant objectives:

FH2 – To maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodlands.

FH3 - To protect and enhance the ecological function of field and heath as part of the complex mosaic of High Weald habitats.

FH4 - To protect individual archaeological features as well as historic assets and pattern of fields and heath.

Relevant actions:

- to protect and enhance existing field patterns, including hedges, ditches or other boundary features, and where possible to restore them when lost, and in particular avoid harm to medieval field systems, especially where there is a high degree of intactness or relationship with other notable landscape and heritage feature

2.3.14. Dark Skies

Relevant objectives:

DS1 - To preserve the dark skies of the High Weald AONB by minimising light pollution, obtrusive external lighting and internal light spill from domestic, commercial and public premises in both existing and new developments within the High Weald, and from highways lighting.

DS2 - To protect wildlife and habitats from light pollution across the High Weald.

Relevant actions:

- Seek to maintain dark skies in rural areas and reduce dark skies light pollution in urban areas in the AONB

- Follow the Institute of Lighting Professionals (ILP) guidance on reducing obtrusive lighting, and other relevant guidance to aid protecting dark skies, including ensuring that lighting designers use exterior light control environmental zone E1 to inform any proposed lighting in, or affecting the setting of, the AONB.
- Protect wildlife-rich habitats such as ancient semi-natural woodland from external lighting, and where lighting is needed, require minimised and ecologically informed lighting schemes regarding location, direction, lux levels, colour temperature and light fitting design.
- Resist large areas of glazing in new building designs, especially wrap-around glazing and floor-to-ceiling windows to minimise light spill, especially in rural areas with intrinsically dark skies.

2.3.15. Aesthetic and Perceptual Qualities

Relevant objectives:

PQ1 - To increase opportunities for celebrating the High Weald's character and aesthetic qualities, and to promote and facilitate contributions by communities and individuals to the conservation and enhancement of the High Weald.

PQ2 - To protect the unspoilt rural landscape with its intrinsic sense of naturalness, valued views, and the extent of green space which foster experiences of rurality and tranquillity.

Relevant actions:

- Consider the impact of development on the intrinsic rural character of the landscape and seek to avoid intrusive development.

2.3.16. Land-based Economy and Rural Living

No objectives or actions of relevance to the type of development proposed.

2.4. Mid-Sussex District Plan, March 2018

2.4.1. Relevant policies include:

- DP6: Settlement Hierarchy. This policy aims to promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.
- DP12: Protection and Enhancement of Countryside Strategic Objectives: This policy relates to protecting valued landscapes for their visual, historical and biodiversity qualities. Development should support and enhance the attractiveness of Mid Sussex as a visitor destination.
- DP13: Preventing Coalescence Strategic Objective. To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence.
- DP16: High Weald Area of Outstanding Natural Beauty Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; and 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination.
- Policy DP17: Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC) below sets out an avoidance and mitigation strategy to reduce the impact of recreational disturbance. Within the 7km zone of influence, all development will need to contribute to an appropriate level of mitigation detailed in the Habitats Regulations Assessment,
- DP19: Sustainable Tourism Strategic Objectives: To support and enhance the attractiveness of Mid Sussex as a visitor destination.
- DP22: Rights of Way and other Recreational Routes Strategic Objectives: 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

- DP26: Character and Design Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities;
- DP29: Noise, Air and Light Pollution Strategic Objectives: To protect valued landscapes for their visual, historical and biodiversity qualities. The impact of artificial lighting on intrinsically dark landscapes and nature conservation areas.
- DP36: Historic Parks and Gardens: The character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.
- DP38: Biodiversity: Protects existing biodiversity, so that there is no net loss of biodiversity.

2.5. Ardingly Neighbourhood Plan (19 March 2015)

- 2.5.1. The Neighbourhood Plan sets out general policies, housing policies, environmental policies, community asset policies, commercial policies and site specific policies.
- 2.5.2. Relevant policies applicable to the site are summarised below:
- 2.5.3. Policy ARD 1: The Presumption in Favour of Sustainable Development
- This policy is in relation to delivering sustainable development in the parish, incorporating the key principle from the National Planning Policy Framework (NPPF).
- 2.5.4. Policy ARD 2: A Spatial Plan for the Parish
- This policy aims to direct future development within the built-up area of Ardingly; proposals outside of this boundary will be required to demonstrate how they conserve the AONB.
- 2.5.5. Policy ARD 5: Housing Design
- This policy sets a standard of design for all developments in the Parish, including alterations to existing buildings, to ensure proposals are well designed, to reflect the distinctive character of the parish, and to be sympathetic of the scale of surrounding buildings and landscape.
- 2.5.6. Policy ARD 8: Biodiversity
- The Neighbourhood Plan will support proposals that protect and enhance the rich natural features that are a key component of the High Weald cultural landscape which provide habitats for Ardingly's diverse species populations.
- 2.5.7. Policy ARD 9: Heritage Assets
- This policy sets out that development proposals affecting a listed building or conservation area or their setting must conserve or enhance the special quality and distinctive character of Ardingly.
- 2.5.8. The Neighbourhood Plan is also in support of a community action target to establish a new dedicated cycle route from the northern edge of the South of England Show ground to the entrance to Wakehurst Place. This route would run near to the western boundary of the site.

2.6. Landscape Character Assessment

- 2.6.1. Relevant published landscape character assessments are listed below. These have been reviewed and the relevant key characteristics and guidelines tabulated in Appendix 3, and describing the landscape baseline at sections 4,5 and 6 .
- National Character Assessment e.g. NCA 122 High Weald, 2013

- National Landscape: The High Weald National Landscape, AONB Management Plan: Core Components, 2024
- County: Landscape character assessment of West Sussex LCA: HW1 High Weald, 2003
- Regional: A Landscape Character Assessment for Mid Sussex, LCA 6 High Weald, 2005
- Parish: Ardingly Landscape Character Assessment LCA: 3 Ardingly Western Ghyll Woodland, 2012

- 2.6.2. The most recent of these is the High Weald AONB Management Plan (2024), which has a good level of detail and identifies valued characteristics as well as detractors and strategies. Therefore we have focussed on the High Weald Core Components, adding other aspects from the national and local LCAs as well as our own observations, where they add to our understanding.

2.7. Ashdown Forest SAC and SPA

- 2.7.1. Ashdown Forest, an internationally designated habitat, is located approximately 6.75km east of the site.
- 2.7.2. In 2010 a 7km 'zone of influence' was introduced which ensures that residential development leading to a net increase in dwellings will need to contribute to an appropriate level of mitigation, to relieve recreational pressure on Ashdown Forest.
- 2.7.3. Although the site is located within the zone of influence, the proposal is an extension to private property, and will not increase visitor pressure on the Forest. Therefore, alternative recreation provision is not of relevance to this proposal.

2.8. Design Guidance: National Design Guide (2021)

The National Design Guide supports paragraph 139 of the NPPF which states that 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.'

The NDG sets out the Government's priorities for well-designed places in the form of ten characteristics to be used to inform development proposals and their assessment by local planning authorities. The most relevant characteristics to LVE are:

2.8.1. Characteristic 1: Context: Enhances the surroundings

- 2.8.1.1. Para 38 describes this 'the location of the development and the attributes of its immediate, local and regional surroundings.' Para 39 states that 'An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.'
- 2.8.1.2. Para 40 states that well-designed places are:
- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
 - integrated into their surroundings so they relate well to them;
 - influenced by and influence their context positively; and
 - responsive to local history, culture and heritage.

2.8.2. Characteristic 2: Identity: Attractive and distinctive

- 2.8.2.1. Para 50 describes this as 'the identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.'

2.8.2.2. Para 51 states that Well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a character that suits the context, its history, how we live today and how we are likely to live in the future; and
- are visually attractive, to delight their occupants and other users.

2.8.3. Characteristic 5: Nature: Enhanced and optimised

2.8.3.1. Para 90 describes this as 'Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'

2.8.3.2. Para 91 states that well-designed places:

- integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity;
- provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

2.9. Design Guidance: Mid-Sussex Design Guide SPD (November 2020)

2.9.1. The Mid-Sussex Design Guide provides clear design principles that aim to deliver high quality new development across Mid Sussex that is inclusive and responds appropriately to its context while prioritising sustainability in the design process. These principles are based on the policy framework provided by District Plan Policy DP26: Character and Design.

2.9.2. Relevant principles applicable to the site are as follows:

2.9.3. Principle DG1: Character Study

Applicants should clearly identify whether their site lies within or in the setting of any statutory or non-statutory designation, and demonstrate how the proposals respond to national and local policies relevant to the designation.

2.9.4. Principle DG2: Site appraisal

Applicants should carry out a Site Appraisal to identify the key constraints and opportunities that will help to inform their proposal.

2.9.5. Principle DG3: Work with the site's natural features and resources

The landscape characteristics should be considered from the outset of the design process.

2.9.6. Principle DG7: Respond to topography and strategic views

Applicants should identify important views into and out of their site. This may include long distance views to landscape features or buildings or shorter distance views to attractive or distinctive townscape. Where appropriate development should be laid out so that these views are retained and where possible enhanced to improve legibility whilst ensuring that new development is appropriately screened so as not to impact on views towards the site.

2.9.7. Principle DG11: Respond to the existing townscape, heritage assets and historic landscapes

Heritage assets and historic landscapes should be celebrated, enhanced and preserved where appropriate, for the enjoyment of existing and future residents.

2.9.8. Principle DG38: Design buildings with architectural integrity and a sense of place

Applicants should establish an architectural approach and identity in the design of building that is borne from the place.

2.9.9. Principle DG39: Deliver appropriately scaled buildings

The scale of new buildings should relate to their context (rural or urban), their location within the hierarchy of routes and whether they act as a focal point, landmark or corner building and the topography of a site.

2.9.10. Principle DG48: Design to minimise the impact of noise, air and light pollution

Noise disturbance and air/light pollution should be reduced through careful design.

2.9.11. Principle DG49: General principles for extensions

Extensions should respond to the design of the original dwelling and applicants will be expected to demonstrate how local character has informed the design proposal.

2.9.12. Principle DG50: Front and side extensions

Front and side extensions are typically visible from the public realm and will be resisted where they have an adverse impact on the street scene or the appearance of a dwelling.

2.9.13. Principle DG51: Rear extensions

Rear extensions which are not visible from the street and do not negatively impact on neighbouring properties can be expressed in many forms. They should nevertheless have consideration for the character of the existing building and the relationship of the extension with the side boundaries and adjacent buildings and gardens.

2.9.14. Principle DG52: Loft conversions and roof extensions

The roof pitch and form are intrinsic to a building's character and roof extensions should be sensitive to this.

2.10. High Weald Housing Design Guide

2.10.1. This report states among the five defining components of character, and relative to this baseline is the:

- High concentration of dispersed settlements. Numerous small, scattered farmsteads....along ridge top roads.
- 'people value the beautiful views and scenic beauty of the high Weald with its relative tranquility. They appreciate the area's ancientness and sense of history, its intrinsically dark landscape....and ability to get close to nature through the myriad public rights of way.'

2.10.2. DG1 Responding to site & landscape context.

Development in the High Weald must be designed to integrate into its landscape setting.

Under the heading 'Understanding the Site' (page 10), the context should include heritage assets of a site – including non designated assets such as historic buildings and routeways.

Under the heading 'Siting Development in the Landscape' (page 11), the report highlights three key points:

- Historic settlements in the High Weald are a key part of its character because of how well they are integrated with the landscape when viewed from afar,
- New development should be good enough to be seen, not justified on the basis that existing or proposed planting will screen it from view, and
- The features and purpose of historic buildings should remain legible in the landscape.

2.10.2.1. Under the heading 'topography' (page 12), landform, local topography and water systems are identified as key landscape components. This section concludes (page 13) that development offers scope to reinstate or restore historic landscape and heritage features that have been lost or degraded over time.

2.10.2.2. DG7 acknowledges the prevailing colours and materials in the area are a product of the underlying geology, which creates local

distinctiveness in the built character of villages, requiring development to use the right materials and details of the local vernacular, or a contemporary interpretation, drawing out key elements.

2.10.2.3. Relevant to this appraisal are:

- the use of colour based on the High Weald Colour Study is expected to shape the proposals,
- the roofscape profiles in settlements of the High Weald are one of the key defining built characteristics,
- clay tile and tile hanging are common in the High Weald, locally sourced clay, that weathers naturally, in rich hues,
- the use of local stone, and
- attention should be paid to the prevailing local style feel 'of place', including high quality timber weatherboarding.

2.11. High Weald Guidance on the selection and use of colour in development; High Weald AONB

2.11.2.1. This report provides useful guidance on key principles:

2.11.2.2. colour makes a key contribution to the landscape character and local distinctiveness of the area. Its use can strengthen local distinctiveness.

- selecting colours for building materials has to take account of the site context.
- consider the effects of sunlight and changing weather in regard to perceptual qualities
- clay tiles are matt at all times. Matt finishes are particularly important when considering development in views which sit in important views, especially from above.
- colour will be perceived darker, and hue may shift when wet.
- introducing colour of a darker recessive nature helps to diminish the apparent scale, breaking up its massing.
- the more three-dimensional elevations appear the more interesting they are.
- background texture of vegetation, play of light and shade and range of tactile surfaces all contribute in a positive way
- hues can change with distance
- 'the difference in tone between building and its surroundings is probably the most important factor contributing to recognition of its form'
- seasonal, dramatic changes in the landscape and background colour are relatively short lived and perception of this is more altered by changing light conditions.

2.11.1. Materials. The use of white and black

2.11.1.1. The guidance states it is acceptable to use white, which is characteristic and contributes to local distinctiveness, The same may be said of black. The colour study identifies the specific color reference.

- The main palette identifies existing colours as white (0300-N) and clay tile / brick colour tones, alongside a range of muted greens and landscape tones - as colours that appear repeatedly in this landscape character type.
- Favours locally produced bricks (Sussex hand made brick).

2.12. Planning Technical Advice Note; Dark Skies in the High Weald

2.12.1.1. Under the heading 'Good Lighting Design - Single dwellings' light spill from interiors can create significant amounts of light pollution, having a significant adverse impact on night sky quality.

2.12.1.2. Objective DS1 and DS2 apply.

2.12.1. Light spill from interiors

2.12.1.1. Potential considerations of light spill on landscape character and mitigations make mention of black out blinds and shutters. These cannot be used as mitigation for inappropriate light spill – as they are dependent on the behavior of the building user.

2.12.1.2. Control by VLT is advised. Glazing shall be specified to be less than 0.7 VLT (visible light transmission) to minimize light spill, however it should be noted that 'even meeting this VLT there could still be an adverse landscape impact on the AONB.'

2.12.2. Protecting landscape character

2.12.2.1. The 'Above' light commentary highlights the importance of unobstructed sky full of stars, and the importance of 'below' light as 'continuity' of darkness across the AONB, which should be largely free of point sources of light.

2.12.2.2. Every effort should be made to consider external lighting ...spill that does not affect both the upward and downward dark landscapes.

2.12.2.3. Good lighting design [Figure 5; landscape character] states:

- 'Regardless of design, there will always be some particularly sensitive areas of the High Weald, such as the darkest areas of the AONB, topographically prominent areas, or those areas with particular wildlife sensitivities, where any lighting would be harmful to natural beauty, and inappropriate.'
- 'All external lighting schemes should include a curfew. In E1 Zones (intrinsic rural dark skies), evening curfews should provide some lighting access for early evening and commuter times, but not impinge on earlier astronomical opportunities.'

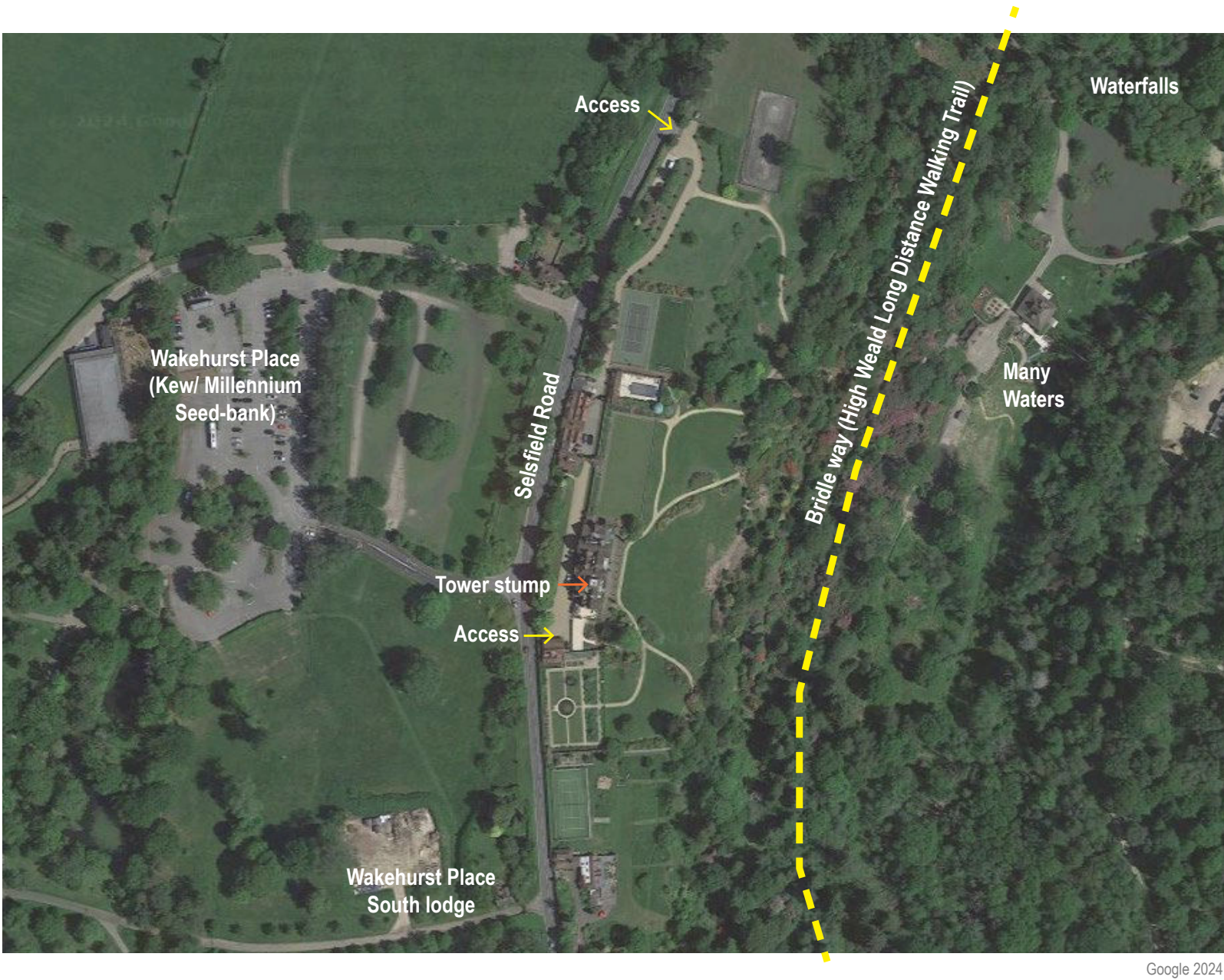
2.12.3. Building luminance

2.12.3.1. Buildings often lit to create a sense of place or to emphasise architectural structures...it is not appropriate in the dark skies of the High Weald AONB. Luminance should comply with Table 1.

2.13. Summary

2.13.1. The key implications of the above policies, assessments and guidance have been considered further in relation to landscape and visual aspects in the following sections 4-6.

Figure 2 - Site description



3. Landscape elements, qualities, functions and character

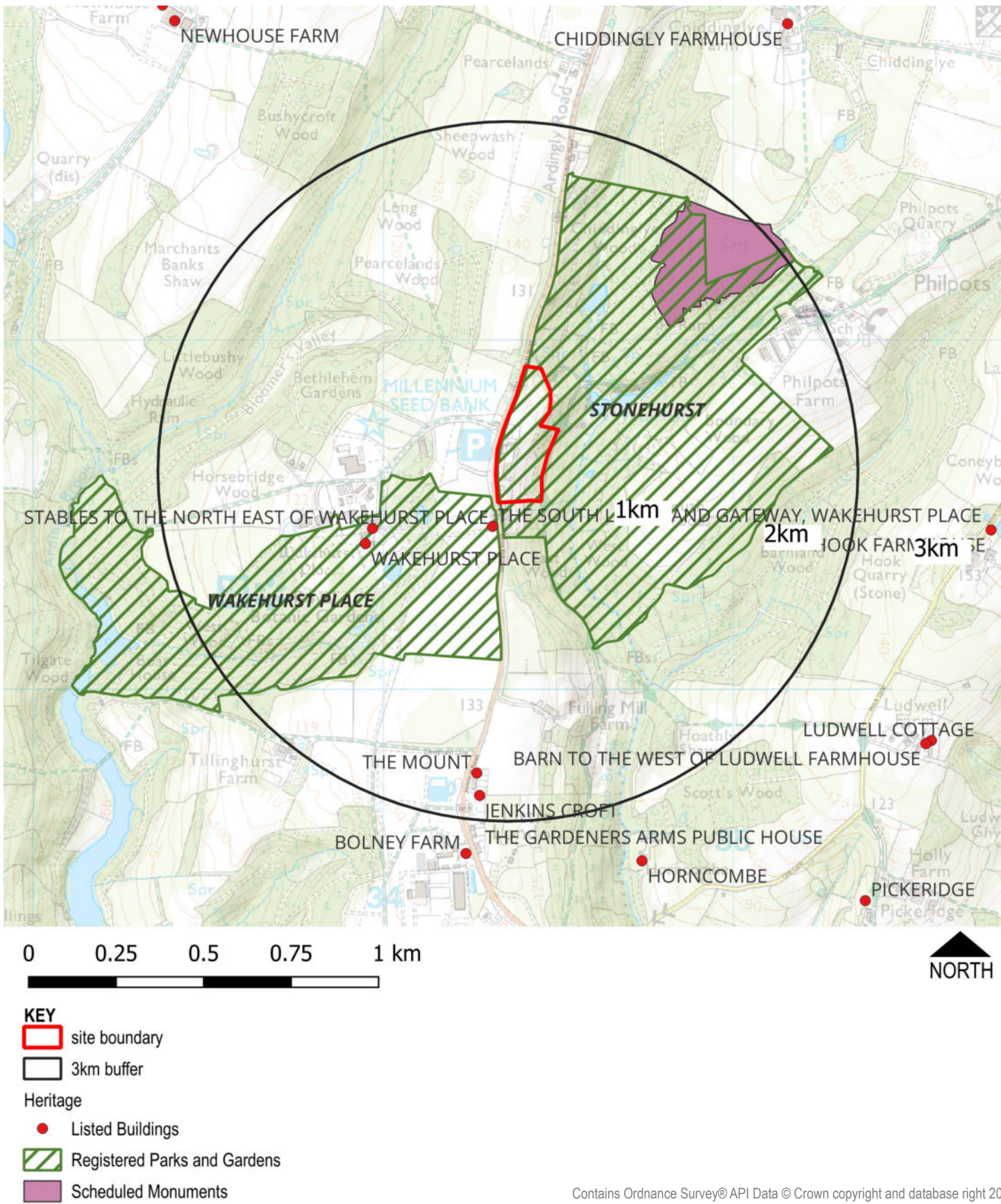
3.1. Methodology

3.1.1. The landscape elements, qualities, functions, and character of the site and its wider area are described in the table set out in Appendix 3 and summarised below. These form the landscape baseline evidence which both informs the development proposals and, where likely to be affected by the development, form the landscape receptors against which the proposals are assessed. The sensitivity of landscape receptors is established by combining judgements on value with those on susceptibility to the type of change proposed, in line with the methodology set out in Appendix 1.

3.2. General description of existing site and setting

3.2.1. The 'site' is the former tower 'stump' and paved terrace surrounding the south facing elevation of the property. The paved terrace and gardens immediately surrounding the house are of the Arts and Crafts Period. The wider landscape setting is typical of the High Weald landscape character.

Figure 3 - Heritage Designations



4. Landscape Designations

4.2.1. Designations within the study area are indicated on figure 4 and are described below. The site itself is subject to a Registered Park and Garden (non statutory) designation and lies wholly within the High Weald National Landscape. There are no scheduled monuments and SSSI's within the site boundary, although such designations have been identified within 1km of the site.

4.1. National Landscape

- 4.1.1. The site lies wholly within the High Weald National Landscape.
- 4.1.2. The 8 Core Component of the High Weald are summarised below, and have been expanded on in Appendix 2: Baseline table:
- Natural Systems (Geology, Soils, Water and Climate)
 - Settlement
 - Routeways
 - Woodland
 - Fieldsapes and Heath
 - Dark night skies
 - Aesthetic and perceptual qualities
 - Land-based economy and rural living
- 4.1.3. The inherent value of the High Weald and its Core Characteristics have informed the baseline and sensitivity for each relevant landscape receptor.

4.2. Register of Historic Park and Gardens, Historic England

- 4.2.1. Out of 76 across West Sussex over 50 of 76 Registered Historic Park and Gardens are in the High Weald, the highest concentration compared to other parts of the county. Grade II gardens are deemed of 'special historic interest'.
- 4.2.2. Within the 3km zone lies Grade II* Wakehurst Place, Borde Hill, Gravetye, Grade II Stonehurst.

4.3. Wakehurst Place grade II* park and garden

- 4.3.1. Located approximately 15m west of the boundary to Stonehurst lies Wakehurst Place Royal Botanic Gardens (TQ 33707 31221). Designated as a RP&G the grounds include a Grade I listed House. List Entry Number: 1025764. Wakehurst comprises extensive gardens, visitor cafe / shop and facilities and is also the site of the Millennium Seedbank. Surrounded by woodland most of the area is accessible on foot, however not all the grounds are open to visitors.
- 4.3.2. The visitor map indicates several fields located to the north and south of the main entrance and car park (including field used as temporary car park facing Stonehurst) are farmed and not open to the public. This includes some areas of the RP&G designated area.
- mansion. Grade I listed building situate between 125-130m contour. Stonehurst house (and tower) lies approx. 469m to South west. Design and Orientation. 3 storey E shaped building with windows and porch facing south over formal gardens / paths. Orientated away from Stonehurst situated to NE. No inter-visibility or relationship between both buildings

- Gardens. circa. 40ha. To south and west across Ghyll valleys. No inter-visibility or relationship with Stonehurst RP&G.
- Millennium seed bank. No inter-visibility or relationship. Stonehurst house lies due east approx. 207m
- Car park. Outside RP&G designation. Parking area separated by lines of trees to screen from Selsfield Road and residential properties beyond.
- Visitor use. Large field containing scattered mature parkland trees to east upto hedge, bordering Selsfield Road. outside designation. Temporary use to park visitor cars on busy times (October half term)
- Visitor experience. 16 published viewpoints shown on visitor map from high ground. Majority facing north and south (citation identifies to the South Downs) over intervening valley, Ghyll and ponds and several facing west to surrounding woodland. No viewpoints facing east towards Stonehurst
- North gate Field to north and west. Drive (Wakehurst Place) used for deliveries and venue access includes footpath (PRoW)through the site past Millennium Seed Bank. outside designation. 3 fields closed on all sides by mature trees and woodland. Map identifies no public access.
- South Lodge (gate). Inside RP&G designation. Map indicates no public access.
- Main visitor entrance. Fields to south of main entrance drive. Inside RP&G designation. Map indicates no public access.

4.3.3. The Wakehurst RP&G has been assessed as being of national value based on the following:

- Wakehurst is a major visitor attraction, contributing to the wider aims of the AONB as a recreational landscape.
- It is a landscape with clear evidence of historical and cultural interest which contributes positively to the landscape.
- The rural setting, perceived scenic qualities and time depth are appreciated by the public.
- 16 published viewpoints within the grounds shown on the visitor map, however none face Stonehurst. The windows and doorway of the mansion faces north and the remaining viewpoints around the grounds face south and west.

4.3.4. The Wakehurst RP&G has been assessed as having a medium susceptibility to any changes occurring beyond its perimeter. A national value (high as accessible to the public) combined with medium susceptibility results in a medium-high sensitivity.

4.4. Gravetye Grade II* park and garden

4.4.1. Gravetye Manor, a luxury country hotel (designated RP&G) is located approximately 1.6km north-east of Stonehurst (TQ 361393 4129). Gravetye Manor RP&G is of national value however the susceptibility to change is low due to the distance and lacking inter-visibility with Stonehurst

4.4.2. A national value combined with low susceptibility results in a medium-low sensitivity.

4.5. Borde Hill Grade II* park and garden

4.5.1. Borde Hill RP&G is located approximately 4.4km south west of Stonehurst and open to the public. The property and garden is set within extensive parkland. The Borde Hill Gardens (designated RP&G) is of national value however the susceptibility to change is low due to the distance and lacking inter-visibility with Stonehurst.

4.5.2. A national value combined with low susceptibility results in a medium-low sensitivity.

4.6. Stonehurst Grade II park and garden

4.6.1. Located approximately 15m east of the boundary to Wakehurst Place Royal Botanic Gardens (TQ34807 31857). Designated as a RP&G the grounds and estate including gardens were designed by Thomas H Mawson (1861-1933). Gardens laid out in 1907. Architects of the period (Lutyens, Vosey, Hugh Baillie Scott) who designed gardens often worked with plantsmen. Thomas Mawson understood both disciplines and able to design everything in the garden - translating the ideology and uniting the philosophies of architects and gardeners into a way of living.

4.6.2. Stonehurst Country house, gardens and wider grounds extending east is a private property highly representative of the The Arts and Crafts Movement - social change starting 1860s, and flourished late 19th century and into the first years of 20th century. ***'highly regarded Arts and Crafts homes were planning as an entirety. The garden was an extension of the house , and integral part of the whole home intended to embody the Arts and Crafts principles....most successful united the house , its decor and contents , and setting'***. Rutherford. Sarah. Shire Library. The Arts and Crafts Garden. page 7.

4.6.3. Key features of the Arts & Crafts Period represented at Stonehurst

4.6.4. The book 'Arts and Crafts Garden' authored by Sarah Rutherford describes the individual designers and the Period stating 'a typical example has a large proportion of the following' (see below)**and includes the Arts and Crafts spirit** (page 19). According to the author 'The Arts and Crafts garden style was a romantic construct of what a country manor house or castle garden should have been' (page 17). In Scotland the model for the layout was usually a Scottish tower house' (page 16).

- Formal forecourt, flower and paved gardens, herbaceous borders. Hedges, kitchen garden, orchard, nuttury, tennis courts, croquet lawns, shrubberies , sometimes parkland, 'Ornamental structures; pergolas, loggias, gazebos, formal pools, rills, fountains, and sculpture.
- Enclosures: a feeling of intimacy from small-scale spaces in a garden of rooms, **anticipating surprises always just around the corner**. Enclosures were formal around the house, with the lines softening further away into wooded glades and shrubberies',
- Changes of level adding greatly to the interest. The design of the garden making the most of the natural topography,
- the qualities of the woodland garden, preferably of existing native oak and the 'winding grass paths led between the shrub drifts, perhapas to an unexpected and dramatic view of the surrounding countryside' (page 63)
- Complexity of design: combining the symmetry, axes and vistas **to make the garden appear longer and draw in the surrounding setting**.
- Views: 'the rural setting often embraced in views beyond the garden, the more extensive the better.'
- Structures: 'Style: the venacular and rustic, combined with originality and flair to create a coherent and inviting composition'
- 'Craftmanship: creative use of traditional materials and methods'. And mentions the use of Wealden stone in Sussex and Kent embed the garden firmly into its geological origins. Brick was used where clay prevailed over stone - bricks hand-made in mellow tone with no harsh finishes or colours.
- 'materials: mellow local materials with honest craftsmanship. Stone for walls, structural timbers prefereably bare oak, and roofs made with handmade clay tiles or stone slates'.
- Garden walls, steps , paving and terraces define garden rooms and changes in level
- Garden buildings: 'Arts and Crafts garden buildings added interest and substance to the garden, enlivening the garden 'room's , terminating vistas and provided places for quiet contemplation and enjoying the prospect across the garden or the wider landscape' and 'some garden structures were integral to the house...uniting the house and garden as living spaces, as a transition between the two' (page 35 and 36)
- 'gates and gateways make defining statement, setting the scene for what is to come. Liking garden spaces and treated ornamentally.
- 'Summerhouses sometimes formed prospect towers and commanded aspect too' page 40. case example given: 'Miss Jekyll'sThunder House at Munsted Wood, Surrey -**Lutyens built a stone belvedere tower into the kitchen garden wall, open on 3 sides overlooking a lane, a place from which 'she could watch the lightening during an electrical storm illuminating the Surrey landscape and enjoy the frisson of being close to the storms without being soaked.'**

4.6.5. Compared to Stonehurst

- Stonehurst's Country house, House terrace, terraces, walled garden, sloping lawn circular viewing areas built in stonework, garden buildings and formal lawns - pergola, observatory, clock house, teahouse, croquet lawn, observatory, Kitchen garden are all of the Period. Woodland on slope and The Rockery- paths though The Rockery. Sandstone outcrop, specimen acers, rhododendrons and broadleaved and coniferous trees.

- Trees (estimate no older than 117 years. Oaks not yet reached maturity or expected height. Conifers along the west wall facing Selsfield Road may have reached mature height.
 - Viewpoint at confluence of three paths and stone steps from the garden. Panoramic view across valley and beyond to South Downs ridge
 - new viewpoint in gardenshrub border created on top of sandstone outcrop and rockery/ woodland below Key vista across the valley to NE. Interrelationship between the house, tower stump and woodland, ponds and waterfall in Many Waters ownership.
 - Residential property of 'Many Waters'. Hidden from view in valley bottom from Stonehurst. No intervisibility or relationship remains with Stonehurst.
- 4.6.6. Development proposals that seek restore the garden back to its significant Period (Arts & Crafts) would be considered an enhancement. And in addition GLIVA 3 ed. Page 60, clause 4.28 states “*it should be remembered that a well -designed new development can make a positive contribution to the landscape and need not always be hidden or screened.*”
- 4.6.7. Heritage asset and setting baseline**
- 4.6.8. Historic England’s ‘The Setting of Heritage Assets’ guidance steps has been used to establish the key characteristics that forms the baseline, against which the proposed reintroduction of the tower is assessed.
- 4.6.9. Planning policy (at national and local level) sets out that “significance derives not only from a heritage asset’s physical presence, but also from its setting” (NPPF March 2012, Annex 2: Glossary). This is acknowledged by the following planning policies:
- S3- To conserve the distinct built heritage of the High Weald, AONB Management Plan 2024-2029
 - DP 36: Historic Parks and Gardens; Mid-Sussex District Plan, March 2018
 - ARD 9: Heritage Assets; Ardingly Neighbourhood Plan (19 March 2015)
- 4.6.10. The latter states that the Local Planning Authority ‘will require applicants to provide sufficient information to allow an informed assessment of the significance of the archaeological heritage asset and its setting, and the impact of the proposed development on that significance’.
- 4.6.11. The NPPF 2023 states that the Local Planning Authority ‘will require applicants to provide sufficient information to allow an informed assessment of the significance of the archaeological heritage asset and its setting, and the impact of the proposed development on that significance’.
- 4.6.12. Historic England have published a best practice guide entitled “The Setting of Heritage Assets , Planning Note 3 (Second edition) (SHA) which is useful in defining the elements of setting which may or may not contribute to the significance of Stonehurst’s grounds representing the Arts and Crafts Period and reason for RP&G designation.
- 4.6.13. It is particularly important to note paragraph 2 of the SHA, which confirms that “the information required in support of applications for planning permission... should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets. At the same time, those taking decisions need enough information to understand the issues”.
- 4.6.14. At paragraph 12 the SHA sets out that Historic England recommends a broad approach to assessment, undertaken as a series of steps 1-4, applied proportionately with Step 1 -2 is given earlier in the baseline.
- 4.6.15. Step 1: identifying the heritage assets affected and their settings**
- 4.6.16. Para 4 of the SHA emphasises that “the NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced”

- 4.6.17. The SHA also sets out under the heading ‘setting and the significance of heritage assets’ that “Heritage assets that comprise only buried remains may not be readily appreciated by a casual observer, they nonetheless retain a presence in the landscape and, like other heritage assets, have a setting”. For instance... features of the Arts and Crafts garden may be appreciated in the historic paths and tracks or boundary patterns, in relation to their surrounding topography or other heritage assets i.e Wakehurst Place (RP&G) or through the long-term continuity in the use of the land that surrounds them. The SHA then goes on to state “while the form of survival of an asset may influence the degree to which its setting contributes to significance and the weight placed on it, it does not necessarily follow that the contribution is nullified if the asset is obscured or not readily visible”.
- 4.6.18. Para. 13 of the SHA states that “if the development is capable of affecting the contribution of a heritage asset’s setting to its significance or the appreciation of its significance, it can be considered as falling within the asset’s setting”.
- 4.6.19. It would appear logical that the setting, the area which may be affected by the development, can be regarded as any public realm to which the heritage asset is connected, either physically (eg. by PRoW or vegetation belts), visually, or historically (eg. by historic associations and patterns of land-use).
- 4.6.20. It is worth noting that the industry guidance on LVIA refers to ‘scenic quality’ as “*the term used to describe landscape that appeals primarily to the senses (primarily but not wholly the visual senses)*” (Box 5.1 on p84 of GLVIA3). It goes on to state that “*Scenic quality... will need to reflect factors such as sense of place and aesthetic and perceptual qualities*” (p85 of GLVIA3)
- 4.6.21. With this in mind, we believe that a proportional definition of the setting of heritage asset is effectively where the scenic quality of the landscape and national trail is influenced by Stonehurst Arts and Craft Period garden, paths, woodland viewpoints, garden buildings including the Country house, formal water features and designed vistas.
- 4.6.22. Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);**
- 4.6.23. The significance of the heritage asset**
- 4.6.24. In the first instance, this step requires the key attributes of the heritage asset itself to be identified as a means of understanding its significance. In the case of the Stonehurst, it is in respect to the:
- Arts and Crafts Period designed landscape comprising garden features such as buildings, garden rooms, country house and architectural style, and the ‘spirit of the Arts & Crafts Period’, oak woodlands , ornamental shrubberies, rock gardens, designed vistas terminated by buildings, all from this particular period. .
 - Records indicate that there was a farm and track preceding the date of Stonehurst being constructed.
 - Selsfield Road
- 4.6.25. ‘key attributes of the heritage asset itself to be identified as away to understand its significance. In the case of Stonehurst the garden and associated structures and buildings of the Arts and Crafts Period (RP&G designation) The garden is highly representative of the Period including the house. The RP&G designation has been split into two areas due to sale of property, the garden to the west containing Stonehurst house and east containing the valley floor, lakes and waterfall plus Many Waters. Accordingly any influence of development would be only be from a visual aspect and not having any physical effect on the garden features, which would remain insitu and accordingly safeguarded from any harm.
- 4.6.26. Access track route from the south**
- 4.6.27. Accordingly, any off-site influence would be indirect (as off-site development would not have any physical effect on the track / now PRoW footpath and national trail, which would be left in-situ and accordingly safeguarded from any harm).

4.6.28. The relationship between setting and the heritage asset's significance

4.6.29. Para. 19 of the SHA recommends that “**it will generally be useful to consider, insofar as is possible, the way these attributes [of the setting] have contributed to the significance of the asset in the past (particularly when it was first built, constructed or laid out), the implications of change over time and their contribution in the present**”.

4.6.30. The time-depth of the landscape surrounding the grounds and property of Stonehurst is relevant, and is recorded by the Sussex HLC as wholly within Formal parkland type that extending out to the east and west, and linear section of regenerated along the valley following the watercourse. Associated with the Formal parkland are a necklace of interconnected Pond type to the North east. Across the valley to the east lies informal fieldscapes and Plantations.type. Beyond, Assart fields lay to the north and south with woodland: Ancient Semi-natural and plantation. This type of Formal parkland was generally created by the enclosure acts of the late 18th and 19th centuries, and is regarded as “likely to retain attributes characteristic of changes and development that may have occurred during the 19th century” (but less likely to retain attributes from earlier periods of history).

4.6.31. Accordingly, the fieldscapes: Informal and Assart surrounding Stonehurst do not have any relationship with the key attributes of the heritage asset itself, i.e. the Arts & Crafts Period (1860-early 20th century 1920). These fieldscapes are not relevant in understanding the significance of the heritage asset.

4.6.32. Several areas of Ancient and Semi-Natural woodland are with the setting of Stonehurst. Ancient woodlands are technically defined (in England and Wales) as having been a continuous presence of woody vegetation since 1600. Although Ancient and semi-natural woods may have existed since woodland first colonised the British Isles after the last ice age, it may equally have grown up (and been managed for timber and other products) on land that was previously cleared many hundreds of years ago. Remnants are rare and naturally important to nature conservation but Ancient and Semi-natural woodland is of much earlier origin and not relevant in understanding the significance of a heritage asset of the late 19th and early 20th century.

4.6.33. Similarly, we have not seen evidence relating to the longevity of the track which is now known as the High Weald landscape trail and national trail. However, this track would appear, anecdotally, to be contemporaneous with the farmstead (present from 1830, the earliest mapping available) The farm residents and workers must have accessed the farm and fields through the surrounding landscape somehow, along some route. It seems logical that part of the route would have been on the alignment of the route which passes through the whole RP&G grounds

4.6.34. The former farm tracks appear to have been utilised by Mawson within the Arts and Crafts design, and therefore are considered contemporary with ,and an important feature that leads understanding the RP&G and its wider landscape context.

4.6.35. Accordingly, we consider the route of the track now known as the national trail to be contemporary with the layout from the Arts and Crafts Period and is relevant in the understanding of its significance. This receptor will be taken forward for further assessment.

4.6.36. Within the immediate setting of Stonehurst several landscape features represent the Landscape Character Area 6 High Weald and in part drawn upon and used as inspiration by designers working during the Arts & Crafts Period, features such as:

- Dense woodland, predominantly Oak typical of the High Weald
- Incised valley topography
- Ghyll streams and ponds
- Hammer ponds
- Mill buildings
- Hedge-lined sunken lanes
- Informal fieldscape

- Formal parkland (now designated RP&G)
- Large, isolated buildings set in grounds (several RP&G).
- Further information (landscape baseline conditions) are described within the table at Appendix 2.

4.6.37. The landscape setting of Stonehurst as a heritage asset is appreciated from the bridleway and High Weald National Trail. Walkers and horse riders following the route will experience and perceive the following notable features:

- an attractive rural scene, which is relatively peaceful though with the occasional influence of farming operations and historic gardens, that the area is famous for,
- an awareness of water: designed ponds and the sound of waterfall,
- a strong sense of enclosure and seclusion created by the valley topography, undulations and vegetation at field and track edges.
- the High Weald oak dominated woodland and designed planting representing the Arts and Crafts Period,
- the exposed sandstone rock faces – highlighting time depth and geological influences
- designed vista's are less obvious from the landscape trail route that passes underneath the primary vista. Most vistas start from the house on the ridge, high above.
- a landscape that is in good condition, although some hedgerows are gappy and the quality of agricultural / equestrian buildings are a detractor in certain instances. This is in contrast to other larger, isolated Country houses positioned on the ridge framed by trees on the skyline.
- the presence of Stonehurst, as one of several historic properties in the locality has a notable influence on the scenic quality of this part of the national landscape.
- The presence of Stonehurst also influences on the physical qualities of the High Weald Landscape Trail e.g .seeing the change from native woodland giving way to 'designed shrubbery, acer and yew trees and ornamental species on higher ground above. It is evident from the trail that the land use has changed to that of a private and historic designed garden.

4.6.38. While none of the key vista alignments (illustrated at Appendix 3) can be appreciated from the trail, walkers is aware of Stonehurst's presence with gate, planting and garden features in view along the boundary. At close range walkers may be far less aware of the primary designed vista due to the maturity of vegetation, however from further away the house and sloping open lawn is in clear view on the ridge line seen from across the valley as walkers approach. Extending from the house each vista is highly representative of the design principles from the Arts and Crafts Period. The primary vista from the Country house crosses above the High Weald Landscape Trail and valley below with the point of focus resting on the ponds and waterfall within the grounds of 'Many Waters'. The reverse of this view (assumed from the drawings) focused on the Country house and its tower, now stump.

4.6.39. Figure 79 illustrates the alignment of the primary designed vista as seen from inside Stonehurst garden.

4.6.40. Viewpoints along the national trail identified as having visual interconnectivity with the Country house (heritage asset) and it's setting are described in viewpoints 44 - 48 at Figures 65 - 67 respectively.

4.6.41. Stonehurst Registered Park and Garden has been assigned a national value (medium-high as not open to the public) with low susceptibility equating to medium-low sensitivity.

4.7. The Fort, Scheduled Monument

4.7.1. Within 1km north east of the application site lies a Scheduled Monument (SM), Philpots Camp a fine example of a Wealden Hillfort. List entry Number : 1014955. A promontory fort and Mesolithic rock shelters 500m north west of Philpots Farm. The SM 665m to NE of Stonehurst and in private ownership.

4.7.2. The SM is not accessible from the PRoW network, however consideration of this heritage asset's 'setting' is a Planning Material Consideration

4.7.3. The Forts has been assessed as being of national value. This judgement is based on the following:

- Historic England is responsible for assessing the importance of a site, based on criteria including rarity, survival, vulnerability, finds and group value. Scheduled Monuments, unlike Listed Buildings, are not rated by category or degree of importance, but are considered to be of national importance.

4.7.4. Further information and assessment s given in the Heritage Assessment produced by Whaleback Ltd).

4.7.5. The ZTV at Figure 10 (page 21) suggests views of a reintroduced tower at 10.57m above the current stump may be visible but only from parts of the agricultural field . The lack of public access to the scheduled monument rules this out as a potential landscape receptor and from further visual assessment.

Figure 4 - Access



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4.8. Local Public Rights of Way Network

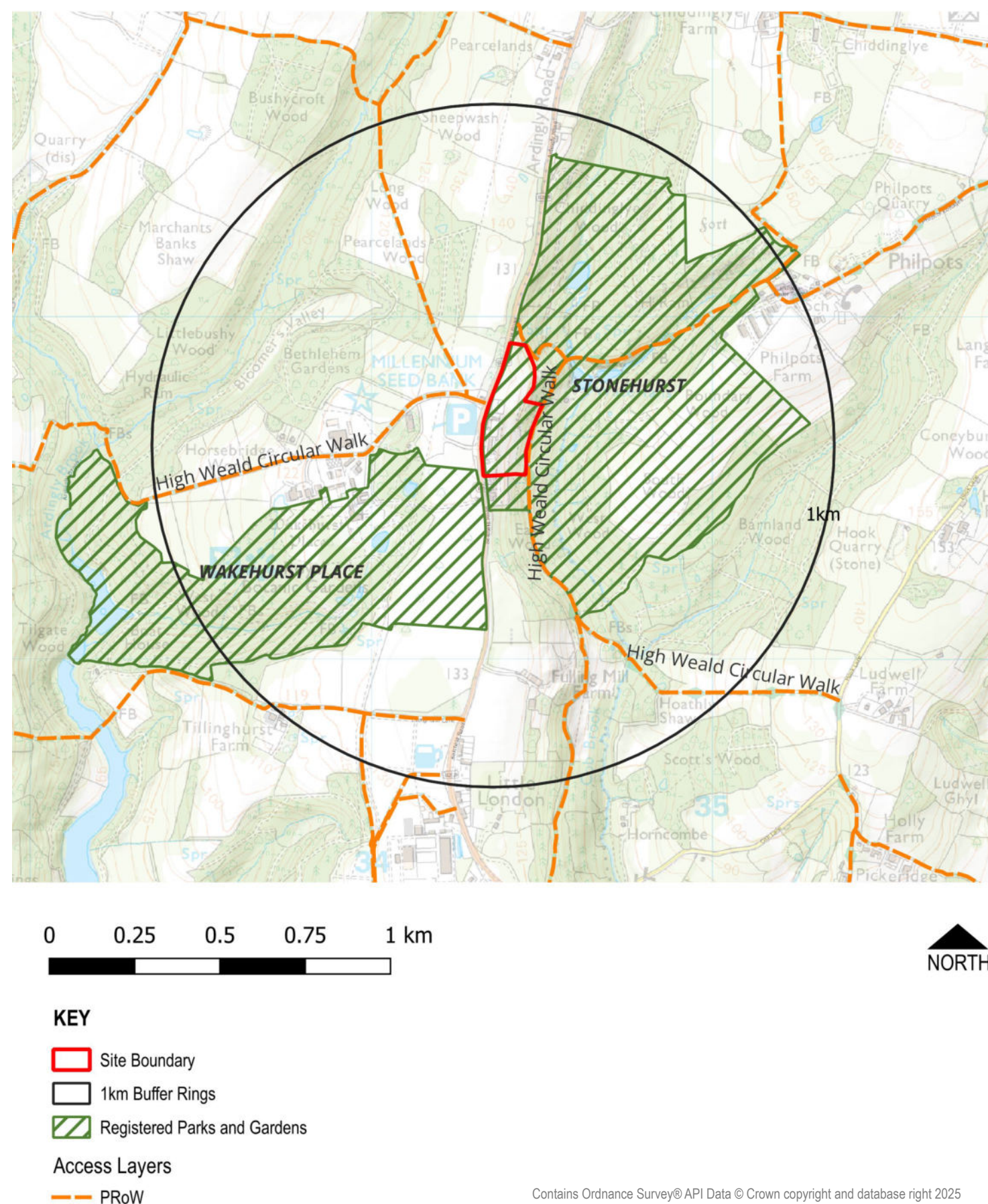
4.8.1. Landscape Sensitivity of the Local Public Rights of Way

- 4.8.2. The High Weald is well served by many Public Rights of Way, and although the site is in private ownership
- 4.8.3. The value of the local ProW network is judged to be of national value.
- 4.8.4. This judgement is based on the following:
- The local PRoW is within the High Weald National Landscape and offers recreational opportunities where experience of landscape is important.
 - The local PRoW routes have a perceived positive character and quality and are representative of the wider character area.
 - A dense network of routeways (roads, tracks and paths) is a Core Component of the High Weald
- 4.8.5. The susceptibility of the local PRoW to the type of development proposed is low; the PRoW is able to accommodate proposed type of development without undue consequences to the baseline situation or landscape planning policies and strategies.
- 4.8.6. This judgement is based on the following:
- The site itself is private land. There will be no change to the accessibility of the site, or local PRoW network as a result of the proposal.
- 4.8.7. Combining the national value and the low susceptibility, on balance the local Public rights of Way have a medium/low sensitivity
- 4.8.8. There would be no material change on the local rights of way network as a result of the proposal, therefore, it will not be appraised further in the Volume 2 report.
- 4.8.9. Visual impacts of the proposal on people's experience of the local PRoW will be assessed in a separate visual appraisal, refer to section 7.

4.9. Roads

- 4.9.1. Selsfield / Ardingly Road B2028 between Turners Hill and Ardingly is typical of the High Weald. Running along the ridgeline with minor lanes winding down and up intervening valleys.
- 4.9.2. Drivers arriving from the north pass through dense mixed woodland (experience secluded) which opens out with hedges and tall brick walls opposite wide raised grass verge containing mature oak trees. Tall hedges and tall brick walls enclose part of the route past Stonehurst. A grass path continues past North gate entrance and alongside hedgerow (boundary to Wakehurst Place) and extends southwards to reach entrance to Wakehurst car park

Figure 5 - High Weald landscape Trail



5. Perceptual Qualities

5.1. High Weald Landscape Trail (High Weald National Trail)

- 5.1.1. The High Weald Landscaper Trail is a 90 mile route that passes through the National Landscape from east to west starting in Horsham, west Sussex and ending at Rye, East Sussex. It is famous for linking ridge-top villages and historic gardens of which Stonehurst and Borde Hill Gardens feature.
- 5.1.2. The route follows the existing public right of way (bridleway) and part of an earlier farm track along the valley side, approximately 90m east from Stonehurst Country house.
- 5.1.3. It has been assigned national value, one level up from the public right of way network in terms of sensitivity, enabling walkers to appreciate the scenic beauty and connections with notable figures i.e William Morris, founder of the British Arts & Crafts Movement and landscape Architect, and designer of Stonehurst, Thomas Mawson.
- 5.1.4. This judgement is based on the following:
 - The trail offers recreational opportunities within the National Landscape where experience of landscape is important, and contributes positively to the cultural interest of the landscape.
 - The High Weald website [November, 2024] advertise the trail as a 'route that meanders through the AONB from east to west, linking ridge-top villages and historic gardens for which the area is famous', particularly of relevance to the proposal site.
 - The section of trail passing through the RP&G is comprised of the former farm tracks, which served the historic Stone Farm until 1888, they then formed the path structure of the RP&G design. Historic routeways are characteristic of the High Weald and where re-used or contemporary with a significant historic Period are considered influential.
 - The trail is the only means for walkers to appreciate the garden from inside, seen on both sides of the route, that is from the Arts and Crafts Period.
 - Although no change to the routes alignment or its accessibility would be proposed, Stonehurst contributes to the routes setting for approximately 1km. Consequently, the type of change proposed on site may change the experience and perception for walkers with an interest in the landscape if designed features are altered away from what is expected in published literature. A change in the use of the land for example e.g. clearing the woodland slopes and replanting to extend the garden (altering the design) would be a change that alters the perception. The visibility of the Country house, while most easily understood is important this is not the only consideration. The trail provides a means to understand and walk through a garden representing the Arts and Crafts Period, irrespective of the Country house being in view or not. The sense of place appreciated along this section of the route is evident.
- 5.1.5. Combining the national value (medium-high) and the medium susceptibility, the High Weald Landscape Trail has a Medium-high sensitivity.
- 5.1.6. Views from the trail will be assessed in a separate visual appraisal, refer to section 7.

5.2. Dark Night Skies

- 5.2.1. The dark night skies within the High Weald are not part of the International Dark Sky Reserve, however they have been identified as worthy of conservation by the International Dark Sky Association (IDSA) [highweald.org 2024].
- 5.2.2. Although the available mapping doesn't identify readings for the site area, the data shows that 41 of the 99 parishes within the National Landscape have wholly dark or intrinsically dark skies, with a further 15 having 95% coverage of intrinsically dark skies.
- 5.2.3. Therefore, it is assumed this site falls within one of these zones.
- 5.2.4. The Dark Night Skies is judged to be of a national value.
- 5.2.5. This judgement is based on the following:
- The High Weald is characterised by having some of the darkest skies in the south-east of England, with the least skyglow, which contributes to the sense of 'remoteness and peacefulness' of the AONB.
 - Dark Night Skies comprise one of the eight Core Components of the High Weald
- 5.2.6. The susceptibility of Dark Night Skies to the type of development proposed is medium; the DNS has some ability to accommodate proposed type of development without undue consequences to the baseline situation or landscape planning policies and strategies.
- 5.2.7. This judgement is based on the following:
- There is likely to be some proposed lighting associated with the development. Albeit, on a small scale.
 - Light pollution is a growing issue in the National Landscape
- 5.2.8. Combining the national value and the medium susceptibility results in a **high/medium sensitivity**. Specific impacts of the proposal would require a lighting assessment.

5.3. Cultural connections and memories

- 5.3.1. Stonehurst has cultural connections and memories that are locally distinctive, with the removal of the tower during World War 2. Moreover, the site's designation as a Registered Park and Garden is of national value.
- 5.3.2. This judgement is based on the following:
- Stonehurst's link to the Arts and Crafts movement is evident.
 - The Thomas Mawson designed landscape is in tact, apart from several missing features. For detailed explanation refer to RP&G.
- 5.3.3. The site's cultural connections are assessed as having a medium susceptibility
- 5.3.4. This judgement is based on:
- The link to WW2 is evident in the current baseline, as Stonehurst is clearly missing its tower. Restoring the building to its original form may result in the loss of this visual link to the site's past.
 - However, reinstating the tower would 'complete' the nationally designated park and garden, restoring the landscape to its original design.
- 5.3.5. A national value and medium susceptibility combine to result in a **medium sensitivity**. Heritage impacts will be assessed in a separate report.

5.4. Condition and coherence

- 5.4.1. Stonehurst's condition and coherence is of national value.
- 5.4.2. This is based on the following judgements:
- The site comprises of a landscape that has a strong sense of identity, and is connected with notable people, events and the arts
 - The site appeals to the senses, offering striking views of characteristic High Weald landscape.
 - The Thomas Mawson designed landscape is in tact, apart from several missing features. For detailed explanation refer to RP&G.
- 5.4.3. The condition and coherence is of high susceptibility to the type of change proposed.
- 5.4.4. This is based on the following judgements:
- As noted in the local Landscape Character Assessment, a key issue of the area is the gradual loss of locally distinctive building styles and materials. Therefore, it is important that the proposed development uses a sympathetic and characteristic material palette.
 - The legibility of the RP&G may be altered by reinstating the tower. The designed landscape could be restored to the original condition. However, an out-of-character extension to the building could change the perception of the wider RP&G from the publicly accessible roads and PRow local to the site.
 - The local Landscape Character Assessment also sets out landscape and visual sensitivities. It mentions that there is a danger of the cumulative visual impact of buildings and other structures within the rural landscape. Therefore the perceptual impacts of the addition of any built form within the High Weald landscape may be sensitive.
- 5.4.5. A national value combined with high susceptibility result in a **high sensitivity**. Visual impacts of the proposal on people's experience within the wide High Weald landscape will be assessed in a separate visual appraisal, refer to section 7.

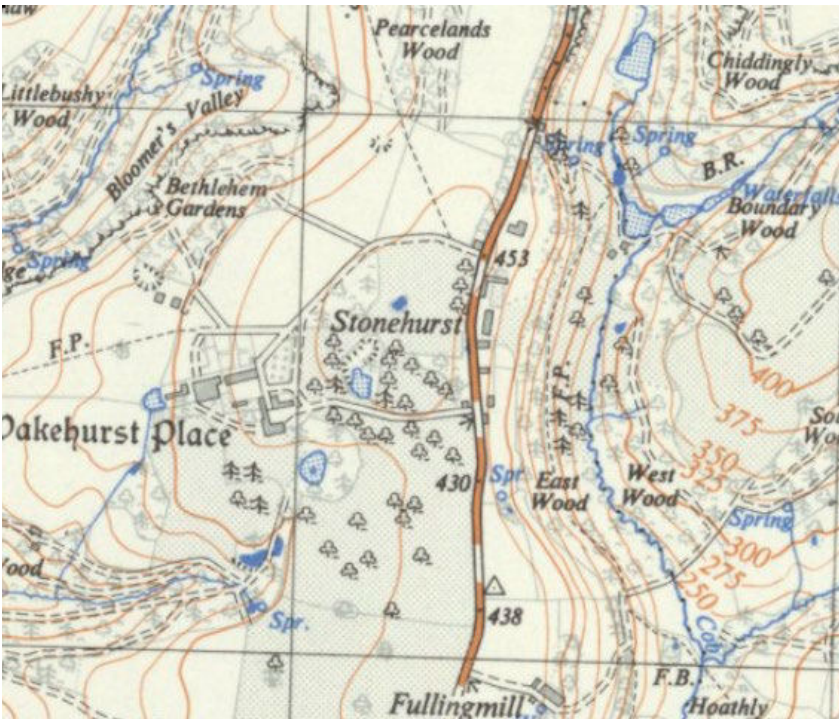
Figure 6 - Historic Maps



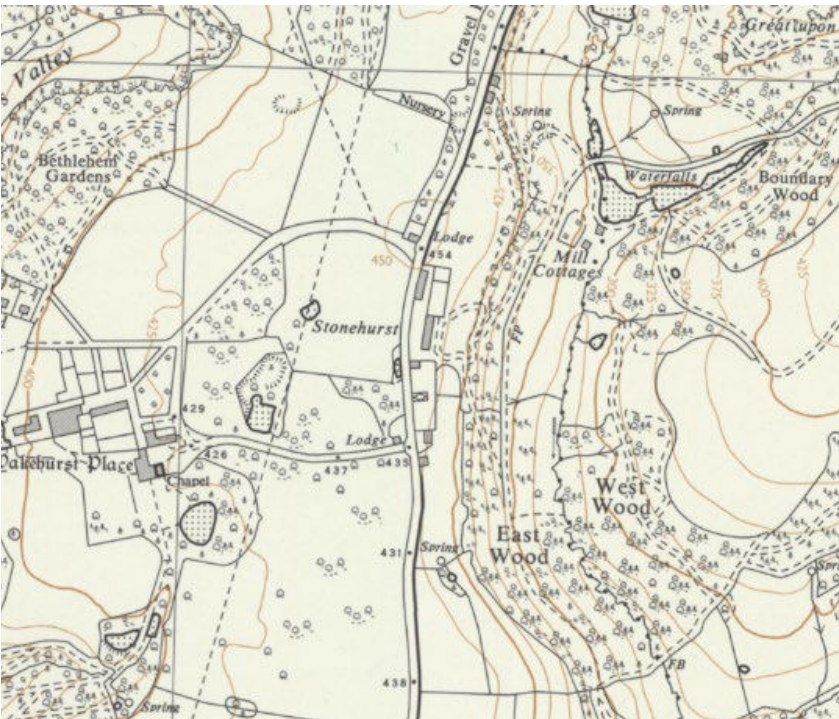
1830-1880
Stone Farm with various outbuildings
Farm tracks retained
Stone Mill in use



1892-1915
Stonehurst has been built
Farm tracks retained
Boundary pattern unchanged
Wakehurst Place access roads re-routed
Stone Mill now Mill Cottages
Waterfall shown east of the house,
within the RP&G



1937-1961
Stone Wood now East and West Wood
Boundary pattern unchanged



1949-1973
Pattern unchanged

Reproduced with the permission of the National Library of Scotland

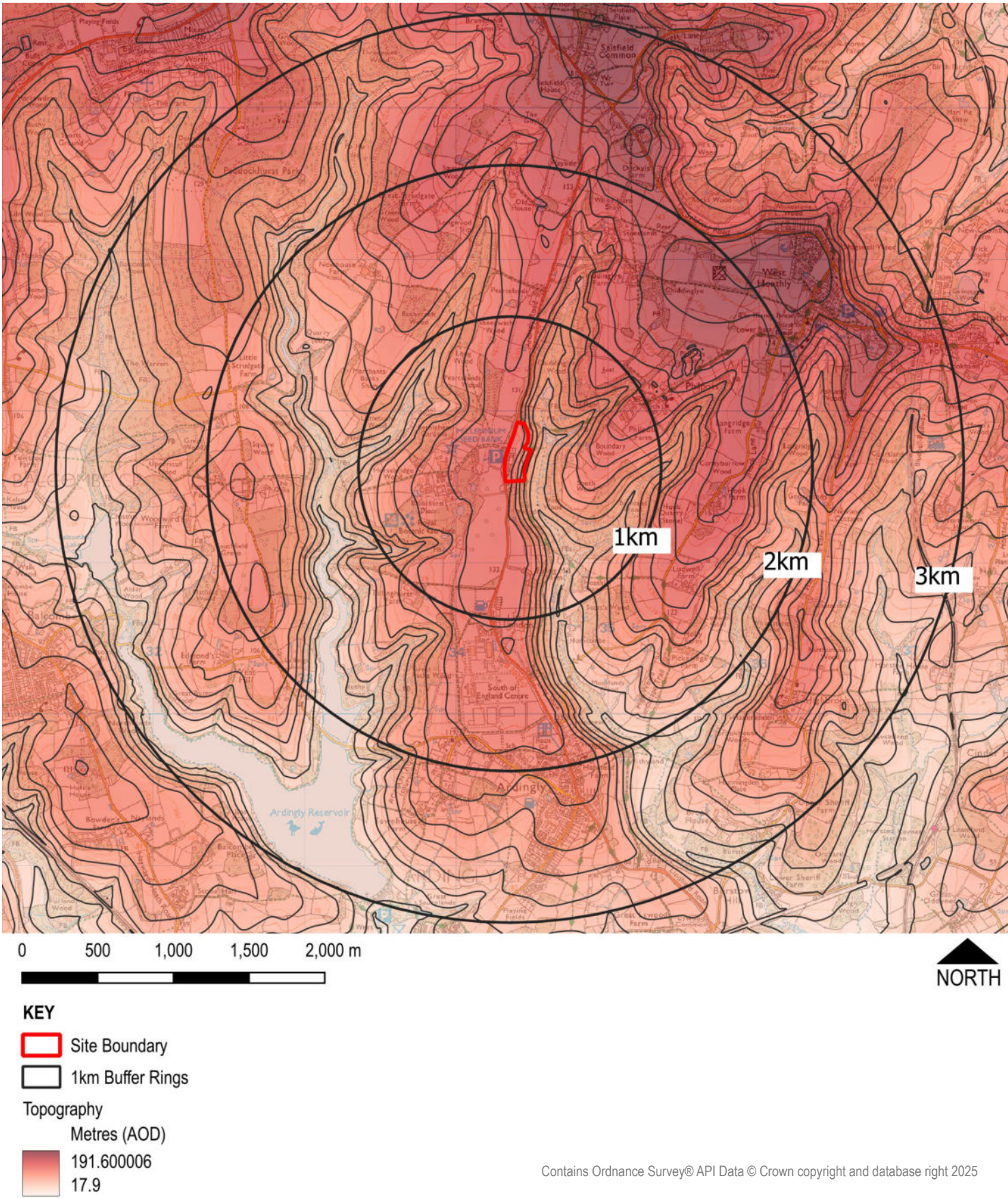
5.5. Settlement Pattern

- 5.5.1. Table 2 describes the wider settlement pattern and this sequence of historic maps show the evolution of Stonehurst changing from farmstead into the designed landscape that remains largely unchanged to present day. .
- 5.5.2. The buildings and layout of Stonehurst is :
 - Representative of the High Weald Core Characteristic, an isolated dwelling dotted across the countryside.
 - Representative of LCA 6: High Weald Dispersed historic settlement pattern on high ridges.
 - It is representative of the historic gardens for which the area is famous. Refer to Appendix 2 for further baseline information relating to the Stonehurst RP&G designation, and Section 4.2-4.4 for Wakehurst, Gravetye and Borde Hill RP&Gs.
 - The settlement pattern is representative of the picturesque ridge-top villages enjoy soaring views.
 - The pattern of settlement and landscape is well-defined, with significant time depth and mostly unchanged since 1880.
- 5.5.3. The susceptibility of the settlement pattern to the type of development proposed is low; the settlement pattern is able to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.
- 5.5.4. This judgement is based on the following:
 - The AONB management plan states that ‘Despite Settlement pattern currently sitting well within the rural landscape, there is a danger of the cumulative visual impact of buildings and other structures’
 - However, as the type of change proposed is an extension within the existing building’s footprint,the fundamental shape and character of the site and settlement pattern will remain in tact irrespective of the proposal.
- 5.5.5. A national value combined with low susceptibility results in a **medium-low sensitivity**. The impact of the proposal on heritage will be assessed in separate report.

5.6. Building styles and materials of the LCA

- 5.6.1. The built form and materials are of national value. This judgement is based on the following:
 - Stonehurst is built with locally-distinctive geological materials – sandstone, clay bricks and tiles, which contribute to high-quality vernacular architecture, and is representative of the local and wider High Weald character.
- 5.6.2. The susceptibility of the built form to the type of development proposed is medium; the built form medium is able to somewhat accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.
- 5.6.3. This judgement is based on the following:
 - The type of proposal could integrate into the settlement through sensitive and sympathetic use of characteristic materials, which would avoid degradation of the local settlement character.
- 5.6.4. A national value combined with medium susceptibility results in a **medium/high sensitivity**.

Figure 7 - Topography



6. Physical Attributes

6.1. Geology

6.1.1. Landscape Sensitivity of the Geology

6.1.1.1. The value of the site's geology is judged to be of national value.

6.1.1.2. This judgement is based on the following:

- The wider sandstone geology is a core component of the National Landscape, described in the High Weald AONB Management Plan as a deeply incised, ridged and faulted landform of clays and sandstone.
- The geology, particularly the exposed sandstone rock faces on site, have an aesthetic function and contributes to the key elements of the Registered Park and Garden.

6.1.2. The susceptibility of the geology to the type of development proposed is low; the geology is able to accommodate proposed type of development without undue consequences to the baseline situation or landscape planning policies and strategies.

6.1.3. This judgement is based on the following:

- The type of change proposed is an extension within the existing building's footprint, and will not result in a change to the baseline.

6.1.4. A national value combined with low susceptibility results in a **medium sensitivity**.

6.2. Topography

6.2.1. Country house located on ridge line 135-140m AOD

6.2.2. Selsfield Road: Wakehurst North Gate 138.3m AOD, Wakehurst South gate 132.4m AOD. Stonehurst's original main entrance (solid black gate) approx 138m. Main entrance moved north and drive leading to the house estimated 135m AOD.

6.2.3. Landscape Sensitivity of the Topography

6.2.3.1. The value of the site's topography is judged to be of national value.

6.2.3.2. This judgement is based on the following:

- The site's topography plays a key role in the function of the Registered Park and Garden, as the valley topography gives a strong sense of enclosure and seclusion.
- The site and surroundings are representative of the 'steep valley sides' noted in the Ardingly LCA.

6.2.4. The susceptibility of the topography to the type of development proposed is low; the topography is able to accommodate proposed type of development without undue consequences to the baseline situation or landscape planning policies and strategies.

6.2.5. This judgement is based on the following:

- The type of change proposed is an extension within the existing building's footprint, and will not result in a change to the baseline.

6.2.6. A national value combined with low susceptibility results in a **medium sensitivity**.

6.3. Soils

6.3.1. Landscape Sensitivity of the Geology, Topography and Soils

6.3.2. The value of the soils national value.

6.3.3. This judgement is based on the following:

- Landis Soils desktop research shows the site's soils are slightly acid loamy and clayey soils with impeded drainage. These soils are characteristic of the National Landscape's soils as described in the Core Components.
- Characteristic soils within the National Landscape inform the type of vegetation and the hydrological features in the area, which in turn are characteristic of the High Weald (e.g. Ghyll woodland). Therefore, the soils underpin the distinctive landscape of the High Weald.
- Although soils within the site have likely been modified to for the purposes of the designed landscape, and are not representative of the wider landscape, they support the vegetation within the RP&G, and are inherent to its character.

6.3.4. The susceptibility of the soils to the type of development proposed is low; the soils are able to accommodate proposed type of development without undue consequences to the baseline situation or landscape planning policies and strategies.

6.3.5. This judgement is based on the following:

- The type of change proposed is an extension within the existing building's footprint, and will not result in a change to the baseline.

6.3.6. A national value combined with low susceptibility results in a **medium sensitivity**.

6.3.7. As the proposal will have no material change on the site's topography, geology and soils, these receptors will not be appraised in Volume 2 of the report.

6.4. Hydrological features

6.4.1. Landscape Sensitivity of the Hydrological features

6.4.2. The value of the site and its surrounding hydrological features is judged to be of national value, i.e. performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape and has strong links to adjacent designated landscapes or are important to the appreciation of such.

6.4.3. This judgement is based on the following:

- The site's hydrological features, waterfalls and Cob Stream, form a central part of the RP&G, and are reflective of the Gill streams and ornamental ponds that form key hydrological features reported in the LCAs and AONB Core Components.

6.4.4. The susceptibility of the hydrological features to the type of development proposed is low; the hydrological features are able to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.

6.4.5. This judgement is based on the following:

- The type of change proposed is an extension within the existing building's footprint, and will not result in a change to the baseline.

6.4.6. Combining the national value and the low susceptibility, on balance the hydrological features have a **medium-low sensitivity**.

6.4.7. The proposal will not affect the hydrological function of the site, or its setting. Therefore this receptor will not be progressed in Volume 2 of the report.

Figure 8 - Nature Conservation Designations



6.5. Vegetation, nature conservation and biodiversity

6.5.1. Landscape Sensitivity of the Vegetation and Biodiversity

6.5.2. Immediately north east of Stonehurst lies Wakehurst and Chiddingly Woods, designated as a Site of Special Scientific Interest (SSSI) and within 1km areas of Ancient Woodland and Ardingly Reservoir LNR to the south.

6.5.3. The vegetation, nature conservation and biodiversity that surrounds Stonehurst is judged to be of national value, based on the following:

- Trees and woodland, particularly an abundance of ancient woodland, are a distinctive feature of the High Weald landscape mentioned in the Core Components.
- The woodland and designed planting within the grounds of Stonehurst key to its designation as a Registered Park and Garden and contributes to the wider green infrastructure network.

6.5.4. The susceptibility of the vegetation to the type of development proposed i.e. reintroduction of the missing tower is low; and the vegetation is able to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.

6.5.5. This judgement is based on the following:

- The tower is extension within the existing building's footprint, and will not result in a change to the baseline.

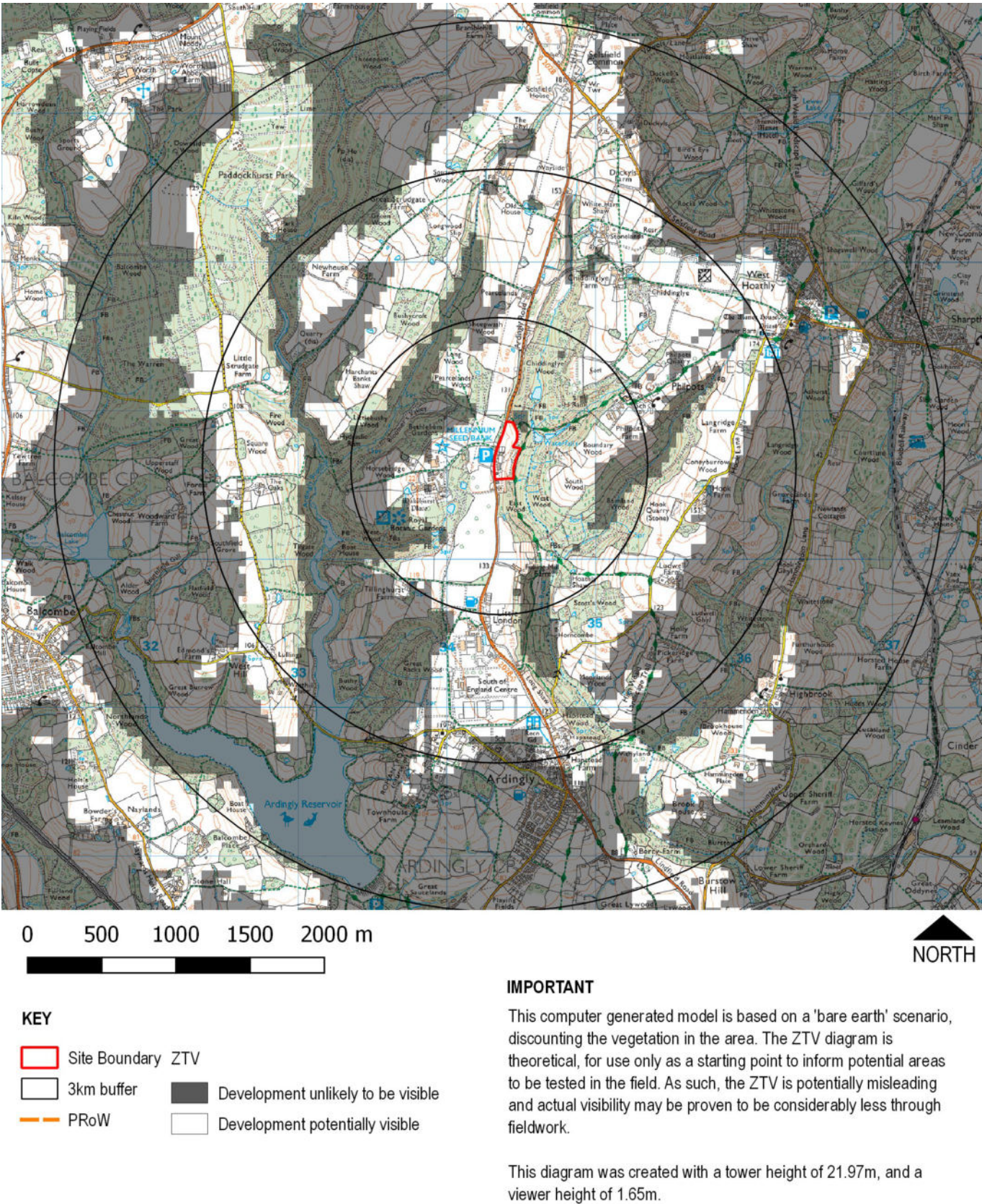
6.5.6. A national value combined with low susceptibility results in a **medium-low sensitivity**, however the tower is extension within the existing building's footprint, and all trees are scheduled to remain. The proposed development will not result in a change to the surrounding vegetation structure and this receptor has been discounted from further assessment.

6.5.7. As indicated in the landscape baseline table at Appendix 2 Stonehurst lies within the Impact Risk Zone (IRZ) of Wakehurst and Chiddingly Woods SSSI . Due to the proximity to woodland and potential habitats that may support protected species further assessment in relation to the external lighting associated with the design off the tower may be necessary undertaken by a specialist lighting engineer with input from a qualified and bat licenced Ecologist.

6.6. Landscape Baseline Conclusion

- 6.6.1. To protect the wider landscape setting from harm the planning policy guidance indicates the proposed development will be required to ::
- Clearly demonstrate that the development proposals are informed by Landscape Character Assessments
 - The design, layout and scale of proposals should conserve and enhance existing landscape character features including topography, vegetation, natural drainage, existing trees and hedgerows and safeguard the experiential and amenity qualities of the landscape.
 - Do not cause unacceptable harm to heritage assets and their settings, (notably the RP&G of Stonehurst itself, and Wakehurst Place RP&G)
 - Protect sites of national and local geological and ecological importance (notably the SSSI)
 - High Weald Landscape Trail can continue to be appreciated
 - Retains the alignment and scenic qualities that can be appreciated from the surrounding Public Rights of Way Network
 - Protects the dark night skies
 - Maintains the current , or improves the landscape condition and coherence
 - Respects the Settlement pattern, building styles and materials that contribute to the High Weald National Landscapes character.
- 6.6.2. The Landscape Receptors carried forward in Volume 2 of the assessment are highlighted in the summary table at Appendix 4.

Figure 9 - Zone of theoretical visibility (ZTV)



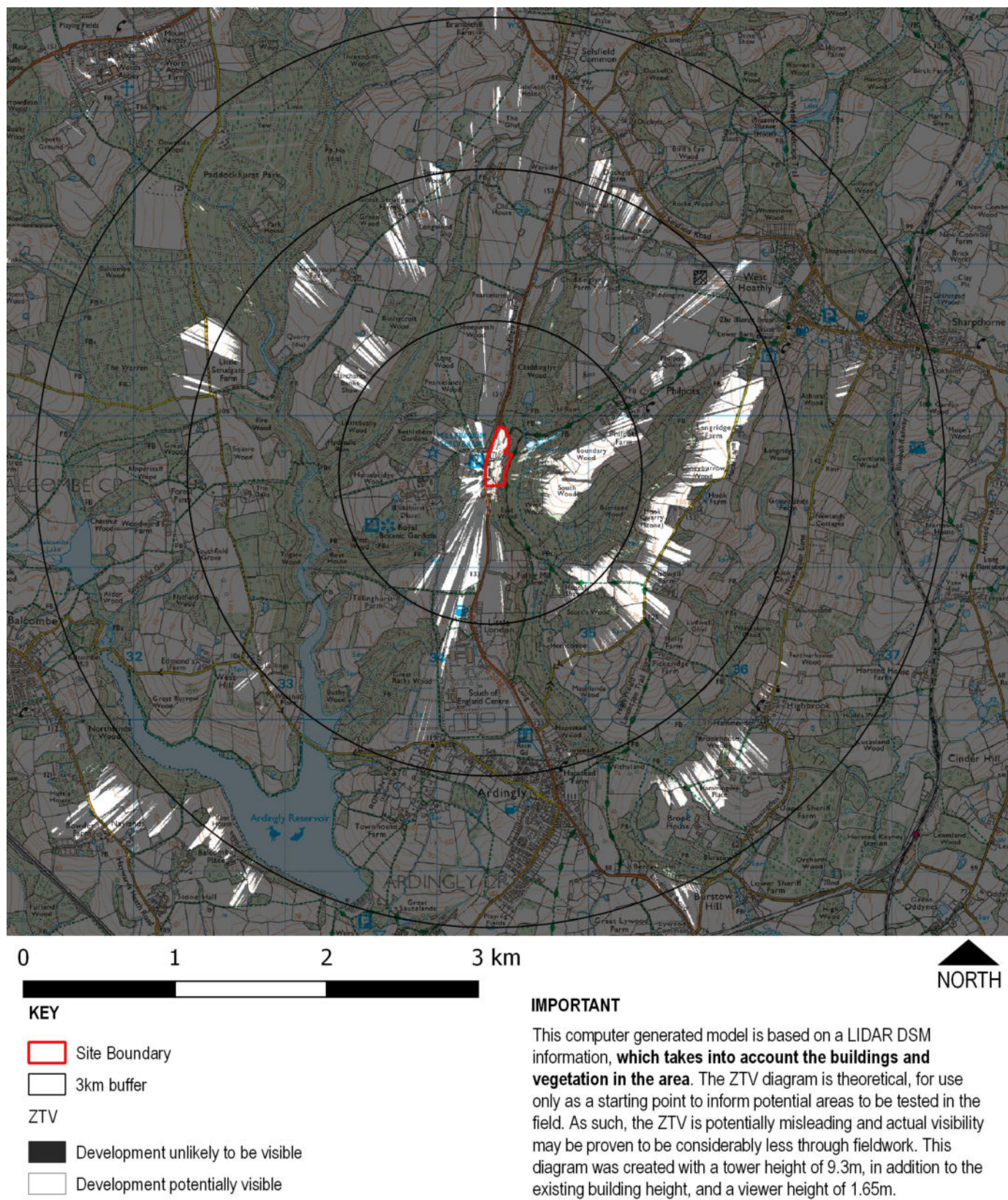
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7. Views

7.1. Methodology

- 7.1.1. The visibility of the site is influenced by the topography of the surrounding area and the presence of features such as buildings and vegetation. The topography of the area is illustrated in Figure 7 and this is the basis for the diagram showing the zone of theoretical visibility (ZTV) Figure 10. The ZTV is used to guide fieldwork, ruling out areas where the likely proposed development would be screened by landform.
- 7.1.2. The zone of theoretical visibility (ZTV) shown in Figure 11 is based on LIDAR data, which is a 3D representation of land that includes trees, woodland cover and built form. The LIDAR ZTV further limited the fieldwork to areas where visibility to the site is unlikely to be impeded by vegetation or existing built form.
- 7.1.3. The visual study zone has been limited to 3 km, beyond which views are unlikely to be affected. Informed by the ZTV and prior to undertaking viewpoint photography in the wider landscape, the site was visited in order to assess what is visible from eye level including likely views from private houses, and nearby PRoW.
- 7.1.4. Viewpoint locations: Long distance viewpoints between 1-3km distant are illustrated in Figure 11. Viewpoints identified to the south (1km) are illustrated in Figure 46 and close viewpoints on the periphery of Stonehurst are illustrated at Figure 55 shown later in this report.
- 7.1.5. Photographs taken from representative viewpoints are annotated to describe the distance of the viewpoint from the site, the direction of the view, the nature of the viewpoint, type and relative numbers of visual receptors and the visibility of the existing site.
- 7.1.6. Views of a similar nature are grouped together below and an overall assessment of the sensitivity of the view receptors is made by combining judgements on value with those on susceptibility to the type of change proposed, in line with the methodology set out in Appendix 1. These view receptors form the visual baseline, against which the proposals are assessed. The potential visibility of the proposed development and any seasonal changes to that visibility are also described next to each photograph.
- 7.1.7. Viewpoints represent as wide a range of situations as possible within the area of possible visibility as defined by the ZTV and field-verified, and include identified important views, sequential views along key routes, and views representative of a range of contexts and view receptors, at a range of distances.
- 7.1.8. Generally, photographs and descriptions of viewpoints with no view of the site or the proposed development have been included, but will not be taken forward to the visual assessment in Volume 2 of the report.

Figure 10 - Zone of theoretical visibility based on LIDAR data (ZTV 2) (3km radius from site)



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Figure 11 - Viewpoint location diagram: views from 1-3km



- 7.2. General description of visibility
- 7.2.1. There is limited visibility of the site from the surrounding roads and public rights of way network. At some points looking from across the valley the property of Stonehurst forms part of the skyline due an absence of taller vegetation and its ridge-top position . The combination of tree cover and individual, isolated large houses is a typical feature of the High Weald landscape setting. Fieldwork has confirmed the presence of sensitive views within the National Landscape.
- 7.2.2. Appendix 4 contains tables setting out the viewpoint sensitivity (Viewpoint Sensitivity Summary) for each of the locations visited (illustrated in Figures 12-72).
- 7.3. Visual baseline conclusion
- 7.3.1. A total of 55 locations were identified and visited during fieldwork. Long distance viewpoints between 1-3km distant are illustrated in Figure 11 (here). Viewpoints identified to the south (1km) are illustrated in Figure 46 and close viewpoints on the periphery of Stonehurst are illustrated at Figure 55 shown later in this report. A review of the viewpoints and receptors' sensitivity leads to the following conclusion:
- 7.3.2. Views from Hook Lane (viewpoints 7-14)
- 7.3.3. Eye level analysis within the site has established there would be views from Hook Lane, approximately 1.5km east of the site. Fieldwork then confirmed there are glimpsed views over the roadside hedge.
- 7.3.4. Views from Bridleway West of Ludwell Farm (Viewpoints 15-20)
- 7.3.5. There would be views to the proposed development from the bridleway forming part of the High Weald Landscape Trail. These are highly sensitive where there are uninterrupted views to Stonehurst from the PRow.
- 7.3.6. Views from Selsfield Road (viewpoints 35 to 43)
- 7.3.7. There would be views to the proposed development from viewpoint 37, 39 and 42 potential glimpsed views of the tower depending on the season from viewpoint 38 and 41 (seen at speed) during winter.
- 7.3.8. There will be views to the proposed development from Yew Tree Cottages, North Drive (viewpoint 37) and The Holt (viewpoint 55).
- 7.3.9. Views from Wakehurst Royal Botanical Gardens Registered Park and Garden (viewpoints 50 to 54)
- 7.3.10. There would be views to the proposed development from the temporary car park (viewpoint 52) and glimpsed view from viewpoint end of main car park (viewpoint 53) and entrance drive on leaving (viewpoint 54). The 16 published viewpoints within the grounds of Wakehurst Place (see section 4.2) will not be taken forward for further assessment. All of the viewpoints are orientated away from Stonehurst.
- 7.3.11. Views from Registered Park and Garden's and residential properties
- 7.3.12. Fieldwork undertaken confirms the proposed development (i.e., replacing the upper section of the tower) would not be visible from:
 - 'Many Waters,' Stonehurst Registered Park and Garden.
 - The High Weald National Trail, as it passed through Stonehurst Registered Park and Garden.
 - Wakehurst Place (two views identified - see 7.35).

Figure 12 - Photographic record of baseline conditions: Representative viewpoint 1



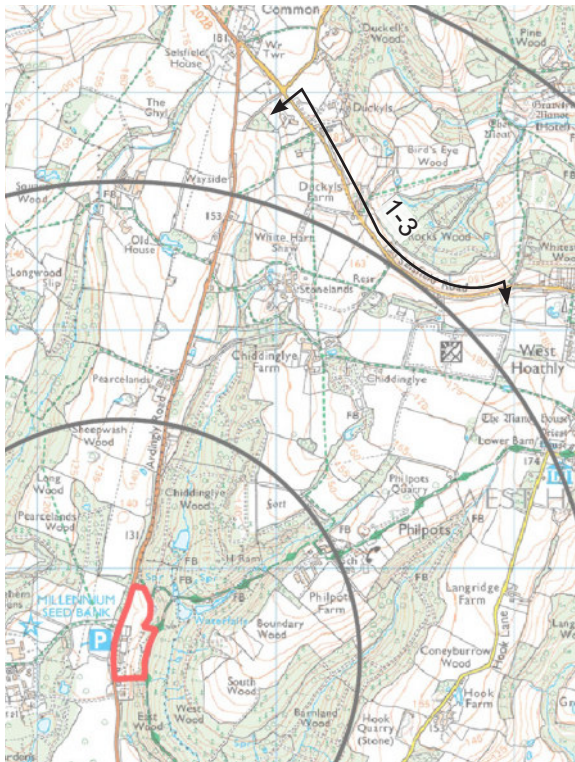
Figure 13 - Photographic record of baseline conditions: Representative viewpoint 2



Figure 15 - Photographic record of baseline conditions: Representative viewpoint 3



Figure 14 - Photographic record of baseline conditions: Representative viewpoint 1-3



Features
Looking south-west from approximately 2.5km north of the site, on Selsfield Road.
Roadside trees and vegetation screens the landscape beyond. There is no view of the site.
Selsfield Road is representative of the defining 'character components' of High Weald, one of which is characterised by ridge-top roads which are 'often narrow, deeply sunken and edged with wildlife-rich trees, hedges, and boundary banks'.

Receptors
The view would be visible to/by drivers on Selsfield Road.

Seasonal visibility
There is no view of the site. Visibility to the wider landscape would be further enclosed during summer, when the roadside vegetation is in full leaf.

Value
National

Susceptibility
Medium

View Sensitivity
High/ medium

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Viewpoint Data:

- Viewpoint elevation: 180m AOD
- Distance from centre of site: 2.5km

- 7.4. View from Selsfield Road (viewpoints 1-3)
- 7.4.1. These views represent a progression along the Selsfield Road, approximately 2.0-2.5km north east of the site.
- 7.4.2. Views from Selsfield Road are of national value due to their location within the National Landscape ie. within a landscape designated to be of national importance for beauty.
- 7.4.3. Visual receptors would be drivers on this 40mph road. They would have a medium susceptibility to the type of development proposed, as despite travelling at speed and generally only having a medium level of interest in the landscape, drivers would have an expectation of scenic beauty on this characteristic High Weald road.
- 7.4.4. A national value combined with medium susceptibility results in a high/medium sensitivity for drivers on Selsfield Road.
- 7.4.5. There are no views to the site from these viewpoints, and as such they will not be taken forward to be assessed in Volume 2 of this LVIA.

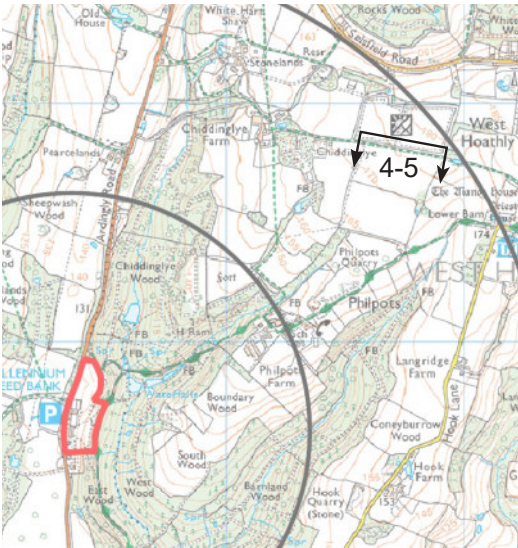
Figure 16 - Photographic record of baseline conditions: Representative viewpoint 4



Figure 18 - Photographic record of baseline conditions: Representative viewpoint 5



Figure 17 - Photographic record of baseline conditions: Representative viewpoint 4-5



Features
Looking south-west from approximately 1.8km north of the site, on a footpath. The footpath affords walkers some long views, over rolling, verdant High Weald landscape. Trees, hedges and landform screen any built form, and there is no view the site beyond.

Receptors
The views would be visible to walkers on the footpath

Seasonal visibility
This series of views is likely become more enclosed in the summer months, with vegetation in full leaf screening the far reaching views to the wider landscape.

Value
National

Susceptibility
High

View Sensitivity
High

- Viewpoint Data:**
- Viewpoint elevation: 175m AOD
 - Distance from centre of site: approx. 1.8km

- 7.5. View from footpath in West Hoathly (viewpoints 4-5)**
- 7.5.1. These views represent a progression along the footpath, approximately 1.8km north east of the site.
 - 7.5.2. Views from this footpath are of national value due to their location within the National Landscape ie. within a landscape designated to be of national importance for beauty.
 - 7.5.3. Visual receptors would be walkers who would have a high susceptibility to the type of development proposed, as they will likely be engaged in outdoor recreation with their attention focussed on the landscape.
 - 7.5.4. A national value combined with high susceptibility results in a high sensitivity for walkers on the footpath in West Hoathly.
 - 7.5.5. There are no views to the site from these viewpoints, and as such they will not be taken forward to be assessed in Volume 2 of this LVIA.