

Stonehurst Tower, Ardingly
Landscape and Visual Evidence and Appraisal
Volume 2 Landscape and Visual Impact Appraisal

June 2025



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1. Introduction

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;

1.1.1. Desktop research has been carried out (*October - November 2024*). The site was visited and fieldwork undertaken (*29th October 2024*), with several return visits as the design progressed, including meeting at the property with the Planning and Conservation officers. A final site visit to Wakehurst Place was carried out *25th May 2025*.

1.2. For the purposes of the planning process the above work is presented in two volumes:

- Volume 1 Landscape and Visual Evidence (LVE) establishes our understanding of the site, its setting and the key elements of landscape character. This is critical in developing context-appropriate proposals that will minimise 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 1 was presented at a pre-application meeting on 21st January 2024.
- Volume 2 Landscape and Visual Impact Appraisal serves as the appraisal section of the final landscape report. Completed once the final design was confirmed, it provides an impartial assessment of the landscape and visual effects of the final proposals.

1.3. Report structure

1.3.1. Volume 2 is set out as below:

- Introduction; report structure; project brief;
- Proposed development
- Appraisal / assessment of landscape effects;
- Appraisal / assessment of visual effects;
- Conclusions
- References
- Appendix 1: LVIA methodology

1.4. Project brief

1.4.1. This report (Volume 2) is the second stage in assessing the impact of the proposed restoration and reintroduction of the lost viewing tower (which was part of the original 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.

1.4.2. 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.

1.4.3. 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.

Figure 1 - Development proposals: Proposed Additions & Alterations to Stonehurst, Ardingly: prepared by Ian Adam-Smith Chartered Architects

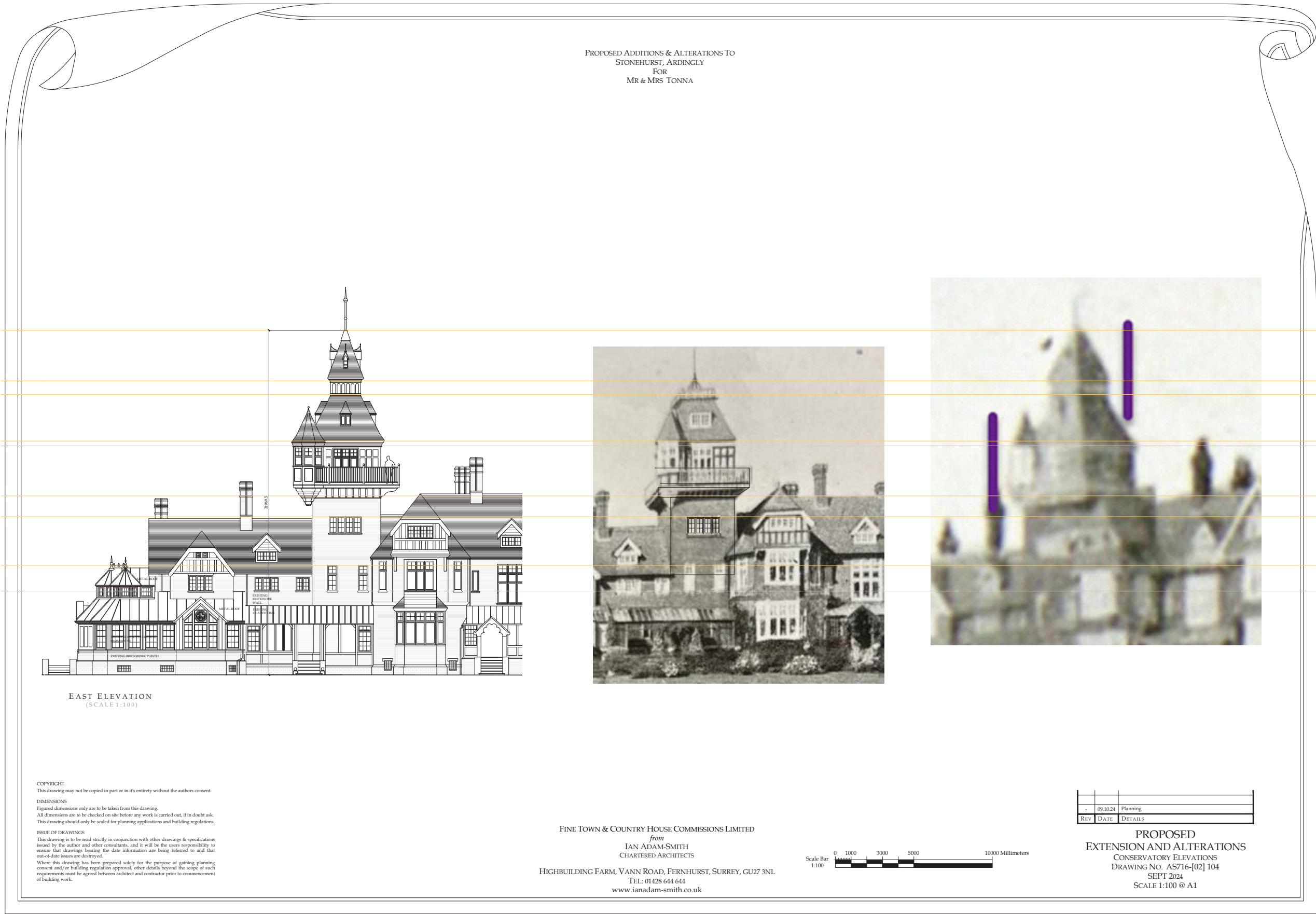
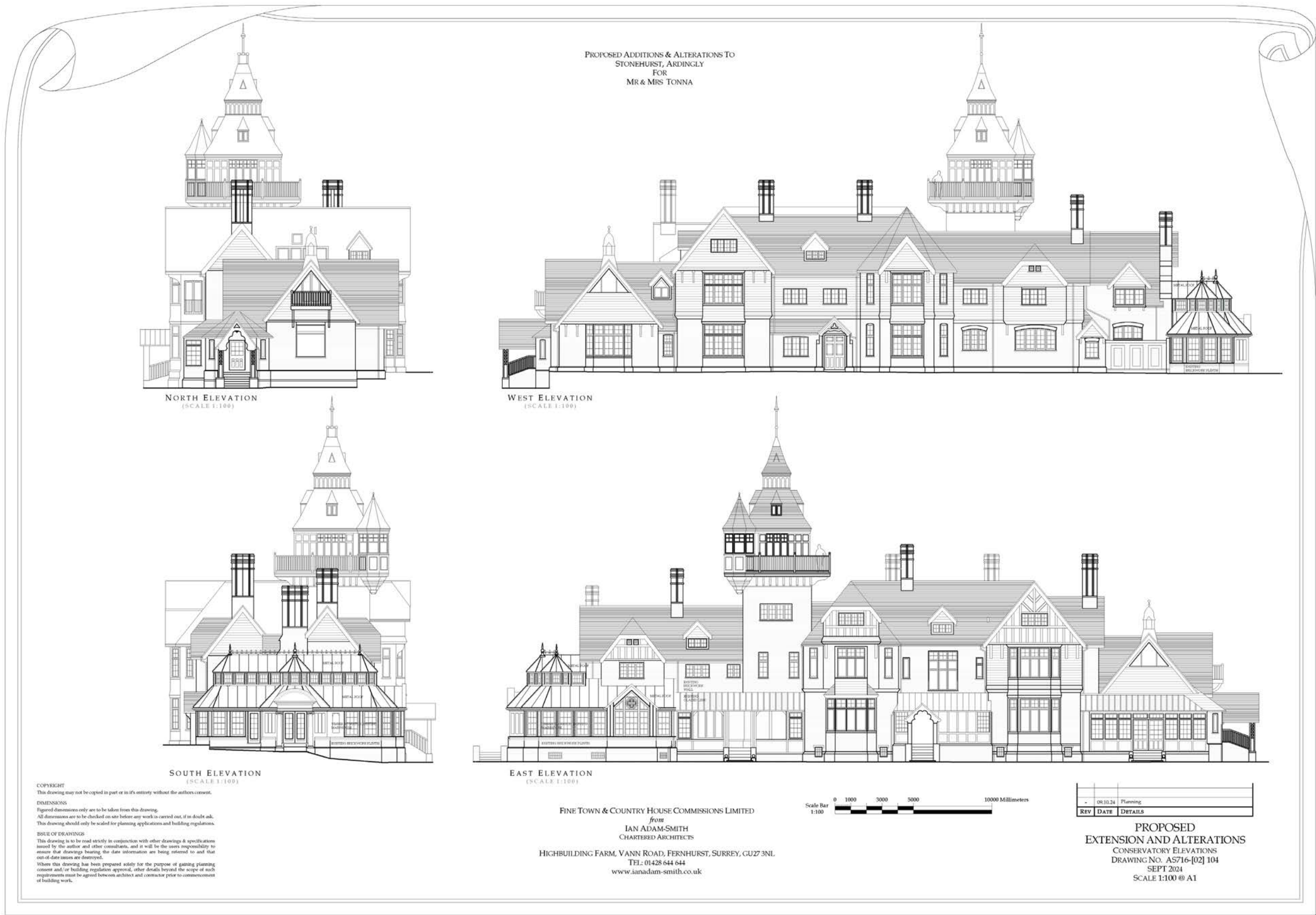


Figure 2 - Development proposals: Proposed Additions & Alterations to Stonehurst, Ardingly: prepared by Ian Adam-Smith Chartered Architects



**Figure 3 - Development proposals: Wireframe overlay of the proposed development, prepared by Ian Adam-Smith Chartered Architects
(Photograph - The terra firma Consultancy - Viewpoint 52, LVIA Volume 1)**



2. Proposed development

2.1. Figures 1, 2 and 3 show the proposals being submitted for consideration by the planning authority and against which likely landscape and visual effects have been assessed.

2.1.1. 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.

2.1.2. The information provided by Ian Adam-Smith Architects to calculate the Zone of Theoretical Visibility (ZTV) and LiDAR mapping (described in Volume 1: 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;
- The use of the following colours within the proposed development to match original design: Timber Boarding to tower : White 0300-N and Black 8005-Y80R; Clay Roof tiles to tower : Reddish Clay 5020-Y60R.

Conservatory/ Orangery external finish

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

2.1.3. It should be noted that the reintroduction of the conservatory has been previously submitted, reviewed and considered acceptable by the local planning authority.

3. Appraisal of landscape effects

- 3.1. Landscape receptors and their sensitivities are set out in Volume 1. Landscape effects are considered through the appraisal of the sensitivity of the receptor based on value and susceptibility to change. The magnitude of the landscape effect (size or scale, duration and reversibility) as described in the evaluation criteria at Appendix 1.
- 3.2. The magnitude of effect is based on the mitigation measures included within the final proposals, as seen at year 1.

3.3. Wakehurst Place Grade II* Registered park and garden

- 3.3.1. Wakehurst Place, designated as a Grade II* RP&G encompasses the Grade I listed building, Wakehurst Place, Grade II South Lodge and gateway, gardens, pleasure grounds and parkland. The RP&G forms part of Wakehurst Botanic Gardens and Millennium Seed Bank, a major visitor attraction. Despite their proximity, there is limited intervisibility between Wakehurst Place RP&G and the site at Stonehurst. Wakehurst Place is attributed high value and an overall medium-high sensitivity to the type of development that is proposed.
- 3.3.2. The reintroduction of the tower at Stonehurst is considered to have a nil (neither adverse or beneficial) magnitude of effect on Wakehurst Place RP&G for the following reasons:
1. There are limited opportunities to view the proposed development from within Wakehurst Place RP&G, demonstrated in Section 4: Appraisal of Visual Effects;
 2. On the approach to the site from the south on a short stretch of Selsfield Road (at the private entrance to Wakehurst Place RP&G at South Lodge), Stonehurst Country House and the proposed tower would be visible. However, existing built form at Stonehurst Country House and South Lodge, along with boundary walls are currently visible to the east of Selsfield Road, and the reinstated tower will be seen in the context of this existing built form within Stonehurst RP&G.
- 3.3.3. A nil (neither adverse or beneficial) magnitude of effect, combined with a medium-high sensitivity, results in an overall neutral landscape effect on the key characteristic features that define Wakehurst Place RP&G designation.

3.4. Stonehurst Grade II Registered park and garden

- 3.4.1. Stonehurst is designated as a Grade II RP&G, which includes the unlisted Stonehurst Country House, South and North Lodge and properties: Many Waters and The Holt within the gardens and pleasure grounds (the latter properties lie outside the site boundary. Historic England citation states *'The house was originally topped by a large multi-stage tower with a platform which would have provided extensive views over the surrounding landscape; the tower has since been taken down'*.
- 3.4.2. Stonehurst Country House, gardens and wider grounds extending east is a private property highly representative of the The Arts and Crafts Movement. Literature on this Movement of the late 19th and early 20th centuries notes *'highly regarded Arts and Crafts homes were planned as an entirety. The garden was an extension of the house, an integral part of the whole home intended to embody the Arts and Crafts principles....the most successful united the house, its decor and contents, and setting'*. Features at Stonehurst considered to be typical of the Arts and Crafts Period, include its Country House / architectural style, garden buildings and 'garden rooms', oak woodlands, ornamental shrubberies, rock gardens, and designed vistas terminated by buildings. Although there is no public access to Stonehurst, its landscape setting as a heritage asset can be appreciated from the bridleway and High Weald Landscape Trail which runs through the RP&G.
- 3.4.3. Stonehurst RP&G is attributed national value, with a low susceptibility to change (due to a lack of public access), resulting in an overall medium-low sensitivity.
- 3.4.4. The reintroduction of the viewing tower is predicted to result in a high beneficial magnitude of effect. The proposed tower is a reinstatement of the missing section of the former viewing tower. Based on the original architectural drawings, and designed in the style of the Arts and Crafts Period, the materials used to clad the reinstated tower (and their colours) match the original building, thus restoring the house, park and garden to its original design.

- 3.4.5. A high beneficial magnitude of effect combined with a medium-low sensitivity, results in an overall major beneficial landscape effect on Stonehurst RP&G.

3.5. High Weald Landscape Trail

- 3.5.1. The High Weald Landscape Trail crosses Stonehurst RP&G following a public bridleway and part of an earlier farm track along the valley side, approximately 90m east from Stonehurst Country House, extending to the northeast and southeast towards Hook Lane. Stonehurst contributes to the setting of the High Weald Landscape Trail for approximately 1km. The setting provided by Stonehurst includes not only views to the Country House, but also the surrounding gardens and woodland slopes. The trail provides a means to understand and walk through a designed 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. The High Weald Landscape Trail is attributed national value, a medium susceptibility, and an overall medium-high sensitivity.
- 3.5.2. The reintroduction of the viewing tower results in a medium beneficial magnitude of effect. The restoration of the house and grounds to their original design, through the reinstatement of the tower (as part of the entirety of the design) positively affects the perception appreciated by users of the trail passing through.
- 3.5.3. A medium beneficial magnitude of effect combined with a medium-high sensitivity, results in an overall moderate beneficial landscape effect on the character of the High Weald Landscape Trail. Views from the trail have been assessed in Section 4: Appraisal of visual effects.

3.6. Dark Night Skies

- 3.6.1. Dark Night Skies in the vicinity of the site are judged to be of national value. Although dark night skies within the High Weald are not part of the International Dark Sky Reserve, they have been identified as worthy of conservation by the International Dark Sky Association (IDSA) [highweald.org 2024]. 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 National Landscape. Planning Technical Advice Note; Dark Skies in the High Weald notes that *'Single dwellings' light spill from interiors can create significant amounts of light pollution, having a significant adverse impact on night sky quality.'* Dark night skies have a medium susceptibility to the proposed type of development (which is of a relatively small scale), and an overall medium-high sensitivity.
- 3.6.2. Although a detailed lighting assessment has not been carried out, it is anticipated that the reintroduction of the viewing tower at Stonehurst would result in a low adverse magnitude of effect, due to the limited size / scale of the proposed development. The reintroduction of the tower would constitute an extension to an existing building, with associated existing light spill, however, the proposals would result in a degree of additional light spill.
- 3.6.3. This low adverse magnitude, combined with a medium-high sensitivity, gives an overall moderate to moderate / minor adverse landscape effect on Dark Night Skies.

3.7. Cultural connections and memories

- 3.7.1. Stonehurst has cultural connections and memories that are locally distinctive, namely the removal of the tower during World War 2. Stonehurst's link to the Arts and Crafts movement is evident, and its designation as a Registered Park and Garden demonstrates its strong cultural connections are of national value. The site's cultural connections are assessed as having a medium susceptibility, and overall medium sensitivity.
- 3.7.2. The reintroduction of the viewing tower is predicted to result in a high beneficial magnitude of effect. The reinstated tower restores the Country House profile, returning the surrounding park and gardens back to their original design, thus strengthening the cultural ties to an earlier period. This results in an overall major beneficial landscape effect on cultural connections and memories.
- 3.7.3. The Heritage Assessment produced by Whaleback Ltd assesses the impact on the building.

3.8. Condition and coherence

- 3.8.1. The designed landscape of Stonehurst RP&G is relatively intact, with a strong sense of identity, and offering striking views of the characteristic High Weald landscape. This identity is attributed a national value, and combined with a high susceptibility to the type of change results in an overall high sensitivity for condition and coherence.
- 3.8.2. The reintroduction of the viewing tower is predicted to result in a medium beneficial magnitude of landscape effect. The restoration of the house to its original design would have a positive impact on the condition and coherence of the designated grounds. The design of the proposed tower, based on the original architectural drawings and design from the Arts and Crafts Period, uses the materials (and colours) deemed appropriate in the High Weald Colour Study, matching the original building.
- 3.8.3. A high sensitivity combined with a medium beneficial magnitude results in an overall moderate beneficial landscape effect.

3.9. Settlement Pattern

- 3.9.1. The settlement pattern of the site and its surroundings is representative of the High Weald Core Characteristics, and local landscape character areas, including 'Dispersed historic settlement pattern on high ridges', and 'predominance of historic gardens' noted for LCA 6: High Weald in the Landscape Character Assessment for Mid Sussex. The site is attributed a national value for settlement pattern, with a low susceptibility to the type of change, and an overall medium-low sensitivity.
- 3.9.2. The reintroduction of the viewing tower would result in a nil (neither adverse or beneficial) magnitude of landscape effect, for the following reasons:
1. The proposals are confined to the replacement of the tower on the existing Stonehurst Country House;
 2. The design is based on the original architectural drawings from the Arts and Crafts Period, using cladding material and colours matching the original design;
 3. The settlement pattern will remain intact irrespective of the proposal.
- 3.9.3. A medium-low sensitivity combined with a nil magnitude (neither adverse or beneficial) results in an overall neutral landscape effect for settlement pattern.

3.10. Building styles and materials of the LCA

- 3.10.1. 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. Therefore, the building style is of national value. Combined with a medium susceptibility, building styles and materials has a medium-high sensitivity.
- 3.10.2. The reintroduction of the viewing tower is attributed a medium beneficial magnitude of effect. The restoration of Stonehurst Country House based on original architectural drawings from the Arts and Crafts Period, and using locally characteristic materials would further contribute to high-quality vernacular architecture in the settlement. Proposed cladding materials would match the original building, with the tower incorporating clay hanging tiles, and being half timbered to reflect the original gables. Works carried out as part of the wider restoration improvements would include the removal of later hanging tiles from these gables to reveal the half-timbering behind, a feature apparent in historic photographs. Clay plain tiles (not slates) would be used on existing and proposed roofs, with timber work painted in colours selected to match the original design.
- 3.10.3. A medium-high sensitivity combined with a medium beneficial magnitude results in an overall moderate beneficial landscape effect on the LCA's building styles and materials.

Figure 4 - Summary of Landscape Effects

Landscape Receptor	Sensitivity	Magnitude of effect	Landscape effect (shaded if considered significant as per methodology)
Wakehurst Place Grade II* park and garden	Medium-high	Nil	Neutral
Stonehurst Grade II park and garden	Medium-low	High beneficial	Major beneficial
High Weald Landscape Trail (High Weald National Trail)	Medium-high	Medium beneficial	Moderate beneficial
Dark Night Skies	Medium-high	Low adverse	Moderate to moderate / minor adverse
Cultural connections and memories	Medium	High beneficial	Major beneficial
Condition and coherence	High	Medium beneficial	Moderate beneficial
Settlement Pattern	Medium-low	Nil	Neutral
Building styles and materials of the LCA	Medium-high	Medium beneficial	Moderate beneficial

4. Appraisal of visual effects

- 4.1. The location of view receptors and their sensitivities are set out in Volume 1.
- 4.2. Visual effects are considered through the appraisal of the sensitivity of the receptors (value and susceptibility to change described in Volume 1) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the evaluation criteria at Appendix 1. The magnitude of effect is based on the mitigation measures included within the final proposals, as seen after 1 year (with appropriate management).
- 4.3. Successional views, generally along a route, are grouped together and an overall assessment of effects is made on the group of views as a whole where possible. This ensures a balanced overview is maintained, taking into account varying levels of visibility.
- 4.4. The visual baseline (Volume 1) concluded there is limited visibility of the site from the surrounding roads and public rights of way network. It found that from some locations looking across the valley, the property of Stonehurst forms part of the skyline due to its ridge-top position and an absence of taller vegetation. Views of the site are confined to: Hook Lane, glimpsed over roadside hedgerows approximately 1.5km east of the site; the bridleway / High Weald Landscape Trail, west of Ludwell Farm and Hook Lane; Selsfield Road, filtered / glimpsed views as it passes the site; and from limited locations inside Wakehurst Botanic Gardens, confined to an overflow car park area and at the vehicle entrance.
- 4.5. The LiDAR Zone of Theoretical Visibility (ZTV), (shown at Figure 73, Volume 1), identified several areas within the grounds of Wakehurst Place Registered Park and Garden requiring further investigation, indicating potential visibility of the site from the eastern perimeter footpaths, the drive leading to South Lodge, and within the garden lawn.
- 4.6. Additional fieldwork conducted in spring 2025 confirmed three locations where only partial or glimpsed views to the site could be observed. These sites are closely clustered within a highly localised area, at the eastern garden perimeter. These locations, represented by viewpoints A, N, and O, are illustrated in Figures 74, 80 and 81, in Volume 1. Each of these locations demonstrated glimpsed / partial views to the roofline of Stonehurst Country House, heavily filtered by intervening mature vegetation and raised ground. Although views will become more open during winter months, it is not anticipated that these would constitute more than occasional glimpsed views to the house roofscape and tower. Views to the site from the drive leading to South Lodge, and adjoining field are located within the boundary of Wakehurst Place RP&G, however, they are private and the route is not accessible to the public. If any views exist, they are not part of the Wakehurst Botanic Garden experience.

Figure 5 - Photographic record of baseline conditions: Representative viewpoint 10



Figure 6 - Photographic record of baseline conditions: Representative viewpoint 11



Figure 7 - Photographic record of baseline conditions: Representative viewpoint 12



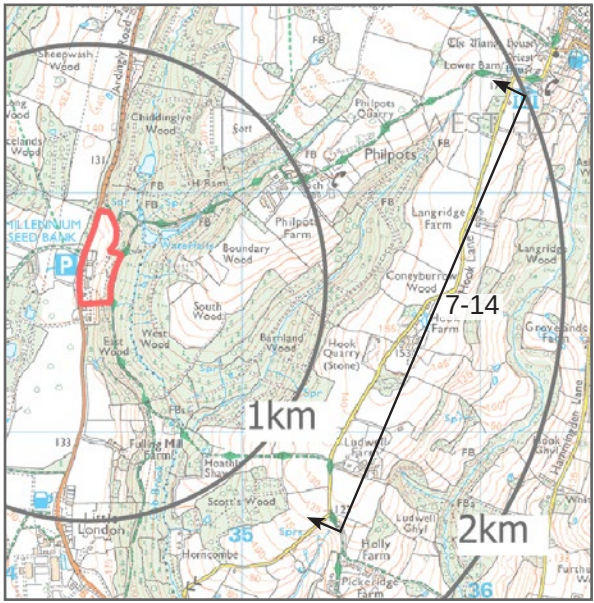
Figure 8 - Photographic record of baseline conditions: Representative viewpoint 13



Figure 9 - Photographic record of baseline conditions: Representative viewpoint 14



Figure 10 - Photographic record of baseline conditions: Representative viewpoint 10-14



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Viewpoint Data:

- Viewpoint elevation: 160-130m AOD
- Distance from centre of site: 1.5km

Features

A progression of views (approximately 1.5km from site) looking west from Hook Lane, a rural lane connecting West Hoathly to Ardingly.

View Sensitivity

Drivers: High/ medium

Horse riders and pedestrians: High

Anticipated Effect upon view

The proposed reinstated tower would be visible from a number of locations on Hook Lane. Where there are existing distant views to Stonehurst Country House through occasional gaps in the roadside vegetation, these would be little changed by the proposals. The reinstated tower would form part of the already varied eastern elevation and roof line of the Country House and North Lodge, with its backdrop of mature trees, and it is not considered that the proposed tower would break the horizon. Based on the original architectural drawings and design from the Arts and Crafts Period, materials used to clad the reinstated tower would match the original building. Although views to the reinstated tower would be restricted by roadside vegetation from much of Hook Lane, screening would decrease during winter months and views may become more open / views become available where none were available during the summer.

Magnitude of Effect

The magnitude of the effect is assessed as being low beneficial (although the proposed tower would be visible, it is not considered to be an adverse visual change, rather a reinstatement of the missing section of the former tower.)

Visual Effect

The visual effect is assessed as minor beneficial.

4.7. Effect on view from Hook Lane (viewpoints 10-14)

- 4.7.1. These views represent a progression along Hook Lane, between 1.3 and 1.5km east of the site. View receptors would be drivers on Hook Lane who would have a high/medium sensitivity, as well as cyclists, horse riders and pedestrians who would have a high sensitivity.
- 4.7.2. The proposed development would result in a nil (neither adverse or beneficial) magnitude of visual effect from viewpoints on Hook Lane. This is based on the following reasoning:
- Existing distant views to Stonehurst Country House and North Lodge would be little changed by the addition of the proposed tower;
 - Reinstated tower would be seen in the context of existing varied eastern elevation and roof line of the Country House and North Lodge;
 - Stonehurst Country House has a backdrop of mature trees from these vantagepoints, and it is not considered that the proposed tower would break the horizon;
 - Based on the original architectural drawings and design from the Arts and Crafts Period, materials used to clad the reinstated tower would match the original building;
 - Colours used for proposed development would match the original building, and include white and black timber boarding; and reddish clay colour of clay roof tiles;
 - Views are occasional, gained through gaps in the roadside vegetation. Screening will increase during summer months.
- 4.7.3. Both high/medium and high sensitivity combined with a low beneficial magnitude of visual effect will result in a minor beneficial visual effect from viewpoints 10 to 14 on Hook Lane.

Figure 11 - Photographic record of baseline conditions: Representative viewpoint 17



Figure 12 - Photographic record of baseline conditions: Representative viewpoint 18



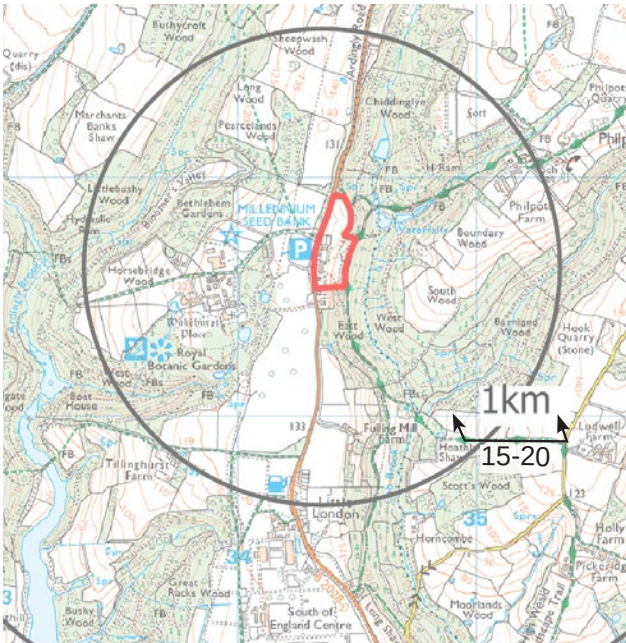
Figure 13 - Photographic record of baseline conditions: Representative viewpoint 19



Figure 14 - Photographic record of baseline conditions: Representative viewpoint 20



Figure 15 - Photographic record of baseline conditions: Representative viewpoint 17-20



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Viewpoint Data:

- Viewpoint elevation: 130-90m AOD
- Distance from centre of site: 0.9-1.25km

Viewpoints 17-20

Features

A progression of views (approximately 1.0km from the site) looking northwest from the bridleway which forms part of the High Weald Landscape Trail.

View Sensitivity
High

Anticipated Effect upon view

The proposed reinstated tower would be visible from an open stretch of the High Weald Landscape Trail crossing the slopes to the west of Ludwell Farm on Hook Lane. As with viewpoints from Hook Lane, where there are existing distant views to Stonehurst Country House, there would be a limited change to the view as a result of the proposals. The reinstated tower would form part of the varied eastern elevation and roof line of the Country House and North Lodge, which is currently visible on the ridge, set amongst mature trees / woodland. Although the proposed tower would just break the horizon (as shown in Figure 3), it is not considered that it would be significant on the wooded horizon, which has an interesting profile provided by a juxtaposition of trees and the roofline of the Stonehurst buildings. The proposed tower at Stonehurst would form a small part of the vista gained from this location, where other features such as the extensive woodland and topography dominate / draw the viewers' attention. Based on the original architectural drawings and design from the Arts and Crafts Period, materials used to clad the reinstated tower would match the original building. Screening would decrease during winter months when intervening trees are without leaf, and views to the tower may become more open.

Magnitude of Effect

The magnitude of the effect is assessed as being low beneficial (although the proposed tower would be visible, it is not considered to be an adverse visual change, rather a reinstatement of the missing section of the former tower.)

Visual Effect

The visual effect is assessed as minor beneficial.

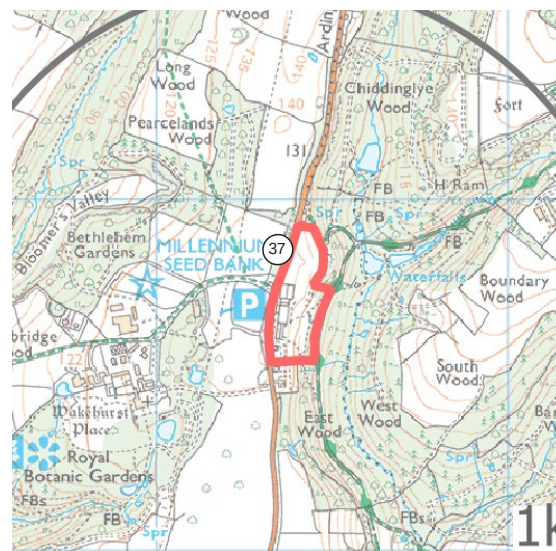
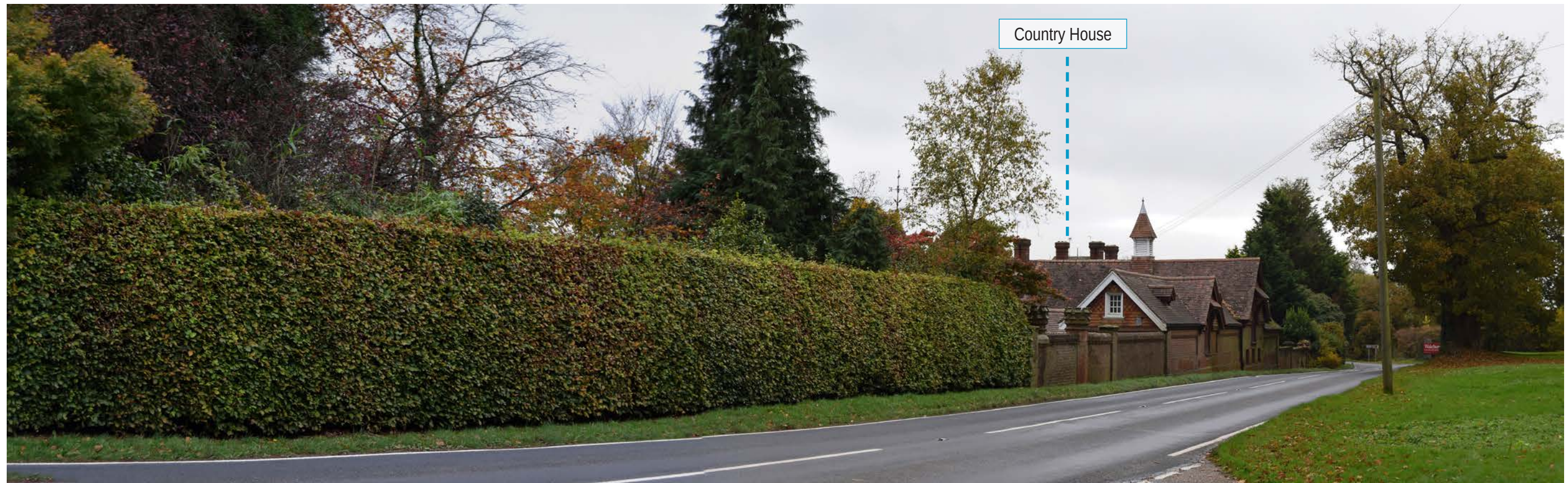
4.8. Effect on view from Bridleway West of Ludwell Farm (viewpoints 17-20)

- 4.8.1. These views represent a progression along an open stretch of the bridleway forming part of the High Weald Landscape Trail, approximately 1km south-east of the site. View receptors would be users of the bridleway / long distance route who would have a high sensitivity to alteration in the landscape.
- 4.8.2. The proposed development would result in a nil (neither adverse or beneficial) magnitude of visual effect from viewpoints on the bridleway. This is based on the following reasoning:
- There would be a limited change to existing distant views to Stonehurst Country House and North Lodge as a result of the addition of the proposed tower;
 - Reinstated tower would be seen in the context of existing varied eastern elevation and roof line of the Country House and North Lodge, which is currently visible on the ridge;
 - From these vantage points, Stonehurst Country House is seen on the ridgeline, set amongst mature trees and woodland. Although the proposed tower would just break the horizon (as shown in Figure 3), it is not considered it would be significant on the wooded horizon;
 - The proposed tower would form a small part of the vista, where other features such as the extensive woodland and topography dominate the view;
 - Based on the original architectural drawings and design from the Arts and Crafts Period, materials used to clad the reinstated tower would match the original building;
 - Colours used in the development match the original building, and include white and black timber boarding; and reddish clay colour of clay roof tiles;
 - Views to the proposed tower would be confined to a short stretch of the High Weald Landscape Trail as it crosses open ground. Screening from intervening vegetation would increase during summer months.
- 4.8.3. A high sensitivity combined with a low beneficial magnitude of visual effect will result in a minor beneficial visual effect from viewpoints 17 to 20 located on an open stretch of the bridleway forming part of the High Weald Landscape Trail.

Figure 16 - Photographic record of baseline conditions: Representative viewpoint 37



Figure 17 - Photographic record of baseline conditions: Representative viewpoint 37



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Viewpoint Data:

- Viewpoint elevation: 138.3m AOD
- Distance from centre of site (Country House): 116m

Viewpoint 37

Features

View looking south towards the site from informal grass path alongside Selsfield Road at the delivery entrance into Wakehurst Place RP&G (North gateway / North Drive). A public footpath running to the west along North Drive ends at the North Gateway on Selsfield Road. Walkers use the grass verge along Selsfield Road to connect with the High Weald Landscape Trail to the north, and Wakehurst Place entrance to the south.

View Sensitivity

High sensitivity for users of the public footpath and informal path on grass verge, with a lesser sensitivity for drivers on Selsfield Road.

Anticipated Effect upon view

The proposed reinstated tower would be visible from this stretch of Selsfield Road and adjoining informal footpath on the grass verge. However, views to the proposed tower would be intermittent, often filtered by mature trees and hedgerow to the east of the road, and in places partially screened by the intervening North Lodge. Views are quickly lost moving northwards from viewpoint 37 / North Gateway to Wakehurst, screened by intervening mature vegetation as the road bears to the east.

The western walls of North Lodge adjoin Selsfield Road, with the Country House set approximately 20 metres to the east of the road and to the southeast of North Lodge. The proposed tower will form part of the roof profile of these two buildings when viewed from the road, within a setting of mature vegetation to the east of the road, and mature oak trees to the west. The tower reinstatement, based on the original architectural drawings and design from the Arts and Crafts Period, is half timbered to match the original gables, with clay hanging tiles used for roofs. Screening would decrease during winter months when intervening trees are without leaf, and views to the tower may become more open.

Magnitude of Effect

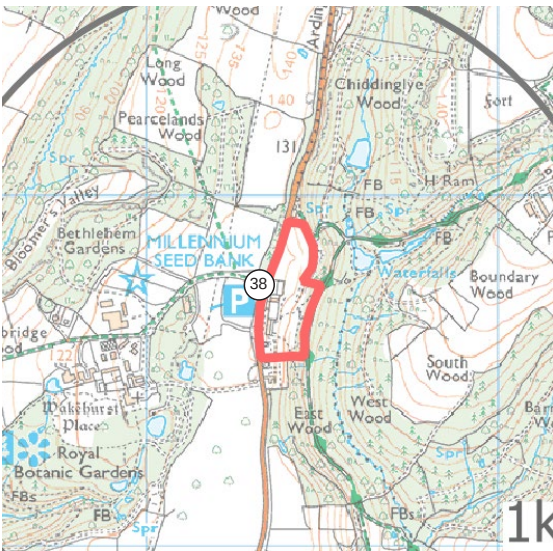
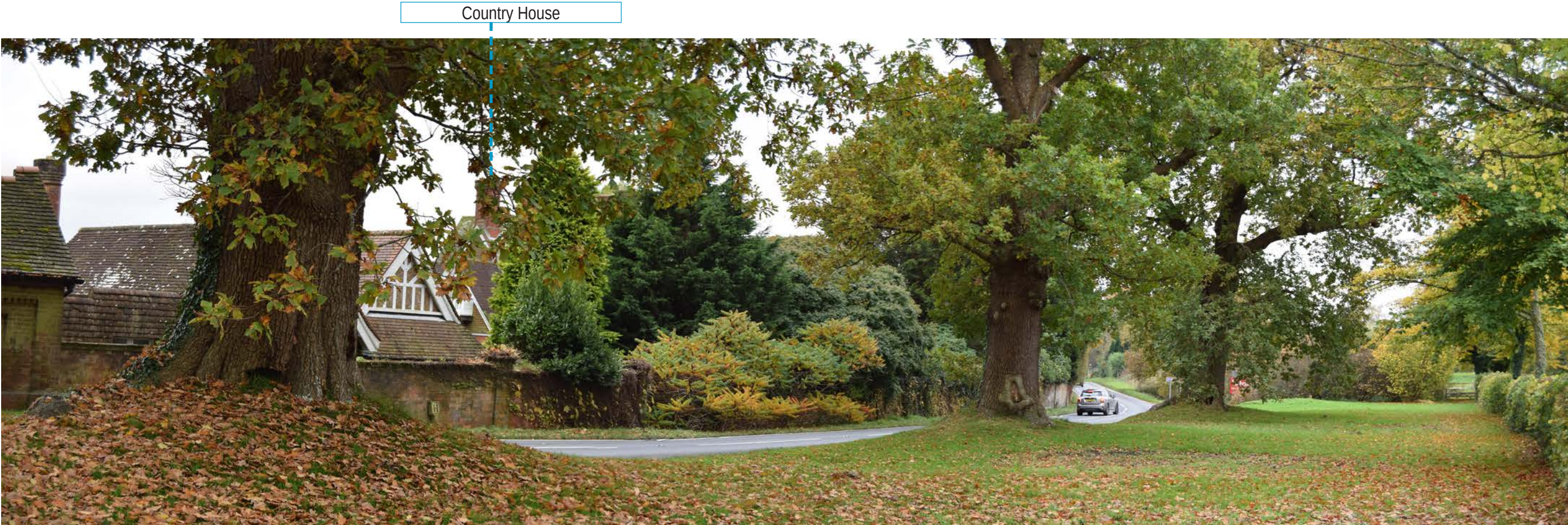
The magnitude of the effect is assessed as being low beneficial (although the proposed tower would be visible, it is not considered to be an adverse visual change, rather a reinstatement of the missing section of the tower which currently appears incomplete.) The reinstated tower provides interest, completing the varied western elevation and roof line of the Stonehurst Country House and North Lodge, which are currently visible from Selsfield Road. The tower is an integral element of the original Arts & Crafts design, and its reinstatement would be in keeping with the original design ethos.

Visual Effect

The visual effect is assessed as minor beneficial.

Effect on view from Selsfield Road / verge (north of site (viewpoints 37 and 38) - See Figure 18

Figure 18 - Photographic record of baseline conditions: Representative viewpoint 38



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Viewpoint Data:

- Viewpoint elevation: 135m AOD
- Distance from centre of site (Country

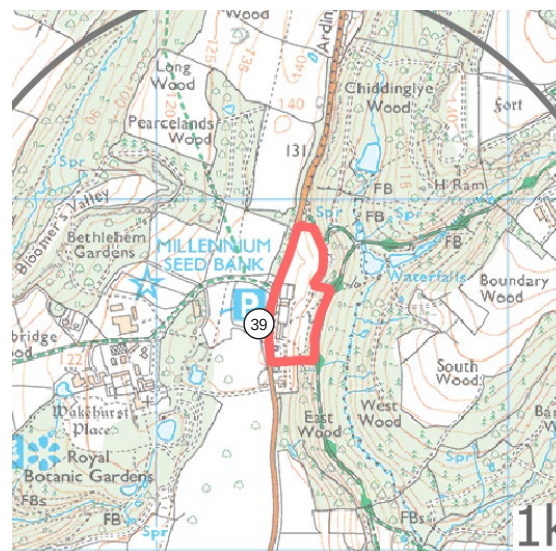
Viewpoint 38

As for viewpoint 37, see Figure 17.

4.9. Effect on view from Selsfield Road / verge (north of site) (viewpoints 37 and 38)

- 4.9.1. These views represent those gained from Selsfield Road, and informal path on the grass verge, on the approach to the site from the north. View receptors would be drivers on Selsfield Road, as well as cyclists and horse riders, along with users of the informal path on the grass verge and users of the public footpath along North Drive. Users of the footpaths would have a high sensitivity, with road users, in particular drivers having a lower sensitivity.
- 4.9.2. The proposed development would result in a nil (neither adverse or beneficial) magnitude of visual effect from viewpoints 37 and 38. This is based on the following reasoning:
- Views to the proposed tower would be intermittent, often filtered by mature trees and hedgerow to the east of the road, and in places partially screened by the intervening North Lodge;
 - Reinstated tower would form part of the varied western elevation and roof line of Stonehurst Country House and North Lodge, visible from these locations;
 - Reinstated tower would be based on the original architectural drawings and design from the Arts and Crafts Period, (half timbered to match the original gables, with clay hanging tiles to roofs);
 - Colours used for proposed development would match the original building, and include white and black timber boarding; and reddish clay colour of clay roof tiles;
 - Tower forms an integral element of the original Arts & Crafts design, and its reinstatement would be in keeping with the original design ethos;
 - Screening from intervening vegetation would increase during summer months.
- 4.9.3. A high sensitivity combined with a nil magnitude of visual effect would result in a neutral visual effect from viewpoints 37 and 38 on a stretch of Selsfield Road to the north of the site.

Figure 19 - Photographic record of baseline conditions: Representative viewpoint 39



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Viewpoint Data:

- Viewpoint elevation: 135m AOD
- Distance from centre of site: (Country House) 47m from grass path, 35m at bus

Viewpoint 39

Features

View looking east from Selsfield Road in the area of the main entrance to Wakefield Place: viewpoint 39 - at the bus stop on Selsfield Road; viewpoint 41 - opposite Stonehurst' gated delivery entrance at South Lodge.

View Sensitivity

The view has a medium-high sensitivity.

Anticipated Effect upon view

The proposed reinstated tower would be visible through occasional gaps in the mature vegetation from the stretch of Selsfield Road as it passes the site at the main entrance to Wakehurst Place. Mature trees to the east of the road (many of which are evergreen conifer planted in the original Arts & Crafts designed layout) provide substantial year round screening to Stonehurst Country House.

As noted for viewpoints 37 and 38, the tower reinstatement would be based on the original architectural drawings and design from the Arts and Crafts Period, and would be half timbered to match the original gables, with clay hanging tiles used for roofs. Screening is unlikely to significantly change during the year, with much of the intervening vegetation being evergreen.

Magnitude of Effect

The magnitude of the effect is assessed as being low beneficial (although the proposed tower would be visible, it is not considered to be an adverse visual change, rather a reinstatement of the missing section of the tower which currently appears incomplete.)

Although there would be intermittent views to the proposed tower from this stretch of Selsfield Road it would provide interest, completing the roofscape (roofline and chimneys) of Stonehouse Country House visible from these locations. The tower is an integral element of the original Arts & Crafts design, and its reinstatement would be in keeping with the original design ethos.

Visual Effect

The visual effect is assessed as minor beneficial.

Effect on view from Selsfield Road verge (opposite the site / adjacent to Wakehurst entrance (viewpoints 39 and 41) - See Figure 20

Figure 20 - Photographic record of baseline conditions: Representative viewpoint 41



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Viewpoint Data:

- Viewpoint elevation: 132.4m AOD
- Distance from centre of site: (Country House) 36m

Viewpoint 41

As for viewpoint 39, see Figure 19.

4.10. Effect on view from Selsfield Road verge (opposite the site / adjacent to Wakehurst entrance) (viewpoints 39 and 41)

- 4.10.1. These views represent those gained from Selsfield Road in the area of the main entrance to Wakefield Place: viewpoint 39 - at the bus stop on Selsfield Road; viewpoint 41 - opposite Stonehurst' gated delivery entrance at South Lodge. View receptors would be drivers on Selsfield Road, as well as cyclists and horse riders who would have a medium-high sensitivity.
- 4.10.2. The proposed development would result in a low beneficial magnitude of visual effect from viewpoints 39 and 41. This is based on the following reasoning:
 - Views to the proposed tower would be gained though gaps in the mature vegetation to the east of the road;
 - Drivers on Selsfield Road would have a brief exposure to the view whilst traveling past the site on the road;
 - Reinstated tower would form part of the existing view to the chimneys and roofline of Stonehurst Country House visible from these locations;
 - Reinstated tower would be based on the original architectural drawings and design from the Arts and Crafts Period, (half timbered to match the original gables, with clay hanging tiles to roofs);
 - Colours used for proposed development would match the original building, and include white and black timber boarding; and reddish clay colour of clay roof tiles;
 - Tower forms an integral element of the original Arts & Crafts design, and its reinstatement would be in keeping with the original design ethos;
 - Screening is unlikely to significantly change during the year, with much of the intervening vegetation being evergreen.
- 4.10.3. A medium-high sensitivity combined with a low beneficial magnitude of visual effect would result in a minor beneficial visual effect from viewpoints 39 and 41 on a stretch of Selsfield Road at the main entrance to Wakehurst Place.

Figure 21 - Photographic record of baseline conditions: Representative viewpoint 42



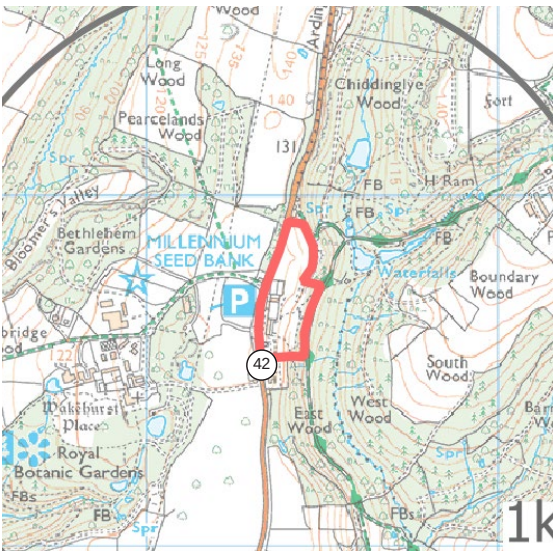
4.11. Effect on view from Wakehurst South Lodge / Selsfield Road (south of site) (viewpoint 42)

4.11.1. These views represent those gained from Selsfield Road on the southern approach to the site between South Lodge (Wakehurst Place) and the main entrance to Wakehurst Place. View receptors would be drivers on Selsfield Road, as well as cyclists and horse riders who would have a medium-high sensitivity.

4.11.2. The proposed development would result in a low beneficial magnitude of visual effect from viewpoint 42. This is based on the following reasoning:

- There would be open but transient views to the proposed reinstated tower from this stretch of Selsfield Road;
- Seen against the skyline, the tower forms an integral element of the original Arts & Crafts design, and its reinstatement would be in keeping with the original design ethos. ie. to demonstrate wealth and status of the owner;
- Reinstated tower would form part of the existing view to the chimneys and roofline of both South Lodge and Stonehurst Country House visible from this location;
- The colours and materials would match the original building, and include white and black timber boarding; and reddish clay colour of clay roof tiles;
- Screening is unlikely to change during the year, with a wall to the east of the road and limited intervening vegetation.

4.11.3. A medium-high sensitivity combined with a low beneficial magnitude of visual effect would result in a minor beneficial visual effect from viewpoint 42 from a short stretch of Selsfield Road on the southern approach to the site.



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Viewpoint Data:

- Viewpoint elevation: 132.4m AOD
- Distance from centre of site: 159m

Viewpoint 42

Features

View looking northeast from Selsfield Road (to the north of the entrance to South Lodge (Wakehurst Place)), with a clear view to Stonehurst South Lodge and Country House upper stories and roof.

View Sensitivity

The view has a medium-high sensitivity.

Anticipated Effect upon view

There would be open views to the reinstated tower from the short stretch of Selsfield Road between South Lodge (Wakehurst Place) and the main entrance to Wakehurst Place. Views would be transient from this stretch of the road, with view receptors largely being drivers and cyclists.

As previously noted, the tower reinstatement would be based on the original architectural drawings and design from the Arts and Crafts Period, and would be half timbered to match the original gables, with clay hanging tiles used for roofs. Screening is unlikely to change during the year, with a wall to the east of the road, and limited intervening vegetation.

Magnitude of Effect

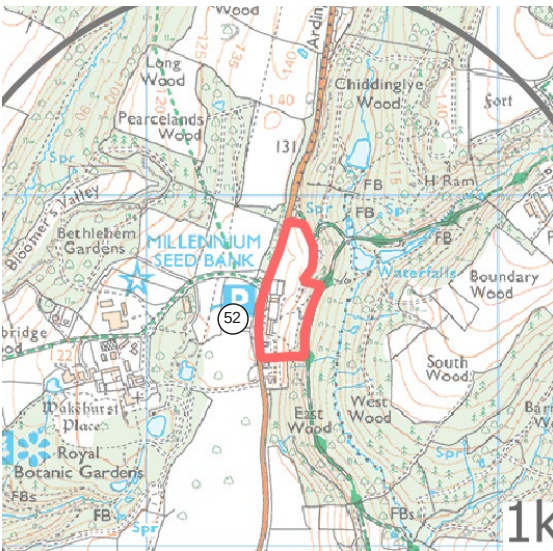
The magnitude of the effect is assessed as being low beneficial (although the proposed tower would be visible, it is not considered to be an adverse visual change, rather a reinstatement of the missing section of the tower which currently appears incomplete.)

The proposed tower provides interest, completing the existing view to the upper stories, chimneys and roofline of both South Lodge and Stonehouse Country House visible from this stretch of Selsfield Road. The tower is an integral element of the original Arts & Crafts design, and its reinstatement would be in keeping with the original design ethos.

Visual Effect

The visual effect is assessed as minor beneficial.

Figure 22 - Photographic record of baseline conditions: Representative viewpoint 52



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Viewpoint Data:

- Viewpoint elevation: 135m AOD
- Distance from centre of site: 100m

Viewpoint 52

Features

View looking east towards Stonehurst from a temporary car park within Wakehurst Botanic Gardens and Millennium Seed Bank, (car park is outside of the Wakehurst Place RP&G designation). Filtered views to Stonehurst Country House.

View Sensitivity

The view has a medium-high sensitivity.

Anticipated Effect upon view

There would be partially filtered views to the reinstated tower from the temporary car parks within Wakehurst. Views would be partially filtered by intervening vegetation lining Selsfield Road, including: mature oak trees on the verge to the west of the road; as well as mature trees to the east of the road (many of which are evergreen conifer planted in the original Arts & Crafts designed layout) which provide substantial year round screening to Stonehurst Country House.

As previously noted, the tower reinstatement would be based on the original architectural drawings and design from the Arts and Crafts Period, and would be half timbered to match the original gables, with clay hanging tiles used for roofs. Screening would decrease during winter months when the oak trees are without leaf, and despite much of the intervening vegetation being evergreen, views to the tower may become more open.

Magnitude of Effect

The magnitude of the effect is assessed as being medium beneficial (although the proposed tower would be visible, it is not considered to be an adverse visual change, rather a reinstatement of the missing section of the tower which currently appears incomplete.)

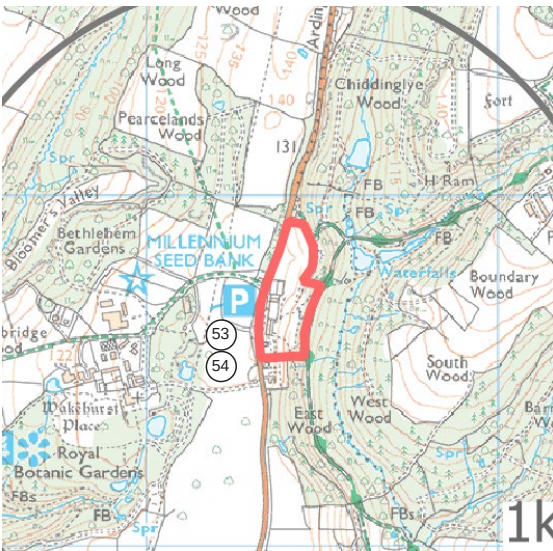
The proposed tower provides interest, completing the varied western elevation, chimneys and roofline of Stonehurst Country House visible from this location. The tower is an integral element of the original Arts & Crafts design, and its reinstatement would be in keeping with the original design ethos.

Visual Effect

The visual effect is assessed as moderate beneficial.

Effect on view from Wakehurst RP&G (viewpoints 52 and 53) - See Figure 23

Figure 23 - Photographic record of baseline conditions: Representative viewpoint 53



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Viewpoint Data:

- Viewpoint elevation: 135m AOD, 135m AOD
- Distance from centre of site: 98m , 121m

Viewpoint 53

As for viewpoint 52, see Figure 22.

4.12. Effect on view from Wakehurst Botanic Gardens overflow car park (viewpoints 52 and 53)

- 4.12.1. These views represent those gained from a temporary car park within Wakehurst Botanic Gardens and Millennium Seed Bank, (car park is located outside of the Wakehurst Place RP&G designation). View receptors would be visitors to Wakehurst Botanic Gardens and Millennium Seed Bank, when directed to use the temporary overspill parking, who would have a medium-high sensitivity.
- 4.12.2. The proposed development would result in a medium beneficial magnitude of visual effect from viewpoints 52 and 53. This is based on the following reasoning:
- Views to the proposed tower would be partially filtered by mature oak trees on the verge to the west of the road; as well as mature trees within Stonehurst to the east of the road;
 - View receptors would be: drivers whose attention on arrival is likely to be focused on finding a parking space or being directed by Wakehurst staff; and visitors walking towards the Wakehurst entrance building, who would be facing away from Stonehurst;
 - Reinstated tower would form part of the existing view to the western elevation, chimneys and roofline of Stonehurst Country House visible from these locations;
 - Reinstated tower would be based on the original architectural drawings and design from the Arts and Crafts Period, (half timbered to match the original gables, with clay hanging tiles to roofs);
 - Colours used for proposed development would match the original building, and include white and black timber boarding; and reddish clay colour of clay roof tiles;
 - Tower forms an integral element of the original Arts & Crafts design, and its reinstatement would be in keeping with the original design ethos;
 - Screening would decrease during winter months when the oak trees are without leaf, (although vegetation within Stonehurst is largely evergreen), and views to the tower may become more open.
- 4.12.3. A medium-high sensitivity combined with a medium beneficial magnitude of visual effect would result in a moderate beneficial visual effect from viewpoints 52 and 53 within Wakehurst Botanic Garden temporary car park.

Figure 24 - Photographic record of baseline conditions: Private Views



View looking southeast from the delivery entrance to Wakehurst Place (North Drive), adjacent to 1 & 2 Yew Cottages (Viewpoint 37)



View looking northeast from the entrance to South Lodge (Wakehurst Place) (Viewpoint 43)



View looking south towards 'The Holt' from the walled garden within Stonehurst (Viewpoint 55)

Receptors

These private views would be visible to the residents of the properties: Yew Tree Cottages, North Drive (Viewpoint 37), South Lodge and entrance, Wakehurst Place (Viewpoint 43), and The Holt, (viewpoint 55).

Value

All these views are located within the High Weald National Landscape and have a national value. South Lodge and entrance, Wakehurst Place are Grade II listed.

Susceptibility

Residents at home have a high susceptibility to proposed change.

View Sensitivity

These views have a high sensitivity.

Anticipated Effect upon view

Yew Tree Cottages: Views to the proposed tower from Yew Tree Cottages would be similar to those available from viewpoint 37 on Selsfield Road and verge. The reinstated tower would form part of the varied western elevation and roof line of Stonehurst Country House and North Lodge, which are currently visible from this location, and would be partially screened by mature vegetation to the east of the road, and mature oak trees to the west.

South Lodge and entrance: Views to the proposed tower from South Lodge and entrance would be similar to those gained from viewpoint 42 on Selsfield Road. There would be open views to the proposed tower from the entrance to South Lodge off Selsfield Road.

The Holt: The single storey property 'The Holt' is separated from the site by a 6 ft brick wall surrounding the kitchen garden at Stonehurst, (this brick wall is located approximately 50m from the windows of the property). Although views towards the proposals from this property would be restricted by the intervening wall, the proposed tower would be visible above the wall and against the skyline above this.

Magnitude of Effect

Although the proposed tower will introduce additional built form into these views, it will restore the former tower to Stonehurst Country House. On balance, the magnitude of the effect is assessed as being low beneficial (although the proposed tower would be visible, it is not considered to be an adverse visual change, rather a reinstatement of the missing section of the tower which currently appears incomplete.)

The proposed tower provides interest, completing the existing view to the upper stories, chimneys and roofline of both South Lodge and Stonehouse Country House. As previously noted, the tower is an integral element of the original Arts & Crafts design, and its reinstatement would be in keeping with the original design ethos.

Visual Effect

The visual effect is assessed as minor beneficial.

4.13. Effect on private views

- 4.13.1. These views represent those available from surrounding private residential properties: Yew Tree Cottages, North Drive, the entrance to South Lodge, Wakehurst Place (Viewpoint 43), and The Holt, (viewpoint 55). View receptors would be residents of these properties, who would have a high sensitivity.
- 4.13.2. The proposed development would result in a low beneficial magnitude of visual effect from these locations. The reinstated tower, when viewed from viewpoints 37 and 43, (and possibly from viewpoint 55), would form part of existing views to the varied elevation, chimneys and roofline of Stonehurst Country House from these locations. Based on the original architectural drawings and design from the Arts and Crafts Period, the tower forms an integral element of the original Arts & Crafts design, and its reinstatement would be in keeping with the original design ethos.
- 4.13.3. A high sensitivity combined with a low beneficial magnitude of visual effect would result in a minor beneficial visual effect from surrounding private residential properties.



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Figure 25 - Summary of Visual Receptor Sensitivity

Viewpoint Reference Number	Reference Name	Type of Visual Receptor	Distance to centre of site	Sensitivity	Magnitude	Effect
10	Hook Lane	Rural lane		Pedestrians - High Drivers - Medium to high	Low beneficial	Minor beneficial
11						
12						
13						
14						
17	High Weald Landscape Trail / public bridleway number 27WH	Long distance route / public bridleway	0.9 - 1.25km	High	Low beneficial	Minor beneficial
18						
19						
20						
37	Selsfield Road / B2028 verge and informal path	'B' road / grass verge	116m	High	Low beneficial	Minor beneficial
38	Selsfield Road / B2028 verge and informal path	'B' road / grass verge	76m			
39	Selsfield Road bus stop / B2028	'B' road	35m	Medium / high	Low beneficial	Minor beneficial
41	Selsfield Road / B2028	'B' road	36m			
42	Selsfield Road / B2028	'B' road	159m	Medium / high	Low beneficial	Minor beneficial
52	Wakefield Registered Park & Garden	Field used as temporary car park within registered park and garden	100m	High	Medium beneficial	Moderate beneficial
53	Wakefield Registered Park & Garden	Field used as temporary car park within registered park and garden	98m			

5. Conclusions

- 5.1. The proposed reinstatement of the tower at Stonehurst is expected to have a moderate to moderate / minor adverse impact on dark night skies but does not exceed significance. While there will be some additional light spill, the structure integrates with the existing building and any light will be appropriate to its use as a viewing tower.
- 5.2. Effects on key landscape receptors range from neutral to major beneficial, strengthening cultural connections, restoring historic architectural integrity, and reinforcing local settlement patterns. The reinstated tower aligns with the original Arts & Crafts design, visually enhancing the landscape and a focal point.
- 5.3. Public vantage points, including Selsfield Road and Wakehurst Botanic Garden, are assessed to have minor to moderate beneficial visual effects, as the tower reinstates a missing architectural element rather than introducing an intrusive new feature. Private views from select residential properties will also experience a low beneficial impact.
- 5.4. Fieldwork confirms that visibility from Wakehurst Place RP&G is limited to partial or glimpsed views, further minimising any potential concerns. Given the site's location within the High Weald National Landscape, the reinstatement does not negatively affect the gardens core characteristics or its designed vistas.
- 5.5. Overall, the reinstatement enhances the national landscapes scenic qualities and restores a lost feature within the historic RP&G of Stonehurst.
- 5.6. The proposals are expected not to have a significant adverse effect on either the High Weald Core Characteristics or landscape features that are representative of LCA 6: High Weald.

6. References

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Appendix 1: LVE Methodology

1. Evaluation criteria for Landscape Effects Assessment

Refer to Volume 1, Appendix 1 LVE Methodology for assessment of landscape sensitivity.

1.1. Magnitude of landscape effect

1.1.1. The magnitude of the landscape effect of the proposals is dependent on:

- **Size or scale:** this should take into consideration the extent of the loss of the existing landscape, the proportion of the total extent this represents and the contribution of the element to the character of the landscape; the degree to which the aesthetic or perceptual aspects of the landscape are altered; and whether the effect changes the key distinctive characteristics of the landscape.
- **Extent:** consideration of the geographical area over which landscape effects are felt
- **Duration:** long, medium or short term.
- **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

1.1.2. The magnitude of the landscape effect can be **high, medium, low or nil** and can be either adverse or beneficial. This is defined more fully below:

Adverse	High	• Major loss of or alteration to an existing landscape element that may be key to landscape character. • Major loss of or alteration to perceived landscape character as a whole. • Major loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Extensive geographical area affected. • Long-term / irreversible effect.
	Medium	• Moderate loss of or alteration to an existing landscape element that may be key to landscape character. • Moderate loss of or alteration to perceived landscape character as a whole. • Moderate loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Medium sized geographical area affected. • Medium-term and effect that may be partially reversible.
	Low	• Minor loss of or alteration to an existing landscape element that may be key to landscape character. • Minor loss of or alteration to perceived landscape character as a whole. • Minor loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Small sized geographical area affected. • Short-term and effect that may be reversible.
Neutral	Nil	• No perceptible loss or alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape. • Adverse effects balanced by beneficial effects.
Beneficial	Low	• Minor beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	Medium	• Moderate beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	High	• Major beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.

1.2. Landscape effects and significance

1.2.1. The landscape effect is a combination of the **sensitivity** of the landscape receptor and the **magnitude of the landscape effect**, which can be adverse, beneficial or neutral, as illustrated in the diagram below:

		Landscape Receptor Sensitivity		
		High	Medium	Low
Magnitude of landscape effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

1.3. Definition of significance

1.3.1. Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

1.3.2. A scale of significance can be reasonably described as follows:

- *Major loss or irreversible adverse landscape effects over an extensive area, and / or on elements and or aesthetic / perceptual aspects key to the character of highly valued landscape receptors;* defined to be effects of key importance for consideration in the decision-making process and / or of national importance and therefore significant.
- *Major/Moderate loss or irreversible adverse landscape effects over a large area, and / or on elements and or aesthetic / perceptual aspects typical of the character of highly valued landscape receptors;* defined to be effects of key consideration in the decision-making process and / or of regional or district importance therefore significant.
- *Moderate loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects typical of the character of valued landscape receptors;* defined to be effects likely to be a lesser consideration in the decision-making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- *Moderate/minor loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of valued landscape receptors;* defined to be effects unlikely to be a consideration in the decision-making process and / or of local importance and therefore not significant.
- *Minor loss or reversible adverse landscape effects over limited area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of landscape receptors;* defined to be effects unlikely to be a consideration in the decision-making process and / or of very local importance and therefore not significant.

1.4. Mitigation and residual effects

1.4.1. Where adverse landscape effects are judged to be significant, mitigation proposals are described where possible. Any significant residual landscape effects remaining after mitigation are then summarised.

2. Evaluation criteria for Visual Effects Assessment

Refer to Volume 1, Appendix 1 LVE Methodology for assessment of visual sensitivity.

2.1. Magnitude of visual effect

2.1.1. The magnitude of the visual effect of the proposals needs to be established. This is dependent on:

- **Size or scale:** this should take into consideration the scale of change in the view with respect to loss or addition of features in the view and changes to its composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development with the existing landscape elements and characteristics) and the nature of the view in terms of duration and degree of visibility.
- **Extent:** this will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor and the distance of the viewpoint from the proposed development.
- **Duration:** long, medium or short term.
- **Reversibility:** this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the visual effect can be **high, medium, low or nil** and can be either adverse or beneficial. This is defined more fully below:

Adverse	High	• Major change in view composition resulting from a loss of or alteration to features. • Direct angle of viewing in relation to main activity of the receptor. • Close-range view. • Prolonged exposure to view. • Long-term and irreversible effect.
	Medium	• Moderate change in view composition resulting from a loss of or alteration to features. • Indirect angle of viewing in relation to main activity of the receptor. • Mid-range view. • Moderate exposure to view. • Medium-term and irreversible effect.
	Low	• Minor change in view composition resulting from a loss of or alteration to features. • Peripheral view in relation to main activity of the receptor. • Distant view. • Brief exposure to view. • Short-term and irreversible effect.

Neutral	Nil	• No perceptible change to the composition of the view.
Beneficial	Low	• Minor beneficial change to the composition of the view.
	Medium	• Moderate beneficial change to the composition of the view.
	High	• Major beneficial change to the composition of the view.

2.2. Significance of visual effect

2.2.1. The significance of the visual effect is a combination of the **sensitivity** of the visual receptor and the **magnitude of the visual effect**, which can be **adverse, beneficial or neutral**.

		Visual Receptor Sensitivity		
		High	Medium	Low
Magnitude of visual effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium beneficial	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

2.3. Definition of significance

2.3.1. Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

2.3.2. A scale of significance can be reasonably described as follows:

- **Major changes on an extensive scale introducing new, non-characteristic, intrusive or discordant effects into the view of highest sensitivity receptors;** defined to be effects of key importance for consideration in the decision-making process and / or of national importance and therefore significant.
- **Major/Moderate changes on a large scale introducing new, non-characteristic, intrusive or discordant effects into the view of higher sensitivity receptors;** defined to be effects of key consideration in the decision-making process and / or of regional or district importance and therefore significant.
- **Moderate changes introducing effects into the view of moderately sensitivity receptors;** defined to be effects likely to be a lesser consideration in the decision-making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.

- **Moderate/minor changes introducing small effects into the view of moderately sensitivity receptors;** defined to be effects unlikely to be a consideration in the decision-making process and / or of local importance and therefore not significant.
- **Minor changes introducing small effects into the view of low sensitivity receptors;** defined to be effects unlikely to be a consideration in the decision-making process and / or of very local importance and therefore not significant.

2.4. Mitigation and residual effects

- 2.4.1. Where adverse visual effects are judged to be significant, mitigation proposals are described where possible. Any significant residual visual effects remaining after mitigation are then summarised.