



Imberhorne Farm, East Grinstead:

Landscape and Visual Impact Assessment

On behalf of **Welbeck Land**

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Registered Office: Buckingham Court Kingsmead Business Park, London Road, High Wycombe, Buckinghamshire, HP11 1JU
Office Address: 101 Victoria Street, Bristol, BS1 6PU
T: +44 (0)117 929 9677 E: Bristolvictoriastreet@stantec.com

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	Name	Position	Signature	Date
Prepared by:	Dikshita Dutt	Associate Landscape Planner	DD	06/11/2023
Reviewed by:	Patrick Clark	Associate Director Landscape Planning	PC	07/11/2023
Approved by:	Patrick Clark	Associate Director Landscape Planning	PC	07/11/2023
For and on behalf of Stantec UK Limited				

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Contents

1	Introduction.....	1
1.1	Overview.....	1
1.2	Assessment Methodology	2
1.3	Assumptions and Limitations.....	2
2	SITE CONTEXT	4
2.1	Site Location.....	4
2.2	Topography and Hydrology	4
2.3	Settlement and Land Use	4
2.4	Vegetation	5
2.5	Designations.....	5
3	LANDSCAPE CHARACTER	7
3.2	National Landscape Character (NCA).....	7
3.3	County Landscape Character	8
3.4	District Landscape Character	8
3.5	Published Landscape Character Guidelines	11
3.6	County Landscape Character Guidance	13
4	PLANNING POLICY CONTEXT	18
4.2	National	18
4.3	District 20	
4.4	Local 27	
5	SITE APPRAISAL.....	30
5.1	Overview.....	30
5.2	Site Features	30
5.3	Site Character.....	31
6	VISUAL APPRAISAL.....	32
7	DEVELOPMENT PROPOSALS AND LANDSCAPE PRINCIPLES	34
7.1	Landscape and Visual Opportunities and Constraints and Development Principles ..	34
7.2	The Proposed Development.....	36
8	CONSIDERATION OF LANDSCAPE AND VISUAL EFFECTS	39
8.1	Overview.....	39
8.2	Effects on Landscape Features.....	39
8.3	Visual Effects.....	40
8.4	Effects on Landscape Character	43
8.5	Response to Policy Directions.....	44
9	SUMMARY AND CONCLUSION.....	46

Figures

Figure 1: Site Context Plan

Figure 2: Landform Plan

Figure 3: National and County Landscape Character Plan

Figure 4: District and Local Landscape Character Plan

Figure 5: Local Landscape Character Types Plan

Figure 6: Visual Appraisal Plan

Figure 7: Site Appraisal Plan

Figure 8: Green Infrastructure Strategy

Figure 9: Illustrative Landscape Masterplan

Site Appraisal Photographs A-J

Site Context Photographs 1-20

Appendices

Appendix A: Methodology

Appendix B: Published Landscape Character Assessment Extracts

Appendix C: Landscape Effects Table

Appendix D: Visual Effects Table

Appendix E: Verified Photomontages (prepared by Preconstruct)

1 Introduction

1.1 Overview

- 1.1.1 Stantec's Landscape Planning and Design Group was commissioned by Welbeck Land to undertake a Landscape and Visual Impact Assessment (LVIA) to accompany a planning application for proposed mixed use development with associated Green Infrastructure (the Proposed Development) on land adjoining existing development at the western edge of East Grinstead. The application is submitted as a hybrid planning application. Detailed elements include access, Suitable Alternative Natural Greenspace (SANGs) and sports use area including pitches.
- 1.1.2 This LVIA assesses the effects of changes to landscape features, landscape character, representative views and visual amenity, resulting from the introduction of the Proposed Development into the Site and its landscape setting. Where any adverse effects are identified, appropriate mitigation measures have been recommended, and where practicable, embedded within the design of the Proposed Development. The LVIA consists of the following stages which combine both desk-based study and detailed field work:
- Assessing the landscape character and quality of the Site and its context;
 - Assessing the visibility of the Site from the surrounding areas and identifying the nature and quality of existing views;
 - Demonstrating the consideration of landscape and visual sensitivities which inform the iterative process of design evolution to assist in absorbing the Proposed Development within the landscape and maximising the potential for beneficial effects on the landscape and views; and
 - Describing the predicted landscape and visual effects of the Proposed Development at year 1 following construction and year 15, i.e. before and after planting has become established, year 15 also accounting for residual effects allowing for the secondary mitigation in built form and landscape design.
- 1.1.3 The LVIA should be read in combination with the following plans and photographs:
- **Figure 1:** Site Context Plan - demonstrating the location of the Site in relation to areas of settlement, key areas of vegetation and landscape and cultural heritage designations within the Study Area.
 - **Figure 2:** Landform Plan - demonstrating the topography of the Site to aid the understanding of the visual envelope of the Site and its situation within the wider landscape setting.
 - **Figure 3:** National and County Landscape Character Plan – demonstrating the location and extent of national and county character areas set out within published landscape character assessments.
 - **Figure 4:** District and Local Landscape Character Plan – demonstrating the location and extent of district and local character areas set out within published landscape character assessments.
 - **Figure 5:** Local Landscape Character Types Plan – demonstrating the location and extent of local character types set out within published landscape character assessments.
 - **Figure 6:** Site Appraisal Plan - demonstrating key landscape and built features within the Site and the locations of the Site Appraisal Photographs.

- **Figure 7:** Visual Appraisal Plan - demonstrating the locations of the Site Context Photographs.
- **Figure 8:** Green Infrastructure Strategy Plan – demonstrating the overall approach to the strategic green infrastructure in different parts of the Proposed Development, by way of secondary mitigation.
- **Figure 9:** Illustrative Landscape Masterplan – illustrating the design approach to the strategic green infrastructure, by way of secondary mitigation.
- **Site Appraisal Photographs A-J** - illustrating the character of the different areas of the Site and the landscape features within it.
- **Site Context Photographs 1-20** - illustrating key views towards the Site from the surrounding landscape and the role that the Site plays in those views.
- **Appendix A** Landscape and Visual Impact Assessment Methodology;
- **Appendix B** Extracts of Published Landscape Character Assessments;
- **Appendix C** Landscape Effects Table;
- **Appendix D** Visual Effects Table; and
- **Appendix E** Accurate Visual Representations (AVRs). (bound separately)

1.2 Assessment Methodology

- 1.2.1 The methodology used for the LVIA is drawn from principles of good practice in 'Guidelines for Landscape and Visual Impact Assessment' Third Edition (GLVIA 3)', published by the Landscape Institute and Institute of Environmental Management and Assessment. The detailed methodology used in the preparation of this LVIA is provided in **Appendix A: LVIA Methodology**.
- 1.2.2 Representative viewpoints were selected from a range of locations. These locations were agreed in consultation with the case officer at MSDC in early September 2022. Specific positions for each location were selected to provide the most open views to the Proposed Development.
- 1.2.3 Photographs were taken in accordance with the Landscape Institute Advice Noteⁱⁱ (TGN 06/19) entitled 'Visual Representation of Development Proposals'. Photographs were taken using the digital equivalent of 50mm lens (for standard 35mm format camera). Photomontages (Accurate Visual Representations – AVRs) were prepared (in accordance with established methodology) to illustrate how the Proposed Development parameters, SANGs area and the school expansion area will be seen in selected representative views, also agreed with MSDC, and are provided in **Appendix E**.

1.3 Assumptions and Limitations

- 1.3.1 The following limitations are relevant to the assessment:
 - The baseline assessment was based on information readily available at the time of undertaking the assessment.
 - During visits to the Site and surrounding area, weather conditions, the time of day and seasonal factors have influenced the photographic record of the environment.

- The Site Context Photographs are illustrative and are not intended to replace the experience of visiting the viewpoint in person.

1.3.2 The following assumptions have been made in the assessment:

1.3.3 The contribution made by areas of existing and proposed planting is considered in terms of the effects at Year 1 and the residual effects (allowing for growth of planting over 15 years), and the height of this planting for assessment purposes is assumed to be as follows, based on an average growth rate of 1m in 3 years (noting that the rate of growth varies according to species and environmental conditions) up to year 15; and of approximately 1m per 5 years with some variation above and below this rate post year-15):

- Trees (planted as whips) (80%)
 - Year 1: 0.6 – 1.0m
 - Year 15: 5.5 - 7m
 - Year 25: 7.5 - 9m
- Trees (planted as Standard) (20% - scattered in the mix of the whips)
 - Year 1: 2.5 – 3.0m
 - Year 15: 7.5 - 8m
 - Year 25: 9.5 - 10m
- Hedgerows at edges (to include occasional trees at 20m centres, heights to correspond with outlined growth rate of the whips):
 - Year 1: 0.6 – 1.0m
 - Year 15: 1.8m (managed at this height)
 - Year 25: 1.8m (managed at this height)
- Hedgerows within residential areas:
 - Year 1: 0.6 – 1.0m
 - Year 15: 1.5m (managed at this height)
 - Year 25: 1.5m (managed at this height).

1.3.4 Assessment of effects is based upon the Parameter Plans and information as set out in Chapter 3 of the ES: 'Site and Development Description'. The maximum built form parameters have been assessed as a scenario of maximum likely effects.

2 SITE CONTEXT

2.1 Site Location

- 2.1.1 The Site comprises 83.5 hectares (ha) of mostly arable land, with a small area of existing woodland. As shown on **Figure 1**, the Site is located to the west of Imberhorne Lane, adjacent to the north-western settlement boundary of East Grinstead and adjacent to Imberhorne Secondary School. The Site lies within the District of Mid Sussex and the County of West Sussex.

2.2 Topography and Hydrology

- 2.2.1 As illustrated in **Figure 2**, the landform in the wider area has been influenced by the watercourses that cross the area, in particular the River Medway and its tributaries which extend both north and south of the Site and which have resulted in a series of ridges and valleys. A predominant ridgeline at Turners Hill extends roughly in an east-west alignment to the south-west of the Site. The River Medway, following a north-south alignment, interrupts the ridgeline to form a narrow valley. This pattern of high ground interrupted by narrow valleys formed by streams and rivers is a common feature that is noted in the south, west and east of the Site. To the immediate south of the Site and north of the Sussex Border path, there is a localised plateau, which further provides containment to the Site from the south. The Site lies on the upper northern slopes of this plateau.
- 2.2.2 To the north of the Site the landform slopes down to Felbridge Water which adjoins the Site. The northern surroundings comprise a wide valley that meanders through the landscape within which are located the settlements of Domewood, Copthorne and Newchapel. Further to the north beyond the valley the land rises gently.

2.3 Settlement and Land Use

- 2.3.1 As noted in the published Mid Sussex landscape character assessment of the High Weald, settlement in this area expanded during the 19th century, *“when the High Weald became a favourite area for the extension in the Victorian and Edwardian eras of ‘London into Sussex’...”*. Historically the settlement pattern shows that settlement in the High Weald is *“often set on high ridges, hilltops and high ground...”*
- 2.3.2 The town of East Grinstead along with other settlements in the vicinity have been established along the route of London Road. East Grinstead follows the established pattern of the wider area and lies on high, ridge-like ground. The published assessment notes that *“to the west, the town adjoins more gentle, open farmland and some woodland stretching towards Crawley Down...”* where the Site is located.
- 2.3.3 East Grinstead has been evolving continuously since the early-mid-20th century. The published assessment states that *“interwar development was more significant, comprising ribbon development at Felbridge, North End and along the Holtye Road and a number of estates (Sackfield Gardens, Halsford Green and Brooklands Park)... It was in the post-war period that development was greatly expanded and the urban pattern of the town consolidated.”*
- 2.3.4 The late 20th century saw further expansion to the east, and all these changes *“have resulted in a compact town form, integrated well with the existing landscape...”*. However, even into the 21st century development has continued within and at the edges of East Grinstead, including at the Oaks, adjoining the Site to the east, off Imberhorne Lane.

- 2.3.5 The dominant land uses in the wider context of the Site include urban to the east, north and in parts to the west (notably at Crawley Down), to agricultural fields to the south and in parts to the west.
- 2.3.6 In the immediate vicinity, to the north, the Site is bordered by agricultural fields, Leppards Wood/The Birches, (an Ancient Replanted Woodland) and Imberhorne School and associated playing fields. Beyond the immediate boundary land uses, urban areas include residential use along Crawley Down Road and North End and industrial use abutting The Birches.
- 2.3.7 To the east, the land use is largely residential, ranging from relatively recent development at The Oaks to 20th century interwar and post-war residential, generally red brick housing, to the east of Imberhorne Lane. Land to the immediate west and south of the Site, comprises agricultural fields, scattered farmsteads and a nursery.

2.4 Vegetation

- 2.4.1 The broad extent of vegetation in the surrounding area is illustrated on Figure 1. The area is typically well-wooded, in the form of woodland blocks, shaws (belts and small blocks of woodland), tree belts and hedgerows with hedgerow trees, all of which combine to provide strong physical and visual containment to the landscape.
- 2.4.2 In the immediate vicinity of the Site, there are several Ancient and Semi-Natural Woodland (ASNW) as well as Ancient Replanted Woodland (ARW), contributing to the containment of the Site. Those nearest to the Site include:
- The Birches, adjoining the Site's northern boundary;
 - Imberhorne Cottage Shaw, approximately 130m to the west of the Site's south-eastern field;
 - Railway Shaw, approximately 300m to the south of the Site;
 - Gullege Wood, the norther extents of this lie within the Site and the southern extents adjoin the Site to the south;
 - Greenfield Shaw, adjoins the Site to the west; and
 - Walden Wood, approximately 235m to the west of the Site.
- 2.4.3 Apart from the ASNW and ARW, there are other wooded elements, such as blocks of woodland and wooded stream corridors in the immediate vicinity of the Site that form part of the wider characteristic wooded vegetation pattern.
- 2.4.4 The woodland blocks to the south-west, along with the network of hedgerows and hedgerow trees, provide physical and perceptual separation between Crawley Down further west; and the Site and East Grinstead to the east.
- 2.4.5 A network of typically substantial hedgerows with canopy trees form linking elements between the larger scale canopy vegetation, defining a small-medium scale field pattern in the wider landscape. Trees lining streets and public footpaths are common and characteristic of this area. Worth Way to the immediate south of the Site as well as the bridlepath linking Gullege Farm to Crawley Down Road are examples of such treed movement corridors. Notably, the bridleway to the east and west of Gullege, in part forming the southern boundary of the Site, is out of character in lacking in such vegetated structure.

2.5 Designations

- 2.5.1 The Site does not lie within or adjacent to any landscape designations, as illustrated on Figure 1. The High Weald Area of Outstanding Natural Beauty (AONB) lies approximately 1.5km to

the south of the Site and abuts the southern edge of East Grinstead. However, there is a clear and robust physical and visual separation from the AONB due to the series of shaws and woodland in-between the Site and the AONB, in addition to the series of local ridgelines and valleys underlying this structural vegetation. Therefore, reference to AONB policy, character and guidance documents has not been made in this LVIA.

- 2.5.2 The Site does not lie in the Green Belt, which abuts the northern edge of East Grinstead.
- 2.5.3 The Site is allocated for residential development for up to 550 dwellings with Local Centre, Care Community and strategic SANG in MSDC's Site Allocation DPD (as shown on Fig 1).

Conservation Areas and Listed Buildings

- 2.5.4 The historic centre of East Grinstead includes a Conservation Area and numerous listed buildings within it, located approximately 1.8km to the south-east of the Site and separated from the Site by extensive suburban residential development.
- 2.5.5 There are no listed buildings within the Site, however, there are three in the immediate vicinity of the Site's southern boundary. These are:
- Gullege, Grade II*, approximately 60m to the south of the Site;
 - 1-3 Imberhorne farm Cottages, Grade II*, approximately 50m to the south of the Site; and
 - Imberhorne Farmhouse, Grade II, approximately 30m to the south of the Site.

Public Rights of Way

- 2.5.6 As shown on **Figure 1**, there are a number of Public Rights of Way (PRoW) in the vicinity of the Site. The Permissive Path P20 extends along the Site's eastern boundary linking Imberhorne Farm to Imberhorne Lane, around the block of residential development at The Oaks.
- 2.5.7 Worth Way/Sussex Border Path is a long-distance trail that extends along the disused Three Bridges-Turnbridge Wells railway line and adjoins the Site's southern boundary to the west of Gullege and to the east of Imberhorne Farm. This route is also part of the National Cycle Network (NCN) Route 21. This lies within a cutting with wooded embankments on either side of the path, providing physical and visual containment.
- 2.5.8 PRoW 44bEG extends along the southern boundary of the Site, aligned broadly in an east-west direction, linking Gullege to Imberhorne Lane. This PRoW continues westwards through the Site's western most parcel as PRoW 44cEG to Greenfield Shaw.
- 2.5.9 PRoW 40aEG extends in a north-south alignment from Gullege to the south to Crawley Down to the north. Although the PRoW is not part of the Site, it adjoins the Site on either side.
- 2.5.10 Beyond these PRoWs, there is a network of PRoWs that provides connectivity across the wider landscape.

3 LANDSCAPE CHARACTER

- 3.1.1 Landscape Character Assessment is a descriptive approach which seeks to identify and define the distinct character of landscapes that make up the country. This approach ensures that account is taken of the different roles and character of different areas, in accordance with principles set out in the NPPF and National Design Guide.
- 3.1.2 The extent of Landscape Character Areas (LCAs) in the vicinity of the Site, as featured in published assessments, is illustrated **Figures 3 and 4** and Landscape Character Types (LCTs) are shown in **Figure 5**.
- 3.1.3 Summaries of these published assessments, as of particular relevance to the Site and Proposed Development, are set out below. Extracts of the published assessments are included in **Appendix B**.

3.2 National Landscape Character (NCA)

- 3.2.1 The Site and surrounding landscape are situated within NCA 122: High Wealdⁱⁱⁱ as illustrated in **Figure 3**. The key characteristics of the High Weald NCA, of relevance to the Site and surrounding area include:
- *“... There is a dense network of small, narrow and winding lanes, often sunken and enclosed by high hedgerows or woodland strips.*
 - *An intimate, hidden and small-scale landscape with glimpses of far-reaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber-framed buildings anywhere in Europe amidst lanes and paths.*
 - *Strong feeling of remoteness due to very rural, wooded character. A great extent of interconnected ancient woods, steep-sided gill woodlands, wooded heaths and shaws in generally small holdings with extensive archaeology and evidence of long-term management.*
 - *Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland.*
 - *Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.*
 - *A predominantly grassland agricultural landscape...*
 - *An essentially medieval landscape reflected in the patterns of settlement, fields and woodland.”*
- 3.2.2 In relation to these characteristics, it is noted that the Site does not have a strong feeling of remoteness, owing to its proximity to the existing urban area. Whilst being contained to the north and west by structural vegetation, some linear features within the Site (notably the east-west bridleway) lack the canopy-level containment that is such a defining characteristic of this area.

3.3 County Landscape Character

West Sussex Landscape Character Assessment (2003)

- 3.3.1 The West Sussex Landscape Character Assessment^{iv} (WSLCA) resulted in the identification of 42 unique areas and the production of land management guidelines for each character area. The Site is located within Landscape Character Area (LCA) HW1: The High Weald as shown in **Figure 3**. The key characteristics of HW1: High Weald as identified in the WSLCA, have been used to define the district level landscape character. Therefore, for the purposes of this LVIA, the key characteristics have been outlined in the county landscape character section to avoid repetition.
- 3.3.2 HW 1 highlights the landscape and visual sensitivities of this area. Some of these are relevant to the Site and its immediate surroundings, and are detailed below:
- *“Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity.*
 - *Unobtrusive settlement pattern in many parts.*
 - ...
 - *Dense network of twisting, deep lanes, droveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking and for the appreciation of nature.*
 - ...”
- 3.3.3 The Landscape Character Assessment of Mid-Sussex has utilised the published areas within the WSLCA including Area HW1 and has further refined it. Therefore, for the purposes of this LVIA as Area HW1 largely corresponds to a similar area and similar characteristics outlined in the Mid-Sussex published assessment, this area will not be taken into consideration for the assessment stage.
- 3.3.4 The Land Management Guidelines for character area HW 1 is summarised in the Landscape Character Guidance Section, below.

3.4 District Landscape Character

A Landscape Character Assessment for Mid Sussex

- 3.4.1 A Landscape Character Assessment for Mid Sussex^v (LCAMS) was published in November 2005 and was produced *“to help protect and enhance the distinctive landscape character of the District, and to manage change ...”*. The LCAMS relies on the landscape character types as identified in the county level WSLCA. The Site lies within the Landscape Character Type (LCT) Wooded ridges and valley. This LCT is described as:
- *“Steep-sided wooded gills*
 - *Extensive areas of parks and gardens*
 - *Extensive ancient broadleaved woodland and a dense network of hedgerows*
 - *Patches of heathland*
 - *Small scattered farms*

- *Historic ridgetop settlement.*

3.4.2 The LCAMS identifies several LCAs based on the WSLCA and further refined these areas as seen in Figure 4. The Site lies within LCA 6: High Weald which has been described as an area where “*numerous gill streams have carved out a landscape of twisting ridges and secluded valleys.*” The key characteristics of LCA 6 High Weald relevant to the Site and surroundings include:

- *“Wooded, confined rural landscape of intimacy and complexity, perceived as attractive, locally secluded and tranquil.*
- *Complex sandstone and clay hilly landscape of ridges and secluded valleys...*
- *Long views over the Low Weald to the downs, particularly from the high Forest Ridge.*
- ...
- *Significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws, creates a sense of enclosure, the valleys damp, deep and secluded.*
- ...
- *Dense network of twisting, deep lanes, droveways, tracks and footpaths.*
- *Dispersed historic settlement pattern on high ridges, hilltops and high ground, the principal settlements East Grinstead...*
- *Some busy lanes and roads including along the Crawley–East Grinstead corridor...*
- *London to Brighton Railway Line crosses the area.*
- ...
- *Varied traditional rural buildings built with diverse materials including timber framing, Wealden stone and varieties of local brick and tile hanging.”*

3.4.3 In the absence of a sensitivity rating, it is considered that based on the criteria within **Appendix A**, the value of LCA 6: High Weald, is medium as, although there are a number of Ancient Woodlands and other wooded features within this area that provide a positive contribution to the landscape character, it also has areas of urban influences. It is considered that the susceptibility of the landscape to the type of development proposed is medium owing to the presence of urban area of East Grinstead adjoining the Site. Overall, it is considered that the character of the LCA is of Medium sensitivity to the type of development proposed.

Mid Sussex Landscape Capacity Study (2007)

3.4.4 The Mid Sussex Landscape Capacity Study^{vi} (MSLCS) was prepared for MSDC by Hankinson Duckett Associates to inform the Core Strategy. Although the MSLCS is now 15 years old, some of the landscape character analysis of the areas are still relevant. The MSLCS has undertaken a finer grain of landscape characterisation study concentrating particularly around

urban areas such as East Grinstead, where the Site is located. This was done as a two-stage process – first identifying Landscape Character Types (LCT) and second identifying Local Landscape Character Areas (LLCAs) that are unique and relate to a specific place (noting that these can include more than one LCT). (See **Figure 5**)

3.4.5 The majority of the Site falls under LCT L1b Weald open, large-scale arable which is described as:

- *“Intensive arable farmland*
- *Relatively large fields across relatively flat or very gently undulating landform*
- *Breaks in boundaries allow views of wider landscape.*
- *Weak/remnant hedgerow structure in places, with few mature trees*
- *Some long views to downs to south and High Weald to the north”*

3.4.6 The eastern fields of the Site are categorised as L1a Weald enclosed, large-scale arable. Key characteristics of L1a include:

- *“Intensive arable farmland*
- *Fields, often large, across relatively flat or gently undulating landform*
- *Well developed structure of hedges, shaws, copses and woodland which break up views across it and give a sense of large-scale enclosure”*

3.4.7 The south-eastern field, east of Imberhorne Farm and parts of the field north of Gullege Wood to the south-west lies within the LCT L3 Weald enclosed pasture which is defined as:

- *“Pasture bounded by hedgerows, shaws and/ or copses;*
- *Flat or gently undulating land; and*
- *Field sizes vary.”*

3.4.8 Gullege Wood in the south-west of the Site lies within L6 Deciduous Woodland described as

- *“Predominantly native deciduous.”*

3.4.9 The north-eastern field, adjoining Imberhorne Lane, lies within the LCT T1 Amenity/recreation which is defined as:

- *“Greenspace land used for recreational activities, such as playing fields and golf course*
- *Amenity open space around institutions or hotels, for example*
- *Landscapes are typically manicured, or intensively managed and often have a suburban character”*

3.4.10 In terms of the LLCA, the Site lies wholly within 08 Felbridge High Weald. This area adjoins the western edge of East Grinstead. LLCA 08 extends up to the north-western edge of the

town and Crawley Down Road to the north, field boundaries along the nursery to the west, Worth Way, the long-distance trail to the south and Imberhorne Lane to the east.

3.4.11 LLCA 08 Felbridge High Weald is described as:

- *“Mostly open arable fields (medieval).*
- *Eastern end of CA (containing ancient woodland, recreation, enclose arable and pasture) abuts western end of East Grinstead.*
- *Open views across CA.*
- *Bounded by Worth Way to the south, which forms effective visual barrier.*
- *Sits on gentle topography, sloping down, away from East Grinstead.*
- *Urban influence from East Grinstead.”*

3.4.12 The MSLCS assigns ratings to LLCA 08 of value (slight) and sensitivity to residential development (moderate). In relation to the sensitivity it notes that there *is “significant boundary loss some hedgerow structure”* under the intactness and condition of the inherent landscape qualities which is seen on ground, where many of the internal hedgerows are denuded and the boundary along the bridleway between Imberhorne Farm and Gullege is largely open. It further notes that the *“topography generally slopes away from East Grinstead”*, however, the land is northward sloping towards East Grinstead rather than away from it. Furthermore, this LLCA is noted as *“moderately remote”*, however, since this assessment was published there have been a number of recent developments in the vicinity of the Site, including the adjoining development – The Oaks, which diminishes the remoteness of this area.

3.4.13 For the purposes of this LVIA the value and sensitivity as considered within the published assessment has been transposed to the methodology supporting this LVIA. The area has relatively inconsequential components and characteristics, although there are some blocks of Ancient Woodland and tree belts. This area is considered to be in condition due to the significant loss of boundary hedgerow structure, notably along the southern boundary of the Site. On this basis it is considered that the value of the character of LLCA 08 Felbridge High Weald, is low, The MSLCS concludes that this area *“...could, from a landscape perspective, accommodate significant allocations of new development without significant detrimental effects on the character of the landscape as a whole.”* This is agreed and on this basis and mindful of the potential for restoration of locally-characteristic linear vegetation as part of the Proposed Development, it is considered that the susceptibility of the landscape to the type of development proposed is Medium-Low. Overall, it is considered that the character of LLCA 08 Felbridge High Weald is of Medium-Low sensitivity to the type of development proposed.

3.5 Published Landscape Character Guidelines

National Landscape Character Guidance

NCA 122: High Weald

3.5.1 NCA122 outlines management guidelines and environmental opportunities. Those that are of relevance to the Site and the Proposed Development are detailed below.

3.5.2 Statements of Environmental Opportunity (SEO) 1 states:

“Maintain and enhance the existing woodland and pasture components of the landscape, including the historic field pattern bounded by shaws,

hedgerows and farm woods, to improve ecological function at a landscape scale for the benefit of biodiversity, soils and water, sense of place and climate regulation, safeguard ancient woodlands...”

3.5.3 A number of management opportunities are identified for SEO1, which are of relevance to the Site and Proposed Development:

- *“...Ensuring that any increased woodland cover is informed by the historical nature of the area, and promoting small-scale woodland creation to buffer existing woods, enhance landscape connectivity and manage flood flows.*
- *Increasing the viability of woodland habitats for wildlife by determining the area of appropriately managed woodland necessary to link and enhance isolated habitats and species to provide better connectivity between woodlands and encourage species’ resilience to climate change.*
- *...*
- *Adopting a suitable distance (approximately 15 m) as a minimum buffer round ancient woodlands to protect them from damaging development or land management operations.*
- *...*
- *Maintaining and restoring links between woodland and other woodland habitats (such as hedgerows, traditional orchards and parkland) and species-rich grasslands and heathland outside the main woodland...”*

3.5.4 In the section Analysis: Landscape Opportunities, the document notes the need to:

- *“Maintain the existing extent of woodland and particularly ancient woodland, maintaining and enhancing the landscape character, ecological functioning and connectivity of woodland at a landscape scale, protecting the historic environment and historic assets of the woodlands ...*
- *Maintain and enhance the distinctive pattern of dispersed settlement of historic farmsteads, hamlets and villages, to promote sustainable development in rural locations ... and enhance the design and quality of new development in the landscape meeting local distinctiveness and design guidance.*
- *...*
- *Manage existing and future developments to ensure that sense of place is maintained by making reference to local vernacular building styles and materials, and settlement patterns and distributions. Ensure that proposed growth is sustainable and protects and enhances the character of the area with new building sympathetic to local styles. Where development is permitted, ensure good green infrastructure is included to bring about multiple benefits for people and the environment.*
- *Work to manage and maintain the existing public rights of way network which not only delineate patterns of occupation and provide*

excellent access but also provide an essential network of ecological connections across the wider countryside. Increase the number of connecting permanent and permissive routes to link promoted routes, high profile greenspaces and tourist attractions where appropriate, helping to improve peoples' physical and mental health through contact with inspirational landscapes and access to the countryside, while ensuring recreational pressures are balanced against the needs of landscape and nature conservation..."

3.6 County Landscape Character Guidance

Landscape Character Assessment of West Sussex (2003)

3.6.1 The Land Management Guidelines for character area HW 1^{vii} emphasizes the need to:

"Conserve the rich mosaic of woodland and other habitats and the intimate nature of the agricultural landscape, the high level of perceived naturalness of the area including its rural, tranquil qualities, and the unobtrusive settlement pattern throughout much of the area."

3.6.2 Management guidelines of relevance to the Site and Proposed Development include:

- *"Avoid skyline development and ensure that any new development has a minimum impact on long and other views and is integrated within the landscape..."*
- *Extend existing woodland areas rather than creating new woodland features, reinforcing existing, distinctive landscape patterns.*
- ...
- *Plant trees in drifts and avoid straight lines running across the grain of the land.*
- *Increase tree cover in and around villages, agricultural and other development and on the rural urban fringe, along the approach roads to settlements, and along busy urban routes including within the Crawley–East Grinstead corridor.*
- *Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees and replant hedgerows where they have been lost.*
- ...
- *Continue to maintain the natural setting of the Worth Way.*
- ...
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness."*

A Strategy for the West Sussex Landscape (2005)

- 3.6.3 A Strategy for the West Sussex Landscape^{viii} published in October 2005 by West Sussex County Council is based on the Landscape Character Assessment (2003). This document should be read in conjunction with the Land Management Guidelines for character area HW1 detailed above.
- 3.6.4 The purpose of the Strategy for the West Sussex Landscape is to *“protect and enhance the landscape of West Sussex as an asset for future generations”*. This document provides a vision for the county, and for the five national Character Areas within the county. It then provides five key objectives to help realise the Vision and generate guidelines. Finally, the document outlines guidelines for dealing with likely changes impacting on the landscape of West Sussex.
- 3.6.5 The section ‘A Vision for the Landscape of the High Weald’ indicates that new development should be of high quality that fits within the characteristic settlement pattern.
- 3.6.6 Objective 1 indicates the need for high quality new development that contributes to and reinforces landscape character. The Strategy Objectives note that many modern developments are built to standardised designs leading to having a ‘weak sense of place’ that could be ‘anywhere’. Therefore, there is a greater emphasis on the design and setting of the new development that *“must recognise, reflect and reinforce existing landscape features and the key characteristics which make each Landscape Character Area unique and distinctive.”*
- 3.6.7 Objective 2 highlights the importance of conservation and enhancement of historic landscape character.
- 3.6.8 Objective 4 focuses on the conservation and enhancement of semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features. Furthermore, the creation of these habitats and features is seen as fundamental to the Strategy.
- 3.6.9 Landscape Guidelines for residential development on the rural urban fringe (pg. 30; para 4.2) include:
- *“ensure that buildings and infrastructure are located to avoid loss of important on-site views, and off-site views towards features such as church towers, fine buildings, historic and archaeological monuments or the wider landscape, as well as avoiding intrusion onto sensitive ridgelines, prominent slopes, and damage to settlement settings.*
 - *seek new development of high quality which fits well within the landscape and reflects local distinctiveness and characteristics in terms of settlement form, height, scale, plot shape and size, elevations, roofline and pitch, overall colour and texture and boundary treatment (walls, fences, hedges, gates),...*
 - *retain where possible on new development sites key landscape features such as woodland, watercourses and hedgerows, as a basis for the new landscape structure and setting of the site.*
 - *conserve and enhance green corridors into settlements when development is being considered and retain where possible existing wildlife habitats, hedgerows, shelterbelts, orchards, and trees and shrubs.*

- *ensure that the design, layout and ground modelling of new development takes account of the nature (grain) of the adjoining landscape.*
- *integrate new development on the edges of settlements into the wider landscape. Use open space and planting in keeping with local character to provide a visual link to the countryside and an attractive backdrop and foil to new development.*

...

3.6.10 Landscape Guidelines for protecting the character of rural roads and lanes (pg. 36; para 4.10) include:

- *“respect the historic character of rural roads and lanes, notably those with sunken profiles or verges and, where possible, use designs and materials that are locally distinctive, and road surface-dressings which complement local building materials.*
- *minimise alteration to rural roads and, where alterations are unavoidable, generally avoid the use of kerbs, make restrained use of coloured surfacing and road markings, and keep tree and hedgerow loss to a minimum, replacing any planting unavoidably lost.*

...

- *manage hedgerows with appropriate trimming methods, including the laying of hedges, the conservation of hedgerow trees, and new planting where appropriate.”*
- *Landscape Guidelines for conserving historic landscapes and features (pg. 37; para 4.11) include:*
- *“identify and conserve surviving historic landscapes, recognising the particular value of those showing little change and greater time-depth, including intact historic field systems, and old lanes, tracks, drove roads, banks and ditches.*
- *support the conservation and enhancement of features such as old hedgerows and shaws, old lanes and tracks, drove roads, stone walls, timber signposts, stone and brick bridges, mileposts, windmills and moated farmsteads.*
- *promote the protection, conservation and enhancement of ancient woodlands, individual mature and ancient trees of historic importance and other distinctive tree types including pollarded trees...*
- *protect important views of and from historic landmarks and their settings.”*

3.6.11 Landscape Guidelines for improving the rural urban fringe (pg. 40; para 4.16) include:

- *“give priority to landscape enhancement on the fringes of urban areas where the landscape is degraded and where there are pressures for development, recreation and other new land uses.*

- *encourage the planting of new woodlands and hedgerows where appropriate to reinforce existing or former landscape character, and create and enhance wildlife habitats.*
- *encourage the preparation of community-led landscape and environmental improvement strategies for key urban fringe areas.*
- *respect and incorporate intact historic landscape and visible archaeological features within landscape enhancement schemes, so promoting a sense of place and continuity."*

3.6.12 New broadleaved woodland planting is encouraged to strengthen and complement existing landscapes. Guidelines for establishing new woodlands (pg. 44; para 4.20) include:

- *"encourage the creation of new, multi-purpose broadleaved woodlands that complement the shape and scale of the surrounding landscape whilst conserving unimproved meadows, heathlands, and historic field patterns or other archaeological features.*
- *encourage the extension of existing woodland and re-connect fragmented or isolated woods."*

3.6.13 Landscape Guidelines for the conservation of trees (pg. 44; para 4.21) include:

- *"protect trees from loss and damage ... and conserve existing field and hedgerow trees.*
- *encourage the retention of stagheaded oaks and other dying trees for wildlife purposes and plant new trees to succeed them, to ensure a varied age class within the tree population.*
- *promote the conservation of prominent trees on skylines, along roadsides and in villages.*
- *promote the protection, conservation and enhancement of individual mature and ancient trees of historic importance and other distinctive tree types including pollarded trees, and those in parkland avenues and in churchyards..."*

3.6.14 Landscape Guidelines for conserving and increasing hedgerows and shaws (pg. 45; para 4.23) include:

- *"conserve, enhance or restore the hedgerow and shaw network to reinforce existing field patterns and enhance the character and unity of the landscape.*
- *conserve hedges that may not fulfil the criteria of the Hedgerows Regulations including prominent hedges and those along roadsides...*
- *encourage an increase in new hedgerow trees by retaining self-sown saplings and planting new trees.*
- *establish new hedgerows and fill gaps in fragmented ones...*
- *attempt to link hedgerows wherever possible to create wildlife corridors...*

- *retain existing ancient field and droveway bank and ditch boundaries.”*

The West Sussex Landscape Character Guidelines: Local Distinctiveness Study^{ix}

- 3.6.15 The Local Distinctiveness Study (LDS) complements and expands upon the Landscape Character Assessment of West Sussex (2003) and the associated land management guidelines detailed above.
- 3.6.16 The aim of the LDS is to improve the understanding of local distinctiveness within the county and provide information on the distinct vernacular character of the five regional character areas, High Weald, Low Weald, Wealden Greensand, South Downs and South Coast Plain. The Site lies in the Low Weald.
- 3.6.17 The key landscape characteristics that the LDS recommend to protect, conserve and enhance are:
- *“The tranquil, intimate and enclosed rural character of the area*
 - *The qualities of fine long views from ridges*
 - *...*
 - *The network of ancient woodland including larger deciduous woodlands, ghyll woodlands and shaws*
 - *...*
 - *The fine grain and irregular pattern of assart fields [around 0.4Ha. /1 acre]*
 - *Shaws enclosing fields and linking into, and integrating settlement*
 - *The dense network of hedgerows, restoring where necessary, retaining the oak standards and other hedgerow trees*
 - *Network and character of sinuous un-kerbed deep lanes ancient droveways, greenways, tracks and footpaths...”*
- 3.6.18 Historic landscape features of relevance to the Site and its surroundings that the LDS suggest to protect, conserve and enhance include:
- *“The persistence of ancient woodland and the persistence and pattern of assarts and shaws from medieval period (12th-14th century)”*
- 3.6.19 The LDS provides recommendation for maintaining, protecting and enhancing certain features where possible including:
- *“...The scale, vernacular style, massing and materials of rural buildings and their curtilage boundaries.*
 - *Larger settlements on gentle ridges or gentle valley edges ensuring that they are integrated into the landscape and screened, allowing views out where the existing pattern allows.”*

4 PLANNING POLICY CONTEXT

- 4.1.1 The relevant policies in relation to the Site and the Proposed Development are summarised below.

4.2 National

National Planning Policy Framework* (2021)

- 4.2.1 The National Planning Policy Framework (NPPF) outlines that *“the purpose of the planning system is to contribute to the achievement of sustainable development”*, which is defined as *“meeting the needs of the present without compromising the ability of future generations to meet their own needs”*.
- 4.2.2 The NPPF states that the planning system has three overarching objectives. The Environmental objective is outlined as follows:
- “To protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*
- 4.2.3 Section 12: Achieving well-designed places sets out that *“the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.”* This section seeks to promote good design within the built environment and notes, in Paragraph 130, that planning policies and decisions should ensure that developments:
- a) *“will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;*
- ...

- 4.2.4 Paragraph 131 states:

“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined , that opportunities are taken to incorporate trees elsewhere in developments

(such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”

4.2.5 Paragraph 134 states:

“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. Conversely, significant weight should be given to:

- a) development which reflects 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; and/or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings...”*

4.2.6 Section 15 relates to the conservation and enhancement of the natural environment. Paragraph 174 sets out that planning policies and decisions should look to contribute to and enhance the natural and local environment by *“protecting and enhancing valued landscapes”* and *“recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services”*.

4.2.7 Paragraph 175 notes that *“plans should: distinguish between the hierarchy of international, national and locally designated sites...”*

Planning Practice Guidance^{xi} (2019)

4.2.8 To support the policies of the NPPF, the Government has produced Planning Practice Guidance (PPG) covering a number of topics. PPG supports the use of landscape/townscape character assessment as a tool for understanding local distinctiveness and Natural England's guidance on landscape character assessment.

4.2.9 Under the heading of Natural Environment, sub-headings 'Landscape' and 'Green Infrastructure' sections of the PPG was updated in July 2019. Paragraph 5 of 'Green infrastructure', focuses on the way in which natural capital green infrastructure can add to communities including, *“...enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes...”*. Paragraph 6 states:

“Green infrastructure can help in:

- Achieving well-designed places;*
- Promoting healthy and safe communities;*
- Mitigating climate change, flooding and coastal change; and*
- Conserving and enhancing the natural environment.”*

4.2.10 In respect of Design, PPG refers to the National Design Guide (NDG), published in September 2019, which sets out the characteristics of well-designed places. The NDG is structured around 10 Characteristics. Of particular relevance to the consideration of landscape and visual matters associated with the Site and Proposed Development are the characteristics of:

- Context, which includes emphasis on creating a positive sense of place, integration into the surroundings, influenced by and influencing the context positively and understanding opportunities for design as well as constraints;
- Identity, which includes emphasis on responding to local character and identity, including the distinctive elements of a place, as well as creating new character and identity where relevant;
- Built Form, which includes emphasis on compact, walkable development, streets and spaces defined by buildings and memorable features or groupings of buildings;
- Movement, which includes emphasis on walkable streets that help people to find their way around, form spaces that promote activity and social interaction and include green infrastructure, especially street trees;
- Nature, which includes emphasis on a variety of landscapes, connectivity of spaces and contribution to wider green infrastructure; and
- Public Spaces, which includes emphasis on being useful and attractive, support social interaction, enable non-vehicular movement and include trees and other planting.

4.3 District

Mid Sussex District Plan 2014 - 2031 (March 2018)

4.3.1 The Mid Sussex District Plan^{xii} was adopted on 28th March 2018 and is part of the development plan for Mid Sussex. The Plan sets out policies and specific proposals for the development and use of land to guide planning decisions, along with supporting Supplementary Planning Documents. Policies that relate to landscape, visual and design matters are detailed below.

4.3.2 The Mid Sussex District Plan sets out strategic objectives in relation to 'protecting and enhancing the environment'. Strategic Objectives that are of relevance include:

- 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*
- 3) *To protect valued landscapes for their visual, historical and biodiversity qualities*
- 4) *To protect valued characteristics of the built environment for their historical and visual qualities*
- 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..."*

4.3.3 Policy DP12 relates to the protection and enhancement of countryside. The policy notes that built up areas are under review and although the Site lies outside the built-up area boundary at the time of adoption of this plan, it has subsequently been allocated for housing with Local

Centre and Care Community development in accordance with the June 2022 Site Allocations DPD.

4.3.4 Policy DP17 states that:

“In order to prevent adverse effects on the Ashdown Forest SPA and SAC, new development likely to have a significant effect, either alone or in combination with other development, will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects. ...

Within a 7km zone of influence around the Ashdown Forest SPA, residential development leading to a net increase in dwellings will be required to contribute to mitigation through:

- 1) The provision of Suitable Alternative Natural Greenspace (SANG) to the minimum level of 8Ha per 1,000 net increase in population; or a financial contribution to SANGs elsewhere; or the provision of bespoke mitigation; and*
- 2) A financial contribution to the Ashdown Forest Strategic Access Management and Monitoring (SAMM) Strategy.*

Large schemes proposed adjacent or close to the boundary of the 7km zone of influence may require mitigation for the SPA. Such proposals for development will be dealt with on a case-by-case basis.

Where bespoke mitigation is provided, these measures will need to be in place before occupation of development and must be managed and maintained in perpetuity. The effectiveness of such mitigation will need to be demonstrated prior to approval of the development. Bespoke mitigation will need to be discussed and agreed by the District Council as the competent authority following advice from Natural England.”

4.3.5 Policy DP26: Character and Design indicates that all development including the surrounding spaces should be of high quality design that is reflective of the local character of the towns and villages while being sensitive to the countryside. All new developments should demonstrate that it:

- “is of high quality design and layout and includes appropriate landscaping and greenspace;*
- contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- protects open spaces, trees and gardens that contribute to the character of the area;*
- protects valued townscapes and the separate identity and character of towns and villages;*
- does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings...;*

- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/ centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development."*

4.3.6 Policy DP34: Listed Buildings and Other Heritage Assets identifies the need to protect listed buildings and their settings. ES Chapter 7 has undertaken a cultural heritage assessment in relation to the heritage assets in the vicinity of the Site.

4.3.7 Policy DP37: Trees, Woodland and Hedgerows states that:

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

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

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

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

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- *prevents damage to root systems and takes account of expected future growth; and*
- *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- *has appropriate protection measures throughout the development process; and*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- *does not sever ecological corridors created by these assets.*

- *Proposals for works to trees will be considered taking into account:*
- *the contribution of the trees to the character and visual amenity of the local area; and*
- *the amenity and nature conservation value of the trees; and*
- *the extent and impact of the works; and*
- *any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties. ...”

District Plan 2021-2039^{xiii} (Consultation Draft, Reg 18, November 2022)

4.3.8 The Consultation Draft District Plan reviews the vision, policy, strategy and site allocations of the adopted District Plan. The Consultation Draft District Plan (CDDP) will supersede the adopted District Plan upon its adoption which is anticipated in 2023. Draft policies that are relevant to landscape, visual and design matters are detailed below.

4.3.9 Draft Policy DPS1: Climate Change provides a holistic approach to address the causes and increase resilience to the effects of climate change. It notes that for:

“... Maximising carbon sequestration

- e) *Development should protect existing trees, woodland and hedgerows and seek opportunities to plant appropriate species of trees in appropriate places ...*
- g) *Development will be expected to take opportunities to improve soil health and minimise disturbance to soils in order to protect soil biodiversity and carbon storage.*

Climate change adaptation and mitigation

- i) *... Development will be expected to incorporate green infrastructure and nature-based solutions to moderate surface and air temperatures, increase biodiversity and as part of sustainable drainage systems...*
- j) *Development will be expected to achieve a net gain in biodiversity and contribute to ecological networks...”*

4.3.10 Draft Policy DPS2: Sustainable Design and Construction highlights the need to incorporate Sustainable drainage systems amongst other design measures.

4.3.11 Draft Policy DPS6: Health and Wellbeing notes the requirement for all new development to maximise opportunities to enable healthy lifestyles. Measures that must be include:

“ ...

- v. *Incorporate green infrastructure and biodiversity;*

- vi. *Provide opportunities for both high quality private outdoor space and publicly accessible open and green space;*
- vii. *Support and facilitate healthy eating including through the provision, where possible, of local and domestic food production such as allotments, community growing spaces and community orchards; ...*

4.3.12 Draft Policy DPN3: Green Infrastructure highlights the importance of green and blue infrastructure in the environment. The draft policy indicates the need to protect and enhance green and blue infrastructure assets, links and wider network by ensuring development:

- *“Responds to and incorporates existing on-site and off-site green infrastructure into the development design;*
- *Provides new green infrastructure integrated into the development design; and*
- *Contributes to the wider green infrastructure network by taking opportunities to improve, enhance, manage and restore green infrastructure, and providing links to existing green infrastructure including outside the development’s boundaries.”*

4.3.13 The draft policy further notes that consideration must be given to:

“...the landscape assets of the site and how they may be used to create part of a coherent landscape structure that links to existing and proposed landscapes to form open space networks whenever possible, revealing existing landscape features.

Green infrastructure proposals will be expected to demonstrate that opportunities have been taken to:

- *Strengthen connectivity and resilience of ecological networks;*
- *Improve resilience to the effects of climate change; and*
- *Support health and wellbeing by providing access to green space, nature and rights of way.*

Green infrastructure proposals should be informed by and respond to existing evidence and guidance on the multi-functional green infrastructure network including Biodiversity Opportunity Area statements, priority habitats, green infrastructure mapping, ecological surveys and landscape character assessments.”

4.3.14 Draft Policy DPN4: Trees, Woodland and Hedgerows acknowledges the importance of these as natural assets and notes that:

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

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

Development resulting in the deterioration or loss of irreplaceable habitats including ancient woodland and ancient, aged or veteran trees will not be permitted unless there are wholly exceptional reasons and in such circumstances, compensatory measures will be provided.

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

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

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme;*
- *prevents damage to root systems and takes account of expected future growth; and where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management;*
- *has appropriate protection measures throughout the development process;*
- *secures appropriate long-term management arrangements;*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- *does not sever ecological corridors created by these assets.*

...Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15 metres maintained between ancient woodland and the development boundary."

4.3.15 Draft Policy DPB1: Character and Design remains largely unchanged from adopted policy DP26, although the draft policy provides greater emphasis on understanding the context of the place to reflect the distinctive character and to be sensitive to the countryside and topography. The draft policy further highlights the need to incorporate "...a green infrastructure plan that maximises opportunities to retain existing trees and incorporate new trees (i.e. in parks and community orchards), including delivering tree-lined streets..."

4.3.16 Draft Policy DPH4: General principles for housing allocations outlines landscape considerations that should be undertaken including an LVIA and "...Landscape Strategy to identify how natural features on site have been retained and incorporated into the landscape structure and design of the site and informed the landscaping proposals for the site."

4.3.17 The draft policy DPH4 further outlines Biodiversity and Green Infrastructure considerations:

- *"... Protect and enhance green infrastructure and corridors by ensuring built development avoids and integrates existing green infrastructure into the layout of the scheme, reinforcing and providing new connections to existing corridors to develop a connected network of multi-functional greenspace, including incorporating opportunities to contribute to strategic green infrastructure.*
- *Improve access to, and understanding of natural greenspace and nature conservation features, including recognising the importance*

and role of green infrastructure to the ecosystem, biodiversity, public rights of way, health and well-being, the water environment, community facilities and climate change. Green infrastructure is to be incorporated with SuDS, where possible, to improve biodiversity and water quality.”

4.3.18 Other adopted policies detailed in the section above remain unaltered.

Site Allocations Development Plan Document ^{xiv} (2022)

4.3.19 The Mid Sussex Site Allocations Development Plan Document (DPD) was adopted in June 2022 and includes the Site as SA20 Land south and west of Imberhorne Upper School, Imberhorne Lane, East Grinstead. The DPD highlights the landscape, Green Infrastructure and design considerations including:

“Urban Design Principles

- *Optimise the potential of the site through the masterplan process, whilst establishing a strong sense of place which is sympathetic to the existing local character of East Grinstead and the wider landscape setting.*
- *Development shall provide a pedestrian friendly neighbourhood centre that is centrally positioned and well integrated with the development and in close proximity to the main open space provision.*
- *Provide a positive and soft edge to Imberhorne Lane and the countryside with buildings that front on to the tree-lined field boundaries allowing an attractive backdrop to the public realm, avoiding trees overshadowing back gardens.*
- *Retain and enhance existing established trees and other landscape features and weave them into green infrastructure / open space / movement strategy that encourages pedestrian and cycle use.*

...

Landscape Considerations

- *Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements, in order to minimise impact on the wider countryside.*
- *Retain and substantially enhance existing landscape structure, safeguarding mature trees and landscaping along the boundaries, and within the site and along historic field boundaries incorporating them into the landscape structure and layout of the development to contain the new housing, and limit the impact on the wider landscape.*
- *Ensure the design and layout of the development works with the natural grain of the landscape following the slope contours of the site, minimising cut and fill.*
- *Development proposals shall protect and enhance the character and amenity of the existing PRow which runs through the site and provide connections through the new development. Protect the*

character and amenity of the Worth Way which runs adjacent to the southern boundary.

...

Biodiversity and Green Infrastructure

- *Undertake an holistic approach to Green Infrastructure and corridors, maintaining existing habitat connectivity, incorporating existing retained trees and hedgerows within the site and connect to surrounding landscape.*

...

- *Incorporate SuDS within the Green Infrastructure to improve biodiversity and water quality.*
- *Provide necessary protection and mitigation, including measures to minimise public access to the woodland, provision of a woodland management plan and woodland enhancement package along with a substantial semi-natural buffer, in excess of the 15m minimum between development and areas of Ancient Woodland.*

...

- *Provide appropriately managed strategic Suitable Alternative Natural Greenspace (SANG) to the satisfaction of the Local Planning Authority to attract people away from the nearby Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC). The management of the SANG should include regular monitoring of visitor numbers, where visitors travel from to visit the SANG, activities at the SANG, and any suggestions for future management..."*

4.4 Local

East Grinstead Neighbourhood Plan ^{xv} (Made Plan, November 2016)

- 4.4.1 Policy EG2 relates to Areas of Development Constraint, and Policy EG2a- Coalescence states that:

"Planning permission will not normally be granted for development which:

- 1) Results in the coalescence of East Grinstead with Crawley Down or Ashurst Wood;*
- 2) Results in the perception of openness being unacceptably eroded within this area; or*
- 3) Contributes towards the ad hoc or isolated development of dwellings outside the built up area, including infilling of built up frontages or linear development along roads.*

- 4.4.2 At the time of this Neighbourhood Plan, the Site was located outside the Built-up boundary and within the 'Areas of Development Constraint' zone. However, since then the Site Allocations DPD by MSDC has recognised and allocated the Site for mixed-use development.

4.4.3 Policy EG3 relates to Promoting Good Design, and states that new development should meet the following criteria:

- a) *“The form of the proposed development is proportionate and in keeping with the scale, height, materials and site coverage of the surrounding area;*
- b) *The layout of the proposed development respects the topography and character of the site, protects important landscape features and does not harm adjoining amenity;*
- c) *The proposal does not result in the loss of buildings or spaces that would have an unacceptable impact on the character of the area; ...*
- e) *The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, should be permeable and provide connectivity with neighbouring areas; ...*
- h) *Proposals make provision for green infrastructure and biodiversity enhancement. ...”*

4.4.4 Policy EG 14 highlights the need to protect open spaces including playing field. It notes that these should not be built on unless:

- *“an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- *the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
- *the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.”*

4.4.5 Policy EG16 relates to Ashdown Forest Special Area of Conservation and Special Protection Area, and states that:

“Within a 7km zone of influence around the Ashdown Forest SPA, all residential development leading to a net increase in dwellings will be required to:

- *contribute towards the enhancement and improvement of the Suitable Alternative Natural Greenspace (SANGs); and*
- *contribute towards the Strategic Access Management and Monitoring (SAMM) Strategy.”*

4.4.6 Policy SS8 relates to the Land South of Birches Industrial Estate and West of Imberhorne Lane, in which the Site is located, states that:

“Planning permission for modest development in the form of public open space, including SANGS (suitable alternative natural green space), which is subject to meeting the relevant criteria for their provision and to the approval of MSDC, playing fields, allotments, cemetery uses and ancillary support buildings such as small pavilions, kiosks or sheds will be supported where it can be demonstrated that the open character of the area will be retained.”

- 4.4.7 Note that this policy has been superseded by the allocation of the Site for residential development.

5 SITE APPRAISAL

5.1 Overview

- 5.1.1 The Site, comprising approximately 83.5 ha, and the surrounding environment were visited in March 2020. **Figure 6** and **Site Appraisal Photographs A - J** illustrate the existing character of the Site. The locations from which the Site Appraisal Photographs were taken are shown on **Figure 6**.

5.2 Site Features

- 5.2.1 The Site comprises several agricultural and playing fields (F1-F8) and unlike the fields in the wider landscape, which are generally small and bound by dense hedgerows, the fields on Site are much larger with varying boundary conditions, many of which are open. The Site also includes an area of woodland - Gullege Wood - parts of which are designated as ASNW (see **Figure 6** and **Site Appraisal Photograph I**). The vegetation on Site is limited to the field boundaries, described below, a small copse in the east along Imberhorne Lane and Gullege Wood in the south-west. There are no field trees on Site.
- 5.2.2 The field boundaries include hedgerows and tree lines that are occasionally supplemented with post and mesh, post and wire and post and rail fencing. The boundary vegetation varies in condition, including hedgerow that is managed and clipped between F3 and F4 as seen in **Site Appraisal Photograph F** and tree-lined with understorey planting alongside a ditch in a valley (between F2 and F3) as seen in **Site Appraisal Photograph E**. Further east, the boundary between F1 and F2 has two characteristics; the northern end is formed by post and mesh fencing and trees abutting this fencing and the southern end is more open, formed by post and wire fencing, devoid of vegetation as seen in **Site Appraisal Photograph D**. The southern boundary of F1 is similar, being formed by post and rail fencing, whereas the southern boundaries of fields F3 and F4 are largely open bar the occasional trees lining the public footpath. The eastern edge of F1 is formed by a line of trees, which in one location forms into a small copse, largely comprising beech, sycamore and sweet chestnut trees.
- 5.2.3 In comparison, the boundaries of field F8 are formed by dense vegetation comprising canopy trees and understorey planting. Gaps in the vegetation are noted at the western boundary near Imberhorne Farm as illustrated in **Site Appraisal Photograph C**.
- 5.2.4 The bridleway PRoW 40aEG divides the Site into a western and eastern extent. This bridleway is a distinctive feature and is tree lined on both sides, further contributing to the overall perimeter field boundary vegetation. **Site Appraisal Photograph J** illustrates this boundary vegetation. The fields to the west of PRoW 44aEG have strong perimeter hedgerow, woodland and tree lined boundaries, however the internal field boundaries have been denuded over time and now comprise largely of post and wire fencing with some field hedgerow to the west. See **Site Appraisal Photographs H and I**.
- 5.2.5 The existing Site with its varied and limited boundary vegetation does not reflect the characteristic field pattern that exists in the wider landscape. The internal boundary vegetation is denuded in parts and is not reflective of the wooded character of the surrounding landscape. In comparison, the vegetated features adjoining the Site's boundaries comprising several mature trees make a strong positive contribution to landscape character. Therefore, on balance the boundary vegetation is considered to be of medium value and of medium susceptibility to the type of development proposed, owing to the weak contribution made by the internal field boundaries and the potential to accommodate residential development within the existing framework, as well as restore linear vegetation as part of the Proposed Development. Overall, it is considered that the field boundary vegetation is of Medium sensitivity to the type of development proposed.

- 5.2.6 Gullege Wood within the Site is part of the wider ASNW and therefore considered to be of high value being designated and reflective of the wider vegetation pattern and of high susceptibility to the type of development proposed. Overall, Gullege Wood is considered to be of High sensitivity to the type of development proposed.
- 5.2.7 The agricultural fields and playing fields that lie within the Site are considered to be of low value as they are undesignated and not reflective of the wider field pattern although the playing fields are potentially of importance to the local community, however they are of high susceptibility to any type of built development. Overall, the fields are considered to be of Medium sensitivity to the type of development proposed.
- 5.2.8 The Site is located on the side of a wide ridgeline that crosses the landscape in a broadly east west orientation, the ridgeline rises to a high point south of the Site. The Site's low point is along the northern edge, and a high point of approximately 130m AOD can be identified in the far southeast corner of the Site adjacent to Imberhorne Lane. The Site has a gently undulating landform marked by valleys that are formed by ditches along field boundaries and in general the land slopes very gently to the north towards Felbridge Water. The landform of the Site is considered to be of medium-low value as it is a common characteristic. It is considered to be of low susceptibility to the type of development proposed owing to the small development platforms typical of residential development, which would result in very limited cut and fill of landform, if any due to the very shallow gradients. Overall, the landform of the Site is considered to be of low sensitivity to the type of development proposed.

5.3 Site Character

- 5.3.1 In general, the Site Character and its immediate vicinity reflects the published character as assessed within the MSLCS Area 08: Felbridge.
- 5.3.2 The MSLCS, having been undertaken at a local scale, reflects the Site character and its immediate vicinity fairly accurately, although the published assessment notes that this area slopes away from East Grinstead, in reality the ground slopes in a northwards direction towards the northern extents of East Grinstead including Imberhorne School and The Birches Industrial Estate. The provision of woodland to the north, south and west, provides containment to the Site both physically and visually. The eastern extents of the Site are subject to more urban influences being adjoined by Imberhorne School, Imberhorne Lane and East Grinstead. In contrast, the character of the western extent of the Site has a stronger relationship to the countryside being further away from East Grinstead although, visual connections with the urban area are still perceived in the distance.
- 5.3.3 For the purposes of this LVIA, The Site Character will be assessed through the assessment of the published Area 08: Felbridge, as it provides a reflection of the character at a local level.

6 VISUAL APPRAISAL

- 6.1.1 A visual appraisal was undertaken in March 2020 to determine the relationship of the area with its surroundings, the visibility of the Site within the wider landscape and provide a basis for consideration of the effects that the Proposed Development would have on views and the landscape and visual characteristics of the area.
- 6.1.2 The visual appraisal was undertaken from publicly accessible viewpoints within the surrounding landscape, primarily roads and footpaths, to determine the approximate extent of the area from which the Site is visible from the eye level of a person standing on the ground. The visibility of any Site is predominantly influenced by landform and the extent and type of vegetation cover and built elements within the Site and the surrounding landscape.
- 6.1.3 In order to represent the nature of identified views, **Site Context Photographs 1–20** were selected from those photographs taken during the visual appraisal fieldwork, most of these are in the immediate vicinity of the Site due to the extensive vegetation pattern in the landscape and the landform of the area. These locations are representative of different types of visual receptors including pedestrians, motorists and residents.
- 6.1.4 The locations from which these photographs were taken are illustrated on **Figure 7** which also provides an indication of the visibility of the Site from the surrounding area in winter conditions which shows the greatest visibility of the Site. In summer conditions the visibility of the Site will reduce due to the trees being in leaf and this is accounted for in the visual impact assessment.
- 6.1.5 From the south, **Site Context Photographs 1-4**, show representative sequential views along the route of PRoW 44bEG, which adjoins the Site's southern largely open boundary. The views from the immediate south are characterised by open fields that are contained by woodland in the background and filtered views of the existing built development at The Oaks, Imberhorne Farm and Birches Industrial Estate. Imberhorne Farm is also seen from these locations, although, the degree of visibility varies depending on the proximity of the viewpoint to Imberhorne Farm. Some very long-distance views are obtained of the North Downs AONB where the landform is dropping in combination with the absence of areas of woodland in the immediate setting, as seen in the western extents of **Site Context Photographs 3 and 4**. Occasional hedgerow vegetation and canopy trees along the boundary are noted along these views, in particular in the vicinity of Imberhorne Farm. Traversing eastwards along this route from Imberhorne Farm, the vegetation increases and providing wooded embankment on either side of the PRoW. Views from along this part of the corridor are channelled and limited to the boundary vegetation bar the gap created by the adjoining Permissive Path, providing a glimpsed view into the field F2 as seen in **Site Context Photograph 14**.
- 6.1.6 Also from the south, **Site Context Photographs 19 and 20**, show representative sequential views along the route of the long-distance trail Worth Way/Sussex Border Path and NCN Route 21. View further east (**SCP 19**) on this PRoW adjoins the Site's south-eastern field (F8). The PRoW is along the route of a disused railway line and is low-lying within a cutting and lined by tree belt on either side. Due to this vegetation alongside the PRoW, views of the Site are glimpsed and filtered where there are gaps in vegetation and only afforded where the viewpoints adjoin the Site to the south of field F8.
- 6.1.7 From the immediate west, **Site Context Photograph 5**, adjoining the Site near Greenfield Shaw, has glimpsed views of the western parcel (F6) north of PRoW 44cEG, through gaps in the vegetation, where the PRoW extends through the Site. However, open views of F7, the south-western parcel are afforded from the same location and is characterized by the near level field, contained by woodland in the background. Gullege is seen in the distance nestled in the wooded backdrop.

- 6.1.8 From further west, views are limited and where afforded are heavily filtered through intervening vegetation along the Site's western boundary. **Site Context Photograph 6** provides such filtered views into the Site; however, it is restricted to the western fields.
- 6.1.9 Sequential views from PRoW 40aEG include **Site Context Photographs 7-9**. Filtered views of the Site are afforded through the gaps in the vegetation along the PRoW from the viewpoints immediately adjoining the Site (**Site Context Photographs 7 & 8**). The fields on Site, where seen, are framed and contained by woodland in the background. Moving north along this PRoW, at the junction of Crawley Down road, (**Site Context Photograph 9**) the intervening vegetation, built form and other urban infrastructure screen views into the Site.
- 6.1.10 Views from the north-east, within the recreation ground (**Site Context Photograph 10**) are slightly elevated. Existing residential development along Imberhorne Lane, Imberhorne School and the tree lined Imberhorne Lane form part of the middle ground of the view. These features screen the Site to the south-east and provide filtered views of the eastern parcels.
- 6.1.11 From the east, sequential views along the permissive path surrounding recent development at The Oaks are obtained due to the proximity of the viewpoints to the Site (**Site Context Photographs 12 & 13**). Open views are afforded across the Site from these locations characterised by a distant wooded background. Imberhorne School is seen in the background to the north across the playing fields, set against wooded backdrop of The Birches. Other residential development along Imberhorne Lane and Newick Way forms part of the view, in particular from **Site Context Photograph 12**.
- 6.1.12 Views of the Site from within woodland at The Oaks, the new development adjoining the Site to the east are filtered by the intervening vegetation within the woodland. Where views are afforded, these are glimpsed and filtered of the Site's south-eastern field F8 as seen in **Site Context Photograph 15**.
- 6.1.13 **Site Context Photographs 11, 16, 17 and 18** show representative sequential views along the route of Imberhorne Lane, moving north to south. The views are characterised by roadside vegetation including canopy trees and filtered views of the Site that adjoins Imberhorne Lane, through gaps in the vegetation. The exception to these limited views of the Site is near Otterbourne Place (**Site Context Photograph 17**). In this location the vegetation is low, formed by managed hedgerows. There are also larger breaks in the vegetation, there are open views of the Site's south-eastern field (F8) and across Imberhorne Farm to field F3. The Site is contained in the distance by woodland, which forms the backdrop to this view. Further south along Imberhorne Road (**Site Context Photograph 18**), the Site is barely perceptible through the intervening vegetation even in winter months.
- 6.1.14 In summary, the Site is only visible from a limited number of viewpoints that immediately adjoin the Site, in particular along its southern and eastern boundary, where there is little to no vegetation allowing open views into the Site. In general, from a majority of the views, vegetation filters views, even in winter, and the strong vegetation pattern in the landscape provides visual containment to the Site. Existing developments in the vicinity of the Site are present and seen in most of the views mentioned above.

7 DEVELOPMENT PROPOSALS AND LANDSCAPE PRINCIPLES

7.1 Landscape and Visual Opportunities and Constraints and Development Principles

- 7.1.1 The analysis of the landscape and visual baseline has informed the evolution of the Proposed Development, through a consultative process with MSDC. The way in which the Proposed Development has responded to landscape and visual considerations is set out in the Design and Access Statement, accompanying the application.
- 7.1.2 A number of Landscape and Visual Opportunities and Constraints have been identified from landscape and visual baseline research and fieldwork. Design principles based on this analysis have informed the Green Infrastructure parameters and development parameters (notably in terms of arrangement) as well as the proposals for the SANGs area and these form part of the primary mitigation measures. Where these principles are not included in the primary mitigation of the scheme, they are included within the secondary mitigation assumed within the assessment of residual landscape and visual effects.

Vegetation

- 7.1.3 The existing perimeter vegetation, comprising hedgerows, woodland edge and tree belts are the primary structural features of the Site. These features will form the framework to contain the Proposed Development and will be further reinforced, enhanced and extended. New areas of woodland in particular to the west within the SANGs area will reflect the typical wooded character of the High Weald. The proposed structural planting along the boundary alongside the retention and positive management of the existing perimeter GI will reinforce the role of structural vegetation in terms of providing visual, physical and perceptual containment.
- 7.1.4 The introduction of the new structural planting to the east of Imberhorne Farm and cottages, will assist in providing separation perceptually and physically from the Proposed Development but also will assist in filling the gap in the existing wooded vegetation. New shaw planting (canopy trees with a dense grown-out understorey) along PRoW 44bEG will also contributed to the wooded character of the landscape and provide a sense of separation from the Proposed Development along this PRoW. These proposed features would also respond positively to landscape character guidance at national, county and district levels by restoring locally characteristic landscape structure. In addition, the Proposed Development will be set back (min 15m) from the Ancient Woodlands – The Birches and Gullege Woods, aligning with the requirements of MSDC.

Topography and SuDS

- 7.1.5 The Site lies on an elevated north-facing slope, and thereby the Proposed Development would represent a locally-characteristic pattern of settlement on higher ground, reflecting the pattern of settlement expansion already seen in East Grinstead. The lower-lying areas along the northern edge to the north provide potential for a network of watercourses, swales and ponds that respond to the landform of the Site, dropping into the valley formed by Felbridge Water, to the north of the Site, connecting into the wider network of blue infrastructure, and reflecting and complementing the wider valley landscape in line with SuDS Policies 3 and 10. There is also potential for SuDS features at the western extent of field F8, where the land slopes towards the waterbody south of Imberhorne Farm. The SuDS areas could include ponds and swales, located with the open space network, have been designed to complement and contribute to the multifunctional amenity of the open space for the development, such as providing a village pond as a focal point for local centre, in line with SuDS Policy 8.

Suitable Alternative Natural Green Space (SANGs)

- 7.1.6 The western fields (F5, F6 and F7) will be retained as open space in the form of SANGs, responding to the requirements set out for SA20 in the Site Allocations DPD as well as reflecting the adjoining character of the wider landscape to the west. This area forms part of the detailed application and will include:
- Retention and positive reinforcement of existing vegetation including Gullege Woods to the south.
 - Areas of new native woodland and understory planting to further contribute to the typical dense wooded character of the High Weald and maintain the perception of containment within the landscape.
 - New 'rides' lined by trees, as an interpretation of the locally characteristic shaw/hedgerow structure along PROWs.
 - Open mosaic of species rich grassland, wildflower meadow, butterfly and wildlife meadow and pollinators meadow.
 - Focal sculptural SuDS feature to the north, reinforcing the landform legibility.
 - New tree planting in drifts responding to district level landscape character guidance as well as to desire lines on ground.
 - Informal mown grass routes in addition to the formal routes, providing a wide network of connectivity within the SANGs area as well as connecting to the wider landscape.
 - Potential for nature trails, outdoor classrooms and natural play throughout.

School Expansion Land/Sports Facility

- 7.1.7 Sports use has been located adjacent to the existing Imberhorne School in the north-eastern area of the Site, to associate closely with the character of the playing fields and education facility. This area forms part of the detail application and the design approach includes:
- Retained and reinforced vegetation between fields F2 and F3, although, there will be a break in this existing vegetation to provide pedestrian connectivity. This will be limited to one location to maintain the intactness of the existing hedgerow.
 - All paths and sports pitches are set back from The Birches ASNW by a minimum of 15m as required by MSDC. Natural woodland edge regeneration in this area will be promoted.
 - Proposed new woodland structural planting will supplement the existing hedgerow through this area, as well as along other edges, in particular to the east, west and south, providing containment from the proposed and existing residential areas and forming a strong development edge.
 - The lighting within the western section of the sports area near The Birches and the residential area, will comprise bollards to limit the extent of tall vertical elements. Lighting columns up to 6m in height will be present around the running track.
 - The single storey pitched roof sports pavilion will be well integrated within the wider landscape and will also reflect the built form in the vicinity. The pitched zinc clad roof will recede into the wooded backdrop of The Birches, whilst maintaining focal feature in close proximity. The glass frontages of the pavilion will provide active usage.

- Both the car park associated with the sports facility and the pavilion will be contained by the proposed woodland surrounding this area.

Visibility/PRoW

- 7.1.8 The Site is well contained from most locations, apart from PRoW 44bEG along the south and filtered views along PRoW 44aEG in between fields F4 and F5. The development will be set-back from the southern boundary adjoining PRoW 44aEG, to provide a green frontage that would create a sympathetic edge to the listed buildings as well as the PRoW. Furthermore, proposed shaw planting will assist in visual softening along this route. Similarly, built development will be set back from the tree-lined PRoW 44bEG to not only protect the Root Protection Areas (RPAs) of the existing trees but also to allow for the reinforcement of the vegetation structure and assist in softening the views of the proposed built form. There will be limited tree loss to facilitate the route of the proposed access from F8 to F2.

7.2 The Proposed Development

- 7.2.1 The Proposed Development is set out in the submitted development parameters which respond to the key development principles set out in the landscape and visual opportunities and constraints analysis.
- 7.2.2 The Proposed Development comprises a mixed use development comprising up to 550 dwellings (Use Class C3), a care village of up to 150 dwellings (Use Class C2), land for a 2-form entry primary school (including early years provision and special needs education provision), mixed use neighbourhood centre, allotments, landscaping and sustainable urban drainage; and (ii) full planning permission for playing fields, new sports pavilion, and running track associated with Imberhorne Secondary School, a Suitable Alternative Natural Greenspace (SANG) with associated car park, access from Imberhorne Lane, internal road to the SANG and associated landscaping and infrastructure.

Secondary Mitigation Measures - Landscape Strategy

- 7.2.3 A number of secondary mitigation approaches are proposed, including in terms of green infrastructure and built form, subject to detailed planning submissions controlled by suitably worded conditions.

Secondary mitigation – built form

- 7.2.4 By way of secondary mitigation in the built form, to be secured through a suitably-worded condition, a range of locally-distinctive design approaches are proposed, as shown indicatively in the Design and Access Statement. As well as articulation and massing, façade materials would reflect traditional precedents. These approaches would create visual interest and a strong and locally-distinctive sense of place in the built form.
- 7.2.5 Block layout in the western extents of the parcels within field F4 to be arranged in a manner such that framed views of the North Downs are obtained from the Site, a characteristic feature of the landscape character in this area.

Secondary mitigation – landscape strategy

- 7.2.6 To assist in the integration of built form into the landscape, by way of secondary mitigation, a strategic landscape design approach for the Proposed Development has been considered for the areas that are in outline as illustrated in Figure 8 – Green Infrastructure Strategy Plan. This strategy represents the Green Blue Infrastructure (GBI) concept and builds on the outlined principal areas of open space within the Proposed Development as identified within the GI parameter plan. This strategy focuses on a series of spaces that enhance sense of place at the settlement edge that provides a strong GBI network linking the SANGs area to the west with the wider landscape including the several ASNWs in the vicinity.

7.2.7 The strategic landscape design has been divided into character zones with distinct functions and design approaches as shown in **Figure 8** and described below. A version of how this may be designed is illustrated in **Figure 9** – Illustrative Landscape Masterplan.

Zone 1- Northern Parkland

- Retained treeline and copse to be enhanced and reinforced.
- A boulevard of canopy trees along a dedicated pedestrian/cycle way creating a green gateway to the Proposed Development on Imberhorne Lane.
- Canopy trees as focal features set in an open wildflower grassland setting, providing structure and strong sense of place.
- Potential for public art, informal paths, trim trail and places to pause throughout.

Zone 2 – Local Green

- Provide multi-functional area forming frontage to local centre and SuDs basin and transitional area to the sports facilities to the north
- Focal sculptural SuDs feature
- Positive formal built frontage to the local green, from both residential and local centre
- Area for amenity grassland, formal seating and focal trees to create a sense of place.

Zone 3 – Neighbourhood Spaces

- Retained and reinforced hedgerow/tree line accentuating the linear quality of the space.
- Series of linear spaces framed positively by residential frontage to provide natural surveillance
- Potential for formal pedestrian and cycle north-south links through green spaces.
- Potential for ornamental planting interspersed with small informal areas of seating to define green spaces along the corridors providing opportunities for rest and gathering.
- Potential for provision of central area of play (NEAP) in the vicinity of the school and local centre, creating the 'heart' of the community.

Zone 4 – Northern Wetland

- Structural planting to integrate proposed residential and the wooded landscape beyond.
- Mosaic of wetland habitats including wet woodland, wetland wildflower grassland, wetland scrub and marginal planting in and around the series of SuDs basins, reinforcing the landform legibility.
- Potential to create positive frontages to the greenspace including planting to soften and enhance the character of the residential use transitioning to the more naturalistic woodland further north.

Zone 5 – Community Edge

- Edge of residential and transitioning to the SANGs land further east encouraging active community use.

- Retained treeline along bridleway and further enhance and reinforced.
- Mosaic of species rich grassland and canopy trees and structural planting to create a sense of transition between built form and wider SANGs area and provide visual softening to the SANGs car park.
- Potential for allotments to the north and orchards in the south blending with the mosaic structure, indicative of active, productive landscape 'edible edge'.
- The orchard to the south would further assist in providing a green buffer to the Grade II* listed Gullege, adjoining this area.

Zone 6 – Linear Park

- Structural planting along the PRoW to integrate the Proposed Development to the wider landscape.
- Potential to create a parallel route to the PRoW through swathes of wildflower grassland and bulb planting.
- Canopy trees in small clumps forming focal features though out this area.
- Opportunity for formal play.
- Potential for pedestrian and cycle route and seating, to provide spaces to pause and rest.

Zone 7 -Woodland Edge

- Replacement vegetation along the Imberhorne Lane to maintain the perception of the wooded character.
- Opportunity to introduce understorey including evergreen species such as holly to further soften the built form.
- Areas of woodland in particular at the western edge to knit the existing vegetation pattern together
- Woodland mosaic character including canopy trees, understorey planting, woodland edge shrub planting and scrub.
- Potential to provide informal paths and natural trails through out.
- The woodland would provide enclosure and containment to the adjoining listed buildings and Imberhorne Farm.

8 CONSIDERATION OF LANDSCAPE AND VISUAL EFFECTS

8.1 Overview

- 8.1.1 An assessment of the landscape and visual effects of the Proposed Development has been undertaken for the Proposed Development at Year 1 and Year 15, the latter taking into account the secondary mitigation measures and ongoing establishment of the planting proposals, from both the mitigation by design embedded within the parameters; and the secondary mitigation measures, in accordance with the landscape strategy and proposed illustrative layout.
- 8.1.2 It is acknowledged that the construction phase will also result in a number of alterations to landscape character and visual amenity through the addition of plant, machinery and construction traffic movements in the landscape together with groundworks and construction of the facility and landscape implementation operations. In this regard the effects that will occur during construction will typically be adverse in nature and fluctuating in intensity due to the different operations occurring on the Site. However, due to the limited duration of the construction programme these effects will only be experienced for a brief period, thereby reducing their significance.
- 8.1.3 To assist in the identification of visual effects, AVR Photomontages have been prepared by specialist consultancy, Preconstruct, from a number of viewpoints agreed with MSDC. These are included in **Appendix E**. The images show the built form parameters (i.e. the maximum height envelope over the area of each parameter zone), Green Infrastructure parameters (i.e. the proposed structural planting over ongoing establishment at Year 1 and 15), proposed planting (hedgerows and trees) within the SANGs area and the detailed areas the school expansion land including the pavilion, sports pitches and lighting.

8.2 Effects on Landscape Features

- 8.2.1 The extent of landscape features directly affected is limited to the Site. **Appendix C** details the changes that will occur to landscape features, and resultant effects. A summary of these effects is noted below.
- 8.2.2 The Proposed Development would retain and enhance the majority of the field boundary vegetation and utilise this key feature to structure the Proposed Development. There would be loss of a limited extent of boundary vegetation (tree line and copse) for access from Imberhorne Lane, an internal hedgerow and further small sections of the internal boundary tree line to facilitate the residential development and access to the SANGs are further west. A limited number of canopy trees would also be removed due to pre-existing management requirements and as such described as Category U trees in the Arboriculture survey. However, removals would be offset by reinforcing and extending the vegetation along all the boundaries including in particular: new shrub vegetation along the northern flank of PRoW 44aEG where there is a lack of field boundary; new areas of structural planting in F1 to enhance the edge treatment along the permissive path and the frontage to Imberhorne Lane near the proposed access; and along the western edge of F8, to gap up the break in wooded canopy structure. Furthermore, extensive areas of new woodland and scrub planting are included in the western extents of the Site within field F5 -7, the SANGs area. This would include canopy trees, understorey, hazel coppice and scrub vegetation that would not only compensate and mitigate the loss of existing vegetation but further enhance the prevailing wooded character of the wider landscape. On balance, at year 1 it is considered that there would be beneficial effects of minor-moderate significance. By year 15, through the establishment of the proposed planting, there would be an increase in beneficial effects on vegetation to moderate-major significance. There would be no changes to Gullege Woods, which would be retained as existing.

- 8.2.3 The Proposed Development would result in the loss of or changes to the agricultural and playing fields. These would be replaced in parts by proposed built form, sports use and infrastructure (approximately 35%) and in parts by open green space, SuDS and proposed structural planting including SANGs area (approximately 65%). Although the existing playing fields would be lost to facilitate the access into the Site, this would be compensated by the provision of a new area of sports facilities including pitches and a sports pavilion, adjoining the now removed playing fields. On balance, at year 1 it is considered that there would be adverse effects on the agricultural and playing fields of moderate–major significance. By way of secondary mitigation, there would be layers of various structural planting throughout the Site, ranging from species rich grassland, parkland, woodland and wetland. These areas would be accessible to the public and managed positively for structural diversity and visual amenity, among other purposes. Therefore, there would be a reduction in adverse effect by year 15 to minor-moderate significance.
- 8.2.4 In summary, whilst inevitably there would be adverse effects on the agricultural and playing fields, this would partially be offset by the enhanced structural diversity proposed in the western fields (SANGs land); and the existing retained and reinforced vegetation along with the inclusion of varying vegetation types, which would contribute to the distinctive wooded character of the landscape would have beneficial effects of moderate-major significance by year 15.

8.3 Visual Effects

- 8.3.1 **Appendix D** details the visual effects that will occur with respect to the identified representative visual receptor viewpoint locations (as shown in **Site Context Photographs 1-20**). The assessment is based on the winter views illustrated in the baseline. In summer conditions there would be potential for reduced visibility of the Site, and this is accounted for in the visual impact assessment. The assessment accounts for effects at year 1 and also at year 15 (residual effects) with the establishment of planting within the structural landscape proposals.
- 8.3.2 Where different types of receptors are represented by these views, the higher levels of sensitivity of these receptors to the type of development proposed has been used. For example, where motorists and pedestrians are potential receptors, the effect on pedestrians has been assessed. Motorists will typically experience less significant effects owing to the more fleeting nature of views and the fact that attention of motorists is not typically focussed on appreciation of the landscape.
- 8.3.3 Visual effects are limited to the immediate vicinity as a result of:
- the containment of the Site by existing landform, vegetation and built form;
 - the location of proposed built form set back from the boundaries of the Site;
 - further containment of built form by the proposed structural planting as set out in the Green Infrastructure parameter plan;
 - the retention of the eastern area (F1) as a GI asset comprising public open space; and
 - the retention of the western area (F5-F7) as a GI asset comprising SANGs land.
- 8.3.4 From views along the Site's southern boundary along the route of PRoW 44bEG, the proposed build development would be visible at year 1, pending the establishment of the proposed shaw along the northern flank of this route. The Proposed Development would result in a loss of the wooded background in the distance, however, as part of secondary mitigation measures the block layout within the western extents would be arranged such that north-south view corridors would be provided to create framed views of the woodland and North Downs skyline in the far distance. By year 15 and beyond, the growth of the proposed planting would

introduce a more locally distinctive vegetated enclosure of views and would further soften and screen the proposed built form. As a result, there would be adverse effects at year 1 of moderate-major significance (**Site Context Photographs 1 and 2**) and major significance (**Site Context Photographs 3 and 4**) which would reduce by year 15 to adverse effects of minor-moderate significance and moderate significance, respectively.

- 8.3.5 From the west (**Site Context Photographs 5 and 6**), the views are limited to the SANGs proposals in the western extents of the Site, that would be free of any proposed built form and would be further enhanced by the proposed woodland, native scrubland planting and swathes of wildflower grassland. Gullege, where seen, would be filtered by the new planting, and framed and nestled against new areas of planting, increasing the wooded background. As a result, there would be beneficial effects at year 1 of moderate-minor significance (**Site Context Photographs 5 and 6**) which would further improve by year 15 due to the ongoing establishment of proposed planting, to beneficial effects of moderate significance.
- 8.3.6 From views along the PRoW 44aEG, adjoining the Fields F4 and F5 (**Site Context Photographs 7 and 8**), the Proposed Development would be seen although filtered by the existing retained vegetation along the PRoW. Along this route, the main component – the existing vegetation, would be retained and reinforced and the Proposed Development seen alongside/through this vegetation in varying degrees. As a result, there would be adverse effects at year 1 of moderate significance. By year 15, the establishment of secondary mitigation measures would further soften and screen the proposed built form resulting in adverse effects of moderate-minor significance. The Proposed Development would not be seen from further north (**Site Context Photograph 9**).
- 8.3.7 In elevated views from the existing urban area to the east (**Site Context Photographs 10**) the northern extents of the Proposed Development would be seen, filtered by the existing and reinforced vegetation along Imberhorne Lane. The lighting columns within the proposed sports use area would form new vertical elements, however, these would be seen in the context other similar vertical elements such as the streetlights and would not be incongruous in the view. Where visible, the proposed built form would be seen in the context of existing urban environment and of a similar scale, and therefore not be out of keeping in this view. As a result, there would be adverse effects at year 1 of moderate-minor significance. These effects would be reduced by year 15 through the growth of proposed planting including secondary mitigation measures to adverse effects of minor significance. From the immediate east (**Site Context Photograph 11**), the retained and reinforced vegetation along Imberhorne Lane would allow heavily filtered and glimpsed views of the Proposed Development only in winter conditions resulting in adverse effects of negligible effects at Year 1. At year 15, through secondary mitigation measure, there would be neutral effects.
- 8.3.8 View along the footpath north of Newick Way (**Site Context Photograph 12**), would feature a new public open space along the edge of the Permissive Path P20. At year 1, while the planting is establishing there would be views of the proposed built form against the wooded backdrop. As a result, there would be adverse effects of minor significance. At year 15, through the establishment of the tree cover and creation of a new public open space, the adverse effects would reduce to negligible significance.
- 8.3.9 View from the Permissive Path P20 (**Site Context Photograph 13**) is within the Site and the eastern extents of the Proposed Development would form the view from this location, resulting in the loss of the open fields and wooded background. The built form will be set back from the proposed road and would be similar in scale to that of The Oaks on the other side of the Permissive Path. At year 1, due to the close proximity of the view to the Proposed Development, there would be adverse effects of major-moderate significance. Secondary mitigation measures would assist in some visual softening to the proposed built form and by year 15, there would be adverse effects of moderate significance.
- 8.3.10 From PRoW 44bEG, east of Imberhorne Farm (**Site Context Photograph 14**) the majority of the Proposed Development would largely be obscured. However, there would be filtered views of the south-western residential proposed built form and care-community built form. Any

perceptible built form would be up to 2 storeys. The proposed access way would be seen in the immediate foreground going across the PRoW. As a result, there would be adverse effects at year 1 of moderate significance. By year 15, through the establishment of new planting and reinforcement of the existing vegetation, there would be further filtration and softening of the built form, resulting in adverse effect of moderate -minor significance.

- 8.3.11 From the woodland at The Oaks (**Site Context Photograph 15**), the Proposed Development would largely be obscured. Where seen it would be glimpsed and filtered through the gaps in existing vegetation. As a result, there would be adverse effects at year 1 of moderate significance. By year 15, through the establishment of new planting and reinforcement of the existing vegetation, there would be further filtration and softening of the built form, resulting in adverse effect of minor-negligible significance.
- 8.3.12 From views along Imberhorne Lane, the extent of visibility of the Proposed Development changes depending on the location along this route, however in all instances it is limited to the extents of the proposed care community. To the immediate east at the eastern extent of PRoW 44bEG (**Site Context Photograph 16**), the Proposed Development would form a new access route resulting in the loss of the existing boundary vegetation. The proposed built form (care community) would be seen in the context of existing urban environment along Imberhorne Lane and of a similar scale. The extent of the visibility of the proposed built form would increase on moving south (**Site Context Photograph 17**) which has the most open view due to the dipping landform and breaks in vegetation. The narrow extent of the very long distance skyline of the North Downs AONB as glimpsed from this location would be lost. Moving further south (**Site Context Photograph 18**), the Proposed Development would barely be perceptible through the existing wooded structure. In all instances the Proposed Development would be seen in the context of the existing urban environment and would be of a similar scale. Secondary mitigation would include the reinforcement and enhancement of the existing vegetation along the eastern boundary, whilst new woodland planting is proposed along the southern boundary of the care community area of the Proposed Development. As a result, there would be adverse effects of major-moderate significance from SCP 16, major significance from SCP 17 and negligible significance from SCP 18. By year 15, through the growth of the proposed and reinforced planting there would be greater visual softening of the proposed built form resulting in adverse effects of moderate significance, moderate-major significance, and neutral significance respectively.
- 8.3.13 Along Worth Way/Sussex Border Path views are limited due to the cutting within which the path extends, as illustrated in **Site Context Photograph 20**. From this location the Proposed Development would continue to be screened due to the vegetation and topography. However, where the path is level with the adjoining land and there is a break in vegetation (**Site Context Photograph 19**) the Proposed Development (care community) would be seen, although these views would be filtered and experienced momentarily whilst passing through. As a result, there would be adverse effects of minor-moderate significance. By year 15, through the growth of the proposed and reinforced planting there would be greater visual softening of the proposed built form resulting in adverse effects of minor significance.
- 8.3.14 In summary, the visual effects would be localised, as a result of the containment of the Site by landform and vegetation. At year 1, before the proposed planting establishes, adverse effects of greater than moderate significance would inevitably be experienced by visual receptors from the immediate vicinity of the Site in particular along PRoW 44bEG adjoining the Site's southern boundary (Site Context Photographs 1-4), the Permissive Path P20 (Site Context Photograph 13) and occasionally along Imberhorne Lane (Site Context Photographs 16 and 17), adjoining the Site's southeastern boundary. By year 15, these effects would be reduced further through the secondary mitigation of built form and the establishment of the proposed planting and adverse effects greater than moderate significance would be experienced by even more limited receptors than at Year 1 (only from the locations of Site Context Photographs 3,4, 13, 16 and 17). From the west, the introduction of SANGs land and associated planting would have beneficial effects of moderate significance on the visual receptors (Site Context Photographs 5 and 6) by year 15, when the proposed planting establishes itself.

8.4 Effects on Landscape Character

- 8.4.1 As set out in **Appendix C**, there would inevitably be some adverse changes on landscape character resulting from the introduction of built form to the eastern parcels of the Site. However, the existing influences of the residential development and infrastructure in the vicinity of the Site; the landform of the Site vicinity; and the containment of the Site by locally characteristic dense vegetation assist in the assimilation of the Proposed Development into the host landscape, with further opportunities for mitigation of adverse effect, such that effects on character would be very limited and localised.
- 8.4.2 In terms of LLCA 08: Felbridge High Weald, the Proposed Development would inevitably result in the loss of the agricultural field character in this area. The majority of the field boundary structure would however be retained and reinforced; and in places introduced, to improve characteristic landscape structure and address the identified loss of existing hedgerow structure. Where hedgerow and treeline sections are removed, these would be compensated by proposed structural planting creating a strong wooded character that is reflective of this area.
- 8.4.3 The proposed built form has been located within the central and eastern parts of the Site, where the LLCA notes that there is existing urban influence from East Grinstead and will adjoin the existing residential development at The Oaks. The western part of the Site, furthest away from these influences would be retained as SANGs open space to respond sympathetically to the wider landscape. This area will include areas of woodland, scrub and wildflower grassland, building on the wooded character of the Ancient woodlands in this area and further creating a network of canopy trees supplementing the existing wooded character. The retained vegetation within the Site would be set in areas of reinforced green infrastructure.
- 8.4.4 At year 1 there would be adverse effects on LLCA 08: Felbridge High Weald of moderate significance due to the extent of the area occupied by the Site within this area. By year 15, through the establishment of the proposed planting, which would include layers of wetland, woodland and open mosaic structural planting, in particular a series of shaws, SuDs basins with wetland woodland and scrub, hedgerows and hedgerows trees, areas of tree planting, woodland and scrub, and areas of wildflower grassland which would further screen, soften and embed the Proposed Development into the landscape, resulting in adverse effects of minor significance.
- 8.4.5 In LCA 6: High Weald, the Proposed Development would have very limited effect on character due to the scale of the Site in comparison to the area of LCA 6. The Proposed Development would retain and enhance the existing boundary treeline vegetation and further introduce new boundary shaws and hedgerow and fill any existing breaks. The Proposed Development would introduce new areas of structural planting including several areas of woodland, scrub and woodland edge vegetation that would further contribute to the distinctive wooded character of this LCA and provide that the overarching locally-distinctive sense of enclosure. The Proposed Development would also contribute to the legibility of the valleys and streams by means of positioning SuDS basins to accentuate the existing landform falling towards Felbridge Water to the north. The proposed built development has been arranged in close relationship with the existing principal settlement of East Grinstead as noted in the LCA and reflects the locally-distinctive pattern of settlement on higher ground. The Proposed Development would also directly respond to the published guidance by West Sussex from which this character area is derived, which encourages the retention of hedgerows and woodland; and introducing them where appropriate as a basis for the new landscape structure.
- 8.4.6 At year 1 there would be adverse effects on LCA 6: High Weald of up to minor significance and by year 15 effects would be neutral with the establishment of the proposed planting and further assimilation of the Proposed Development into the host landscape.

8.5 Response to Policy Directions

- 8.5.1 At the **national** level, the Proposed Development reflects the requirements of NPPF paragraph 130, principally by providing a development that responds to the locally characteristic landscape structure and further includes proposals such that it repairs this intrinsic character such as the proposed shaws along the PRoW along the southern boundary. The built proposals reflect the existing built development in the immediate context, whilst setting back the proposed built form from Imberhorne Farm, Gullege Farmhouse and PRoW 44bEG in general to provide a sensitive setting to these properties and users of the PRoW. The western extents of the Site have been retained as open space (SANGs), albeit now planted with new woodland, native shrub and providing public access such that it provides a sympathetic edge to the ASNWs and the wider countryside. The Proposed Development responds positively to NPPF paragraph 131 by making the most of opportunities *“to incorporate trees elsewhere in developments (such as parks and community orchards”* not only in the SANGs area but also throughout the Proposed Development.
- 8.5.2 At the **district** level, the Proposed Development responds positively to the Strategic Objectives in the Mid-Sussex District Plan document. The Proposed Development ensures the retention of the majority of the boundary vegetation and further enhances it by reinforcing the understorey and canopy tree planting and introducing new lengths of shaws where the boundaries are open to reflect the locally characteristic wooded vegetation character. The Proposed Development would also ensure the connectivity of the GI network outside the Site, by linking the green vegetated spaces with the SANGs and other green spaces and proposed planting extending throughout the Proposed Development, thereby by responding positively to Policy DP17 and DP26.
- 8.5.3 In relation to Policy DP37 and draft Policy DPN4, the Proposed Development would cause the loss of some hedgerow boundary vegetation, including small sections of vegetation along Imberhorne Lane to facilitate access to the Site. This would be more than compensated for by the reinforcement and enhancement of the retained vegetation and further supplemented by locally characteristic shaw planting, woodland and areas of scrubland. These features would contribute to the distinctive wooded character of this area and further the GI network.
- 8.5.4 In terms of Draft Policy DPS1, DPS2, DPS6, DPN3, DPB1 and DPH4, the Proposed Development incorporates areas of SuDS, notably in low-lying parts of the Site accentuating the landform legibility of the area. In particular, the western extents of the Site would incorporate a SANGs area, providing new publicly accessible open space with proposed woodland planting, native scrub and swathes of wildflower grassland. Green spaces including new tree, shaw planting, allotments, orchards and other community are proposed across the Proposed Development. The new blue and green proposals within the development area and in the SANGs would contribute towards an enhanced and extended Green and Blue Infrastructure (GBI) network within the Site as well as providing connectivity with the wider network.
- 8.5.5 The Site Allocations DPD outlines key considerations, and the Proposed Development responds positively to these by incorporating an improved GBI network as mentioned above, restoring the distinctive wooded character where absent, including providing shaw planting along the open bridleway to the south of the Site. The LVIA process has been used to provide inherent mitigation measures within the design of the Proposed Development and further enhancement through secondary mitigation measures that respond to the findings of the LVIA baseline analysis. Finally, the Proposed Development provides extensive SANG land to the west.
- 8.5.6 At the **local** level, the East Grinstead Neighbourhood Plan has been considered, although some of the policies EG3, and SS8 have since been superseded by the policies in the Site Allocation DPD. With regard to Policy EG14, the development of the existing playing fields to provide access has been compensated for by providing new sports pitches, a sports pavilion and car park facility in close proximity to Imberhorne School and at the nearest location to

where the existing playing fields are located. As part of Policy EG16, the SANG at the western extents has been proposed which responds positively to this policy.

9 SUMMARY AND CONCLUSION

- 9.1.1 The Site is located at the western edge of the settlement of East Grinstead, adjoining Imberhorne Lane and Imberhorne Secondary School. The Site lies on the northern slopes of a local ridgeline.
- 9.1.2 This area is typically well-wooded, in the form of a range of structural vegetation types including numerous ASNS and ARW which combine to provide strong physical and visual containment to the site and its immediate landscape although this characteristic structure is absent along the southern boundary of the Site.
- 9.1.3 There are a number of Public Rights of Way (PRoW) that adjoin the Site's boundaries and these range from long distance trails, bridleways, footpaths to permissive paths. The Site also lies in close proximity to three listed buildings, all of which are situated near the southern boundary along the PRoW 44bEG.
- 9.1.4 Published character assessments at national, county and district levels focus on a number of themes:
- Enclosure from hedgerows, ancient woodland, shaws and small woodlands creating a small to medium-scale irregular field pattern.
 - Overarching sense of intimacy, seclusion and the prevailing woodland limiting the visual sensitivity of the landscape.
 - Prevailing settlement pattern on high ridges, hilltops and high ground.
 - Urban influence from East Grinstead at the western edge of the settlement, where the Site is located.
- 9.1.5 Planning policy focuses on themes of locally distinctive design, seeking to enhance the character and functionality of the area; green and blue infrastructure and biodiversity; protection and enhancement of locally distinctive landscape character; creating a sense of place in the relationship between built development and the landscape; retention of existing structural landscape features and provision of SANGs land (to protect the Ashdown Forest SAP and SAC).
- 9.1.6 The Site comprises several agricultural and playing fields (F1-F8) and unlike the fields in the wider landscape, which are generally small and bound by dense hedgerows. The fields on Site are much larger with varying boundary conditions, many of which are open. The Site also includes an area of woodland- (Gullege Wood) parts of which are designated as ASNW. The vegetation on Site is limited to the field boundaries, described above and Gullege Wood in the south-west. The Site has a gently undulating landform marked by valleys that are formed by ditches along field boundaries and in general the land slopes to the north towards Felbridge Water.
- 9.1.7 The Site is only visible from viewpoints that immediately adjoin the Site, and the boundary vegetation is seen from near distances. The strong vegetation pattern in the landscape provides visual containment to the Site, which is further reinforced by the varied landform pattern in this area. Existing development is evident in views from the south, east and west.
- 9.1.8 A number of Landscape and Visual Opportunities and Constraints have been identified from landscape and visual baseline research and fieldwork; and which have informed the design of the Proposed Development in the following ways:
- 9.1.9 Vegetation: The existing perimeter vegetation, comprising hedgerows, woodland edge and tree belts are the primary structural features of the Site. These features would form the

framework to contain the Proposed Development and would be further reinforced, enhanced and extended. New areas of woodland in particular to the west within the SANGs area would reflect the typical wooded character of the High Weald. The proposed structural planting along the boundary alongside the retention and positive management of the existing perimeter GI would reinforce the role of structural vegetation in terms of providing visual, physical and perceptual containment.

- 9.1.10 The introduction of the new structural planting to the east of Imberhorne Farm and cottages, would assist in providing separation perceptually and physically from the Proposed Development but also would assist in filling the gap in the existing wooded vegetation. New shaw planting (canopy trees with a dense grown-out understorey) along PRoW 44bEG would also contribute to the wooded character of the landscape and provide a sense of separation from the Proposed Development along this PRoW. These proposed features would also respond positively to landscape character guidance at national, county and district levels by restoring locally characteristic landscape structure. In addition, the Proposed Development would be set back (min 15m) from the Ancient Woodlands – The Birches and Gullege Woods, aligning with the requirements of MSDC.
- 9.1.11 Topography and SuDS: The Site lies on an elevated north-facing slope, and thereby the Proposed Development would represent a locally-characteristic pattern of settlement on higher ground, reflecting the pattern of settlement expansion already seen in East Grinstead. The lower-lying areas along the northern edge to the north provide potential for a network of watercourses, swales and ponds that respond to the landform of the Site, dropping into the valley formed by Felbridge Water, to the north of the Site, connecting into the wider network of blue infrastructure, and reflecting and complementing the wider valley landscape in line with SuDS Policies 3 and 10. There is also potential for SuDS features at the western extent of field F8, where the land slopes towards the waterbody south of Imberhorne Farm. The SuDS areas could include ponds and swales, located with the open space network, have been designed to complement and contribute to the multifunctional amenity of the open space for the development, such as providing a village pond as a focal point for local centre, in line with SuDS Policy 8.
- 9.1.12 Suitable Alternative Natural Green Space (SANGs): The western fields (F5, F6 and F7) will be retained as open space in the form of SANGs, responding to the requirements set out for SA20 in the Site Allocations DPD as well as reflecting the adjoining character of the wider landscape to the west. This area forms part of the detailed application and will include:
- Retention and positive reinforcement of existing vegetation including Gullege Woods to the south.
 - Areas of new native woodland and understory planting to further contribute to the typical dense wooded character of the High Weald and maintain the perception of containment within the landscape.
 - New 'rides' lined by trees, as an interpretation of the locally characteristic shaw/hedgerow structure along PRoWs.
 - Open mosaic of species rich grassland, wildflower meadow, butterfly and wildlife meadow and pollinators meadow.
 - Focal sculptural SuDS feature to the north, reinforcing the landform legibility.
 - New tree planting in drifts responding to district level landscape character guidance as well as to desire lines on ground.
 - Informal mown grass routes in addition to the the formal route, providing a wide network of connectivity within the SANGs area as well as connecting to the wider landscape.

- Potential for nature trails, outdoor classrooms and natural play throughout.
- 9.1.13 School Expansion Land/Sports Facility: Sports use has been located adjacent to the existing Imberhorne School in the north-eastern area of the Site, to associate closely with the character of the playing fields and education facility. This area forms part of the detail application and the design approach includes:
- Retained and reinforced vegetation between fields F2 and F3, although, there will be a break in this existing vegetation to provide pedestrian connectivity. This will be limited to one location to maintain the intactness of the existing hedgerow.
 - All paths and sports pitches are set back from The Birches ASNW by a minimum of 15m as required by MSDC. Natural woodland edge regeneration in this area will be promoted.
 - Proposed new woodland structural planting will supplement the existing hedgerow through this area, as well as along other edges, in particular to the east, west and south, providing containment from the proposed and existing residential areas and forming a strong development edge.
 - The lighting within the western section of the sports area near The Birches and the residential area, will comprise bollards to limit the extent of tall vertical elements. Lighting columns up to 6m in height will be present around the running track.
 - The single storey pitched roof sports pavilion will be well integrated within the wider landscape and will also reflect the built form in the vicinity. The pitched zinc clad roof will recede into the wooded backdrop of The Birches, whilst maintaining focal feature in close proximity. The glass frontages of the pavilion will provide active usage.
 - Both the car park associated with the sports facility and the pavilion will be contained by the proposed woodland surrounding this area.
- 9.1.14 Visibility/PRoW: The Site is well contained from most locations, apart from PRoW 44bEG along the south and filtered views along PRoW 44aEG in between fields F4 and F5. The development would be set-back from the southern boundary adjoining PRoW 44aEG, to provide a green frontage that would create a sympathetic edge to the listed buildings as well as the PRoW. Furthermore, proposed shaw planting would assist in visual softening along this route. Similarly, built development would be set back from the tree-lined PRoW 44bEG to not only protect the Root Protection Areas (RPAs) of the existing trees but also to allow for the reinforcement of the vegetation structure and assist in softening the views of the proposed built form. There will be limited tree loss to facilitate the route of the proposed access from F8 to F2.
- 9.1.15 To assist in the integration of built form into the landscape, by way of secondary mitigation, to be secured through a suitably-worded condition, a strategic landscape design approach for the Proposed Development has been considered. This strategy focuses on both the retention and reinforcement of a locally-characteristic structural vegetation framework for the proposed built form, as well as a series of spaces that enhance sense of place at the settlement edge. The strategic landscape design has been divided into character zones with distinct functions and design approaches.
- 9.1.16 In terms of landscape features, whilst inevitably there would be adverse effects on the agricultural and playing fields, this would be partially be offset by the enhanced structural diversity proposed in the western fields (SANGs land); the eastern most field retained as public open space; and the existing retained and reinforced vegetation along with the inclusion of varying vegetation types, which would contribute to the distinctive wooded character of the landscape and which would result in beneficial effects of moderate-major significance by year 15.

- 9.1.17 Visual effects would be localised, as a result of the containment of the Site by landform and vegetation. At year 1, before the proposed planting establishes, adverse effects of greater than moderate significance would inevitably be experienced by visual receptors from the immediate vicinity of the Site in particular along PRoW 44bEg adjoining the Site's southern boundary (Site Context Photographs 1-4), the Permissive Path P20 (Site Context Photograph 13) and occasionally along Imberhorne Lane (Site Context Photographs 16 and 17), adjoining the Site's southeastern boundary. By year 15, these effects would be reduced further through the secondary mitigation of built form and the establishment of the proposed planting and adverse effects greater than moderate significance would be experienced by even more limited receptors than at Year 1 (only from the locations of Site Context Photographs 3,4, 13, 16 and 17). From the west, the introduction of SANGs land and associated planting would have beneficial effects of moderate significance on the visual receptors (Site Context Photographs 5 and 6) by year 15, when the proposed planting establishes itself.
- 9.1.18 Similarly, effects on landscape character would be very limited and localised, as a result of the containment factors set out above; the urbanising influences on the Site, and sensitive design approach. The Proposed Development would inevitably result in the loss of the agricultural field character. However, the proposals will retain a majority of the field boundary structure and in places introduced, to improve characteristic landscape structure and address the identified loss of existing hedgerow structure. Furthermore, the proposed built form has been arranged within the central and eastern parts of the Site, where there is existing urban influence from East Grinstead; and will adjoin the existing residential development at The Oaks. The western part of the Site, furthest away from these influences would be retained as SANGs open space to respond sympathetically to the wider landscape. This area would include areas of woodland, scrub and wildflower grassland, building on the wooded character of the Ancient woodlands in this area and further creating a network of canopy trees supplementing the existing wooded character. The retained vegetation within the Site would be set in areas of reinforced green infrastructure.
- 9.1.19 The built proposals respond to the existing built development in the immediate context, whilst setting back the proposed built form from Imberhorne Farm, Gullege Farmhouse and PRoW 44bEG in general to provide a sensitive setting to these properties and users of the PRoW. The western extents of the Site have been retained as open space (SANGs), albeit now planted with new woodland, native shrub and providing public access such that it provides a sympathetic edge to the ASNWs and the wider countryside. The Proposed Development incorporates areas of SuDS, notably in low-lying parts of the Site, accentuating the landform legibility of the area. Green infrastructure including new tree and shrub planting, allotments, orchards and other community uses are proposed across the Proposed Development. The new blue and green proposals within the development area and in the SANGs would contribute towards a new enhanced Green and Blue Infrastructure (GBI) network within the Site, as well as providing connectivity with the wider network. As a result, the Proposed Development would respond positively to policy directions at a national, district and local level.

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Appendix A Methodology

1. INTRODUCTION

The Landscape Institute and the Institute of Environmental Management & Assessment's Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA 3), 2013, notes in Chapter 1 that Landscape and Visual Impact Assessment (LVIA) relates to:

"...the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity"

The methodology employed in carrying out the LVIA has been drawn from guidelines set out in GLVIA 3 and Natural England landscape character guidance. The guidelines are not intended as a prescriptive set of rules, and the approach has been adapted to the specific project.

LVIA's are undertaken by professionals who are also typically involved in the design of the landscape and the preparation of subsequent management proposals. This can allow the assessment to proceed as an integral part of the overall scheme design. Judgements are based on training and experience and supported by clear evidence and reasoned argument.

The purpose of LVIA's is to identify the potential for and assess the likely effects of change resulting from development. Landscape and visual assessments are separate, although linked, procedures. A distinction is made between:

- landscape - landscape character and the elements and features that contribute to it (landscape receptors); and
- visual - people who experience views within the landscape (visual receptors).
- An LVIA is typically accompanied by illustrative material, including baseline mapping and photographs of the Site itself and from the wider context.
- There are typically four key stages to LVIA, as follows:
 - Baseline Studies;
 - Design;
 - Assessment of Landscape and Visual Effects; and
 - Cumulative Assessment (should this be required).

2. BASELINE STUDIES

The purpose of baseline studies is to record the existing landscape features, characteristics, the way the landscape is experienced and potential visual receptors. The following are typically undertaken as part of the baseline studies:

Identification of the extents of the study area. This is based on professional judgement and may vary depending on the type of development proposed and the landscape context.

A desktop study of patterns and scale of landform, land use and built development, relevant current planning policy (including landscape designations) and landscape character

publications. Further localised character assessments may also be undertaken to supplement published assessments.

Where such additional assessments are undertaken, these are based on principles set out in published guidance, including the Natural England 2014 publication: An Approach to Landscape Character Assessment. Factors typically considered may include the following, as relevant:

- Landform and hydrology;
- Land use and settlement;
- Pattern/texture/line;
- Scale;
- Historical development/time depth;
- Activity/cultural association;
- Spatial structure and built form;
- Infrastructure;
- Movement and connectivity;
- Green Infrastructure;
- Enclosure/views; and
- Tranquillity.

Zone of Theoretical Visibility (ZTV) modelling, used to assist in identifying potential viewpoints, should this be deemed necessary, dependent on professional judgement of the visual envelope of the Site/Proposed Development.

Identification of potential representative viewpoints within the study area.

Site/context Landscape and Visual Appraisal (LVA) visit.

Where relevant, the future baseline of the Site and its context is also considered, in order to account for ongoing change in the landscape, for example developments that are under construction and which will have altered the landscape context to the Site by the time the Proposed Development would be likely to be initiated.

3. DESIGN AND MITIGATION

LVIA's are undertaken by professionals who are also often involved in the design of the landscape, site design, and the preparation of subsequent management proposals. The design and assessment stages are iterative, with stages overlapping in part.

Mitigation measures are embedded within the design of the Proposed Development (for an outline application this comprises the development parameters) as a result of the desk-based study and LVA field work. These measures, such as the building layout, massing and height; and arrangement of open spaces and new structural planting, are termed 'Primary Mitigation'. Effective Primary Mitigation strategies avoid or reduce adverse effects by ensuring the key

principles of the design of the development, as noted above, are sympathetic with the existing baseline.

Additional recommended measures to reduce adverse effects are termed 'Secondary Mitigation.' These may be illustrated in material accompanying the proposal, including a Design and Access Statement.

Typical Secondary Mitigation strategies can include:

- Additional design detail including building materials or landscape design approaches, including indicative species;
- A Landscape and Biodiversity Management Strategy to secure ongoing enhancement of landscape features;
- A Construction Environmental Management Plan to minimise effects arising during the construction process, typically including tree protection; and
- A programme of appropriate monitoring, agreed with the regulatory authority, so that compliance and effectiveness can be readily monitored and evaluated.

The contribution made by areas of planting introduced as part of the Proposed Development is also considered in terms of the effects at year 1 and the residual effects (allowing for growth of planting over time), and the height of this planting for assessment purposes is assumed to be as follows (based on an average growth rate of 1m in 3 years – the specific rate of growth varies according to species, conditions and management):

- Planting at Year 1: typically 0.7-4.5 metres; and
- Planting at Year 15: typically 5.5-9.5 metres.

In addition, measures may be taken to offset or compensate for adverse effects, if these are not already built into the design proposals. Typical compensation measures are the replacement of felled trees with new trees or off-site provision of public amenity or access where this may be lost within the Site.

3.1 Enhancement

Whilst distinct from mitigation of adverse effects, enhancement may be achieved through the Proposed Development (e.g. the creation of a new landscape or public amenity/access; enhancement in character or view; or improved management of existing landscape features secured through the Proposed Development). The beneficial changes resulting from these measures are incorporated into assessment of landscape and visual effects.

4. ASSESSMENT OF LANDSCAPE EFFECTS

GLVIA 3 Paragraph 5.1 states that:

“An assessment of landscape effects deals with the effects of change and development on landscape as a resource.”

The significance of landscape effects is derived from a combination of assessments of the sensitivity of the landscape receptor and the magnitude of effect (change) experienced as a result of the Proposed Development.

4.1 Sensitivity of Landscape Receptors

The sensitivity of a landscape receptor is a combination of the **value** of the landscape receptor and the **susceptibility** (in other words ‘vulnerability’) of the landscape receptor to the type of change proposed, using professional judgement.

4.2 Landscape Value

The assessment of value is based on a combination of the importance of landscape-related planning designations and the following attributes:

- Landscape quality (condition): the measure of the physical state of the landscape. It may include the extent to which typical landscape character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- Scenic quality: the extent that the landscape receptor appeals to the visual senses;
- Perceptual aspects: the extent that the landscape receptor is recognised for its perceptual qualities (e.g. remoteness or tranquillity);
- Rarity: the presence of unusual elements or features;
- Representativeness: the presence of particularly characteristic features;
- Recreation: the extent that recreational activities contribute to the landscape receptor; and
- Association: the extent that cultural or historical associations contribute to the landscape receptor.

Landscapes, including their character and features, may be designated for their landscape and visual qualities at a range of levels (national, county and local level).

The overall value for each landscape receptor is categorised as either High, Medium or Low.

Table 2.1: Landscape Value

Level	Criteria
High	Landscape area of distinctive components and characteristics that may also be nationally designated for scenic beauty. A landscape feature that makes a strong positive contribution to landscape character e.g. a mature tree or woodland.
Medium	Landscape area of common components and characteristics that may be designated at county or borough level for its landscape and visual qualities. A landscape feature that makes some positive contribution to landscape character.
Low	Landscape area/feature of inconsequential components and characteristics, undesignated and with little or no wider recognition of value, although potentially of importance to the local community.

4.3 Landscape Susceptibility

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

Landscape character/features of low susceptibility would have a high capacity to accommodate change, and landscape character/features of high susceptibility would have a low capacity to accommodate change. The following criteria are taken into consideration in the

assessment of the susceptibility of landscape character, although not all criteria are equally applicable or important within a given landscape / type of development proposed:

- Landform;
- Pattern/Complexity;
- Composition;
- Landcover;
- Relationship of a given landscape area to existing settlements or developments; and
- Potential for appropriate mitigation within the context of existing character and guidelines.

With regard to landscape features, susceptibility relates to the potential for loss/retention of the relevant features in relation to the type of development proposed (for example trees within a Site are potentially highly susceptible to construction of an industrial shed, where they might not be to construction of residential units, as the latter provides more scope to mitigate by design); and the ease with which such elements may be replaced, where appropriate.

Susceptibility of landscape character/ features is categorised as High, Medium or Low, as set out in Table 1.2.

Table 2.1: Landscape Susceptibility

Susceptibility	Criteria
High	The receptor is likely to have little scope to accommodate the type of development proposed without undue consequences upon its overall integrity.
Medium	The receptor is likely to have some scope to accommodate the type of development proposed without undue consequences upon its overall integrity.
Low	The receptor is likely to be able to accommodate the type of development proposed with little or no consequences upon its overall integrity.

Based on the combination of value and susceptibility, an assessment of landscape sensitivity is reached, defined as High, Medium or Low. Typically a high value and high susceptibility receptor would result in a receptor of high sensitivity; and a low value and low susceptibility receptor would result in a receptor of low sensitivity.

4.4 Landscape Magnitude of Effect (Change)

The landscape magnitude of effect is informed by judgements about the precise nature of the change brought about by the Proposed Development both in terms of the existing landscape character and landscape elements / features and the addition of new landscape elements / features, and its duration and reversibility, as set out in Table 1.3.

Table 2.2: Landscape Magnitude of Effect (Change)

Magnitude	Criteria
Large	Pronounced change to the existing landscape receptor that may affect an extensive area. The change may be long-term or may be irreversible.
Medium	Partial change to the existing landscape receptor that may affect a relatively extensive area. The change may be medium-term or may be irreversible.

Magnitude	Criteria
Small	Limited change to the existing landscape receptor that may affect a relatively limited area. The change may be short-term or reversible.
Very Small	Very slight change to the existing landscape receptor that may affect a limited area. The alteration may be short-term or reversible.
None	No change to the existing landscape receptor.

5. ASSESSMENT OF VISUAL EFFECTS

GLVIA 3 Paragraph 6.1 states that:

“An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity.”

The significance of visual effects is derived from a combination of assessments of the sensitivity of the visual receptor and the magnitude of effect (change) experienced as a result of the Proposed Development.

5.1 Viewpoint Selection

In order to assess the effects on visual receptors, a selection of publicly accessible viewpoints is made. This could include representative viewpoints (e.g. representing views of users of a particular footpath) and specific viewpoints (e.g. a key view from a specific visitor attraction).

Views may be categorised as either near distance, medium distance or long distance with the relevant distances dependant on the size and nature of the development, based on professional judgement.

The type of view is typically described as transient (i.e. experienced when moving) or fixed (i.e. from a static location). It is also described in terms of the degree of screening or openness (e.g. open or uninterrupted; filtered (including where partially screened) by vegetation or other structures; or curtailed by intervening land form, built form or vegetation) and the angle of view (e.g. frontal or oblique).

5.2 Sensitivity of Visual Receptors

The sensitivity of a visual receptor is a consideration of the **value** of the view and the **susceptibility** of the visual receptor, the latter being primarily based on consideration of the extent to which a visual receptor is focused on appreciation of the landscape. Professional judgement is used to determine these factors, based on considerations set out in Table 1.4 and Table 1.5.

5.3 Value of Views

Table 2.3: Value of Views

Value	Criteria
High	View of/from a location that is likely to be of national importance, either designated or with national cultural associations.
Medium	View of/from a location that is likely to be of local importance, either designated or with local cultural associations.
Low	View of/from a location that is not designated, with minimal or no cultural associations.

5.4 Susceptibility of Visual Receptors

Table 2.4: Susceptibility of Visual Receptor

Susceptibility	Criteria
High	- People at their place of residence; - People engaged in outdoor recreation, including users of Public Rights of Way (PRoW), whose attention is likely to be focused on the landscape; and - People travelling along recognised scenic routes or where their appreciation of the view contributes to the amenity experience of their journey.
Medium	- People engaged in outdoor sport and recreation, where their appreciation of their surroundings is incidental to their enjoyment; and - People travelling on secondary roads or country lanes, rail or other transport routes.
Low	- People travelling on major roads; and - People at their place of work.

The sensitivity of a visual receptor results from the combination of value and susceptibility and is rated as high, medium or low. Typically a high value and high susceptibility receptor would result in a receptor of high sensitivity; and a low value and low susceptibility receptor would result in a receptor of low sensitivity.

5.5 Visual Magnitude of Effect (Change)

In the evaluation of the effects on views and the visual amenity of the identified receptors, the magnitude of visual effect is typically described with reference to:

The scale of change in the view with respect to the loss or addition of features in the view and changes in its composition. Factors contributing to this include:

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewer from the Proposed Development; and
- The extent of the area over which the changes would be visible.
- Whether or not the view is experienced in fixed or transient views and, in the latter, whether it is intermittent/glimpsed or continuous; and
- The duration of the change, whether temporary or permanent.
- The criteria for the magnitude of visual effects is set out in Table 1.6.

Table 2.5: Visual Magnitude of Effect (Change)

Magnitude	Criteria
Large	The proposals will cause a pronounced change to the existing view, resulting in the loss or addition of features that will substantially alter the composition of the view. The change may be long-term or may be irreversible.
Medium	The proposals will cause a noticeable change in the view, resulting from the loss or addition of features in the view and will noticeably alter the composition of the view. The change may be medium-term or may be irreversible.
Small	The proposals will cause a limited change in the view, which would not materially alter the composition of the view. The change may be short-term or reversible.

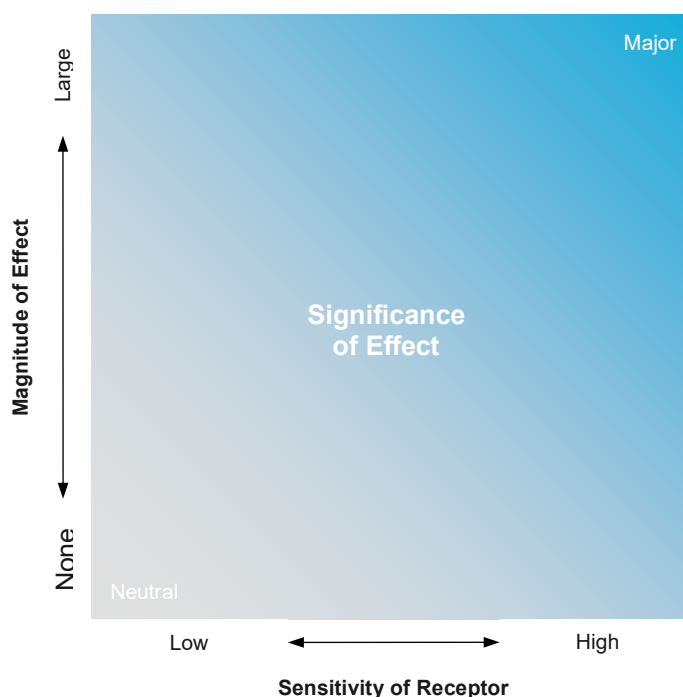
Magnitude	Criteria
Very Small	The proposals will cause a barely perceptible change in the view. The change may be short-term or reversible.
None	No change discernible in the view.

5.6 Significance of Effects

In order to draw conclusions about the significance of landscape or visual effects, the combination of the sensitivity of the receptors and the magnitude of effect are considered for the Proposed Development at Year 1 of the operational phase (once the Proposed Development has been completed); and, depending on the assessment, also at a point where planting associated with the Proposed Development will be establishing e.g. Year 15. In certain circumstances, it may also be appropriate to consider effects at construction and on decommissioning of the Proposed Development.

The significance of effects are rated on a scale of Neutral to Major. The assessment of significance of effects is subject to professional judgement but in broad terms, where a receptor of High sensitivity experiences a Large magnitude of effect as a result of the Proposed Development, the significance of effect is likely to be Major. Conversely, where a receptor of Low sensitivity experiences a Very Small magnitude of effect as a result of the Proposed Development, the significance of effect is likely to be Negligible.

Figure 2.1: Significance of Effects



Where it is considered that there is potential for both beneficial and adverse changes, these magnitudes of effect (change) are noted and the balance of these considerations used to inform conclusions on significance of effect.

The assessment of residual effects refers to the likely effects of the Proposed Development that will remain once Secondary Mitigation measures are applied and also considers the

growth of planting introduced within the Proposed Development (including where this is part of Primary or Secondary Mitigation).

For schemes subject to Environmental Impact Assessment, as governed by the Environmental Impact Assessment Directive (2011/92/EU), an assessment of whether or not the effect is considered 'significant' is required. This is relative to each scheme but, in general, effects of Major or Moderate (adverse/beneficial) significance are deemed 'significant'.

Table 2.6: Significance of Landscape Effects – Criteria

Significance of Landscape Effect	Criteria
Major Beneficial	Alterations that would be substantially characteristic and result in a pronounced improvement of the existing landscape resource. Valued characteristic features would be restored or reintroduced as part of the Proposed Development.
Moderate Beneficial	Alterations that result in a partial improvement of the existing landscape resource. Valued characteristic features would be partially restored or reintroduced.
Minor Beneficial	Alterations that result in a limited improvement of the existing landscape resource. Characteristic features would be restored to a limited degree.
Negligible Beneficial	Alterations that result in a very slight improvement to the existing landscape resource, not uncharacteristic within the receiving landscape.
Neutral	Neither beneficial nor adverse effects on the existing landscape resource.
Negligible Adverse	Alterations that result in a very slight deterioration to the existing landscape resource, not uncharacteristic within the receiving landscape.
Minor Adverse	Alterations that result in a limited deterioration of the existing landscape resource. Characteristic features would be lost to a limited degree.
Moderate Adverse	Alterations that result in a partial deterioration of the existing landscape resource. Valued characteristic features would be partially lost.
Major Adverse	Alterations that would be substantially uncharacteristic and result in a pronounced deterioration of the existing landscape resource. Valued characteristic features would be wholly lost.

Table 2.7: Significance of Visual Effects – Criteria

Significance of Visual Effect	Criteria
Major Beneficial	Alterations that typically result in a pronounced improvement in the existing view.
Moderate Beneficial	Alterations that typically result in a noticeable improvement in the existing view.
Minor Beneficial	Alterations that typically result in a limited improvement in the existing view.
Negligible Beneficial	Alterations that typically result in a barely perceptible improvement in the existing view.
Neutral	Neither beneficial nor adverse effects on the existing view.
Negligible Adverse	Alterations that typically result in a barely perceptible deterioration in the existing view.
Minor Adverse	Alterations that typically result in a limited deterioration in the existing view.
Moderate Adverse	Alterations that typically result in a noticeable deterioration in the existing view.

Significance of Visual Effect	Criteria
Major Adverse	Alterations that typically result in a pronounced deterioration in the existing view.



Key characteristics

- A faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east-west, deeply incised and intersected with numerous gill streams forming the headwaters of a number of the major rivers – the Rother, Brede, Ouse and Medway – which flow in broad valleys.
- High density of extraction pits, quarries and ponds, in part a consequence of diverse geology and highly variable soils over short distances.
- A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages founded on trade and non-agricultural rural industries, with a dominance of timber-framed buildings with steep roofs often hipped or half-hipped, and an extremely high survival rate of farm buildings dating from the 17th century or earlier.
- Ancient routeways in the form of ridgetop roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wild flower-rich verges and boundary banks. Church towers and spires on the ridges are an important local landmark. There is a dense network of small, narrow and winding lanes, often sunken and enclosed by high hedgerows or woodland strips. The area includes several large towns such as Tunbridge Wells, Crowborough, Battle and Heathfield and is closely bordered by others such as Crawley, East Grinstead, Hastings and Horsham.
- An intimate, hidden and small-scale landscape with glimpses of far-reaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber-framed buildings anywhere in Europe amidst lanes and paths.
- Strong feeling of remoteness due to very rural, wooded character. A great extent of interconnected ancient woods, steep-sided gill woodlands, wooded heaths and shaws in generally small holdings with extensive archaeology and evidence of long-term management.
- Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland.
- Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.
- A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle.
- There is a strong influence of the Wealden iron industry which started in Roman times, until coke fuel replaced wood and charcoal. There are features such as a notably high number of small hammer ponds surviving today.
- Ashdown Forest, in contrast to the more intimate green woods and pastures elsewhere, is a high, rolling and open heathland lying on the sandstone ridges to the west of the area.
- An essentially medieval landscape reflected in the patterns of settlement, fields and woodland.
- High-quality vernacular architecture with distinct local variation using local materials. Horsham Slate is used on mainly timber structures and timber-framed barns are a particularly notable Wealden characteristic feature of the High Weald.

Statements of Environmental Opportunity

SEO1: Maintain and enhance the existing woodland and pasture components of the landscape, including the historic field pattern bounded by shaws, hedgerows and farm woods, to improve ecological function at a landscape scale for the benefit of biodiversity, soils and water, sense of place and climate regulation, safeguard ancient woodlands and encourage sustainably produced timber to support local markets and contribute to biomass production.

For example by:

- Encouraging the sustainable management of woodland by developing local markets for wood products and the skills to deliver these sustainably.
- Ensuring that any increased woodland cover is informed by the historical nature of the area, and promoting small-scale woodland creation to buffer existing woods, enhance landscape connectivity and manage flood flows.
- Increasing the viability of woodland habitats for wildlife by determining the area of appropriately managed woodland necessary to link and enhance isolated habitats and species to provide better connectivity between woodlands and encourage species' resilience to climate change.
- Promoting sustainable woodland management techniques (such as coppicing, pollarding and wood fuel production) to increase carbon substitutions and sequestration and the resilience of tree species to climate change and disease.
- Establishing a long-term ecological monitoring and research programme to assess the management status of woodlands and the impacts of diseases such as ash dieback, climate change and pressure from deer.
- Working with the High Weald Area of Outstanding Natural Beauty (AONB) to continue support for the restoration of planted ancient woodland sites.
- Adopting a suitable distance (approximately 15 m) as a minimum buffer around ancient woodlands to protect them from damaging development or land management operations.
- Promoting and raising awareness of the archaeology and historic assets of woodland.
- Working with the High Weald AONB to promote the use of local wood products such as chestnut fencing and timber in housing developments and the use of locally sourced wood fuel.
- Promoting the High Weald AONB design guidance to contribute to improved design quality within the area.
- Extending woodland around settlements and infrastructure developments to filter light pollution and reduce sound pollution and the visual impacts of further urbanisation.
- Maintaining and restoring links between woodland and other woodland habitats (such as hedgerows, traditional orchards and parkland) and species-rich grasslands and heathland outside the main woodland. This will create a robust network of wooded and open semi-natural habitats that will benefit the internationally important populations of bats, as well as other species.
- Maintaining good pastoral land use and agriculturally productive fields, and using field margins and well-managed hedgerows to maintain ecological links across arable patches, reducing water flow and resultant soil erosion and providing benefits to water quality.
- Encouraging and supporting the appropriate management of lowland meadows by owners, including through local owners' groups, providing benefits for the local community, biodiversity, the landscape and soil quality.

SEO1 continued

- Maintaining woodland cover – which provides integrated benefits for soil quality, water flow, soil erosion, water quality and management of steep gill woodland – for example through coppicing, to reduce land slippage and tree fall entering watercourses.
- Work with Forestry Commission to explore the potential for bring two thirds of woodland back into active management with the potential for increasing 25,000m³ per year of conifer sawlogs, 10,000m³ per year of broadleaved sawlogs and a further 110,000m³ of lower quality wood which could be used as woodfuel with an energy value of around 230,000 MWh.

SEO 2: Maintain and restore the natural function of river catchments at a landscape scale, promoting benefits for water quality and water flow within all Wealden rivers, streams and flood plains by encouraging sustainable land management and best agricultural practices to maintain good soil quality, reduce soil erosion, increase biodiversity and enhance sense of place. Maintain and enhance the geodiversity and especially the exposed sandrock.

For example by:

- Working in partnership across sectors and National Character Area (NCA) boundaries to tackle the challenges associated with flood risk, pollution and low flows in order to safeguard surface water resources, especially those failing to meet Water Framework Directive objectives for good ecological status.
- Ensuring that sustainable water and land management strategies for Wealden river catchments are adhered to in accordance with the Water Framework Directive.
- Improving understanding of how to respond to and plan for climate change impacts and future consumer demands, and the interrelationships between supply and demand in adjoining NCAs, including the impacts of reduced water availability on important biodiversity sites.
- Buffering watercourses and reservoirs and restoring natural river geomorphology to improve water quality and reduce flood risk in settlements and valuable agricultural land by regulating water flow.
- Drawing on best practice principles such as those developed by the Forestry Commission and Environment Agency on the Pickering Brook in Yorkshire and established under catchment sensitive farming initiatives. As well as building on and supporting existing stakeholder groups to help to deliver a good water environment across the High Weald, benefiting biodiversity and local communities.
- Encouraging sustainable water use by homes and businesses supplied from catchments and promoting sustainable drainage systems.
- Controlling invasive non-native species, particularly along river banks, to reduce soil exposure and erosion.
- Encouraging integration of environmentally sensitive water policy objectives through land management practices such as agri-environment schemes and water resource and land use planning to ensure that an appropriate balance is maintained between water supply and demand.
- Exploring opportunities for landowners to work together across catchments to restore more natural river systems including wet woodland creation to deliver biodiversity, amenity, resource protection and flood control benefits.
- Working with the High Weald AONB to identify the potential of naturally functioning rivers and flood plains to regulate flooding, improve water quality, restore flood plain woodland and protect and enhance wildlife and fisheries.

SEO 3: Maintain and enhance the distinctive dispersed settlement pattern, parkland and historic pattern and features of the routeways of the High Weald, encouraging the use of locally characteristic materials and Wealden practices to ensure that any development recognises and retains the distinctiveness, biodiversity, geodiversity and heritage assets present, reaffirm sense of place and enhance the ecological function of routeways to improve the connectivity of habitats and provide wildlife corridors.

For example by:

- Ensuring that the repair, restoration or conversion of vernacular buildings is carried out with due regard to their historical interest, using local materials and appropriate styles and techniques to maintain local distinctiveness, construction techniques and traditions.
- Encouraging new developments to follow the vernacular of the area, using locally sourced materials and adhering to the principles of the High Weald AONB design guidance.
- Working with local communities to encourage the continuation of traditional land management practices and land uses that are necessary to retain the landscape character and the sense of place in this area.
- Improving sustainable public access through the rights of way network, provision of visitor facilities, and access to and interpretation of important sites for geodiversity, biodiversity and heritage in order to increase the understanding, enjoyment and appreciation of the landscape, and of the history of use that has shaped the area.
- Ensuring that the repair, restoration or conversion of buildings provides additional opportunities for bird boxes and bat roosts.
- Supporting community growing schemes, social forestry enterprises and partnerships with local land businesses to encourage local markets and seasonal outlets, supplying local food and wood fuel and promotion of rural skills training.
- Conserving the cultural heritage of local authors and artists by maintaining the traditions that create the distinctive landscape and local sense of place.
- Promoting information about the historical development of towns, villages, hamlets and farmsteads and their hinterlands including historical maps and accessible online information.
- Ensuring that the duty of regard is adhered to in relation to core components of natural beauty in the planning and development for towns and villages in and adjacent to the AONB.
- Exploring community initiatives to extend baseline mapping of the ancient routeway network to include public rights of ways, tracks and abandoned paths and to ensure community engagement in conserving and protecting ancient routeways.
- Undertaking archaeological research to better understand ancient routeways and their features in order to inform appropriate management.
- Working in partnership with highways authorities and communities to develop a design code for rural lanes promoting the use of characteristic boundaries and minimising the impacts of engineering and signage.
- Working in partnership with highways authorities and others to review and develop approaches to the management of roadside trees and coppice.
- Exploring initiatives that promote the contribution that ancient routeways make to a well-functioning ecological network.

SEO 4: Manage and enhance recreational opportunities, public understanding and enjoyment integrated with the conservation and enhancement of the natural and historic environment, a productive landscape and tranquillity, in accordance with the purpose of the High Weald AONB designation.

For example by:

- Maintaining and enhancing the extensive rights of way network and open access land throughout the area, improving links to the Sussex Border Path, High Weald Landscape Trail and Weald Way and creating additional links to relieve pressure on sensitive areas through a network of greenspace and linear access.
- Increasing understanding and enjoyment through education and interpretation materials especially where this helps to promote the sensitive features of designated sites, ensuring that access balances recreational enjoyment with the protection of biodiversity, geodiversity and historic features.
- Integrating the management of resources for informal open-air recreation to facilitate 'green' use by residents and visitors and meet the need of less able-bodied visitors.
- Identifying and promoting viewpoints that enable appreciation and experience of the tranquillity and outstanding natural beauty of the High Weald landscape by people of all abilities.
- Supporting community initiatives that promote small-scale land management improvements and identify and conserve local features.
- Promoting sustainable tourism initiatives that target a broad range of visitors and, where practical, reduce car dependency, accommodating high visitor numbers while conserving the landscape, its biodiversity and tranquillity.
- Exploring partnership initiatives to disseminate clear environmental education messages to encourage integration of recreation and public enjoyment opportunities with conservation of the natural and historic environment, using key sites and areas as examples of best practice.
- Promoting sustainable transport, green tourism and natural health initiatives such as themed High Weald AONB short breaks.
- Supporting projects that contribute to the conservation and management of special qualities and locally valued features such as tranquillity and dark skies and historic features such as abbeys and hop gardens.

Additional opportunity

1: Protect and maintain the sandstone outcrops and other geological features of the High Weald to promote greater understanding of geodiversity and the contributions that they make to the cultural heritage of the area.

For example by:

- Maintaining nationally important geological features to ensure no loss to sandstone outcrops and promoting further understanding and appreciation of sandrock exposures, reducing threats and/or inappropriate use and management.
- Maintaining views of geological features and exposures and, where appropriate, improving access to cuttings, quarries and other exposures of geological features to enable improved understanding and enjoyment of geodiversity and sense of history.
- Maintaining the nationally important sandrock exposures to conserve the fern, moss and liverwort communities that they support and to protect their value as some of the most significant sites of prehistoric archaeology in the AONB.
- Maintaining and enhancing all existing rock exposures and natural landforms that are important for understanding the origin and geological development of the High Weald.
- Helping to secure geological conservation as an integral part of the development process.
- Providing scrub control on exposed rock faces and outcrops of geological importance.



Sunken lane bank, with sandstone rocky outcrop at Brede.

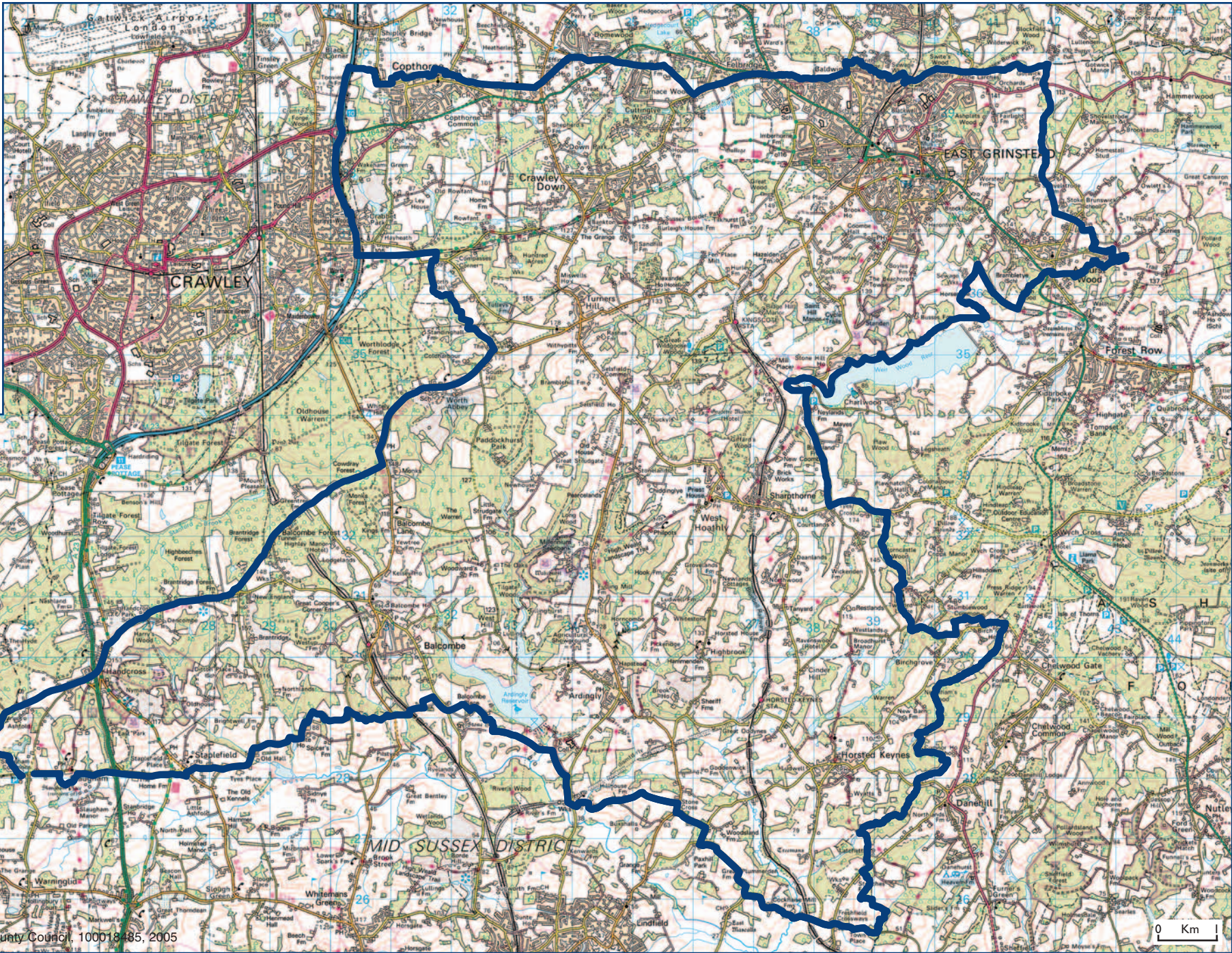
Overall Character

The High Weald Forest Ridge within West Sussex. Numerous gill streams have carved out a landscape of twisting ridges and secluded valleys. The ancient, densely wooded landscape of the High Weald is seen to perfection in the area. Includes the township of East Grinstead.

Key Characteristics

- Wooded, confined rural landscape of intimacy and complexity within the High Weald Area of Outstanding Natural Beauty (AONB).
- Plateau, ridges and deep, secluded valleys cut by gill streams.
- Headwater drainage of the Rivers Eden, Medway, Ouse and Mole.
- Long views over the Low Weald to the downs, particularly from the high Forest Ridge.
- Includes major reservoir at Ardingly and adjoins Weir Wood Reservoir.
- Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees.
- Pattern of small, irregular-shaped assart fields, some larger fields and small pockets of remnant heathland.

- Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland.
- Dense network of twisting, deep lanes, droveways, tracks and footpaths.
- Dispersed historic settlement pattern on high ridges, hilltops and high ground, the principal settlements East Grinstead and some expanded and smaller villages.
- Some busy lanes and roads including along the Crawley–East Grinstead corridor.
- London to Brighton Railway Line crosses the area.
- Mill sites, hammer ponds and numerous fish and ornamental lakes and ponds.
- Varied traditional rural buildings built with diverse materials including timber-framing, Wealden stone and varieties of local brick and tile-hanging.
- Designed landscapes and exotic treescapes associated with large country houses.
- Visitor attractions include Wakehurst Place, Nymans Gardens, the South of England Showground and the Bluebell Line Steam Railway.



Sheet HWI

High Weald

High Weald

The area covered by the Sheet includes:
The High Weald (Area 6) and High Weald Plateau (Area 7)
Landscape Character Areas in Mid Sussex District.



Historic Features

- Landscape essentially medieval in origin.
- Persistence of ancient woodland.
- Philpots Camp Iron Age hillfort.
- Line of Roman road.
- Ancient routeways and droves.
- Medieval moats.
- Historic farmsteads and parkscapes.
- Wealden iron hammerponds, pond bays, furnace and mill sites.

Biodiversity

- Diverse natural history.
- Species-rich gill and semi-natural woodlands.
- Geologically important rock exposures.
- Nationally-rare sandrock plant communities in gills.
- Remnant and dormant wet and dry acid heathland.
- Species-rich meadows and hedgerows.
- Reservoirs, hammerponds, field, fish and ornamental ponds.

Change - Key Issues

- Decline in traditional woodland management techniques such as coppicing.
- Continuing extensive planting of conifers in some areas.
- Spread of invasive introduced species, particularly rhododendron and neglect of some parkland landscapes.
- Reduction of heathland to a few pockets due to cessation of grazing management and subsequent woodland invasion and woodland re-planting.
- Continuing amalgamation of small fields with hedgerow loss and the ageing and loss of hedgerow and field trees.
- Visual impact of new urban and rural development including village expansion, modern farm buildings, horse riding centres and paddocks.
- Proposals for new development and a relief road on the edge of East Grinstead.
- Introduction of telecommunications masts on ridges.
- Expansion of Crawley and East Grinstead and influence of the M23 corridor.
- Increasing pervasiveness of traffic movement and noise in parts of the area, especially along the Crawley–East Grinstead corridor.
- Increasing pressures for a wide variety of recreational activities.
- Perceived increased traffic levels on small rural lanes with consequent demands for road improvements.
- Gradual loss of locally distinctive building styles and materials.
- Gradual suburbanisation of the landscape including the widespread use of exotic tree and shrub species.

Landscape and Visual Sensitivities

- Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity.
- Unobtrusive settlement pattern in many parts.
- Older, small assart pastures contribute to the intimacy of the landscape.
- Important pockets of rich biodiversity are vulnerable to loss and change.
- Dense network of twisting, deep lanes, droveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking and for the appreciation of nature.
- Long views along valleys and ridges have a high sensitivity to the impact of new urban development, modern farm buildings, masts and pylons and new roads.
- Settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.
- Legacy of designed landscapes and treescapes.



Parkscape, Staplefield



High Weald, Rowhill, Balcombe

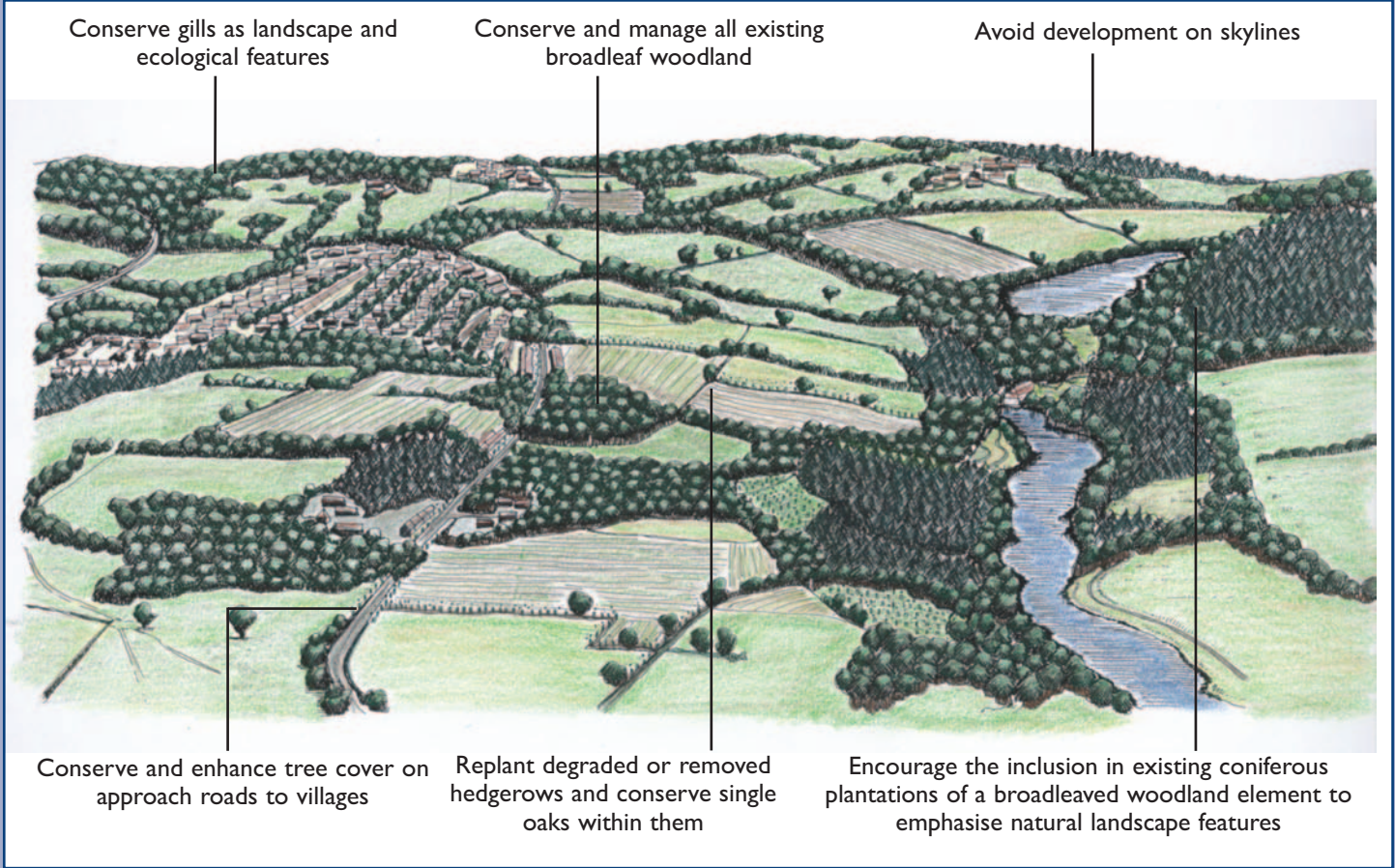


Pasture, Paddockhurst



High Weald at Turners Hill

Land Management Guidelines



Conserve the rich mosaic of woodland and other habitats and the intimate nature of the agricultural landscape, the high level of perceived naturalness of the area including its rural, tranquil qualities, and the unobtrusive settlement pattern throughout much of the area.

- Maintain and restore the historic pattern and fabric of the woodland and agricultural landscape for scenic, nature conservation and recreational purposes.
- Avoid skyline development and ensure that any new development has a minimum impact on long and other views and is integrated within the landscape, paying particular attention to the siting of telecommunications masts.
- Plan for long-term woodland regeneration, the planting of new broad-leaved woodlands, the appropriate management of existing woodland, and reduce rhododendron invasion and bracken cover in woodlands and on heathland.
- Extend existing woodland areas rather than creating new woodland features, reinforcing existing, distinctive landscape patterns.
- Reduce the impact of forestry where possible by encouraging sensitive forestry practice including small-scale felling rotation, and incorporating mixed species.
- Plant trees in drifts and avoid straight lines running across the grain of the land.
- Increase tree cover in and around villages, agricultural and other development and on the rural urban fringe, along the approach roads to settlements, and along busy urban routes including within the Crawley–East Grinstead corridor.
- Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.
- Conserve, strengthen and manage existing hedgerows and hedgerow trees and replant hedgerows where they have been lost.
- Conserve the landscape of the gills and sandrock crags, including wet woodland, and protect the nationally-rare sandrock plant and other communities associated with them.
- Maintain and manage all lakes and ponds and their margins for their landscape diversity and nature conservation value.
- Conserve and manage remnant open heathland by preventing the encroachment of scrub and create new, interconnected heathlands.
- Conserve species-rich meadows.
- Seek to protect the tranquil and historic character of rural lanes and manage road verges to enhance their nature conservation value.
- Continue to maintain the natural setting of the Worth Way.
- Reduce the visual impact of horse stabling and grazing.
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.

The guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.
- Objectives and actions contained in the *High Weald AONB Management Plan 2004* (Adopted March 2004) published by the High Weald AONB Joint Advisory Committee.

Overall Character of the High Weald

The High Weald is essentially a medieval landscape of rolling hills, networks of woodlands and shaws, irregular-shaped assart fields, remnant open heaths and ancient routeways. It is a complex sandstone and heavy clay landscape with a combination of ridges and deep steep sided valleys known as ghylls, drained by sinuous streams. The large area to the north of this character area is a wooded, confined pastoral landscape, locally secluded and tranquil with a high proportion of ancient woodland and occurrences of geologically important rock exposures. The ancient byways and trackways are distinctive features in the landscape; their use dates back to the medieval period when farmers would drive their pigs up to the woodlands to feed them on acorns and to gather wood for fuel and building materials (examples of transhumance and the practice of pannage). The forest plateau is undulating with a greater proportion of plantation mixed woodland and 20th century development. The Ouse valley is gently sloping with higher fertility, a less wooded character and with a greater proportion of arable farmland and large modern fields.



Early-purple orchid



The wooded High Weald



Ouse Valley Viaduct, 1841



Ghyll stream

Key Landscape Characteristics

Protect, conserve, and enhance:

- The tranquil, intimate and enclosed rural character of the area
- The qualities of fine long views from ridges
- Exposures of sandstone
- The network of ancient woodland including larger deciduous woodlands, ghyll woodlands and shaws
- Mixed woodlands on the plateau replacing coniferous over time
- Areas of heathland
- The qualities of the River Ouse, its valley bottom and lower sides with medium-large scale field patterns of wet meadows and pastures bounded by hedges with trees
- The fine grain and irregular pattern of assart fields [around 0.4Ha. /1 acre]
- Shaws enclosing fields and linking into, and integrating settlement
- The dense network of hedgerows, restoring where necessary, retaining the oak standards and other hedgerow trees
- Network and character of sinuous un-kerbed deep lanes, ancient droveways, greenways, tracks and footpaths
- Mill sites and ponds, hammer ponds, ornamental lakes and ponds
- Narrow field entrances and traditional gates
- Designed landscapes associated with large country houses and their settings, avoiding the spread of invasive species such as rhododendron

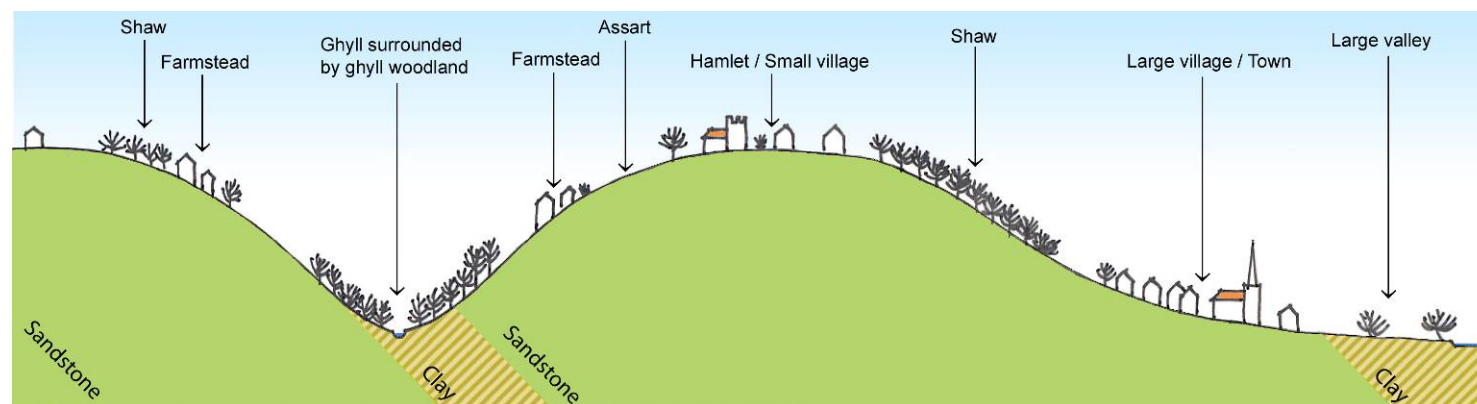


Buchan Park

Historic landscape

Protect, conserve, and enhance:

- Landscape essentially medieval in origin
- The persistence of ancient woodland and the persistence and pattern of assarts and shaws from medieval period (12th-14th century)
- The patterns of dens (wood pastures) and droves (transhumance routes) which define the scale and grain of the High Weald
- Prehistoric rock shelters
- Ancient routes including prehistoric ridgeway and Roman road
- Iron Age remains e.g. hillforts (rare)
- Iron industry remains (from prehistoric, Roman and medieval period) including strings of hammer, furnace ponds, pond bays, furnace remains, forge sites
- Medieval moated sites
- Historic mills, weirs and bridges
- Historic farmsteads and parkscapes
- Veteran trees
- Designed landscapes and country homes including Standen, Wakehurst Place and Nymans
- Bluebell railway – Horstead Keynes station

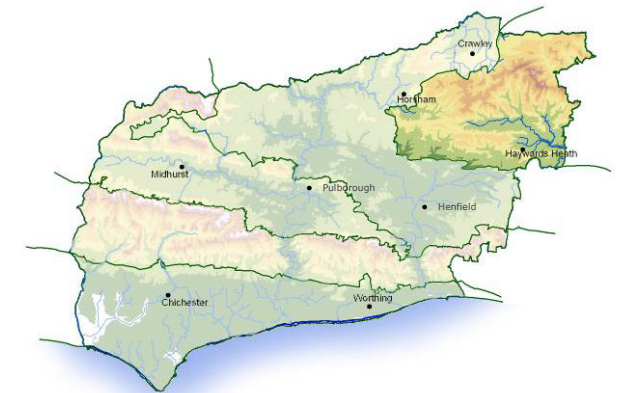


Indicative cross section of the High Weald showing geology and key landscape features

THE WEST SUSSEX LANDSCAPE Character Guidelines

Local Distinctiveness

The High Weald Character Area



Local Distinctiveness is the essence of what makes a place special to us. It is what makes somewhere unique, a combination of the cultural landscape, wildlife, archaeology, history, geology, topography, traditions, buildings, materials, and crafts.

It is important to consider local distinctiveness within plans, policies and developments incorporating distinctive qualities and reflecting the county's sense of place.



Medieval hamlet with key landscape features

'The Cultural Landscape is held together by the commonplace and the rare, the ordinary and the spectacular' (Common Ground)

Key Settlement Characteristics

Overall existing pattern

In the High Weald the historic settlement pattern is formed of dispersed large and small farmsteads at a fine grain associated with small land holdings of woodland and pastures (dens and assarts). Hamlets sometimes arise from an aggregation of farms with additional houses for workers. Villages were formed subsequently in late medieval times based on the need to trade but are less characteristic of the High Weald. Large houses and associated parks and gardens are a feature of the 19th and 20th centuries. Larger settlements are located away from the steeper topography avoiding valley bottoms and were planned from medieval times.

- Maintain, protect and enhance where possible:
- The existing dispersed pattern of farmsteads related to the agricultural/woodland use of land on ridges and valley sides avoiding valley bottoms.
 - The scale, vernacular style, massing and materials of rural buildings and their cartilage boundaries.
 - Larger settlements on gentle ridges or gentle valley edges ensuring that they are integrated into the landscape and screened, allowing views out where the existing pattern allows.
 - Existing country houses and their settings while avoiding further erosion of the rural character, use and pattern of the landscape
 - Conservation areas, listed buildings and their settings
 - Rural character of the local road network through sensitive and appropriate design and signage



Chestnut hurdle making fromA working landscape - Cattle grazing

Typical Patterns of settlement are described below
[Note that the patterns are not exhaustive and further research should be carried out in relation to each site]

Villages

Location: on ridges, often between major ghylls such as at Ardingly and West Hoathly
Distribution: widespread and rare
Origin: late medieval – usually market or some early industrial trade
Circulation Pattern: linear, sometimes with sharp bends, cross roads, back lanes in larger settlements and dead ends leading to large houses or churches
Pattern: hierarchy of buildings with church at historic core; usually single depth plots
Open spaces: usually limited to gardens of properties. Occasional large verges and rare greens
Edge Character: soft edge formed by gardens, usually complex and indented, lacking long straight lines, running into woodland and shaws



Ardingly Primary School, barn conversion

Hamlets

Location: on ridges such as at Waringlid to Turners Hill
Distribution: widespread and rare
Origin: late medieval
Circulation Pattern: linear
Pattern: hierarchy of buildings with farm as largest. Fine grain, usually single depth plots. Frontage continuous, including semi-detached or detached cottages. Buildings normally face front. Small front gardens and variable rear gardens
Open spaces: usually limited to gardens of properties. Occasional large verges and rare greens
Edge Character: soft edge formed by gardens, usually complex, lacking in long straight lines, abutting shaws in places. Sometimes large houses in extensive grounds/parkland subsequently sited adjacent

Farmsteads

Location: ridges and slopes avoiding valley bottoms
Distribution: larger farmsteads widespread and common, some widespread smaller farmsteads
Origin: medieval, 20th Century
Pattern: larger farms – loose courtyards, some with timber framed barn, cattle shelters, cart and storage sheds. Large farmhouse separate with separate access. Smaller farms - dispersed pattern with small house and small associated outbuildings
Materials: stone and red brick, some timber framed, weather boarding
Relationship to Landscape: blank face of sheds and barns to roads often; farmhouse enjoying view; associated trees and shaws

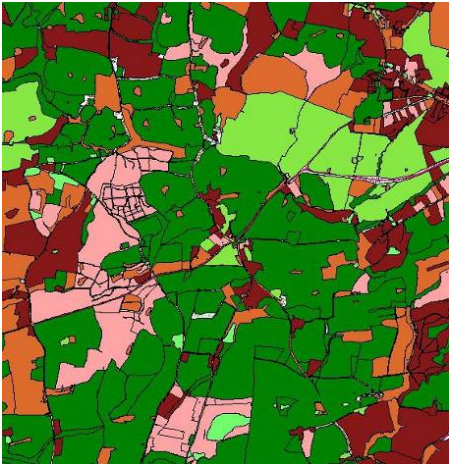
Dwellings

Character: small plots normally with mix of detached, semi-detached, some terraces – often associated with estates on the fringes of the area. Frontage continuous in centre of larger settlements and broken into semi-detached or detached elsewhere. Small front gardens except in large village centres where there are none
Relationship to road: facing the front of the plot normally with some side on
Size: normally 2 story small scale cottages, rarely some with third storey in attic (such as in large settlements)
Walls: multi/red brick, decorative red clay tile hung first floor with brick, timber frame, Wealden stone in places (usually ashlar) – Cuckfield stone or Ardingly sandstone
Roof: plain clay or with Horsham stone (rare)
Enclosure: hedges – hawthorn, privet, yew, beech in places; timber picket fence and gates; Wealden stone walls, some with brick coping

Hoathly Hill Woodchip Boiler House. This is a community commissioned project which addresses sustainability issues. This fun yet understated timber structure relates well with its context and function



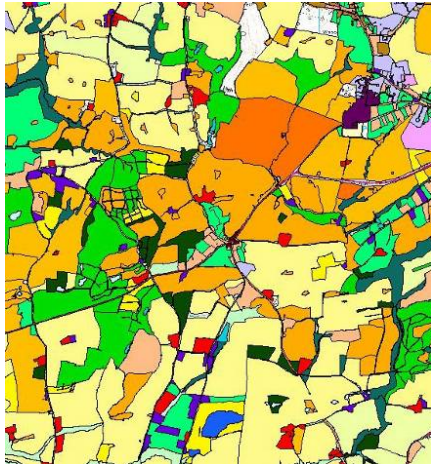
Historic Landscape Character Analysis (HLCA): The Age of the High Weald Landscape



Map from the HLCA showing the age/period that the existing landscape has originated from

Key

- Early Medieval (AD 410- 1065)
- Medieval (AD 1066- 1499)
- Early Post-Medieval (AD 1500- 1599)
- Late Post-Medieval (AD 1600- AD 1799)
- Early Modern (AD 1800- AD 1913)
- Early 20th century (AD 1914- AD 1945)
- Late 20th century (AD 1845- Present)



Map of the same area showing historic land use type

Selected Key

- Assart wood
- plantation mixed
- Ghyll (gill)
- Cohesive Assart
- Aggregate Assart
- Market Village
- Market Town
- hamlet
- Large Farmstead
- Small farmstead/cottage
- Post-medieval designed park
- Fishponds
- Mill ponds



Aerial photograph of corresponding area

The HLCA can interpret how the landscape has changed due to human intervention over many historical periods. In the High Weald large areas of medieval landscape are intact.

These maps of the Cuckfield area are for illustrative purposes only, for information on the HLCA: www.westsussex.gov.uk/character

Palette and Materials – Please note this guidance does not aim to inhibit innovative design or sustainable solutions



Plain tile hung cottage with hedge



Decorative tile hung cottage



Decorative tile hung cottage



Tile hung cottage with hedge on stone wall



Brick cottage with brick and stone wall



Stone cottage on green



'Wealden' stone dwelling in village



Stone farm out building



Domestic picket fencing



Hardwood post and rail fencing



Estate fencing



Laid hawthorn hedge



Chestnut paling



Hardwood signpost



Village sign



Hardwood seat on stone paving



Timber bus shelter



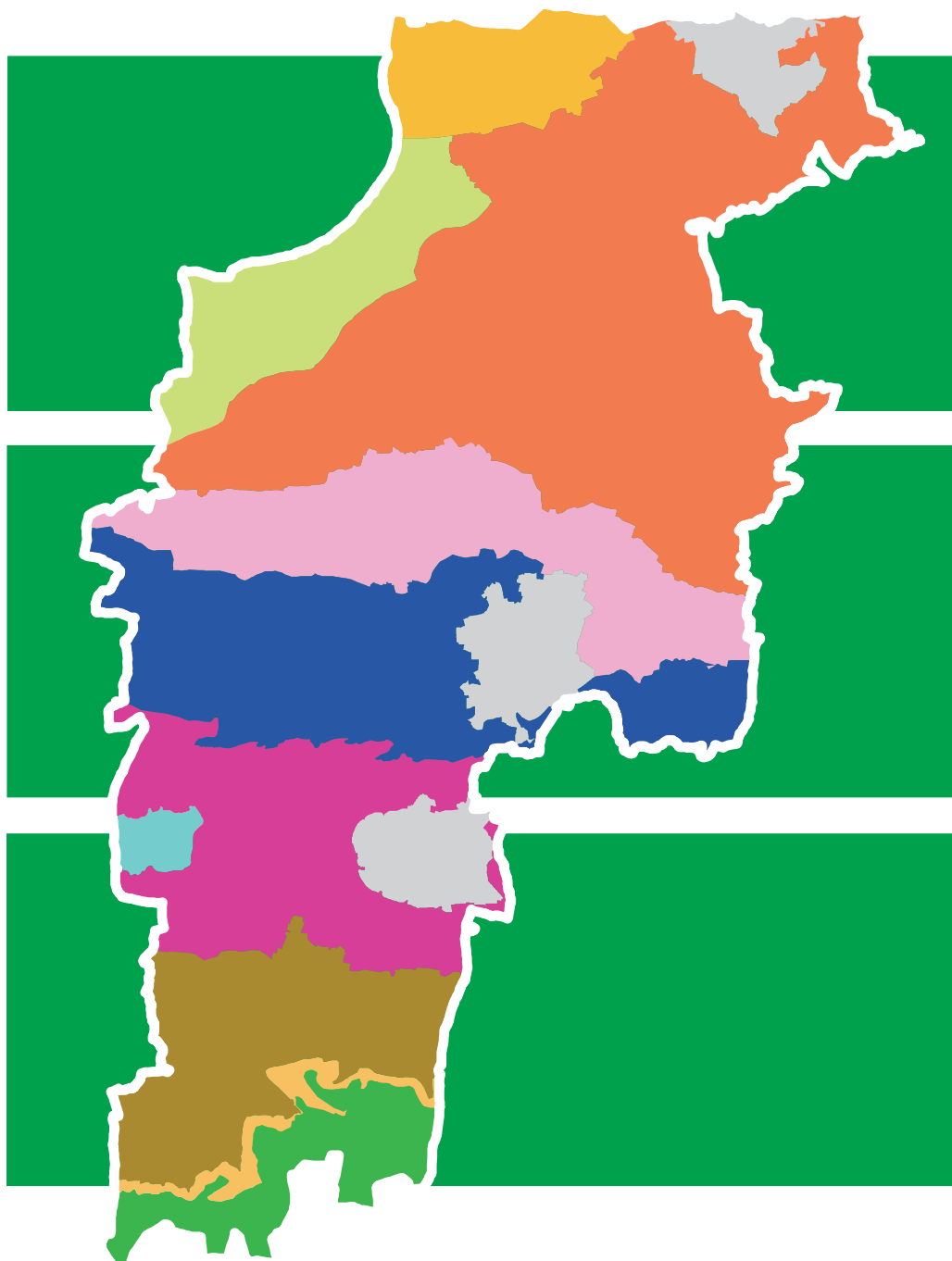
Red/multi brick pavers



Rural angled kerb

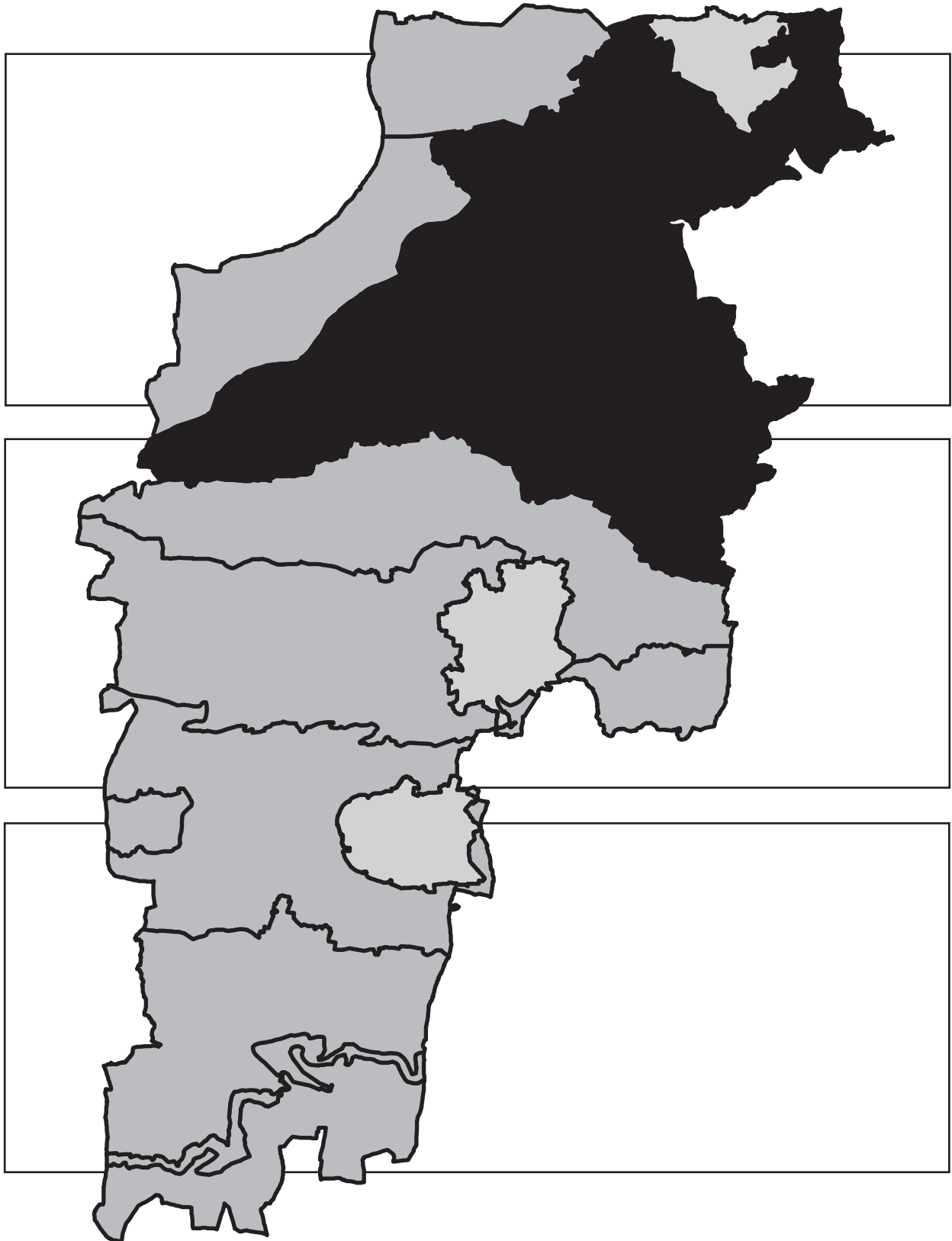
Further information: West Sussex County Council - West Sussex Character Project www.westsussex.gov.uk/character; Natural England – National Character Areas www.naturalengland.org.uk; High Weald AONB www.highweald.org; English Heritage – Historic Landscape Character www.english-heritage.org.uk; Sussex Archaeological Society www.sussexpast.co.uk; Sussex Biodiversity Record Centre <http://sxbrc.org.uk>; Common Ground www.commonground.org.uk. Email: environment.heritage@westsussex.gov.uk

A LANDSCAPE CHARACTER ASSESSMENT FOR MID SUSSEX



November 2005

Landscape Character Area 6
High Weald



High Weald

CHARACTERISATION

Summary and key characteristics

The High Weald Forest Ridge. Numerous gill streams have carved out a landscape of twisting ridges and secluded valleys. The ancient, densely-wooded landscape of the High Weald is seen to perfection in the area. Includes the township of East Grinstead.

- Wooded, confined rural landscape of intimacy and complexity, perceived as attractive, locally secluded and tranquil.
- Complex sandstone and clay hilly landscape of ridges and secluded valleys centred on the western end of Forest Ridge of the High Weald plateau deeply cut by numerous gill streams and with sandrock crags.
- Headwater drainage of the River Medway originates here, the southern part of the area drained by the deep, sinuous gill streams running to the River Ouse.
- Long views over the Low Weald to the downs, particularly from the high Forest Ridge.
- Includes major reservoir at Ardingly and adjoins Weir Wood Reservoir.
- Significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws, creates a sense of enclosure, the valleys damp, deep and secluded.
- Pattern of small, irregular-shaped assart fields, some larger fields and small pockets of remnant heathland.
- Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland.
- Dense network of twisting, deep lanes, droveways, tracks and footpaths.
- Dispersed historic settlement pattern on high ridges, hilltops and high ground, the principal settlements East Grinstead and some expanded and smaller villages.
- Some busy lanes and roads including along the Crawley–East Grinstead corridor.
- London to Brighton Railway Line crosses the area.
- Mill sites, hammer ponds and numerous fish and ornamental lakes and ponds.
- Varied traditional rural buildings built with diverse materials including timber framing, Wealden stone and varieties of local brick and tile hanging.
- Designed landscapes and exotic treescapes associated with large country houses.
- Visitor attractions include Wakehurst Place, Nymans Gardens, the South of England Showground and the Bluebell Line Steam Railway.

Description and experience of the landscape

9.1 This, the largest Landscape Character Area in Mid Sussex, contains the highest ground in the High Weald within West Sussex and lies wholly within the District and the *High Weald Area of Outstanding Natural Beauty* (AONB). It borders on Surrey to the north at East Grinstead and East Sussex to the east. To the north-west lie the

afforested ridges and plateaux of the Worth forests. The area is bounded strongly to the south by the broad, west-east trending line of the Ouse Valley.

9.2 The geology of the area is complex and locally very variable. It is based on an alternating pattern of heavily faulted, slightly inclined thin sandstone and clay beds which are exposed successively in the deeper valleys. In a few places, local outcrops of sandrock form low, dramatic crags, with many continuous rock exposures edging the valley sides and in the deeper lanes. The underlying rocks contain the entire geological sequence of the High Weald Hastings Beds. The majority of the area comprises mainly Upper and Lower Tunbridge Wells Sandstone and clays and Grinstead Clay in alternating sequences. More localised beds include Cuckfield Stone on higher ground to the south and west and Ardingly Sandstone within the valley systems and to the south and east of Turners Hill.

9.3 Containing ironstone, the Wadhurst Clay underlying these deposits outcrops in the easterly valley bottoms, making the going on trackways very difficult in places, for the clay can be thick, wet and clinging. The Wadhurst Clay comprises isolated, faulted out portions south of Turners Hill and forms a thick belt running south from Sharpthorne nearly to Horsted Keynes. To the east of this belt lie the sandy Ashdown Beds, so-called because of their dominance as an infertile, heathy rock within the Forest. Finally, there are some scattered deposits of head.

9.4 The backbone of the High Weald is known as the Forest Ridge, a crest of uniformly high ground running roughly east to west, from Cranbrook in Kent to Horsham, its highest point at Crowborough Beacon in East Sussex (nearly 250 metres above sea level). The Forest Ridge in Mid Sussex runs north westwards from along a high if indistinct ridge line (in places over 170 metres above sea level) through West Hoathly and Selsfield Common to Turners Hill.

9.5 From this central ridge spring numerous gill (ghyll) streams. These incised streams are the defining landform, dissecting the landscape deeply, carving it into an interlocking array of twisting ridges and secluded, steep-sided narrow valleys. Whilst the pattern of drainage is complex, there are some main pointers to follow. To the north of the Forest Ridge, centred on the boundary with East Sussex, a group of short streams falls to the Medway and Weir Wood Reservoir. To the north lies East Grinstead, the numerous streams draining the southern flanks of the town also emptying into the Medway and the reservoir. The southern slopes of the Forest Ridge are much longer, stretching over a few miles to the River Ouse, which drains them. The biggest, deepest streams include Cockhaise Brook and its tributary streams including the Chiddingly valley; the two valleys flanking Horsted Keynes; the deep valley system below Balcombe containing Ardingly Reservoir; and the western streams draining the southern flanks of the High Weald forests. Many of the streams contain hammer, ornamental or fishponds, the last notably in the valleys flanking Birchgrove north east of Horsted Keynes.

9.6 A densely wooded landscape clothes this intricate terrain. The woodlands are predominantly deciduous but contain much mixed woodland and coniferous planting (as well as exotic tree species associated with designed landscapes). There is a high incidence of ancient woodland, the core of the historic High Weald landscape. Many woods are small to medium-sized and dominate the deep gills, notably in the Ardingly, Chiddingly and Birchgrove valleys. There is a particular concentration of valley woodlands centred on Gravetye Manor and a network of woods throughout the gills flanking East Grinstead. To the west, the pattern shifts towards large woodlands and plantations more akin to the Worth forests, draped over ridge and valley, for instance at Paddockhurst Park. Between Balcombe and Handcross is a large network of woodlands based on the upper Ouse streams.

9.7 Once closely associated with the woodland pattern, most of the formerly grazed heathland in the area has disappeared, much of it covered by scrub and

new or naturally regenerating woodland. The small pockets of heathland that remain are a valuable wildlife and landscape resource.

9.8 Regular fields extend north into the High Weald but become far more intermixed with a landscape of small, irregular-shaped fields predominantly used for livestock grazing. These are the characteristic groups of historic assart pastures, often associated with pockets of ancient semi-natural woodland. Between Crawley Down and East Grinstead and in some places elsewhere there has been extensive boundary removal and field reorganisation due to agricultural intensification.

9.8 Other than at Handcross and around East Grinstead, there are no major roads in the area although the B roads and some of the lanes are busy with traffic. The area contains a dense network of twisting lanes, droveways and tracks following the sinuous terrain. The lanes are generally narrow, deep in places, some in substantial cuttings with exposed rock faces where centuries of use have progressively cut down into the soft clays and sandstones. The *High Weald Landscape Trail* in Mid Sussex follows many of these routes.

9.9 On the northern border of the County, the area encompasses the large township of East Grinstead and a portion of the A22 Trunk Road with associated ribbon development. As in the Copthorne and Crawley Down area to the east, the perceived naturalness of the rural landscape is coming under increasing pressure from development and traffic movement along the Crawley–East Grinstead corridor. Elsewhere in the area, there has been significant suburban development at Balcombe and Ashurst Wood and continuing pressures for development in the countryside.

9.10 The area is crossed north to south in the extreme west by the A23 Trunk Road and by the London to Brighton Railway Line. In the east, the Bluebell Line Steam Railway crosses the area north to south, from Kingscote to Sheffield Park in East Sussex. Part of the former Culver Junction (Lewes) to East Grinstead Railway Line given Royal Approval in 1877, the railway was known originally as the 'Sheffield Park Line'. References to it as 'The Bluebell Line' first appeared in 1958 when the railway preservation group was being formed, doubtless a reference to the bluebell woods along the route.

9.11 Parkscapes associated with large houses are characteristic. The area contains two large reservoirs, at Ardingly and Weir Wood, popular for sailing, angling and wildlife. The permanent South of England Show Ground is located at Ardingly, which includes a large area of fenced paddock grassland.

Biodiversity

9.12 Based on the alternation of sandy and clay soils and the particular conditions in the deep gills, the natural history of the area is diverse. The richer sites (albeit restricted in extent) are centred on the strong pattern of gills and woodlands, a few unimproved pastures and freshwater marshes, the reservoirs, and numerous valley ponds including field ponds and their margins.

9.13 The character of the woodlands is varied and includes a range of semi-natural woodland types, many formerly managed as 'coppice-with-standards' (. Dominant forms include oak-ash and hornbeam woodlands with understorey species such as hazel, as well as stands of beech, sweet chestnut coppices and broadleaved, mixed and coniferous plantation. The reduction of acid heathland to a few pockets scattered through the area is due to the cessation of grazing management, subsequent scrub and woodland invasion and woodland re-planting.

9.14 The area contains eight Sites of Special Scientific Interest (SSSIs), well over half those in the District. These include important geological deposits, water areas,

sandrock crags, and wet woodlands and sandrock communities in the wooded gills. These last are particularly important, containing a warm, moist micro-climate which allows plants to flourish (notably ferns, mosses and liverworts) which are more typically restricted to the west of the country, as well as supporting a diverse breeding community of breeding birds.

9.15 The area also contains over 20 Sites of Nature Conservation Importance - by far the largest number for any Landscape Character Area in the District. These illustrate the great variety of habitats in the area, ranging from woodland and reservoir sites to smaller areas centred on mill and fish ponds (marginal plants, and birds), sandrock crags, freshwater marsh and unimproved meadows. The District Council manages the SNCI at *Ashplats Wood* (East Grinstead) as a nature reserve.

Historic character

9.16 The Forest Ridge in the area forms part of the route of an ancient, pre-Roman ridgeway. It follows the high point of the ridge westwards from Ashdown Forest, through West Hoathly to Turners Hill and then via Peas Pottage to Horsham. Associated with the routeways, the ancient sites in the Low and High Weald are far fewer than on the downs, although the Iron Age hillfort at Philpots Camp near West Hoathly is an important example of a Wealden hillfort. There is limited evidence of Roman settlement in the area, although the line of the London to Brighton Roman Road crosses the area from north to south, just to the east of Ardingly.

9.17 The colonizing of the High Weald through transhumance (the seasonal movement of stock between woodland and downland) and later, assarting, created a pattern of small-scale holdings, with an absence of communal farming of large open fields. The generally low fertility of the Hastings Beds and the poverty of its soils contributed to this pattern. In addition, the intractable nature of the steep gills for any other use than woodland meant that woodland persisted as a resource through succeeding economies. Within the woodlands, although sweet chestnut appears to have expanded later with the hop industry, the dominance of oak with hornbeam, other species such as ash, and understorey tree species (species below the main woodland canopy) such as hazel, were established through ironworking and pannage (the right of pasturing pigs and other stock in woodlands).

9.18 Given that the area was enclosed before the post-medieval period of enclosure, we have therefore inherited a quantity, holding size and structure of woodlands in characteristic locations derived essentially from the medieval woodland pattern of the early 14th Century. Elements of the post-medieval landscape have survived also, centred on formal enclosures of woodlands, commons and possibly the re-organisation of assart fields.

9.19 The dense pattern of narrow lanes and tracks in the area is also typical of the High Weald, representing a visible survival of ancient routes (*droves* or *droveways*) used for transhumance. Together with the prehistoric ridge-top routes, the droves were one of the most characteristic features of the High Weald in the 14th Century and remain so to this day. The landscape also reveals a legacy of slag heaps, hammer and furnace ponds, some furnace remains and roads associated with the Wealden iron industry as well as the numerous mills which were once common throughout the country.

Historic parks and gardens

9.20 Seven of the nine Registered Parks and Gardens of Special Historic Interest in the District lie within the area including a further 22 non-registered mainly post-medieval parkscapes identified by the local authorities.

9.21 *Brockhurst* lies to the east of East Grinstead. By 1875, Ashurst Lodge was situated within substantial pleasure grounds, the name of the house changing to Brockhurst by 1899. The garden comprises a rock garden, gardens and pleasure grounds laid out by Frederick J. Hanbury between 1908 and 1935 and for which the site was famous. The gardens sit in the remnants of a park developed between 1875 and 1899 incorporating the easternmost of the string of four ponds to the west of the house.

9.22 *Gravetye Manor* to the north of West Hoathly comprises fine formal and informal gardens, set within a landscape of woodlands and lakes, which were laid out between 1885 and 1935 by the horticultural writer and gardener William Robinson and which survive largely intact. The manor house at Gravetye was built in 1598 by a local iron-master, Richard Infield (see *para 9.34* below). William Robinson purchased it in 1884, restoring the house and laying out the present gardens. Today, the woodland is held in trust and managed on behalf of the Forestry Commission. The house and grounds are run as a country house hotel.

9.23 *High Beeches* near Handcross on the edge of the Worth forests originated as an early 19th Century villa when, in 1849, the estate was purchased by Sir Robert Loder. He enlarged the house and laid out extensive formal gardens immediately around it. The present 20th Century plantsman's and collector's garden was designed and planted by Colonel James Loder between 1906 and 1966 (the mansion was destroyed by fire in 1942). The gardens are open to the public.

9.24 *Nymans* adjoins the south-eastern edge of Handcross. It probably took its name from the family of Robert le Nynweman or Nyman in the early 14th Century. It is today a splendid garden with associated striking parkland, the downland views magnificent. Moreover, it is centred on a remarkably romantic modern ruin (see *para 9.32* below). Owned by the National Trust, Nymans is a principal visitor attraction in the District.

9.25 *Stonehurst*, a 'new' country house and gardens near West Hoathly and directly east of Wakehurst Place, was laid out on the site of an earlier farmhouse, Stone Farm. Part of this earlier estate included two mills, Corn Mill and Stone Mill which were retained, together with the Mill Cottages set next to the mill ponds. Built around 1910, the brick and weather-tiled house is substantial. Stonehurst sits on the edge of the deep Cob Brook valley, the pleasure grounds (including ornamental ponds, pools and waterfalls) and estate extending over 80 hectares of farmland and deep gill woodland centred on Chiddinglye Woods. The valleys contain extensive sandrock crags including the famous 'Great-on-Little' Stone remarked on by Cobbett (1835) (see *para A5.11* in **Appendix 5**). Much of the valley is designated as a Site of Special Scientific Interest (see *para 9.14* above).

9.25 *Wakehurst Place* today is an eminent National Trust property comprising gardens, extensive grounds and a substantial visitor centre. It is the home of Kew Gardens in Sussex and houses the Millennium Seed Bank. The manor of Wakehurst probably dates from the mid-13th Century, when its connection with the Wakehurst family was established. It passed by marriage to the Culpepers in 1454 with whom it remained for 200 years, Sir Edward Culpeper building the present house in 1590 (see *para 9.34* below). In 1903 the estate was sold to Gerald Loder, younger brother of Sir Edmund Loder of Leonardslee and later created first Lord Wakehurst, who established many of the plant collections, particularly those from eastern Asia and the southern continents. The estate was eventually bequeathed to the National Trust. In 1984, management passed to the Board of the Royal Botanic Gardens, Kew which, in conjunction with the Trust, manages the gardens and estate.

9.26 The house lies on the eastern edge of the deep Ardingly Brook gill woodland valleys and sandrock crags, above a long, narrow reach of Ardingly Reservoir. It comprises 40 hectares of ornamental gardens, parkland, and mixed native and

ornamental woodland with adjacent fenced farmland. The parkland lies east of the mansion and gardens. It is open in character with an intermittent scatter of trees of varying ages surviving from the pattern of clumps shown on the Ordnance Survey maps of 1874 and 1909.

Settlement form and local distinctiveness

9.27 Settlement in the High Weald is typically dispersed, based on an historic pattern of numerous farmsteads within discrete or enclosed small-scale holdings, often set on high ridges, hilltops and high ground. By the 14th century, nucleated villages had emerged, their dominance as settlements progressively emerging in the modern era. Sometimes, development has resulted from local industries such as clay winning and quarrying. The principal villages are Ardingly, Ashurst Wood, Balcombe, Handcross, Horsted Keynes, Sharpthorne, Turners Hill, and West Hoathly. Slaugham and Staplefield lie on the edge of the Ouse Valley. Since the turn of the century, and particularly after the Second World War, all of the villages have been expanded to some degree by suburban development, notably at Balcombe and Ashurst Wood.

9.28 Settlement in the area was therefore unobtrusive and scanty until the 19th Century, when the High Weald became a favourite area for the extension in the Victorian and Edwardian eras of 'London into Sussex', characterised by widespread, often lavish, house development, the hilly woodland settings highly prized. The new parkscapes developed as a setting for these houses have bequeathed a legacy of exotic trees and shrubs which are today locally dominant in the landscape. Indeed, the spread of exotic species originally introduced into these parkscapes, particularly rhododendron, have invaded many woodlands, where the 'new' species have supplanted the old. High, clipped roadside rhododendron 'hedgerows' are locally characteristic in parts of the area, for instance, on the road between Turners Hill and Handcross.

9.29 The style of rural historic building in the area is diverse. There are good examples of timber-framed buildings including "Wealden" houses (variants of the medieval hall house), many formerly owned by ironmasters, most examples of which lie in East Sussex and Kent (it will be remembered that the area of Mid Sussex District was included in East Sussex before 1975). However, whilst timber-framed properties are highly characteristic of the High Weald, they are not visible enough in the area to constitute a dominant visual style, especially as so many of the original frames have been covered by later facades.

9.30 The so-called Wealden stone from the Ardingly Sandstone and Cuckfield Stone members of the Hastings Beds is an important and substantial fine-grained building stone, especially the deposits won in the East Grinstead area. The stone is very variable in colour depending on its origin, weathering and lichen cover. The stone is markedly grey in some buildings, biscuit-coloured or fawn in others, sometimes iron-caked or rust-stained from iron deposits. However, although locally very distinctive, the use of the stone is not dominant in the area. It tends to be used as ashlar (cut and dressed stone) for more substantial and expensive buildings, rarely used as rough or random stone. Notable concentrations of the use of this stone include at Horsted Keynes and, in delightful profusion, at Slaugham, the various buildings in the village illustrating well the subtlety and variability of colour and texture of the weathered stone. The stone is rarely quarried now.

9.31 The other local stone used occasionally in the area is Horsham Stone, a flaggy, fine-grained sandstone from the Weald Clay, so-called because the beds occur principally around Horsham. The massive sandstone slabs, often marked with wave formations, are used mainly for roofing and sometimes for paving, and attract a rich patina of mosses and lichens. Apart from some timber-framed houses, more characteristic of the area is the predominance of locally diverse reddish brick and

patterned, hung tiles, and some weather boarding typical of the more easterly parts of the High Weald, notably in East Sussex and Kent.

9.32 The development of numerous large houses and grounds in the area is a testament to the discovery of the High Weald as a dramatic setting for fine properties. Of the many modern houses, perhaps the finest is *Standen* (National Trust) south of East Grinstead, one of Philip Webb's best houses, built 1891-94. The most remarkable must be the ruined *Nymans*, a convincing evocation of an ancient major manor house, although actually built 1925-30 in Somerset stone in the Cotswold Manor House style. Much of the house was destroyed by fire in 1947. A fine example of an earlier 19th century house, *Saint Hill*, lies close to Standen. The High Weald (as with many other areas in West Sussex) was also a popular location for schools. A notable example in the area is *Ardingly College*, a large independent school building in brick, founded in 1858 by Nathaniel Woodward, who also established Lancing and Hurstpierpoint Colleges. *Ditton Place* – a large house of 1904 with stone and brick dressings – is also a school.

9.33 *Worth Priory of our Lady Help of Christians* lies in a fine position in the Worth forests, on the Forest ridge, looking down on Paddockhurst Park. The principal building is *Paddockhurst*, a vast imitation Tudor mansion of 1869-72 designed by the architect Salvin. Other houses of interest from the Victorian era include the stone-built *Chiddinglye* (1866) and the Tudor-style *Stonelands* (1887).

9.34 Important historic houses and grounds include *Wakehurst Place* at Ardingly, originally an ironmaster's house, with original parts dating from 1590. *Gravetye Manor* is a late Elizabethan iron-master's house near West Hoathly and *Gullege*, a fine Jacobean house, lies in open country close to the western edge of East Grinstead.

9.35 Other houses of interest include *Selsfield House* with an early Georgian stone front and *Battens* at Highbrook, a house with two medieval wings, the earliest parts dating from the late 13th Century or early 14th Century. Near Horsted Keynes, *Treemans* has much Tudor brickwork and some timber framing, with later additions in Wealden stone. The village streetscape of West Hoathly is small and compact with varied materials including Wealden stone, brick, ruddy tile hanging and weatherboarding. The stone front of the *Manor House* faces the church and to the south lies *Priest's House*, timber-framed, of the 15th Century.

9.36 The eight older churches in the area are generally typical of the High Weald including four with shingled spires and four with towers:

- *St Peter* at Ardingly, outside the village-, low tower, in Wealden stone with a 14th Century doorway.
- *St Mary* at Balcombe, much added to in 1847-50, with a shingled spire.
- *All Saints* (1884) at Highbrook, at the end of a long ridge, quite large with a shingled spire.
- *St Giles* at Horsted Keynes, mainly Norman, again, with a shingled spire.
- *St Mary* at Slaugham, Norman, 13th Century and later with a pyramidal-roofed tower, in Wealden stone.
- *St Mark* (1847) at Staplefield with a bellcote (belfry).
- *St Leonard* (1895-7) at Turners Hill with a tower, in Wealden stone.
- *St Margaret* at West Hoathly in the centre of the village, Norman, 13th Century and later with the usual shingled spire, in Wealden stone.

East Grinstead

9.37 Within the area lies East Grinstead, a town with a population of 23,942. It lies on high, ridge-like ground on the County boundary, the northern flanks of the town falling to Dormans Park in Surrey. To the east, the town embraces the Ashplats Wood valley, older ribbon development flanking the A22 which connects the town with suburban development at Ashurst Wood. To the west, the town adjoins more gentle, open farmland and some woodland stretching towards Crawley Down. To the south, the slopes within and below the town are dissected by a series of streams flowing to the infant Medway, complex ridges in between.

9.38 East Grinstead is an attractive market town of medieval origin which has been greatly expanded in the 20th century. In the 19th Century, four railway lines converged on the town (the first railway station in the town was opened in 1855), and by 1900 the town had significantly increased in size. Edwardian development was of a piecemeal nature, often in isolated blocks along the roads entering the town, notably at Sunnyside and along the main road to North End. Interwar development was more significant, comprising ribbon development at Felbridge, North End and along the Holtze Road and a number of estates (Sackfield Gardens, Halsford Green and Brooklands Park).

9.39 It was in the post-war period that development was greatly expanded and the urban pattern of the town consolidated. Before 1970, large housing developments were built to the west and a number of consolidating developments on most of the land north of the town centred on Blackwell. Substantial expansion and consolidation of the urban area also occurred at Sunnyside to the south, with new building in Ashurst Wood. Since 1970, there have been smaller, consolidating developments on the edges of various parts of the town. However, the largest development in this period was to the south of the Ashplats Wood, straddling the A22, representing a major eastward extension of the town. These changes have resulted in a compact town form, integrated well with the existing landscape, with relatively few problems associated with the rural urban fringe.

9.40 The historic town centre of East Grinstead is intimate in scale, revealing its medieval origins, the High Street punctuated by an island, the large 18th Century parish church of *St Swithun* with its tower lying behind it, built by James Wyatt using variably coloured Wealden sandstone. The High Street contains many fine buildings, some timber-framed, others elegant examples from the 18th Century. *Sackville College* is the pre-eminent building, founded in 1617, a long, stone built façade. Other houses of note include *Clarendon House*, late 16th Century, timber-framed, of three stories with much adornment, and the gabled *Stone House* of about 1600. Further out, *St Mary's Convent* on Moat Road is an ambitious range of buildings, begun 1865. The chapel was built in 1879-83, very tall with a high tower.

9.41 The *West Sussex Structure Plan 2001-2016* allocates land to the west and south west of East Grinstead for a strategic mixed-use development of 2,500 homes with an associated relief road. The District Council is preparing an Action Area Plan for Strategic Development at East Grinstead. It will provide detailed guidance on the form of development and the alignment of the relief road.

Strategic gaps

9.42 The County Council, Mid Sussex District Council and Crawley Borough Council have long recognised pressures for development on the open land between Crawley, East Grinstead and Ashurst Wood and have designated this land as strategic gaps.

EVALUATION

Change – key issues

- Decline in traditional woodland management techniques such as coppicing.
- Continuing extensive planting of conifers, particularly to the west on the fringes of Worth Forest.
- Spread of invasive introduced species, particularly rhododendron and neglect of some parkland landscapes.
- Reduction of heathland to a few pockets due to cessation of grazing management and subsequent woodland invasion and woodland re-planting.
- Continuing amalgamation of small fields with hedgerow loss and the ageing and loss of hedgerow and field trees.
- Visual impact of new urban and rural development including village expansion, modern farm buildings, horse riding centres and paddocks.
- Proposals for new development and a relief road on the edge of East Grinstead.
- Introduction of telecommunications masts on ridges.
- Expansion of Crawley and East Grinstead and influence of the M23 corridor.
- Increasing pervasiveness of traffic movement and noise in parts of the area, especially along the Crawley–East Grinstead corridor.
- Increasing pressures for a wide variety of recreational activities.
- Perceived increased traffic levels on small rural lanes with consequent demands for road improvements.
- Gradual loss of locally distinctive building styles and materials.
- Gradual suburbanisation of the landscape including the widespread use of exotic tree and shrub species.

Landscape and visual sensitivities

- Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity.
- Unobtrusive settlement pattern in many parts.
- Older, small assart pastures contribute to the intimacy of the landscape.
- Important pockets of rich biodiversity are vulnerable to loss and change.
- Dense network of twisting, deep lanes, droveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking and for the appreciation of nature.
- Long views along valleys and ridges have a high sensitivity to the impact of new urban development, modern farm buildings, masts and pylons and new roads.
- Settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.
- Legacy of designed landscapes and treescapes.

MANAGEMENT

Management Objective

Conserve the rich mosaic of woodland and other habitats and the intimate nature of the agricultural landscape, the high level of perceived naturalness of the area including its rural, tranquil qualities, and the unobtrusive settlement pattern throughout much of the area.

Land Management Guidelines

- Maintain and restore the historic pattern and fabric of the woodland and agricultural landscape for scenic, nature conservation and recreational purposes.
- Avoid skyline development and ensure that any new development has a minimum impact on long and other views and is integrated within the landscape, paying particular attention to the siting of telecommunications masts.
- Plan for long-term woodland regeneration, the planting of new small broad-leaved farm woodlands, and appropriate management of existing woodlands, and reduce rhododendron invasion and bracken cover in woodlands and on heathland.
- Extend existing woodland areas rather than creating new woodland features, reinforcing existing, distinctive landscape patterns.
- Reduce the impact of forestry where possible by encouraging sensitive forestry practice including small-scale felling rotation, and incorporating mixed species.
- Plant trees in drifts and avoid straight lines running across the grain of the land.
- Increase tree cover in and around villages, agricultural and other development and on the rural urban fringe, along the approach roads to settlements, and along busy urban routes including within the Crawley–East Grinstead corridor.
- Conserve and replant single oaks in hedgerows to maintain succession, and replant parkland trees.
- Conserve, strengthen and manage existing hedgerows and hedgerow trees and re-plant hedgerows where they have been lost.
- Conserve the landscape of the gills including wet woodland and sandrock crags, and protect the nationally-rare sandrock plant and other communities associated with them.
- Maintain and manage all lakes and ponds and their margins for their landscape diversity and nature conservation value.
- Conserve and manage remnant open heathland by preventing the encroachment of scrub and create new, interconnected heathlands.
- Conserve species-rich meadows.
- Seek to protect the tranquil and historic character of rural lanes and manage road verges to enhance their nature conservation value.
- Continue to maintain the natural setting of the Worth Way.
- Reduce the visual impact of stabling and grazing for horses.
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.

The area lies wholly within Mid Sussex District. See ***Planning and Land Management Guidelines Sheet HW1 (High Weald)*** in Part Three. The area covered by the Sheet includes:

The *High Weald (Area 6)* and *High Weald Plateau (Area 7)* Landscape Character Areas in Mid Sussex District.

Mid Sussex Landscape Capacity Study



July 2007

Prepared for Mid Sussex District Council by

Hankinson Duckett Associates



5 LANDSCAPE CAPACITY APPRAISAL

5.1 Introduction

5.1.1 Baseline information collated as part of the desk top study and site survey work, together with the structural analysis and landscape characterisation have all been fed into the landscape sensitivity and landscape value assessments. Each landscape character area has been evaluated using the following matrices derived from the techniques and criteria identified in Topic Paper 6 of the Countryside Agency's landscape Character Assessment Guidance⁵

Landscape Sensitivity

LCA	Inherent Landscape Qualities (intactness and condition) ⁶	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity	Final Assessment Landscape Sensitivity
	low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	

Landscape Value

LCA	Landscape Designation	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/ historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Sensitivity	Final Assessment Landscape Value
	low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	

5.1.2 In order to assess the sensitivity of the landscape to development, assumptions have been made as to the likely built form of any new development areas. It has been assumed that buildings would be largely 2 or 3 storeys in height with occasional landmark buildings of 4-5 storeys. There would be open space provision and a strong landscape framework with tree planting of appropriate scale, area and design to ensure that the development achieves a good fit in the landscape.

5.1.3 The results of the landscape sensitivity and landscape value assessments are set out in Tables 1 and 2 and are combined to give an overall judgement relating to landscape capacity as follows;

⁵ The Countryside Agency: Topic Paper 6: techniques and criteria for Judging Capacity and Sensitivity.

⁶ "from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

⁷ excluding gap policy

		Landscape Value				
		Major	Substantial	Moderate	Slight	Negligible
Landscape Sensitivity	Major	Negligible	Negligible	Negligible / low	Low	Low / medium
	Substantial	Negligible	Negligible / low	Low	Low / Medium	Medium
	Moderate	Negligible / Low	Low	Medium	Medium / high	High / medium
	Slight	Low	Low / medium	Medium /high	High	High / Very high/
	Negligible	Low / medium	Medium	High / medium	High / Very high/	Very high

Table 1 Landscape Sensitivity

No	Landscape Character Area	Inherent Landscape Qualities (intactness ⁸ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
01	East Crawley – Copthorne Settled Woodland Matrix	Moderate hedge network. Area of designed landscape.	Wooded setting to Crawley and Copthorne.	High Weald plateau.	Contains large amount of scattered settlement, but perception of rurality aided by containing vegetation.	Provides separation between Crawley and Copthorne.		SUBSTANTIAL
02	Rowfant High Weald	Limited hedgerows but substantial woodland block.	Distant from settlement. Does not significantly contribute to a settlement setting.	On gently sloping topography distant from settlement.	Fairly remote without urban influence.	Contributes to wider separation between Crawley Down and Crawley Heath.		MODERATE
03	Crawley Down Northern Fringe	Substantial areas of woodland and intact hedgerows	Well defined settlement boundary. Wooded edges to part of settlement edge.	On sloping ground, sloping away to the north of Crawley Down.	Significant areas of woodland contain links with wider landscape	Contributes to wider prevention of increased coalescence with groups of scattered settlement to the north of Crawley Down		SUBSTANTIAL
04	Crawley Down Southern Fringe	Fairly good boundary vegetation and moderately low boundary loss.	Not distinctive. Scattered settlement. Mixed suburban fringe uses.	Mostly on high ground and southern slope of raised ground upon which Crawley Down site.	Too heavily settled to provide significant contribution to rurality.	Constitutes the majority of the separation between Crawley Down and Turners Hill.		MODERATE

⁸ “from visual, functional and ecological perspectives” p53 The Countryside Agency and Scottish Natural Heritage ‘Landscape Character Assessment Guidance for England and Scotland, 2002

No	Landscape Character Area	Inherent Landscape Qualities (intactness ⁹ and condition) low high	Contribution to distinctive settlement setting	Inconsistency with existing settlement form / pattern	Contribution to rurality of surrounding landscape	Contribution to separation between settlements	Sensitivity 1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	Final Assessment Landscape Sensitivity
05	Major's Hill High Weald	Reasonably intact hedgerow structure and some boundary loss. Significant areas of woodland.	Mostly distant from settlement.	On steep, generally north facing, sloping topography separate from settlement.	Rural, limited settlement, good enclosure.	Part of wider separation between Crawley and Turners Hill.		SUBSTANTIAL
06	Selsfield High Weald	Low boundary loss but little boundary vegetation.	Contribution to setting of Turners Hill	Mainly on south and west facing ridge slopes.	Unsettled and fairly remote.	Contributes to separation between Turners Hill and Selsfield Common.		SUBSTANTIAL
07	Turners Hill High Weald	Moderate woodland and hedgerow structure in this context.	Fairly high contribution due to topography.	Centre of Turners Hill is on high point of ridge – majority of ridge sides inconsistent with settlement.	Contains Turners Hill but provides a degree of rurality.	Separation between Turners Hill and Crawley Down		SUBSTANTIAL
08	Felbridge High Weald	Significant boundary loss some hedgerow structure.	Some contribution to edge of East Grinstead.	On topography generally sloping away from East Grinstead.	Majority of CA rural moderately remote.	Partly separates East Grinstead from Crawley Down.		MODERATE
09	Tilkhurst High Weald	Reasonably intact hedgerow structure.	Distant from settlement. Does not significantly contribute to the setting to settlement.	On high west and south facing topography separate from settlement.	Significantly rural with little settlement and urban influence.	Part of wider separation between East Grinstead and Crawley Heath		SUBSTANTIAL

⁹ "from visual, functional and ecological perspectives" p53 The Countryside Agency and Scottish Natural Heritage 'Landscape Character Assessment Guidance for England and Scotland, 2002

Table 2 Landscape Value

No	Landscape Character Area	Landscape Designation ²³	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
01	East Crawley – Copthorne Settled Woodland Matrix	Minor abutment to AONB.	LBs, SAMs, significant amount of Ancient Woodland, some floodzone, PSI, RSI, SSCI	AONB to the south.	Crabbet Park	Moderate-low scenic beauty.		MODERATE
02	Rowfant High Weald	Abuts AONB	LBs, Ancient Woodland and Floodzone PSI, RSI	AONB to the south. Rowfant.	Rowfant House	Moderate scenic beauty, very rural.		SUBSTANTIAL
03	Crawley Down Northern Fringe	None	LBs, some Ancient Woodland, PSI, RSI, SSCI		Some time depth.	Limited scenic beauty, low tranquillity		SLIGHT
04	Crawley Down Southern Fringe	None	LBs, some Ancient Woodland, PSI, RSI	Some time depth, medieval assarts.	Some time depth. Medieval assarts.	Moderate scenic beauty, limited tranquillity		MODERATE
05	Major's Hill High Weald	Partly in AONB	LBs, Floodzone and Ancient Woodland, PSI, RSI, SSCI	Setting to AONB	Some time depth.	Remote, moderate, scenic beauty		SUBSTANTIAL

²³ excluding gap policy

No	Landscape Character Area	Landscape Designation ²⁴	Other Designation (nature conservation, heritage, amenity, including flood zone)	Contribution to setting of 'outstanding assets'	Special cultural/historic associations	Perceptual aspects (eg. scenic beauty, tranquillity, wildness)	Landscape Value	Final Assessment Landscape Value
		low high					1-5 Negligible 6-10 Slight 11-15 Moderate 16-20 Substantial 21-25 Major 5 10 15 20 25	
06	Selsfield High Weald	AONB	Setting to LBs, small amount of Ancient Woodland, abuts CA, abuts SSSI.		Some time depth.	Moderate scenic beauty, quite rural		MODERATE
07	Turners Hill High Weald	Partly in AONB	LBs, Conservation Area, abuts SSSI, Some Ancient Woodland, PSI, RSI	AONB along southern edge of CA	Some time depth.	Moderate scenic beauty		SUBSTANTIAL
08	Felbridge High Weald	None	LBs, minor floodzone, some blocks of Ancient Woodland, RSI, SSSI	None	Worth Way	Moderate-low, scenic beauty and remoteness		SLIGHT
09	Tilkhurst High Weald	Abuts AONB	LBs, some Ancient Woodland, PSI, RSI, SSSI	High ground setting to NW of AONB.	Worth Way. Some time depth.	Moderate, scenic beauty		MODERATE
10	Hill Place High Weald	Abuts AONB	LBs, Ancient Woodland	Setting to AONB		Occasional farmsteads		MODERATE
11	Rockwood High Weald	AONB	LBs, some scattered Ancient Woodland, PSI, RSI		Some time depth.	Limited, scenic beauty, significantly settled.		MODERATE

²⁴ excluding gap policy

Appendix C Landscape Effects

Landscape Receptors ¹	Sensitivity	Commentary on Development	Completion (Year 1)		Residual (accounts for growth of planting by Year 15)	
			Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect	Magnitude (1) and Type (3) of Change	Significance (2) and Type (3) of Effect
Landscape features within the Site (Note: sensitivity ratings explained in Site Appraisal section of LVIA)						
Field boundary vegetation	Medium	The Proposed Development will retain and enhance the majority of the boundary vegetation and utilise this key feature to structure the Proposed Development. There will be loss of part of the tree line at the eastern boundary of field F8 along Imberhorne Lane to facilitate the proposed vehicular access to the Site and a further small section of the treeline comprising mainly Horse Chestnuts at the north-eastern edge of field F8 to accommodate the Care Community. The internal hedgerow between F3 and F4 will also be lost, two small sections of the treeline between F2 and F3 will be lost to the facilitate the residential development and internal access and a further short section of the treeline between F4 and F5 to provide access to the SANGs area. A limited number of canopy trees will also be lost due to management requirements and as such described as Category U trees in the Arboriculture survey. This loss will be offset by enhancing and strengthening the vegetation along all the boundaries including for new shaw vegetation along the northern flank of PRoW 44aEG where there is a lack of field boundary and along the western edge of F8, to gap up the break in wooded canopy structure. Furthermore, extensive areas of new woodland and scrub planting are included in the western extents of the Site within field F5 -7, the SANGs area. This will include canopy trees, understorey, hazel coppice and scrub vegetation that will not only compensate and mitigate the loss of existing vegetation but further enhance the prevailing wooded character of the wider surrounding. The introduction of the new shaw along the southern boundary will create a strong east-west corridor that connects the existing woodland at The Oaks to the designed natural space (SANGs) to the west. Additionally, the retention of the majority of the north-south treelines of the Site along with the bolstering of the understorey planting will create a network of north-south corridor that connects to the wider wooded landscape including the Ancient and Semi Natural Woodland (ASNWs) adjoining the Site. This planting will reinforce the extent of enclosure and containment afforded by the vegetation and soften the appearance of the built forms, by year 15 when the planting is well established. By way of secondary mitigation, there will be layers of various habitat ranging from open, woodland and wetland throughout the Site which will form a new structural framework of planting and enhance the Green Blue Infrastructure (GBI) of the area.	Small-Medium Adverse / Medium Beneficial Balance: Very Small Beneficial	Minor – Moderate Beneficial	Very Small Adverse / Large Beneficial Balance: Medium-Large Beneficial	Moderate-Major Beneficial
Gullege Woods	High	The Proposed Development will retain Gullege Woods and within 15m of the designation of the ASNW, the planting proposals include woodland edge wildflower grassland. Where the ASNW designation is not present, the south-eastern corner of the woods, new native woodland will be planted further enhancing the woodland structure in this area. By year 15, when the trees establish itself, this will create a perception of a larger area of woodland and retain the characteristics of Gullege Woods.	None	Neutral	None	Neutral
Agricultural and Playing Fields	Medium	The Proposed Development will result in the loss of or changes to the agricultural and playing fields. These will be replaced in parts by proposed built form, sports use and infrastructure (approximately 27%) and in parts by open green space, SuDS and proposed structural planting including SANGs area (approximately 73%). Although the existing playing fields will be lost, this will be compensated by the provision of a new area of sports facilities including pitches and a sports pavilion, adjoining the now removed playing fields. The existing playing fields will be replaced by a new public open space, By way of secondary mitigation, there will be layers of various structural planting throughout the Site, ranging from species rich grassland, parkland, woodland and wetland. These areas will be accessible to the public and managed positively for structural diversity and visual amenity, among other purposes.	Medium-Large Adverse	Moderate-Major Adverse	Medium-Large Adverse / Small Beneficial Balance: Small - Medium Adverse	Minor - Moderate Adverse

¹ 1 Magnitude of Change: Large, Medium, Small, Very Small, None

² Significance of Effect: Major, Moderate, Minor, Negligible

³ Type of Change/Effect: Adverse, Neutral, Beneficial



Landform	Low	The Proposed Development will result in limited variation in landform to accommodate the proposed residential units and sports facility. There will be greater landform legibility as a result of the provision of SuDS basins in lower-lying parts of the Site.	Very Small Adverse / Very Small Beneficial Balance: Neutral	Neutral	Very Small Adverse / Very Small Beneficial Balance: Neutral	Neutral
Landscape Character (Note: sensitivity ratings explained in Landscape Character and Site Appraisal sections of the LVIA)						
Local Landscape Character Area 08: Felbridge High Weald	Medium-Low	The Proposed Development will inevitably result in the loss of the agricultural fields which are characteristic of this area. The majority of the field boundary structure will however be retained, reinforced and in places introduced, to improve characteristic landscape structure and address the identified loss of existing hedgerow structure. Where hedgerow and treeline sections are removed, these will be compensated by proposed structural planting creating a strong wooded character that is reflective of this area. The proposed built form has been arranged within the central and eastern parts of the Site, where the LLCA notes that there is existing urban influence from East Grinstead and will adjoin the existing residential development at The Oaks. The Site furthest away from these influences will be retained as open space to respond sympathetically to the countryside edge. The western fields have been retained as open space in the form of the SANGs area for this reason and will include areas of woodland, scrub and wildflower grassland, building on the wooded character of the Ancient woodlands in this area and further creating a network of canopy trees supplementing the existing wooded character. The retained vegetation within the Site will be set in areas of green. By way of secondary mitigation, (as set out for Zones 1 -7) the Proposed Development will include layers of wetland, woodland and open mosaic structural planting, in particular a series of SuDS basins with wetland woodland and scrub, hedgerows and hedgerows trees, areas of tree planting, woodland and scrub, and areas of wildflower grassland which will further screen, soften and embed the Proposed Development into the landscape. The proposed built form would potentially be locally-characteristic including the articulation, massing, façade materials, that would reflect traditional precedents. The ongoing establishment of proposed planting will further integrate the proposed built Development into the host landscape.	Medium – Large Adverse/ Very Small Beneficial Balance: Medium Adverse	Moderate Adverse	Medium-Small Adverse/ Small Beneficial Balance: Very Small Adverse	Minor Adverse
LCA 6: High Weald	Medium	The Proposed Development will result in the loss of the agricultural fields on the Site however this will be limiting owing to the very small area of the LCA that the Site occupies. The Proposed Development will retain and enhance the existing boundary treeline vegetation and further introduce new boundary hedgerow and gap up where there are breaks. The Proposed Development will introduce new areas of structural planting including several areas of woodland, scrub and woodland edge vegetation that will further contribute to the distinctive wooded character of this LCA and provide that overarching sense of enclosure. The Proposed Development will also contribute to the legibility of the valleys and gill streams by means of positioning SuDS basins to accentuate the existing landform falling towards Felbridge Water to the north. The proposed built development has been arranged in close relationship with the existing principal settlement of East Grinstead as noted in the LCA and reflects the locally-distinctive pattern of settlement on higher ground. The Proposed Development will directly respond to the published guidance by West Sussex from which this area is derived which encourages the retention of hedgerows, woodland and introducing them where appropriate and using it as a basis for the new landscape structure. By way of secondary mitigation, (as set out for Zones 1 -7) the Proposed Development will include layers of wetland, woodland and open mosaic structural planting, in particular a series of SuDS basins with wetland woodland and scrub, hedgerows and hedgerows trees, areas of tree planting, woodland and scrub, and areas of wildflower grassland which will further screen, soften and embed the Proposed Development into the landscape. The proposed built form would potentially be locally-characteristic including the articulation, massing, façade materials, that would reflect traditional precedents. The ongoing establishment of proposed planting will further integrate the proposed built Development into the host landscape.	Very Small Adverse	Minor Adverse	Very Small Adverse/ Very Small Beneficial Balance: Neutral	Neutral

¹ 1 Magnitude of Change: Large, Medium, Small, Very Small, None

² Significance of Effect: Major, Moderate, Minor, Negligible

³ Type of Change/Effect: Adverse, Neutral, Beneficial



Appendix D Visual Effects

Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Characteristics of view					Commentary on Development	Completion		Residual (inc. landscape mitigation and growth of planting by Year 15)	
		Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significan ce (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significan ce (6) and Type (7) of Effect
1. View from PRoW (East Grinstead 44bEG) looking north (receptors: Residents/ PRoW users) And 2. View from PRoW (East Grinstead 44bEG-1) looking north- east (receptors: PRoW users)	Medium Low - Medium Value as although the view is not designated, it is in close proximity to two listed buildings. High susceptibility for residents at their place of residence and for users of the PRoW who will be in the pursuit of outdoor recreation and their attention will likely to be focused on the landscape.	1m	Partial/ Open	Partial	Partial	Transient/ Fixed	The built development will be visible, however it will be set back from this edge to allow an area of green space in addition to the proposed shaw to further assist with the visual softening in the immediate setting, although it is acknowledged that inevitably there will be a loss of views of the wooded background beyond the Site to the north. The proposed built form will be in keeping with the existing scale of residential units in the vicinity, already visible in these views. Secondary mitigation (as set out for Zone 6 Linear park) will include layers of structural planting, in particular shaws, a series of canopy trees and wildflower grassland. The ongoing establishment of proposed planting by year 15 and beyond will introduce a more locally distinctive vegetated enclosure of views and further soften and screen the proposed built form. In summer conditions there would be greater softening and screening of the proposed built form.	Large Adverse	Moderate- Major Adverse	Medium- Small Adverse	Minor- Moderate Adverse
3. View from PRoW (East Grinstead 44bEG) looking north And	High High Value as although not a designated view there are very long- distance views of the North Downs AONB on the skyline High susceptibility as the users of the PRoW will be in the pursuit of outdoor recreation, their	1m	Open	Partial	Most	Transient	The built development will be visible, however it will be set back from this edge to allow an area of green space in addition to the proposed shaw to further assist with the visual softening in the immediate setting, although it is acknowledged that inevitably there will be a loss of views of the wooded background and the very long-distance skyline formed by the North Downs beyond the Site to the north. Secondary mitigation (as set out for Zone 5 – Community Edge and Zone 6 Linear park) will include layers of structural planting, in particular shaws, a series of canopy trees including an orchard and wildflower grassland.	Large Adverse	Major Adverse	Medium – Small Adverse	Moderate Adverse

1 Sensitivity of receptor: High, Medium, Low
2 Nature of View (degree of visibility of Development): Open, Partial, None
3 Degree of Visual Intrusion (extent of the view that would be occupied by the Development): Full, Partial, Glimpse, None
4 Proportion of Development Visible: Full, Most, Partial, Small Amount, None
5 Magnitude of Change: Large, Medium, Small, Very Small, None
6 Significance of Effect: Major, Moderate, Minor, Negligible
7 Type of Change/Effect: Adverse, Neutral, Beneficial



		Characteristics of view					Commentary on Development	Completion		Residual (inc. landscape mitigation and growth of planting by Year 15)	
Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significan ce (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significan ce (6) and Type (7) of Effect
4. View from PRoW 44bEG looking north- east (receptors: PRoW users)	attention will likely to be focused on the landscape.						The block layout within the western extents will be arranged such that north-south view corridors will be provided to create framed views of the North Down skyline in the far distance. The ongoing establishment of proposed planting by year 15 and beyond will introduce a more locally distinctive vegetated enclosure of views and will further soften and screen the proposed built form. In summer conditions there would be greater softening and screening of the proposed built form.				
5. View from junction of PRoW 45EG and 44dEG and looking eastwards And 6. View from PRoW 45EG looking eastwards (receptors: PRoW users)	Medium Medium -Low Value as although the view is not designated, it is located at the edge of an Ancient Replanted woodland. High susceptibility as the users of the PRoW will be in the pursuit of outdoor recreation, their attention will likely to be focused on the landscape.	Viewpoint 5: 12m Viewpoint 6: 106m	Partial	Full/ Glimpse	Small Amount	Transient	The Proposed Development from these western locations will be limited to the SANGs proposals. Proposed built development further east will be screened by the existing and proposed vegetation within the SANGs and therefore will not be visible. The proposed planting in the SANGs area will filter views across this area, providing a sense of enclosure. Gullege where seen, will be filtered by the new planting, and framed and nestled against new areas of planting, increasing the wooded background. The ongoing establishment of proposed planting will further filter these views across providing an increased wooded background and sense of enclosure. In summer conditions there would be even greater.	Small Beneficial	Moderate – Minor Beneficial	Medium Beneficial	Moderate Beneficial
7. View from PRoW 40aEG looking eastwards And 8. View from PRoW 40aEG looking south- east (receptors: PRoW users)	Medium Low Value as view not designated nor does it lie within or look towards a designated landscape. High susceptibility as the users of the PRoW will be in the pursuit of outdoor recreation, their attention will likely to be focused on the landscape.	Viewpoint 7: 1m Viewpoint 8: 6m	Partial	Partial	Small Amount	Transient	The Proposed Development will be seen, although filtered by the existing retained vegetation along the PRoW. Where there are gaps in the vegetation (View 8) a greater extent of the Proposed Development residential blocks and allotments will be seen, however these views are located further away. Along this route, the main component – the existing vegetation, will be retained and reinforced and the Proposed Development seen alongside/through this vegetation in varying degrees. Secondary mitigation (as set out for Zone 5 – Community Edge) will include the reinforcement and enhancement of the existing vegetation, canopy trees and wildflower grassland. The ongoing establishment of proposed planting will further reinforce the locally distinctive wooded enclosure and soften and screen the proposed built form.	Medium adverse	Moderate adverse	Small Adverse	Moderate – Minor adverse

1 Sensitivity of receptor: High, Medium, Low
2 Nature of View (degree of visibility of Development): Open, Partial, None
3 Degree of Visual Intrusion (extent of the view that would be occupied by the Development): Full, Partial, Glimpse, None
4 Proportion of Development Visible: Full, Most, Partial, Small Amount, None
5 Magnitude of Change: Large, Medium, Small, Very Small, None
6 Significance of Effect: Major, Moderate, Minor, Negligible
7 Type of Change/Effect: Adverse, Neutral, Beneficial



		Characteristics of view					Commentary on Development	Completion		Residual (inc. landscape mitigation and growth of planting by Year 15)	
Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect
							In summer conditions there would be greater softening and screening of the proposed built form.				
9. View from Crawley Down Road/Tandridge Border Path, looking south (receptors: motorists/ residents/ PRoW users)	Medium Low Value as view not designated nor does it lie within or look towards a designated landscape. High susceptibility for residents at their place of residence and for users of the PRoW who will be in the pursuit of outdoor recreation and their attention will likely to be focused on the landscape. (Low susceptibility for motorists travelling on major road whose attention will be focused on the road.)	260m	None	None	None	Transient/ Fixed	The Proposed Development will not be seen from this location.	None	Neutral	None	Neutral
10. View from recreation ground, off Imberhorne Lane, looking westwards (receptors: users of open space)	Low-Medium Low Value as view not designated nor does it lie within or look towards a designated landscape. Medium susceptibility for users of the open space who will be engaged in outdoor sport, where their appreciation of their surroundings is incidental to their enjoyment.	158m	Partial	Partial	Partial	Transient	The northern extents of the Proposed Development will be seen in the distance, filtered by the existing vegetation along Imberhorne Lane and on the eastern edge of the Site flanking the existing school grounds (the latter to be reinforced). The copse on Imberhorne Lane will be retained and reinforced, limiting views further south. The proposals would only change a small part of the view. The proposed built form will be seen in the context of the existing properties along Imberhorne Lane as well Imberhorne School and it will retain much of the wooded context within which the Proposed Development will be set. The proposed built form will be in keeping with the existing scale of residential units in the vicinity. The lighting columns within the proposed sports use area will form new vertical elements, however, these will be seen in the context other similar vertical elements such as the streetlights and will not be incongruous in the view. Secondary mitigation (as set out for Zone 1 – Northern Parkland, Zone 2 – Local Green and Zone 4 – Northern Wetland) will include the reinforcement and enhancement	Medium-Small adverse	Moderate-Minor Adverse	Small adverse	Minor Adverse

1 Sensitivity of receptor: High, Medium, Low
2 Nature of View (degree of visibility of Development): Open, Partial, None
3 Degree of Visual Intrusion (extent of the view that would be occupied by the Development): Full, Partial, Glimpse, None
4 Proportion of Development Visible: Full, Most, Partial, Small Amount, None
5 Magnitude of Change: Large, Medium, Small, Very Small, None
6 Significance of Effect: Major, Moderate, Minor, Negligible
7 Type of Change/Effect: Adverse, Neutral, Beneficial



Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Characteristics of view					Commentary on Development	Completion		Residual (inc. landscape mitigation and growth of planting by Year 15)	
		Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significan ce (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significan ce (6) and Type (7) of Effect
							of the existing vegetation, layers of open and wooded mosaic further diminishing the visibility of the proposed built form to the west. The ongoing establishment of proposed planting will further soften and screen the proposed built form. In summer conditions there would be greater softening and screening of the proposed built form.				
11. View from Heathcote Drive/ Imberhorne Lane junction, looking west (receptors: motorists/ residents/ pedestrians)	Medium Low Value as view not designated nor does it lie within or look towards a designated landscape. High susceptibility for residents at their place of residence. (Medium susceptibility for pedestrian as next to a busy road where their attention may not be focussed on the landscape. Low susceptibility for motorists travelling on major road whose attention will be focused on the road.)	16m	Partial	Partial	Small Amount	Transient/ Fixed	The Proposed Development will retain and reinforce the copse and vegetation along Imberhorne Lane. In winter conditions, there will be glimpsed and heavily filtered views of the Proposed Development in the distance.. In summer conditions, the Proposed Development will not be visible. Secondary mitigation (as set out for Zone 1 – Northern Parkland) will include the reinforcement and enhancement of the existing vegetation, a boulevard of canopy trees along a new pedestrian/cycle way, layers of wildflower grassland and informal paths.	Very Small adverse	Negligible adverse	None	Neutral
12. View from footpath north of Newick Way looking northwards (receptors: residents/ pedestrians)	Medium Low Value as view not designated nor does it lie within or look towards a designated landscape. High susceptibility for residents at their place of residence and for pedestrians on an off-road route whose attention is likely to be focused on the landscape.	3m	Open	Partial	Small Amount	Transient/ Fixed	The Proposed Development will introduce a new public open space along the edge of the Permissive Path P20 and retain and reinforce the existing vegetation. The proposed built form will be seen in the distance against the wooded backdrop, although there would be no disruption to the wooded skyline to the right of the view. The proposed built form would be seen in the context of existing built form to the east. Secondary mitigation (as set out for Zone 1 – Northern Parkland) will include the reinforcement and enhancement of the existing vegetation, a boulevard of canopy trees along a new pedestrian/cycle way, layers of wildflower grassland and informal paths.	Small Adverse	Minor adverse	Very Small adverse	Negligible Adverse

1 Sensitivity of receptor: High, Medium, Low

2 Nature of View (degree of visibility of Development): Open, Partial, None

3 Degree of Visual Intrusion (extent of the view that would be occupied by the Development): Full, Partial, Glimpse, None

4 Proportion of Development Visible: Full, Most, Partial, Small Amount, None

5 Magnitude of Change: Large, Medium, Small, Very Small, None

6 Significance of Effect: Major, Moderate, Minor, Negligible

7 Type of Change/Effect: Adverse, Neutral, Beneficial



		Characteristics of view					Commentary on Development	Completion		Residual (inc. landscape mitigation and growth of planting by Year 15)	
Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significance (6) and Type (7) of Effect
							At year 15, with the establishment of the tree cover, the view will be foreshortened to the pedestrian/cycleway and public open space surrounding it. The proposed built form as well as Imberhorne School will be visible although heavily filtered by the new tree planting within the public open space. The visibility of the proposed and existing built form would reduce further in the summer months.				
13. View from Permissive Path P20 looking westwards (receptors: residents/ pedestrians)	Medium Low Value as view not designated nor does it lie within or look towards a designated landscape. High susceptibility for residents at their place of residence and for pedestrians on an off-road route whose attention is likely to be focused on the landscape.	5m	Open	Full	Partial	Transient/ Fixed	The eastern extents of the Proposed Development will form the view from this location, and it will result in the loss of the open fields and wooded background in the west. The built form will be set back from the proposed road and would be similar in scale to that of The Oaks on the other side of the Permissive Path. Secondary mitigation will include an avenue of trees flanking either side of the new road to soften the appearance of built form without compromising the potential for natural surveillance of the path. The proposed built form would potentially be locally-characteristic including the articulation, massing and façade materials. These approaches will create visual interest and aid integration into the local landscape. The ongoing establishment of proposed planting will provide some visual softening to the proposed built form.	Large adverse	Major – Moderate Adverse	Medium – Large Adverse	Moderate adverse
14. View from PRoW 44bEG looking north-west (receptors: ProW users)	Medium Low Value as view not designated nor does it lie within a designated landscape. High susceptibility as the users of the ProW/ users of the woodland will be in the pursuit of outdoor recreation, their attention will likely to be focused on the landscape.	: 8m	Partial	Glimpse	Small Amount	Transient	The majority of the Proposed Development would be obscured from here. However, due to the proximity of the view, there would be filtered views through the gaps in vegetation in the foreground and limited to the south-western residential proposed built form and to the proposed care-community built form. Any perceptible built form would be up to 2 storeys. The proposed access way would be seen in the immediate foreground going across the PRoW. Secondary mitigation (as set out for Zone 6 Linear park) will include layers of structural planting, in particular shaws, a series of canopy trees and wildflower grassland and will further filter views. The ongoing establishment of proposed planting will further soften and screen the proposed built form. During summer, the visibility of the proposed built form will be further reduced.	Medium Adverse	Moderate Adverse	Small Adverse	Moderate - Minor Adverse

1 Sensitivity of receptor: High, Medium, Low
2 Nature of View (degree of visibility of Development): Open, Partial, None
3 Degree of Visual Intrusion (extent of the view that would be occupied by the Development): Full, Partial, Glimpse, None
4 Proportion of Development Visible: Full, Most, Partial, Small Amount, None
5 Magnitude of Change: Large, Medium, Small, Very Small, None
6 Significance of Effect: Major, Moderate, Minor, Negligible
7 Type of Change/Effect: Adverse, Neutral, Beneficial



Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Characteristics of view					Commentary on Development	Completion		Residual (inc. landscape mitigation and growth of planting by Year 15)	
		Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significan ce (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significan ce (6) and Type (7) of Effect
15. View from woodland within the new development north of ProW 44bEG looking south (receptors: users of the woodland)	Medium Low Value as view not designated nor does it lie within a designated landscape. High susceptibility as the users of the ProW/ users of the woodland will be in the pursuit of outdoor recreation, their attention will likely to be focused on the landscape.	22m	Partial	Glimpse	Small Amount	Transient	The majority of the Proposed Development would be obscured from here. However, due to the proximity of the view, there would be filtered views through the gaps in vegetation of the proposed care-community built form. Any perceptible built form would be up to 2 storeys. Secondary mitigation (as set out for Zone 7 – Woodland Edge) will include the reinforcement and enhancement of the existing vegetation on the southern side of the PROW and an avenue of trees flanking the new proposed access. The ongoing establishment of proposed planting will further soften and screen the proposed built form. During summer, the visibility of the proposed built form will be further reduced.	Medium Adverse	Moderate Adverse	Very Small Adverse	Minor - Negligible Adverse
16. View from Imberhorne Lane looking westwards (receptors: pedestrians/motorists/ residents)	Medium Low Value as view not designated nor does it lie within or look towards a designated landscape. High susceptibility for pedestrians residents at their place of residence. (Low susceptibility for motorists travelling on major road whose attention will be focused on the road.)	10m	Partial	Glimpse	Small Amount	Transient/ Fixed	The proposed access will form part of this location and will provide views of the south-eastern extents of the Proposed Development (the care-community). This will result in the loss of the existing vegetation along Imberhorne Lane. The proposed built form would be seen in the context of existing urban environment along Imberhorne Lane and of a similar scale. Secondary mitigation will include the replacement of the roadside vegetation.. The ongoing establishment of proposed planting will provide some further visual softening to the proposed built form. In the summer months, there will be greater visual softening of the proposed built form.	Large adverse	Major – Moderate Adverse	Medium – Large Adverse	Moderate adverse
17. View from Imberhorne Lane, looking north near Otterbourne Place	High High Value as although not a designated view there are very long-distance views of the North Downs AONB on the skyline High susceptibility for residents at their place of	1m	Open	Partial	Partial	Transient/ Fixed	The south-eastern extents of the Proposed Development (care community area) will be seen from this location in the context of existing residential development along Imberhorne Lane. The proposed built form will in combination with the existing residential units form a new 'gateway' into East Grinstead along this route, that will provide a degree of symmetry and balance to the townscape. Inevitably, the views across the field, where the landform drops, across Imberhorne Farm to the wooded background in the	Large Adverse	Major Adverse	Medium Adverse	Moderate – Major Adverse

1 Sensitivity of receptor: High, Medium, Low

2 Nature of View (degree of visibility of Development): Open, Partial, None

3 Degree of Visual Intrusion (extent of the view that would be occupied by the Development): Full, Partial, Glimpse, None

4 Proportion of Development Visible: Full, Most, Partial, Small Amount, None

5 Magnitude of Change: Large, Medium, Small, Very Small, None

6 Significance of Effect: Major, Moderate, Minor, Negligible

7 Type of Change/Effect: Adverse, Neutral, Beneficial



		Characteristics of view					Commentary on Development	Completion		Residual (inc. landscape mitigation and growth of planting by Year 15)	
Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significan ce (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significan ce (6) and Type (7) of Effect
(receptors: motorists/ residents)	residence. (Low susceptibility and medium sensitivity for motorists travelling on major road whose attention will be focused on the road.)						distance will be lost. However, the proposed built form will be set back to allow reinforcement of the boundary vegetation, such that there will a positive frontage along Imberhorne Lane. Secondary mitigation will include proposed tree planting (as set out for Zone 7 – Woodland Edge) and reinforced existing vegetation along the frontage of Imberhorne Lane that will soften and assist in breaking up the built massing. The proposed built form would potentially be locally-characteristic including the articulation, massing and façade materials. These approaches will create visual interest and aid integration into the local landscape. The ongoing establishment of proposed planting will further soften and screen the proposed built form. In summer conditions there would be greater softening and screening of the proposed built form.				
18. View from Imberhorne Lane looking northwards (receptors: motorists)	Low Low Value as view not designated nor does it lie within or look towards a designated landscape. Low susceptibility for motorists travelling on major road whose attention will be focused on the road.	125m	Partial	Glimpse	Small Amount	Transient	The majority of the Proposed Development would be obscured from this location. There would be some heavily filtered views through the vegetation in the foreground and limited to the proposed care-community built form. Any perceptible built form would be seen in the context of existing built form along Imberhorne Lane and would be similar in scale. Secondary mitigation (as set out for Zone 7 – Woodland Edge) will include the reinforcement and enhancement of the existing vegetation, layers of wooded mosaic along the southern boundary of field F8. The ongoing establishment of proposed planting will further soften and screen the proposed built form. In summer conditions there would be greater softening and screening of the proposed built form.	Very Small Adverse	Negligible Adverse	None	Neutral
19. View from Worth Way/Sussex border path looking north-east (receptors: PRoW users/ cyclists)	High - Medium Medium Value as although the view is not designated, it is located on a long-stance trail as well as a National Cycle Route. High susceptibility as the users of the PRoW and cyclists will be in the pursuit of outdoor recreation, their attention will likely to be focused on the landscape.	2m	Partial	Partial	Small Amount	Transient	The majority of the Proposed Development would be obscured from this location. There would be some filtered views through the gaps in the vegetation in the foreground and limited to the proposed care-community built form. Any visible built form would be experienced momentarily whilst passing through this route. Proposed wet woodland planting along the south-western edge would assist in gapping up the breaks and further filter the views. Secondary mitigation (as set out for Zone 7 – Woodland Edge) will include the reinforcement and enhancement of the existing vegetation, layers of wooded and wetland mosaic along the, gapping up the breaks in the existing vegetation and provide a continuous vegetated route along Worth Way.	Small Adverse	Minor-Moderate Adverse	Very Small Adverse	Minor Adverse

1 Sensitivity of receptor: High, Medium, Low
2 Nature of View (degree of visibility of Development): Open, Partial, None
3 Degree of Visual Intrusion (extent of the view that would be occupied by the Development): Full, Partial, Glimpse, None
4 Proportion of Development Visible: Full, Most, Partial, Small Amount, None
5 Magnitude of Change: Large, Medium, Small, Very Small, None
6 Significance of Effect: Major, Moderate, Minor, Negligible
7 Type of Change/Effect: Adverse, Neutral, Beneficial



		Characteristics of view					Commentary on Development	Completion		Residual (inc. landscape mitigation and growth of planting by Year 15)	
Viewpoints Site Context Photograph no. (Receptor type)	Sensitivity of visual receptor (1)	Distance from nearest extent of Site (approx.)	Nature of View (2)	Degree of Visual Intrusion (3)	Proportion of Development Visible (4)	Transient / Fixed		Magnitude (5) and Type (7) of Change	Significan ce (6) and Type (7) of Effect	Magnitude (5) and Type (7) of Change	Significan ce (6) and Type (7) of Effect
							The ongoing establishment of proposed planting will further soften and screen the proposed built form. In summer conditions there would be greater softening and screening of the proposed built form.				
20. View from Sussex Border Path/Worth Way looking northwards (receptors: PRoW users/ cyclists)	High - Medium Medium Value as although the view is not designated, it is located on a long-stance trail as well as a National Cycle Route. High susceptibility as the users of the PRoW and cyclists will be in the pursuit of outdoor recreation, their attention will likely to be focused on the landscape.	170m	None	None	None	Transient	The Proposed Development will not be seen from this location.	None	Neutral	None	Neutral

1 Sensitivity of receptor: High, Medium, Low
2 Nature of View (degree of visibility of Development): Open, Partial, None
3 Degree of Visual Intrusion (extent of the view that would be occupied by the Development): Full, Partial, Glimpse, None
4 Proportion of Development Visible: Full, Most, Partial, Small Amount, None
5 Magnitude of Change: Large, Medium, Small, Very Small, None
6 Significance of Effect: Major, Moderate, Minor, Negligible
7 Type of Change/Effect: Adverse, Neutral, Beneficial



