

LANDSCAPE & VISUAL APPRAISAL

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Land at Reeds Lane, Sayers Common



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FIGURES & APPENDICES

Appendix A.1: Figures:

- Figure 1: Site Location Plan
- Figure 2: Landscape Analysis Plan;
- Figure 3–6: Viewpoint Photography; and
- Figure 7: Development Principles Plan.

Appendix A.2: LVIA Methodology

Appendix A.3: Assessment Tables

1. INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been prepared on behalf of Reside Developments Ltd to assess the landscape and visual effects resulting from proposed residential development comprising 80 dwellings with associated open space (the Proposed Development) on Land at Reeds Lane, Sayers Common (the Site). The location of the Site is shown on Figure 1: Site Location Plan, included within Appendix A.1.
- 1.2 The LVA comprises the following sections:
- **Section 1:** Introduction;
 - **Section 2:** Review of relevant designations, planning policy and evidence base;
 - **Section 3:** An appraisal of the Site's landscape context;
 - **Section 4:** Analysis of the landscape baseline of the Site and its context, including reference to published landscape character assessments;
 - **Section 5:** Analysis of the visual baseline including views of the Site from identified viewpoints;
 - **Section 6:** Identification of landscape and visual receptors and assessment of their sensitivity;
 - **Section 7:** Recommendations for design and mitigation; and
 - **Section 8:** An assessment of the likely landscape and visual effects resulting from the Proposed Development.
- 1.3 The LVA has been prepared on the basis of a desk-based review of planning policy and relevant evidence base including published landscape character assessments and field surveys carried out in November 2025 to determine its visibility and to appraise the character of the Site and its landscape context.
- 1.4 A series of design principles and recommendations have subsequently been identified to respond sensitively to the landscape and visual characteristics of the Site and its context. These principles have informed the design of the Proposed Development from the outset.

METHODOLOGY

- 1.5 This LVA has been prepared on the basis of the Landscape and Visual Impact Assessment (LVIA) Methodology included in Appendix A.2. The methodology is in accordance with the guidance set out in the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3).
- 1.6 As non-EIA development, and in accordance with GLVIA3, a standalone LVA has been prepared rather than a LVIA, however the same principles have been followed in the assessment.
- 1.7 The LVA considers effects relating to the operational phase of the Proposed Development at Years 1 and 15 after completion. Effects relating to the construction of the Proposed Development are not included within the scope of the LVA, nor are cumulative effects resulting from the Proposed Development in combination with other development proposals

2. POLICY & DESIGNATIONS

NATIONAL POLICY

National Planning Policy Framework, December 2024

- 2.1 Paragraph 7 of the NPPF defines the purpose of the planning system as achieving sustainable development, defined as *‘meeting the needs of the present without compromising the ability of future generations to meet their needs’*.
- 2.2 In order to achieve sustainable development, Paragraph 8 of the NPPF includes three overarching objectives, including an environmental objective:

‘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’.

- 2.3 Paragraph 105 of the NPPF states that Public Rights of Way (PRoW) should be protected and enhanced *‘including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails’*.
- 2.4 Section 12 relates to *‘achieving well-designed places’* with Paragraph 131 stating:

‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’.

- 2.5 Paragraph 135 states that developments should be *‘visually attractive as a result of good architecture, layout and appropriate and effective landscaping’* and *‘sympathetic to local character and history, including the surrounding built environment and landscape setting’*, whilst they should also *‘establish or maintain a strong sense of place’*, and *‘optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space)’*.
- 2.6 Paragraph 136 states that *‘trees make an important contribution to the character and quality of urban environments’* and that new streets should be tree-lined with opportunities taken to *‘incorporate trees elsewhere in developments (such as parks and community orchards)’*.
- 2.7 Under the heading *‘Conserving and Enhancing the Natural Environment’*, Paragraph 187 of the NPPF states that *‘planning policies and decisions should contribute to and enhance the natural and local environment by ... protecting and enhancing valued landscapes’* and by *‘recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services’* and by *‘minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures’*.

LOCAL POLICY

Mid Sussex District Plan 2014–2031, Adopted 2018

- 2.8 The current adopted local plan for the district sets out a series of policies of which the following are relevant to this study:
- 2.9 Policy DP12: Protection and Enhancement of Countryside states that *‘...the countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and [...] it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan.’*
- 2.10 Policy DP13: Preventing Coalescence states that the *‘individual towns and villages in the district each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next.’*
- 2.11 Policy DP22: Rights of Way and other Recreational Routes states that *‘...rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring development does not result in the loss of or does not adversely affect a right of way or other recreational routes unless a new route is provided which is of at least an equivalent value and which does not sever important routes.’*
- 2.12 Policy DP26: Character and Design states:

‘all development and surrounding spaces ... will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *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, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible; and*

- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- ...
- *optimises the potential of the site to accommodate development.*

- 2.13 Policy DP37: Trees, Woodlands and Hedgerows states that the 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.'*

Position Statement 1: Delivering Sustainable Development in Mid Sussex (Draft), October 2025

- 2.14 The Council's position statement outlines their approach to *'delivering sustainable development and provide guidance to developers and stakeholders in the preparation and determination of planning applications'* in the run up to the adoption of a new local plan for Mid Sussex.
- 2.15 Section 5 sets out the Council's Preferred Sites which are proposed to *'meet housing need in the district until 2039.'*
- 2.16 The Site is listed under SHELAA ID 830 – Land to the West of Kings Business Centre for approximately 100 dwellings, forming part of a Sustainable Community at Sayers Common.
- 2.17 Section 6 sets out a series of 'Decision Making Principles' which will inform decision making by the Council. Those of relevance to this LVS are set out below.
- 2.18 Principle 1: Sustainability states:

'Development will be expected to be designed to minimise vulnerability from the effects of climate change ... This includes incorporating green and blue infrastructure and nature-based solutions to moderate surface and air temperatures'; and

- 2.19 Principle 2 includes the following principles:

'In accordance with Policy DP38, development will be expected to incorporate biodiversity features and such biodiversity features should include appropriate long term management arrangements where relevant. For example, this could include integrated ... ponds and native wildflower planting.'

And

'Development will be expected to respond to and incorporate existing on-site and off-site green and blue infrastructure into the development design and layout and provide new green and blue infrastructure integrated into the development design including taking opportunities to contribute to the wider green and blue infrastructure network...'

2.20 Under the heading 'Principle 3: Countryside' the following overarching objective is set out:

'To promote sustainable development that adapts to the effects of climate change, whilst maintaining settlement identity and character, and protecting the built and historic environment.'

2.21 The following relevant criteria for Principle 4 are set out:

- *'All new development must be of high quality and respond appropriately to its context, be inclusive and prioritise sustainability. This includes the design and layout of new buildings and streets, alterations to existing buildings and the design of surrounding spaces; and*
- ...
- *All new development should incorporate a green infrastructure plan that maximises opportunities to retain existing trees and incorporate new trees, including tree-lined streets.'*

2.22 More detailed, site-specific principles are set out in Appendix C: Preferred Sites including the following for SHELAA Ref 830 (the Site):

- 1) *'Demonstrate a coordinated approach and collaboration with other preferred housing sites (SHELAA sites 601, 799, 1003, 1026) within Sayers Common to deliver high-quality placemaking, with direct enhanced active/sustainable travel connections.*
- 2) *Prioritise pedestrian and cycle access throughout the development and create convenient, direct links to the Land to the South of Reeds Lane site (SHELAA site 799), providing appropriate extensions to the footway on Reeds Lane.*
- 3) *Integrate and enhance the existing PRow which crosses the site and provide connection to PRow (route 3_1A1) which runs across the Land to the South of Reeds Lane site (SHELAA site 799).*
- 4) *Comprehensively masterplan development of the site incorporating and providing connections between site allocation SA30 (Land to the North of Lyndon, Reeds Lane, Sayers Common).'*

Hurstpierpoint and Sayers Common Parish 2031 Neighbourhood Plan, 2015

2.23 Neighbourhood Plan policies of relevance to this LVA are set out below.

2.24 It is noted that the Council's Position Statement 1 (summarised above) states that due to the age of the Neighbourhood Plan, the *'weight to be afforded to policies which restrict the delivery of housing is reduced and the tilted balance applies'* in accordance with NPPF policy 11d.

2.25 Policy C1 'Conserving and enhancing character' states that development will be permitted in the countryside where:

- *'It comprises an appropriate countryside use;*
- *It maintains or where possible enhances the quality of the rural and landscape character of the Parish area;*
- *In the South Downs National Park, policy HurstC2 will take precedent.'*

- 2.26 Policy C3 'Local Gaps and Preventing Coalescence' states that *'Development will be permitted in the countryside provided that it does not individually or cumulatively result in coalescence and loss of separate identity of neighbouring settlements.'*
- 2.27 The gaps covered by Policy C3 include between the following settlements:
- Hurstpierpoint and Hassocks;
 - Sayers Common and Albourne;
 - Hurstpierpoint and Albourne; and
 - Hurstpierpoint and Burgess Hill.
- 2.28 The Site lies to the west of Sayers Common and is therefore not within any of the settlement gaps listed under Policy C3.

DESIGNATIONS

- 2.29 The Site is not designated for landscape or landscape related reasons. However, the following designations within the Site's context, as shown on Figure 2: Landscape Analysis Plan, are of note:
- There are several areas of Ancient Woodlands within the wider landscape, most notable of which is Laundry Wood which sits 175m to the north-west of the Site; and
 - The Site is designated under Policy SA30: Proposed Housing Sites and is illustrated on Inset Map 15B – Sayers Common within the local plan, as shown in Figure 2: Landscape Analysis Plan.

EVIDENCE BASE & GUIDANCE

Mid Sussex District Council, Green and Blue Infrastructure, July 2024

- 2.30 The objective and the outcomes of the Green and Blue Infrastructure is to *'protect and enhance the natural, built and historic environment. Objectives 1 and 4 highlight the importance of maintaining and creating an accessible green infrastructure network.'*
- 2.31 The aims of the strategy are to:
- *To create and maintain easily accessible high quality green and blue infrastructure in the right places to encourage active travel, improve physical and mental health, support biodiversity, and address climate change mitigation and adaptation.*
 - *To protect valued landscapes for their visual, historical and biodiversity qualities.*
 - *To protect valued characteristics of the built environment for their historical and visual qualities.*
 - *To ensure that development is accompanied by the necessary infrastructure in the right place at the right time that supports development and sustainable communities. This includes as a priority the provision of efficient and sustainable transport networks.*
 - *To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.*

2.32 The Council aims to deliver these policies by:

- *'Create nature-rich, beautiful places – e.g. Policy DPN1;*
- *Create active and healthy places – e.g. Policy DPT3;*
- *Create thriving and prospering places – e.g. Policy DPE1;*
- *Protect and restore nature – e.g. Policy DPN1;*
- *Strengthen resilience to the effects of climate change – e.g. Policy DPS1;*
- *Sustainable water management (improve) – e.g. Policy DPS4;*
- *Improve health and wellbeing – e.g. Policy DPS6;*
- *Create sustainable places – e.g. Policy DPS2;*
- *Create a greener and more resilient economy – e.g. Policy DPE1'*

Statement of Common Ground, Mid Sussex District Local Plan, 2024

2.33 The vision and the objectives for the growth at Sayers Common and the Site (DPSC6: Land to west of Kings Business Centre, Reeds Lane – 100 dwellings) is to

'Deliver a development that prioritises active and sustainable modes of travel throughout, enhancing connectivity between all site allocations DPSC3 – DPSC7, the existing village and wider network facilitating the enhancement where necessary, or delivery of, additional bus, cycle and pedestrian routes off-site to other nearby settlements through s106 contributions, including a link to Burgess Hill Town Centre (potential route shown at Appendix 3 of the Reg 19 Local Plan). Creation of permeable, legible, and attractive connections between the allocations and existing settlement(s)'

3. SITE CONTEXT

LOCATION & LAND USE

- 3.1 As shown by Figure 1, the Site is located adjacent to the western edge of Sayers Common, a village which lies within a wider agricultural landscape comprising a patchwork of small to medium sized irregular fields under arable and pastoral use.
- 3.2 Burgess Hill is located approximately 3.2km to the east of the Site, while the partially coalesced settlements of Hassocks, Hurst Wickham and Hurstpierpoint are located to the south-east of the Site, with a minimum separation of approximately 1.6km to the north-western edge of Hurstpierpoint. The village of Albourne is located approximately 1km south of Sayers Common. The wider agricultural landscape is frequently interspersed with small clusters of settlement comprising farmsteads and large houses, often distributed linearly along a dense network of country lanes.
- 3.3 Sayers Common is focused on the crossroads of the B2118 and Reed Lane, the latter extending westwards from the settlement and defining the southern edge of the Site. The A23 dual carriageway extends north-south through the landscape to the east of Sayers Common.

- 3.4 Built development in Sayers Common predominantly comprises detached and semi-detached two storey houses. The King Business Centre, composed of several industrial units and hard standing, is located on the western edge of the settlement, to the east of the Site. At the time of field surveys, the construction of new housing to the north of King Business Centre was ongoing. There are also large warehouses and parking at the AVTrade Global Headquarters to the west of the Site.

TOPOGRAPHY

- 3.5 The Site lies within the broad, low-lying valley of the River Adur, with the watercourse itself lying some 2.2km north of the Site. This gently undulating landscape rises slowly to the south, while the larger settlements tend to be located on higher ground. The escarpment of the South Downs is located approximately 5.5km south of the Site at its nearest point.

VEGETATION

- 3.6 The wider agricultural landscape is characterised by strong field boundaries comprising hedgerows and tree belts. There are also occasional larger blocks of woodland, most notably to the north-west and south of Sayers Common. This strong vegetation pattern combines with the relatively flat landscape to create a strong sense of enclosure.

PUBLIC RIGHTS OF WAY

- 3.7 The wider landscape is well served by a network of PRoW, including those that provide access to the landscape to the west of Sayers Common. Most notable are the following:
- PRoW HSC-1AL which extends to the north-west from Reeds Lane across the Site and onwards into the adjacent field;
 - PRoW HSC- 3AL, which runs to the north from Reeds Lane in the adjacent field to the west of the Site. Further north, it meets with HSC-1AL; and
 - PRoW ALB-1-1AL, which continues southwards from Reeds Lane a short distance through fields, before turning eastwards towards the B2118 south of Sayers Common.

4. LANDSCAPE CHARACTER BASELINE

PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS

National Character Area (NCA) 121: Low Weald

- 4.1 The Site is within NCA 121: Low Weald which is described as a '*broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland. Around 9 per cent of it falls within the adjacent designated landscapes of the Surrey Hills, Kent Downs and High Weald Areas of Outstanding Natural Beauty and the South Downs National Park. Around 23 percent of the area is identified as greenbelt land.*'
- 4.2 The following key characteristics are identified for NCA 121:
- '*Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation;*

- *The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment;*
- *A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley;*
- *Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches;*
- *Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes;*
- *Frequent north-south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns;*
- *Small areas of heathland particularly associated with commons such as Ditchling and Chailey. Also significant historic houses often in parkland or other designed landscapes;*
- *The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields;*
- *Many small rivers, streams and watercourses with associated watermeadows and wet woodland;*
- *Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry;*
- *Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs'*

4.3 The Statements of Environmental Opportunity (SEO) for NCA 121 are as follows:

- *'SEO 1: Protect, manage and significantly enhance the area's intricate and characteristic mix of semi-natural ancient woodlands, gill woodland, shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access for health and wellbeing and reinforce sense of local identity;*
- *SEO 2: Conserve and enhance the distinctive historical aspects of the Low Weald landscape, including its important geological features and sites of heritage interest, particularly those associated with Wealden iron industry, enabling access, continued research,*

interpretation, understanding and enjoyment of the extensive and nationally significant resources;

- *SEO 3: Work at a landscape scale to improve the quality, state and structure of all Wealden rivers, streams and standing waterbodies and their appropriate flood plains, taking account of water quality, water flow and hydraulic connection with the flood plain, while seeking to enhance biodiversity, historic features and recreation opportunities and reinforcing sense of place; and*
- *SEO 4: Maintain the sustainable but productive pastoral landscape of the Low Weald, while expanding and connecting semi-natural habitats to benefit biodiversity, regulating soil and water quality by promoting good agricultural practice, and maintaining the extent and quality of unimproved permanent grassland and meadows. Restore degraded neutral grasslands to buffer sites and encourage pollinators and predators for pest regulation.'*

- 4.4 Whilst the NCA profile provides useful background context to the character of the Site and high-level landscape management guidance, due to the scale of the NCA and wide range of landscape characteristics it covers, the NCA is of limited relevance to this LVA and is scoped out as a landscape receptor.

A Landscape Character Assessment for Mid Sussex, 2005

- 4.5 The county level landscape character assessment identifies and describes a series of Landscape Character Types (LCTs) and Landscape Character Areas (LCAs), with key characteristics provided. The Site is within LCT Clay Vale Farmlands and LCA 4 Hickstead Low Weald.
- 4.6 LCT Clay Vale Farmlands is described as:
- *'Flat to gently undulating lowland clay vales and occasional low ridges;*
 - *Mixed arable and pasture farmland;*
 - *Medium density of hedgerows;*
 - *Small woods, copses and coppice;*
 - *Scattered hamlets and farmsteads.'*
- 4.7 LCA 4 Hickstead Low Weald is described as a *'Lowland mixed arable and pastoral landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. In the east, the area has experienced high levels of development centred on Burgess Hill.'*
- 4.8 The LCA is identified as having the following key characteristics:
- *'Alternating west-east trending low ridges with sandstone beds and clay vales carrying long, sinuous upper Adur streams.*
 - *Views dominated by the steep downland scarp to the south and the High Weald fringes to the north.*
 - *Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.*
 - *Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill.*

- *Biodiversity in woodland, meadowland, ponds and wetland.*
- *Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes.*
- *A modest spread of designed landscapes and major landmark of Hurstpierpoint College.*
- *Crossed by north-south roads including the A23 Trunk Road, with a rectilinear network of narrow rural lanes.*
- *London to Brighton Railway Line crosses the area through Burgess Hill.*
- *Varied traditional rural buildings built with diverse materials including timberframing, weatherboarding, Horsham Stone roofing and varieties of local brick and tile-hanging.*
- *Principal visitor attraction is the Hickstead All England Equestrian Showground.*

4.9 With respect to views the following is noted for LCA 4:

'Skyline hedgerows and trees tend to restrict long views. Views south are dominated by the steep downland scarp, with occasionally good prospects of the rising, gently dissected wooded slopes of the High Weald fringe rising to the north.'

4.10 The following landscape and visual sensitivities are identified for LCA 4:

- *'High level of perceived naturalness and a rural quality in the quieter, rural landscape to the west of the A23 Trunk Road.*
- *Woodland cover and the mosaic of shaws and hedgerows contribute strongly to the essence of the landscape.*
- *Pockets of rich biodiversity are vulnerable to loss and change.*
- *Parts of the area are visually exposed to views from the downs with a consequently high sensitivity to the impact of new development and the cumulative visual impact of buildings and other structures.'*

4.11 A series of management guidelines are identified for LCA 4 under the following overall 'Management Objective':

'Conserve and enhance the quiet, rural qualities of the western part of the area, encourage landscape restoration and woodland management, and ensure that new development is well-integrated within the landscape.'

4.12 The management guidelines of relevance to the Proposed Development are as follows:

- *'Maintain and restore the historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields.*
- *Plan for long-term woodland regeneration, the planting of new small and medium-sized broad-leaved farm woodlands, and appropriate management of existing woodlands.*
- *Promote the creation of arable field margins and corners including alongside the sides of streams.*

- *Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape.*
- ...
- *Where appropriate, increase tree cover in and around villages, agricultural and other development and on the rural urban fringe of suburban areas and Burgess Hill, including along the approach roads to settlements and along busy urban routes including the A23 Trunk Road.*
- *Conserve and replant single oaks in hedgerows to maintain succession, and replant parkland trees.*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and re-plant hedgerows where they have been lost.*
- *Maintain and manage all lakes and ponds and their margins for their landscape diversity and nature conservation value.*
- *Protect the character of rural lanes and manage road verges to enhance their nature conservation value.*
- ...
- *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 CHARACTER OF THE SITE

- 4.13 The Site comprises a single grassland field with an area of approximately 4.5ha. It is bounded to the south by Reeds Lane, where a strong belt of trees and hedgerow defines the boundary. The southern part of the western boundary is defined by a ditch and canopy trees including mature oaks, however further north, the Site is contained by a patch of woodland that becomes increasingly wide, and adjoins with the block of woodland that contains the northern edge of the Site.
- 4.14 The eastern boundary is defined by a track which provides access to land to the north of King Business Centre – at the time of field surveys this track was in use for construction traffic, with a temporary construction compound located within the Site's eastern extent. Existing hedgerows provide minimal containment to King Business Centre.
- 4.15 The Site slopes gently from east to west, with the ditch along the western boundary marking the low point in local landform. At the time of field surveys, surface water was present in the south-western part of the Site.
- 4.16 The Site is largely open with minimal vegetation within its interior, save for a number of relatively recently planted oak trees. Low voltage overhead power lines cross the Site from south-west to north-east.
- 4.17 As a result of the Site's robust vegetated northern, southern and western boundaries, there is a strong sense of enclosure. However, the eastern boundary is not well contained, resulting in intervisibility with existing built form (and ongoing construction activities) which influences the character of the Site. Furthermore, the existing use of part of the Site as a construction compound emphasises the sense of an urban fringe location, with the otherwise strongly enclosed boundaries separating the Site from the wider landscape.

- 4.18 At a wider scale the presence of large-scale built form further to the west of the Site along Reeds Lane emphasises the sense of a fragmented, urban fringe landscape.

REPRESENTATIVENESS

- 4.19 On the basis of the above, the Site is not considered to be highly representative of the key characteristics of its containing LCA 4 Hickstead Low Weald. It is not perceived as wild or remote and its condition and perceptual qualities are influenced by existing adjacent development and ongoing construction activity.

5. VISUAL BASELINE

- 5.1 The visibility of the Site has been appraised and is summarised below with reference to viewpoint photography. The photographs have been taken in late autumn and are therefore representative of a worst-case scenario in terms of visibility.
- 5.2 The location of viewpoints is shown on Figure 2: Landscape Analysis Plan and the photographs are presented on Figures 3-6.
- 5.3 The Site is visible in open, close-range views from a section of PRoW HSC-1AL approximately 180m in length where it crosses through the Site, as demonstrated by Viewpoint 1. Existing built form at the King Business Centre and ongoing construction of housing on land to the north of King Business Centre forms the backdrop to views to the east. Low voltage overhead power lines are also a notable feature crossing the northern extent of the Site.
- 5.4 From the PRoW network to the west of the Site, existing trees provide strong filtering and enclosure of the Site interior, although existing built form within and around King Business Centre remains visible beyond the trees. Similar views are available from a localised area on PRoW HSC-3AL as shown by Viewpoint 2.
- 5.5 However, further north, the strong pattern of woodland that contains the northern and north-western parts of the Site results in diminished visibility from the local PRoW network as demonstrated by Viewpoint 3.
- 5.6 Viewpoint 4, located on Reeds Lane approximately 235m west of the Site, shows that the combination of flat landform and strong intervening tree belts and large scale built-form at the AVTrade Global Headquarters results in no intervisibility with the Site interior, albeit existing trees on the southern boundary can be seen along the road further east.
- 5.7 In close range views from Reeds Lane, dense trees and hedgerow along the southern Site boundary strongly filter or screen views of the Site interior as demonstrated by Viewpoint 5. The lack of pavements on this section of the road is such that the majority of receptors will be travelling in vehicles with views experienced briefly and transiently.
- 5.8 Further east on Reeds Lane, more open glimpsed views of the Site's southern extent are experienced in the context of existing built form at King Business Centre. As demonstrated by Viewpoint 6, the Site is partially screened by hedgerows, such that the Site is likely to be glimpsed transiently by visual receptors travelling along the road.
- 5.9 Viewpoint 7, located further to the east on Reeds Lane, demonstrates that visibility of the Site reduces rapidly due to intervening commercial built form and trees.

- 5.10 To the south of Reeds Lane, there are views towards the Site from PRoW ALB-1-1AL (Viewpoint 8). However, the combination of flat landscape and intervening trees and vegetation serve to contain the Site interior. Furthermore, existing commercial built form at King Business Centre is notable to the east of the Site.
- 5.11 In summary, whilst there are open, close range views from within its interior, the Site's visual envelope is restricted by the combination of landform and the strong structure of hedgerow, canopy trees and woodland as well as existing built form which lies to the east and west, resulting in partial, filtered or glimpsed views from the PRoW and road network to the immediate south and west of the Site. On this basis, the Site is considered to have a highly restricted visual envelope.

6. LANDSCAPE & VISUAL RECEPTORS

- 6.1 On the basis of the landscape and visual baseline appraisals, a series of receptors have been identified against which assessment of effects arising from the Proposed Development has been carried out. The sensitivity of receptors has also been assessed by considering their value and susceptibility in accordance with Appendix A.2: LVIA Methodology. Full commentary on which the judgements have been based is set out in Appendix A.3: Assessment Tables, with summaries of the findings set out in the following sections.

LANDSCAPE FEATURES

Grassland Field

- 6.2 A common and undesignated landscape feature of medium ecological distinctiveness and poor condition resulting in very low / low value. A landscape feature that is highly vulnerable to development of the type proposed and therefore high susceptibility. This results in overall low/medium sensitivity.

Canopy Trees

- 6.3 A common landscape feature that includes category A and B trees identified as having medium ecological distinctiveness and moderate condition that contributes to local structure and natural heritage value and therefore of medium value. A feature that is vulnerable to development of the type proposed, albeit largely confined to boundaries, and therefore of medium / high susceptibility, and a resulting medium / high sensitivity.

Hedgerows

- 6.4 The Sites hedgerows are a common feature that contribute to landscape pattern and are in good ecological condition resulting in low/medium value. A landscape feature that is restricted to boundaries and readily replaced if lost, resulting in low susceptibility and a resultant low / medium value.

LANDSCAPE CHARACTER

The Character of the Site

- 6.5 The Site largely comprises common components and is not designated, albeit it has some recreational value and its vegetation contributes to local landscape structure. It is

therefore considered to have low value. The Site is considered to have medium susceptibility as it has a strong relationship with existing settlement and an urban fringe character, and therefore has some capacity to accommodate development of the type proposed.

- 6.6 On the basis of the above, the Site is considered to have low/medium sensitivity.

LCA 4 Hickstead Low Weald

- 6.7 A landscape composed largely of common components with existing development a strong influence, but with higher areas of tranquillity, seclusion and simple agricultural pattern. The LCA has some recreational value and landscape features that contribute to landscape structure and function, and therefore the LCA has medium value.
- 6.8 Due to existing influences of settlement and the undulating, low-lying landform and strong vegetation pattern, the LCA is considered to have some capacity to accommodate development of the type proposed and therefore medium susceptibility, and overall medium sensitivity.

VISUAL RECEPTORS

PRoW Users

- 6.9 Users of PRoW within and around the Site are not within or associated with a designated landscape and have no notable cultural/historical associations. However, views from PRoW around settlements are likely to be of some value to the local community, and therefore are of low value.
- 6.10 Users of PRoW are likely to be strongly focused on their surroundings and are therefore of high susceptibility, resulting in overall medium sensitivity.

Road Users

- 6.11 Views from Reeds Lane are from a location that is not within, or associated with a designated landscape and have no notable cultural or historical associations and are therefore of very low value. Receptors are travelling on a quiet lane where they are likely to have some appreciation of their surroundings, and therefore low / medium sensitivity.
- 6.12 A summary of the value, susceptibility and resultant sensitivity of the identified landscape and visual receptors is set out in Table 6.1 below.

Table 6.1: Summary of Receptor Sensitivity

		VALUE	SUSCEPTIBILITY	SENSITIVITY
RECEPTOR	Grassland Field	Very Low / Low	High	Low / Medium
	Canopy Trees	Medium	Medium / High	Medium / High
	Hedgerows	Low / Medium	Low	Low / Medium
	The Character of the Site	Low	Medium	Low / Medium
	LCA 4 Hickstead Low Weald	Medium	Medium	Medium
	PRoW Users	Low	High	

	Road Users (Reeds Lane)	Very Low	Low / Medium	
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7. DESIGN & MITIGATION

- 7.1 This section of the LVA sets out the design and mitigation measures that have been developed with the aim of reducing or avoiding landscape and visual effects. These measures are classified as primary or secondary mitigation measures.
- 7.2 Primary mitigation measures are those that are embedded in the design of the Proposed Development. GLVIA3 defines primary mitigation as measures that are *‘developed through the iterative design process, which have become integrated or embedded into the project design’*. GLVIA3 also states that primary mitigation *‘should ideally be included in the project description/specification’*.
- 7.3 Secondary mitigation measures are defined by GLVIA3 as *‘those that are not built into the final development proposals and are considered in relation to the assessment of the landscape and visual effects of the scheme as the means of addressing the significant adverse effects identified’*.
- 7.4 For the purposes of the assessment of landscape and visual effects at Year 1, primary mitigation measures are treated as embedded, and representative of a ‘worst case scenario’ of effects. At Year 15, secondary mitigation measures are also considered.

PRIMARY MITIGATION MEASURES

- 7.5 The design of the Proposed Development has been informed from the outset by landscape and visual constraints and opportunities and has evolved as part of an iterative process in collaboration with other specialist disciplines and key stakeholders.
- 7.6 Following desk-based studies and field work, a series of mitigation-by-design measures were identified to inform the design of the Proposed Development. These measures are set out below and illustrated on Figure 7: Development Principles Plan:
- Retain, as far as possible, the existing structure of vegetation that defines and encloses the Site’s southern, western and northern boundaries;
 - Retain and positively incorporate the PRoW route within the Site, with new opportunities for permeability and recreation incorporated along the route;
 - Reinforce tree planting along the western edge of the Site to provide further enclosure and reduce visual impact on views from the PRoW network further west;
 - Provide a buffer of open space within the western part of the Site, allowing for the flood zone and providing space for SuDS features, wetland landscape enhancements and open space for play, recreation and habitat enhancements;
 - Concentrate development within the eastern part of the Site, where existing influences of built form are strongest. Seek opportunities to integrate the Proposed Development with the existing settlement edge through pedestrian connectivity;
 - Limit new development to two storeys, particular on the western edge, with occasional two-and-a-half storeys further east to provide some articulation of rooflines; and
 - Provide native canopy tree planting within the western open space, integrating built development within the landscape and reinforcing the strongly treed character of the landscape.

- 7.7 The assessment includes reference to the following material which has been prepared during the course of the project:
- Site Layout (ECE Architecture Ref: PL-02);
 - Storey Heights Plan (ECE Architecture Ref: PL-04);
 - Landscape General Arrangement Plans (2276.1000 – 1002);
 - Arboricultural Implications Report (SJA Trees); and
 - Biodiversity Net Gain Report (Ecology Solutions).

SECONDARY MITIGATION

- 7.8 As the Proposed Development is submitted for detailed approval secondary mitigation measures includes consideration of the effects of growth and establishment of proposed planting. Measures to achieve the successful establishment of proposed planting as well as existing landscape features are set out in the Landscape Management Plan (LMP) which has also been prepared by Finc to accompany the planning application.
- 7.9 For the purposes of this assessment, proposed planting is assumed to grow at a rate of approximately 30cm per year.

8. ASSESSMENT OF EFFECTS

- 8.1 Full details of the assessment of effects for individual receptors are set out in Appendix A.3: Assessment Tables, with summaries of the effects likely to be experienced by receptor groups set out below.

LANDSCAPE FEATURES

Grassland Field

- 8.2 This receptor will be subject to a large scale of change resulting from the fundamental change to built development, which will affect a medium/large extent of the Site, resulting in a moderate / major negative effect at year 1.
- 8.3 Following the establishment of planting in the proposed landscape strategy, the scale of change will reduce to a degree resulting in a moderate negative effect at year 15.

Canopy Trees

- 8.4 The Proposed Development would result in the loss of a limited number of trees, with the majority of the receptor including Category A trees retained, as such the magnitude of change would be very small at year 1, resulting in a negligible negative effect.
- 8.5 Following the establishment of 265 new trees shown on the landscape strategy at year 15, the receptor would be subject to a small to medium scale and extent of change, resulting in a moderate positive effect.

Hedgerows

- 8.6 Approximately 17m of existing hedgerow along Reeds Lane will be lost to provide access to the Site, leading to a small scale and extent of change and a resultant minor negative effect at year 1.

- 8.7 The landscape proposals include for approximately 700m of new native hedgerow and linear native shrub planting which will lead to a medium/large magnitude of change and a moderate positive effect at year 15.

LANDSCAPE CHARACTER

The Character of the Site

- 8.8 The Proposed Development will result in the loss of existing landscape features, although trees and hedgerow are largely retained, while the character of the Site will change to residential development, albeit within an area strongly influenced by existing development. On this basis, the Proposed Development will result in a medium/large scale and large extent of change, leading to a moderate / major effect at year 1.
- 8.9 Following the establishment of proposed planting, and associated improvement of landscape features, recreational value and assimilation/integration of built form, the scale of change will reduce to a degree, resulting in a moderate negative effect at year 15.

LCA 4 Hickstead Low Weald

- 8.10 The Proposed Development will introduce built development in a very small extent of the LCA within an area already under considerable urbanising influences, with wider impacts limited by landform and vegetation. As a result, the Year 1 effect would be negligible negative.
- 8.11 Once established, the landscape strategy will lead to the reinforcement of characteristic landscape features (e.g. canopy trees) which will also soften and integrate the Proposed Development further within its landscape setting, resulting in a negligible neutral effect at year 15.

VISUAL RECEPTORS

PRoW Users

- 8.12 PRoW users within the Site will experience close range open views of new built form, seen in the context of existing development to the east, resulting in a large magnitude of change and a moderate/major negative effect at year 1. Once established, new tree planting within the Site will assist in softening and filtering new built form, particularly to the north, reducing the effect to moderate negative at year 15.
- 8.13 People on the PRoW network immediately to the west of the Site (Viewpoints 2 and 3) will experience effects ranging between minor/moderate and moderate negative at year 1. These effects would reduce to minor to minor/moderate negative at year 15 following the establishment of proposed planting along the western boundary.
- 8.14 Receptors on the PRoW to the south of Reeds Lane (Viewpoint 8) would experience moderate negative effects at year 1, which would reduce to minor/moderate negative following the establishment of trees proposed within the south-eastern part of the Site.

Road Users

- 8.15 Road users on Reeds Lane would experience at worst moderate negative effects at year 1, at Viewpoint 6, where open views of the Site would be experienced at close range.

Further west along the road (Viewpoint 5), effects would be minor negative, where glimpsed views are experienced from adjacent the Site's south-western extent. However, visual effects would diminish rapidly travelling further west, and east (as demonstrated by Viewpoints 4 and 7).

- 8.16 Following the establishment of proposed planting, the effects on people travelling along the road would reduce to at worst minor/moderate negative (Viewpoint 6), minor negative at Viewpoint 5, and negligible neutral at Viewpoint 7.
- 8.17 A summary of the effects identified is set out in Tables 8.1 and 8.2 below.

Table 8.1: Summary of Landscape Effects

		SENSITIVITY	YEAR 1	YEAR 15
LANDSCAPE RECEPTOR	Grassland Field	Low / Medium	Moderate / Major Negative	Moderate Negative
	Canopy Trees	Medium / High	Negligible Negative	Moderate Positive
	Hedgerows	Low / Medium	Minor Negative	Moderate Positive
	The Character of the Site	Medium / Large	Moderate / Major Negative	Moderate Negative
	LCA 4 Hickstead Low Weald	Medium	Negligible Negative	Negligible Neutral

Table 8.2: Summary of Visual Effects

		SENSITIVITY	YEAR 1	YEAR 15
VISUAL RECEPTOR	PRoW Users (within the Site)	Medium	Moderate / Major Negative	Moderate Negative
	PRoW Users (outside the Site)	Medium	Minor / Moderate to Moderate Negative	Minor Negative to Minor / Moderate Negative
	Road Users (Reeds Lane)	Low / Medium	Negligible Neutral to Moderate Negative	Negligible Neutral to Minor / Moderate Negative

9. SUMMARY & CONCLUSION

- 9.1 An assessment of the likely landscape and visual effects of the Proposed Development has been carried out in accordance with the best practice guidance.
- 9.2 A comprehensive review of landscape related planning policy and evidence base has been carried out, including published character assessments.
- 9.3 An appraisal of the character of the Site, its key characteristics and its relationship with the wider landscape has been carried out. A visual appraisal, based on desk study and field surveys has also been undertaken to identify views of the Site and form the basis of the assessment of visual effects.
- 9.4 Following the baseline review, a series of design recommendations have been identified with reference to landscape guidance within published landscape character assessments to inform the parameters and illustrative design. These measures have focused on

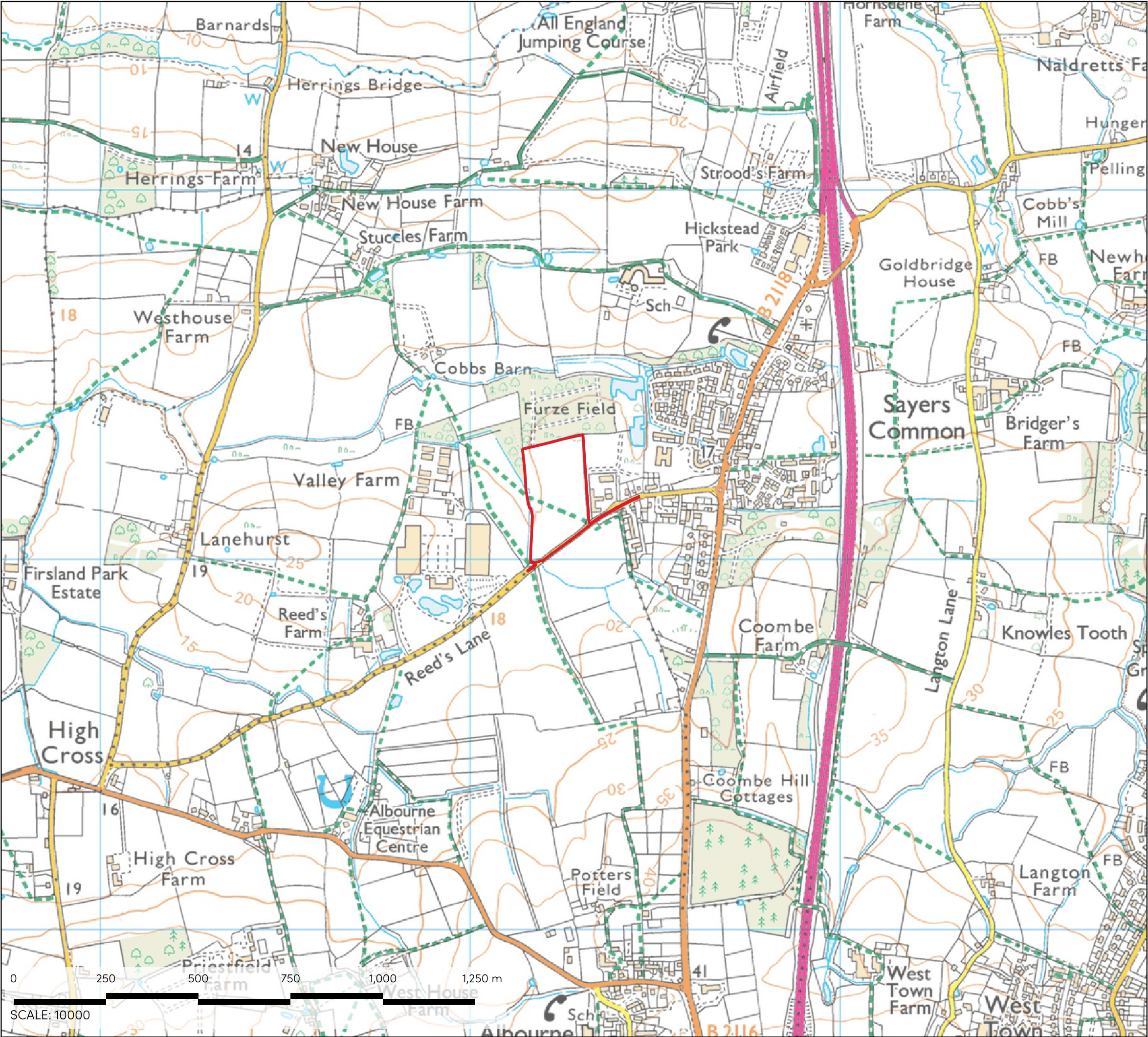
- reducing and avoiding adverse effects on landscape and visual receptors, as well as maximising the potential for long term landscape and biodiversity enhancements.
- 9.5 The Site is not designated for landscape reasons, and there are no designations within the immediate vicinity however it is the subject of an allocation for residential development.
- 9.6 The Site is located on the western edge of Sayers Common on the fringes of a predominantly agricultural landscape of small to medium irregular fields, interspersed with farmsteads and large houses along country lanes. The wider landscape around Sayers Common is influenced by settlement including Burgess Hill, Hassocks, Hurst Wickham, Hurstpierpoint and Albourne.
- 9.7 Sayers Common lies on the crossroads of the B2118 and Reeds Lane, which forms the Site's southern boundary, with the A23 running north-south further the east. The village mainly comprises detached and semi-detached two-storey housing, alongside employment uses such as the King Business Centre to the east and AVTrade Global Headquarters to the west of the Site.
- 9.8 The Site lies within the gently undulating, low-lying valley of the River Adur, which features strong hedgerows, tree belts, and occasional woodland blocks that create a sense of enclosure, and is well connected by Public Rights of Way, one of which passes through the Site.
- 9.9 At a local level the Site is within Landscape Character Area 4: Hickstead Low Weald, which is described as a rural landscape with scattered woodlands, hedgerows and hedgerow trees – quiet and secluded to the west and more influenced by settlement to the east, around Burgess Hill.
- 9.10 The Site comprises a grassland field gently sloping east to west, bounded by strong belts of trees, hedgerows, ditches, and woodland to the north, south and west, creating a strong sense of enclosure. In contrast, the eastern boundary—defined by a track serving the King Business Centre and recently used for construction access—is weakly contained, allowing views of built development and reinforcing its urban fringe character. The largely open interior contains only scattered young oaks, overhead power lines, and some surface water in the south-west, while large-scale built form along Reeds Lane further contributes to the perception of a fragmented edge-of-settlement landscape.
- 9.11 There are open, close range views from within its interior, however the Site's visual envelope is restricted by the combination of landform and the strong structure of hedgerow, canopy trees and woodland as well as existing built form which lies to the east and west, resulting in partial, filtered or glimpsed views from the PRoW and road network to the immediate south and west of the Site. On this basis, the Site is considered to have a highly restricted visual envelope.
- 9.12 In terms of landscape effects, the Proposed Development would inevitably lead to negative effects on the Site's landscape features and its overall character as a result of the loss of vegetation and introduction of built form. However, due to the Site's settlement fringe location and the strongly enclosed nature of the landscape, the wider impact on landscape character would be muted.
- 9.13 Furthermore, once established, the landscape proposals embedded in the design of the Proposed Development would assist in reducing adverse impacts through the softening of new built form. Furthermore, the scale and extent of proposed planting across the Site

is such that the Site's more valued landscape features will be subject to long term enhancement.

- 9.14 With respect to views, there will inevitably be negative effects on users of the PRoW network within the Site due to unavoidable close range open views. There will also be negative effects on people travelling on the PRoW network in the local landscape south and west of the Site. Negative visual effects will also be experienced by people travelling along Reeds Lane immediately south of the Site.
- 9.15 However, due to the Site's localised visual envelope, visual effects would diminish rapidly with distance from the Site. Furthermore, the Site's location within an area influenced by existing built form, together with its sensitive design, would minimise negative effects wherever possible.
- 9.16 On the basis of this assessment, the Site is considered capable of accommodating residential development without resulting in unacceptable or undue landscape or visual effects, which would be localised and largely confined to within or immediately adjacent to its boundaries.
- 9.17 In addition, the design of the Proposed Development is considered to be appropriate to its location, reflecting the Site's key characteristics and sensitivities, and aligning with relevant published guidance, and would maximise long term Site-level landscape enhancements.

APPENDIX A.1

Figures 1-7



LEGEND

Site Boundary

Rev	Date	Amendment	Initials
A	24.11.2025	Updated Red Line Boundary	RM
A	14.11.2025	Preliminary Issue.	RM

Project:

WESTERN PARCEL, REEDS LANE
SAYERS COMMON

Client:

RESIDE

Drawing:

FIGURE 1: SITE LOCATION PLAN

Drawing no:

2276.0100

Rev:

B

Scale@A3: 1:10000

Date:

NOV'25

Drawn:

RM

Checked:

JM

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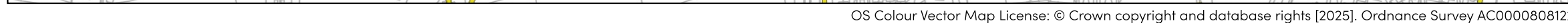
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PRELIMINARY

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B	24.11.2025	Updated red line boundary	RM
A	14.11.2025	Preliminary Issue.	RM
Rev	Date	Amendment	Initials

Project:
WESTERN PARCEL, REEDS LANE
SAYERS COMMON

Client:
RESIDE

Drawing:
FIGURE 2: LANDSCAPE ANALYSIS PLAN

Drawing no: 2276.0101 Rev: B

Scale@A3: 1:10000 Date: NOV'25 Drawn: RM Checked: JM



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PRELIMINARY



VIEWPOINT 1: View south-east from PRoW HSC-1AL

Visualisation Type:	Type 1	Date:	07 Nov 2025
Orientation:	North-East	Field of View:	Up to 90°
Camera & Lens:	Canon R6II/RF 50mm f/1.8	Enlargement:	96% @ A1



VIEWPOINT 2: View east from PRoW HSC-3AL

Visualisation Type:	Type 1	Date:	07 Nov 2025
Orientation:	East	Field of View:	90°
Camera & Lens:	Canon R6II/RF 50mm f/1.8	Enlargement:	96% @ A1

Project:	Client:
Western Parcel, Reeds Lane, Sayers Common	FINC Architects
Project Reference:	Drawn by:
25.2276	RM
Status:	Approved by:
Preliminary	JM
Drawing Reference:	Issued:
Figure 3	Nov 2025





VIEWPOINT 3: View from PRoW HSC-1AL

Visualisation Type:	Type 1	Date:	07 Nov 2025
Orientation:	South-East	Field of View:	Up to 90°
Camera & Lens:	Canon R6II/RF 50mm f/1.8	Enlargement:	96% @ A1



VIEWPOINT 4: View east from Reeds Lane

Visualisation Type:	Type 1	Date:	07 Nov 2025
Orientation:	East	Field of View:	90°
Camera & Lens:	Canon R6II/RF 50mm f/1.8	Enlargement:	96% @ A1



VIEWPOINT 5: View north-east from Reeds Lane

Visualisation Type:	Type 1	Date:	07 Nov 2025
Orientation:	North-East	Field of View:	Up to 90°
Camera & Lens:	Canon R6II/RF 50mm f/1.8	Enlargement:	96% @ A1



VIEWPOINT 6: View north-west from Reeds Lane

Visualisation Type:	Type 1	Date:	07 Nov 2025
Orientation:	North-West	Field of View:	90°
Camera & Lens:	Canon R6II/RF 50mm f/1.8	Enlargement:	96% @ A1



VIEWPOINT 7: View west from Reeds Lane

Visualisation Type:	Type 1	Date:	07 Nov 2025
Orientation:	West	Field of View:	Up to 90°
Camera & Lens:	Canon R6II/RF 50mm f/1.8	Enlargement:	96% @ A1

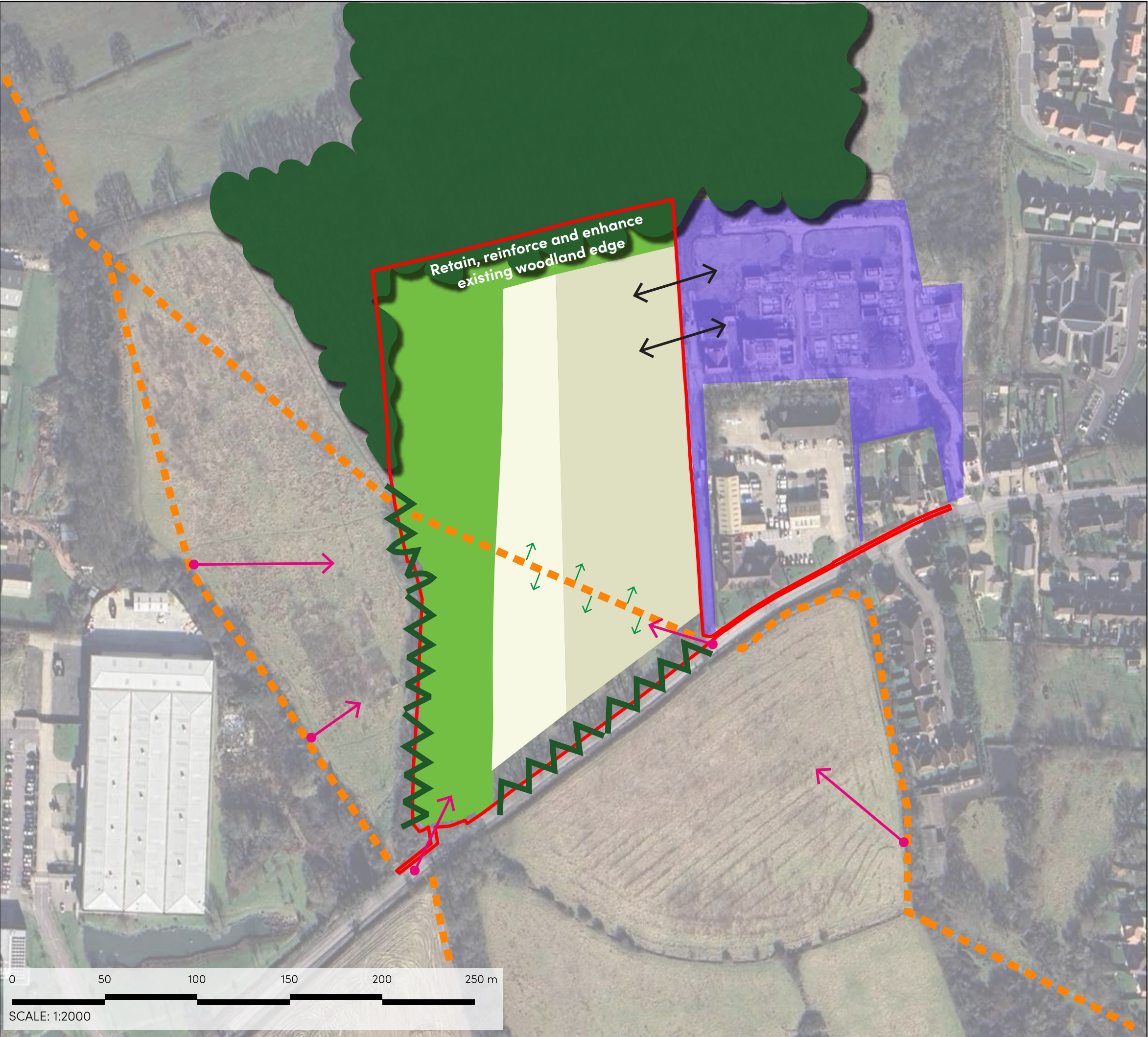


VIEWPOINT 8: View from PRoW ALB-1-1AL, south of Reeds Lane

Visualisation Type:	Type 1	Date:	07 Nov 2025
Orientation:	North-West	Field of View:	90°
Camera & Lens:	Canon R6II/RF 50mm f/1.8	Enlargement:	96% @ A1

Project:	Client:
Western Parcel, Reeds Lane, Sayers Common	FINC Architects
Project Reference:	Drawn by:
25.2276	RM
Status:	Approved by:
Preliminary	JM
Drawing Reference:	Issued:
Figure 6	Nov 2025





LEGEND

- Site Boundary
- Existing Woodland
- Public Rights of Way
- Seek opportunities to integrate development with existing settlement
- Views into the Site from PRoWs and roads
- Retain and positively incorporate the PRoW route within the Site
- Opportunities for open space and recreational use
- Limit new development to two storeys
- Limit new development to two-and-a-half storeys
- Retain, enhance, and reinforce existing vegetation
- SA30 - Proposed Housing Sites

B	24.11.2025	Updated red line boundary	RM
A	14.11.2025	Preliminary Issue.	RM

Rev	Date	Amendment	Initials
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Project:
WESTERN PARCEL, REEDS LANE
SAYERS COMMON

Client:
RESIDE

Drawing:
FIGURE 7: DEVELOPMENT PRINCIPLES PLAN

PRELIMINARY

Drawing no:	2276.0103	Rev:	B
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Scale@A3: 1:2000	Date: NOV'25	Drawn: RM	Checked: JM
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APPENDIX A.2

LVIA Methodology

1. INTRODUCTION

- 1.1 This Landscape and Visual Impact Assessment (LVIA) methodology has been developed in accordance with best practice as set out in Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3).
- 1.2 GLVIA3 defines LVIA as *‘a tool used to identify and assess the significance of and 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’* (GLVIA3 paragraph 1.1).
- 1.3 However, LVIA also forms a key part of the design process. GLVIA3 recommends an iterative approach to design: *‘Landscape professionals should be involved as early as possible in this iterative approach to ensure that the likely landscape and visual effects of a proposal play an important part in the evolution of a development proposal’*.
- 1.4 GLVIA3 also recommends a proportional approach to the assessment of effects, stating in paragraph 1.17 that there is a *‘need for an approach that is in proportion to the scale of the project that is being assessed and the nature of its likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional’*.
- 1.5 This methodology is also informed by the following best practice guidance:
 - Landscape Institute Technical Guidance Note (TGN) 02-21: Assessing landscape value outside national designations;
 - TGN 2024-01: Notes and Clarifications on Aspects of GLVIA3;
 - TGN 06/19: Visual Representation of Development Proposals;
 - An Approach to Landscape Character Assessment; and
 - An Approach to Landscape Sensitivity Assessment.
- 1.6 It is important to acknowledge that negative landscape and visual effects are likely to occur as a result of development on greenfield sites. The purpose of LVIA is to identify the effects that are important to the decision-making process, however the identification of adverse effects does not in itself imply that a site does not have capacity for development.
- 1.7 GLVIA3 distinguishes between LVIA and Landscape and Visual Appraisals (LVAs) on the basis of whether the assessment is being carried out as part of an Environmental Impact Assessment (EIA). LVAs are typically prepared for non-EIA developments however the principles employed in the assessment of effects are the same.

2. APPROACH

- 2.1 The approach to LVIA typically follows four steps:
 - Step 1 – Baseline Studies;
 - Step 2 – Design and Mitigation;
 - Step 3 – Assessment of Effects; and
 - Step 4 – Assessment of Cumulative Effects.

- 2.2 The steps above are often iterative and are informed by one another. For example, the design and mitigation stage may be revisited following the assessment of effects to reduce significant adverse effects and will typically be strongly informed by the baseline studies. The four steps are described in further detail below.

BASELINE STUDIES

- 2.3 The first step in the LVIA process is to form as complete as possible an understanding of the site and its context which allows a sensitive approach to the design to be developed and provides a baseline against which the effects of the proposed development can be assessed. Baseline studies will typically involve the following stages:

Desk-based Studies

- 2.4 Desk-based studies include a comprehensive review and analysis of publications and online sources including:
- Relevant planning policy from national to local level;
 - Landscape or landscape related designations that are present within the site and its context. Where this is the case, collation of any specific publications related to the designations (e.g. Management Plans);
 - Published evidence base including landscape character assessments;
 - Planning history relating to the site: and
 - Mapping sources (e.g. Ordnance Survey, Google Earth)

ZTV Studies

- 2.5 Zone of Theoretical Visibility (ZTV) studies can be undertaken to aid understanding of the potential visual envelope of the proposed development. In early project stages where the design of a development proposal has not been fixed, this may require assumptions to be made on the footprint and height of proposals.
- 2.6 ZTVs are a useful tool that can inform baseline studies, and particularly the selection of viewpoints. However, it is important to understand their limitations. ZTVs are prepared on the basis of a 'bare earth' Digital Terrain Model (DTM), which does not account for existing vegetation and built form. Bare earth ZTVs therefore only indicate where the proposed development is theoretically visible from taking account of only the landform.
- 2.7 Modelled ZTVs can also be prepared, where existing trees and built form can be modelled as visual barriers within the digital model. This will typically be based on OS mapping layers using assumed or typical heights for these elements. However, it is not practical to model all landscape elements (e.g. hedgerows, individual trees, fences and walls).
- 2.8 As such, ZTVs are not always necessary (e.g. for small development proposals where visibility is easily assessed on the ground). Furthermore, the assessment of visual the visual baseline and visual effects resulting from a development proposal are always based on viewpoint photography.
- 2.9 This is supported by GLVIA3 which cautions against over-reliance on ZTVs. Paragraph 6.10 of GLVIA3 states that *'factors other than terrain will influence actual visibility. Other landscape components that may affect visibility, for example buildings, walls, fences, trees, hedgerows, woodland and banks, can in theory be added to digital models that*

are based on terrain but this is difficult to achieve accurately, especially for a large study area'. Paragraph 6.10 also notes that 'Site surveys are therefore essential to provide an accurate baseline assessment of visibility'.

Field Surveys

- 2.10 Following the desk-based studies and ZTV preparation (if appropriate), field surveys will be undertaken to appraise the character of the site and to identify viewpoints and capture viewpoint photography. Field surveys will typically include capturing photography from many potential viewpoint locations and may include viewpoints with no visibility of the site.
- 2.11 A series of viewpoints will be selected to represent the views of visual receptors who are likely to experience visual effects as a result of the proposed development. The aim of these representative views is to provide a range of distances, angles and visual receptor types with a focus on capturing the views that are most likely to be affected by the proposed development. Where appropriate, specific viewpoints may also be included (e.g. views from a promoted viewpoint).

Study Area

- 2.12 Following field surveys, a study area for the assessment is defined. This is generally informed by the extents of the visual envelope of the Proposed Development as demonstrated by the viewpoint selection and can be informed by ZTV studies if they have been carried out.

DESIGN AND MITIGATION

- 2.13 Based on a robust analysis of the landscape and visual baseline a series of mitigation measures are identified with the aim of avoiding or reducing negative effects and where possible enhancing the landscape. Mitigation measures can be embedded within the design of the proposed development (primary mitigation).
- 2.14 Additional mitigation measures (secondary mitigation) are measures which are not embedded within the design of the proposed development, or measures which are not immediately realised, such as the growth and establishment of planting proposals. These measures may be secured by additional design measures such as Landscape and Environmental Management Plans.

ASSESSMENT OF EFFECTS

- 2.15 Full details of the criteria and methodology used for the assessment of effects is set out in section 3.
- 2.16 The assessment considers landscape and visual effects as separate and distinct matters. Before an assessment can be carried out, landscape and visual receptors must first be defined, and their sensitivity assessed.
- 2.17 Visual effects result from changes in views experienced by visual receptors (people and groups of people who may have views of the proposed development) while landscape effects result from changes to the physical fabric of the landscape as a resource or changes in the perception of an area and its key characteristics.

- 2.18 Landscape receptors are defined by GLVIA3 paragraph 5.34 as comprising *‘overall character and key characteristics, individual elements or features, and specific aesthetic or perceptual aspects’*. This LVIA methodology considers overall character and individual landscape features as receptors. Specific aesthetic or perceptual aspects are typically considered as part of the assessment of overall character.

Determining Sensitivity

- 2.19 The sensitivity of landscape and visual receptors is identified by combining judgements on their value and susceptibility based on the criteria set out in section 3.

Determining Magnitude

- 2.20 The magnitude of effects is assessed by combining judgements on three aspects of the changes introduced by the proposed development:
- Size and scale of change;
 - Extent of change; and
 - Duration of Change.
- 2.21 The criteria for these aspects differ for landscape and visual effects with details set out in Section 3.

Determining Effects

- 2.22 In order to identify the effect likely to be experienced by landscape and visual receptors, the overall magnitude of change is considered alongside the sensitivity of the receptor.
- 2.23 Assessments are typically based on the operational phase of a proposed development at Year 1 after completion and Year 15. Year 1 assessments will take account of any primary/embedded mitigation and will be representative of a worst-case scenario in terms of likely effects. The assessment of Year 15 will account for secondary mitigation and therefore will be the residual effects once additional mitigation measures are applied.
- 2.24 For outline planning applications, the Year 1 assessment will account for the maximum development parameters allowed for, while the residual effect assessment is typically based on supplementary material e.g. Indicative Masterplan, Design and Access Statements).
- 2.25 The assessment of residual effects also accounts for the anticipated growth and establishment of any planting proposals based on an assumed growth rate of approximately 1m in height every 3 years.

EIA DEVELOPMENT

- 2.26 For proposed developments that require an Environmental Impact Assessment (EIA), it is necessary to identify whether the identified effects are 'significant' conveying issues that are material to the decision-making process.
- 2.27 Effects that are major or moderate are likely to be significant. Effects that fall below moderate are not considered significant. It is up to the assessor, employing professional judgement, to identify which effects are significant.
- 2.28 For EIA developments, there will typically be additional phases for the assessment, e.g. during construction (and for temporary developments, decommissioning). EIA developments will also typically be accompanied by a cumulative assessment.

ASSESSMENT OF CUMULATIVE EFFECTS

- 2.29 For EIA developments and other developments where appropriate, a cumulative assessment may be carried out to identify the likely effects resulting from the proposed development in combination with a defined list of planned developments.
- 2.30 GLVIA3 paragraph 7.2 defines cumulative effects as resulting from *'additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future.'*

Scope & Study Area

- 2.31 The study area for landscape effects is typically defined by the boundaries of the Landscape Character Type or Area within which the proposed development sits as supported by GLVIA3 paragraph 7.21: *'this allows judgements about when the cumulative landscape effects of the main project together with other developments become such as to change the landscape character in the area to a significantly different character, perhaps sufficient to create a new landscape type or sub-type.'*
- 2.32 For visual effects, the study area is typically defined by the visual envelope of the proposed development informed by viewpoint locations and where appropriate, ZTVs in accordance with GLVIA3 paragraph 7.21.
- 2.33 The approach to the scoping of cumulative assessments is guided by GLVIA paragraph 7.5 in that it should be *'reasonable and in proportion to the nature of the project under consideration'*. As such, an initial list of potential cumulative schemes will be reviewed and the assessor will determine which schemes are to be included in the assessment with consideration of the following factors:
- The location, scale and type of development proposed by the cumulative scheme;
 - The extent of visual interaction between the cumulative scheme and the proposed development;
 - The likelihood of significant cumulative effects arising from the combination of the cumulative scheme and the proposed development.

3. METHODOLOGY USED IN THE ASSESSMENT OF EFFECTS

SENSITIVITY

Value of Landscape Receptors

- 3.1 The value of landscape receptors is determined on the basis of a combination of their status with respect to landscape or landscape related planning designations and a range of factors that indicate value.
- 3.2 The starting point for value judgements is the relationship the landscape receptor has to any relevant designations as set out in Table 3.1.

Table 3.1: Value of Landscape Designations

CRITERIA		
VALUE	High	Nationally or internationally designated landscapes such as World Heritage Sites, National Parks, National Landscapes, National Scenic Areas and Registered Parks and Gardens. Landscape features that are subject to national designations (e.g. Ancient Woodland).
	Medium	Locally designated landscapes such as Special Landscape Areas, Areas of Great Landscape Value and Conservation Areas. Landscape features that are subject to local designations (e.g. TPO)
	Low	Undesignated landscapes of demonstrable community value.
	Very Low	Undesignated landscapes of little or no appreciable community value.

- 3.3 With respect to undesignated landscape receptors, value is determined on the basis of the factors set out in Table 3.2 which are based on TGN 02/21, alongside the criteria set out in Table 3.3.
- 3.4 It is important to note that the factors set out in Table 3.2 are considered in the assessment of value for all landscape receptors including those that are subject to some form of designation.
- 3.5 GLVIA3 acknowledges that the *'fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value'*. Therefore, the assessment of landscape value requires careful consideration of a range of factors, in order to form a reasoned judgement.

Table 3.2: Factors in Determining Landscape Value

		CRITERIA
FACTORS IN DETERMINING VALUE	Natural heritage	Landscape area or feature with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.
	Cultural heritage	Landscape area or feature with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.
	Landscape condition	Landscape area or feature which is in a good physical state both with regard to individual elements and overall landscape structure.
	Associations	Landscape area or feature which is connected with notable people, events and the arts.
	Distinctiveness	Landscape area or feature that has a strong sense of identity.
	Recreational	Landscape area or feature offering recreational opportunities where experience of landscape is important.
	Perceptual (Scenic)	Landscape area or feature that appeals to the senses, primarily the visual sense.
	Perceptual (Wildness and tranquillity)	Landscape area or feature with a strong perceptual value notably wildness, tranquillity and/or dark skies.
	Functional	Landscape area or feature which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.

- 3.6 The landscape value judgements are made based on professional judgement guided by Table 3.3.

Table 3.3: Landscape Receptor Value

		CRITERIA
VALUE	High	Landscape receptors that may be designated at national or international level. Landscape receptors that strongly indicate the factors set out in Table 3.2.
	Medium	Landscape receptors that may be designated at local level. Landscape receptors that moderately meet the criteria set out in Table 3.2.
	Low	Landscape receptors that are undesignated and that partly meet the criteria set out in Table 3.2
	Very Low	Undesignated landscape receptors with few indicators of value.

Susceptibility of Landscape Receptors

- 3.7 The susceptibility of landscape receptors is defined by GLVIA3 as *‘the ability of the landscape receptor ... to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies’*.
- 3.8 In assessing the susceptibility of landscape receptors, the following aspects are considered:
- Existing land uses and the relationship landscape receptor has with existing development;
 - The scale, pattern, enclosure and landform of the receiving landscape;
 - The nature of the proposed development; and
 - The potential for the proposed development to facilitate the implementation of published landscape guidance.
- 3.9 GLVIA3 states that landscape effects are *‘particular to both the specific landscape in question and the specific nature of the proposed development’*. The Landscape Institute’s TGN 2024/01 makes clear that susceptibility should consider the type of change, but not the actual development proposal and in forming a judgement *‘care should be taken to avoid double counting with magnitude’*.
- 3.10 In the assessment of susceptibility, the type of development is taken into account alongside its relative size. However, to prevent double counting the specific design of the proposed development, including any mitigation measures (e.g. height limits, strategic open space, planting) are not considered as part of the susceptibility judgement. Susceptibility judgements do not include consideration of whether a landscape is a host landscape. The location of a development proposal, and whether resultant effects are direct or indirect are considered as part of the assessment of magnitude.

Table 3.4: Landscape Susceptibility

		CRITERIA
SUSCEPTIBILITY	High	The landscape receptor has little ability to accommodate the type of change proposed without undue consequences on the maintenance of the baseline and/or with little potential to achieve landscape planning policies/strategies
	Medium	The landscape receptor has some ability to accommodate the type of change proposed without undue consequences on the maintenance of the baseline situation and/or there is some potential to achieve landscape planning policies/strategies.
	Low	The landscape receptor is able to accommodate the type of change proposed without undue consequences on the maintenance of the baseline situation and/or there is high potential to achieve landscape planning policies/strategies.

Value of Views

- 3.11 The value of views is assessed based on the criteria in Table 3.5 taking account of the recognition of value through designations and other cultural or historical indicators of value, such as through art & literature, mapping/guidebooks, art, or designed views. In townscape areas, value may be attached to key viewpoints noted in Conservation Area appraisals or Neighbourhood Plans as well as indicators that specific views are valued. e.g. the presence of a bench where attractive views can be enjoyed.

Table 3.5: Value of Views

		CRITERIA
VALUE	High	Views from nationally or internationally recognised viewpoints or views strongly associated with nationally or internationally designated landscapes. Views that are promoted and/or linked with popular visitor attractions.
	Medium	Views from locally important or promoted viewpoints, either by association with local landscape designations or with strong historical/cultural associations. May include views towards nationally or internationally designated landscapes where such views are judged as having medium value.
	Low	Views not associated with designated landscapes which have notable cultural or historical associations.
	Very Low	Views not associated with designated landscapes with little or no known cultural or historical associations.

Susceptibility of Visual Receptors

- 3.12 The susceptibility of visual receptors is determined by how people are experiencing the landscape. It is a function of the nature of activity of people who experience views of a proposed development and the extent to which the landscape is important to their experience. Visual receptor susceptibility is assessed based on professional judgement with reference to Table 3.6.

Table 3.6: Visual Receptor Susceptibility

		CRITERIA
SUSCEPTIBILITY	High	People who are strongly focussed on the landscape and/or for whom the landscape forms an important part of the experience including: - Residents in their homes; - People engaged in outdoor recreation where the landscape is fundamental to the experience; - Visitors to heritage assets or other notable attractions where views of the surroundings are an important contributor to the experience; and - Users of Public Rights of Way where views are an important part of the experience.
	Medium	People who have some focus on the landscape, including: - People travelling along scenic road/rail routes where they are likely to have an appreciation of views; - People engaged in outdoor recreation where they have some appreciation of their surroundings; and - Users of Public Rights of Way where views are not an important part of the experience.
	Low	People engaged in activities where they have little appreciation for the landscape, including: People travelling on major road/rail routes;

		▪ People engaged in outdoor recreation which does not involve appreciation of views of the landscape; and ▪ People in their place of work.
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COMBINING VALUE AND SUSCEPTIBILITY

- 3.13 The sensitivity of landscape and visual receptors is defined by their value and susceptibility and classified on a scale from Very Low to High based on professional judgement with reference to Table 3.7.

Table 3.7: Sensitivity of Receptors

		SUSCEPTIBILITY		
		High	Medium	Low
VALUE	High	High	Medium-High	Medium
	Medium	Medium-High	Medium	Low-Medium
	Low	Medium	Low-Medium	Low
	Very Low	Low-Medium	Low	Very Low

DETERMINING EFFECT MAGNITUDE

- 3.14 The magnitude of effects is determined by combining judgements on the size and scale of change with the duration and geographical extent over which those effects would be experienced by a receptor.

Landscape Size and Scale, Geographical Extent and Duration of Change

- 3.15 The size and scale of landscape change is assessed considering the following aspects based on professional judgement with reference to Table 3.8:
- the extent of existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape;
 - the degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or by addition of new ones; and
 - whether the proposed development changes the key characteristics of the landscape, which are critical to its distinctive character.

Table 3.8: Size and Scale of Landscape Change

		CRITERIA
SIZE & SCALE	Large	Total or pronounced change to the landscape receptor leading to the fundamental alteration in the receptor or its key characteristics.
	Medium	Partial change to the landscape receptor leading to a substantial alteration in the receptor or its key characteristics.
	Small	Limited change to the landscape receptor leading to a perceptible alteration in the receptor its key characteristics.
	Very Small	Very slight change to the landscape receptor leading to a barely perceptible alteration in the receptor or its key characteristics.

- 3.16 The geographical extent of landscape change is an assessment of the area or footprint over which landscape effects will be experienced by a receptor. This may include

consideration of both the proportion of a landscape affected and the absolute extent of the change.

Table 3.9: Extent of Landscape Change

CRITERIA		
EXTENT	Large	Change affecting the majority of a landscape area or feature, or changes that affect an extensive area.
	Medium	Change affecting a substantial part of a landscape area or feature, or changes that affect a sizeable area.
	Small	Change affecting a limited part of a landscape area or feature, or changes that affect a limited area.
	Very Small	Changes affecting a very limited part of a landscape area or feature, or changes that affect a very compact area.

- 3.17 The duration of change is identified based on the criteria set out in Table 3.10. Semi-permanent change is deemed to be between permanent and long duration to account for the reversibility of temporary developments that have a longer lifetime e.g. 40 years but are to be decommissioned.

Table 3.10: Duration of Landscape Change

CRITERIA		
DURATION	Permanent	Change that is permanent and difficult of unlikely to be reversed.
	Long	Change that is temporary and expected to endure for a period of 10-25 years and will subsequently be reversed or no longer occurring.
	Medium	Change that is temporary and expected to endure for a period of 3-10 years and will subsequently be reversed or no longer occurring.
	Short	Change that is temporary and expected to endure for a period of up to 3 years and will subsequently be reversed or no longer occurring.

← **Semi-Permanent**
Change that is temporary but endures for longer than 25 years.

Visual Size and Scale, Geographical Extent and Duration of Landscape Change

- 3.18 Size and scale of visual change takes into account the following factors:
- The scale of change to the view including loss or additional of features, changes in overall composition and the proportion of the view occupied by the proposed development;
 - The degree of visual contrast between existing and new elements within the view; and
 - The continuity of views of towards the proposed development, including whether views are open, partial or glimpsed.

Table 3.11: Size and Scale of Visual Change

		CRITERIA
SIZE & SCALE	Large	Total or pronounced change in the composition of views which are likely to be open.
	Medium	Partial change in the composition of views which are likely to be open or partial.
	Small	Limited change in the composition of views which are likely to be partial or filtered.
	Very Small	Barely perceptible change in the composition of views which are likely to be filtered or glimpsed.

3.19 Geographical extent of visual change is assessed based on professional judgement with reference to Table 3.12 and considering the following aspects:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development; and
- the extent of the area over which the changes would be visible.

Table 3.12: Geographic Extent of Visual Change

		CRITERIA
EXTENT	Large	Change that is visible over a wide extent of a view and/or from an extensive proportion of a route or area and/or from close range.
	Medium	Change that is visible over a partial extent of a view and/or from a partial proportion of a route or area and/or views from close to medium range.
	Small	Change that is visible over a limited extent of a view and/or from a limited proportion of a route or area and/or from medium to long range.
	Very Small	Change that is visible over a minimal extent of a view and/or from a minimal proportion of a route or area and/or from long range.

3.20 The duration of change is identified based on the criteria set out in Table 3.13. Semi-permanent change is deemed to be between permanent and long.

Table 3.13: Duration of Visual Change

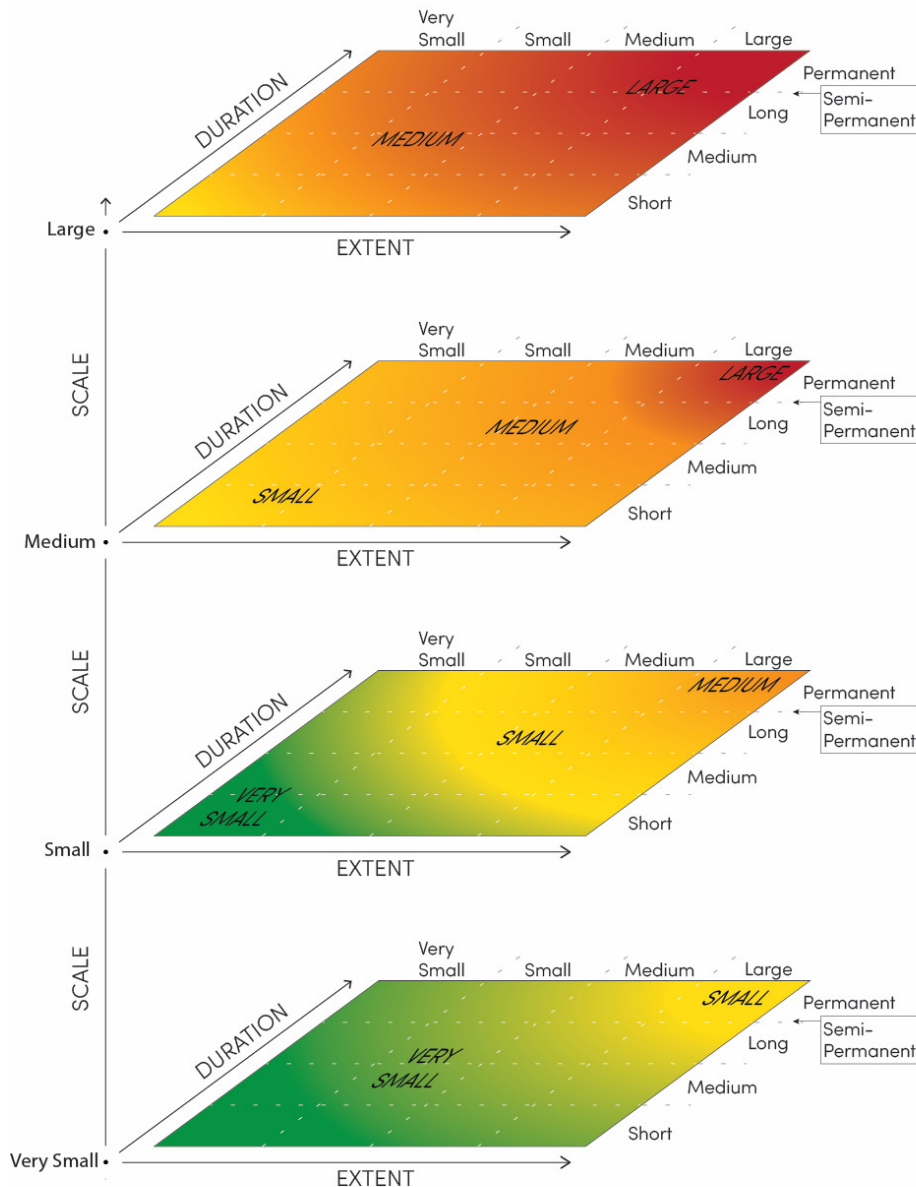
		CRITERIA
DURATION	Permanent	Change that is permanent and difficult of unlikely to be reversed
	Long	Change that is temporary and expected to endure for a period of 10–25 years and will subsequently be reversed or no longer occurring.
	Medium	Change that is temporary and expected to endure for a period of 3–10 years and will subsequently be reversed or no longer occurring.
	Short	Change that is temporary and expected to endure for a period of up to 3 years and will subsequently be reversed or no longer occurring.

← **Semi-Permanent**
Change that is temporary but endures for longer than 25 years.

COMBINING SIZE AND SCALE, GEOGRAPHICAL EXTENT AND DURATION

- 3.21 For all receptors, overall magnitude of change is determined using professional judgement with reference to Figure 3.1. Size and scale of change is the primary factor with geographic extent and duration important but secondary considerations.

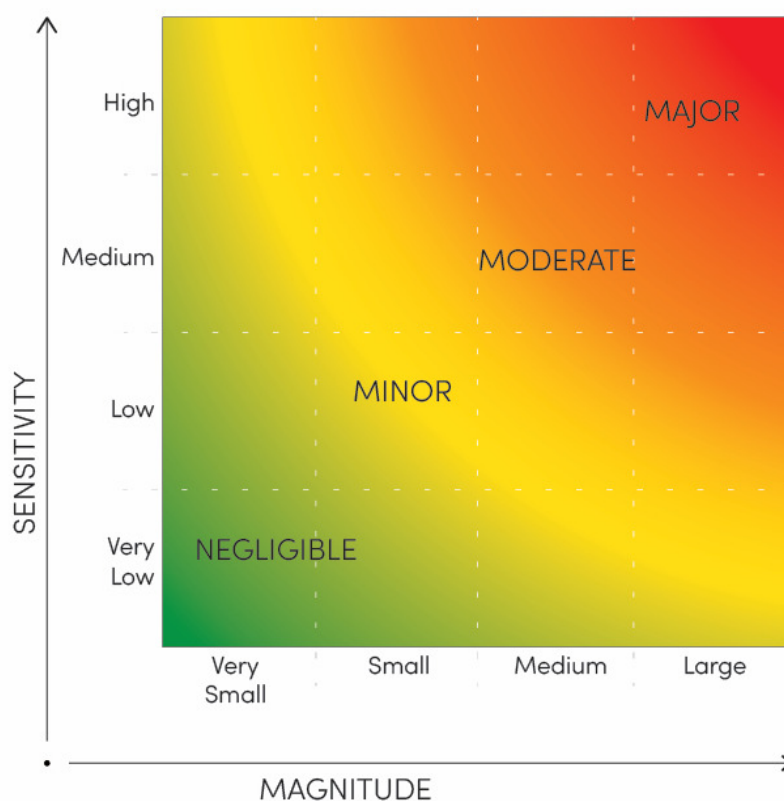
Figure 3.1: Determining the Overall Magnitude of Effect



DETERMINING THE EFFECT

- 3.22 Judgements on receptor sensitivity and overall magnitude of effect are combined using professional judgement with reference to Figure 3.2 to determine the overall effect.

Figure 3.2: Determining the Level of Effect



DETERMINING THE BALANCE OF EFFECT

- 3.23 Landscape and visual effects are classified as positive, negative or neutral in accordance with the criteria set out in Table 3.14. The balance of an effect is considered using professional judgement weighing the positive and negative aspects of change.
- 3.24 Where the assessor judges that positive and negative effects are likely to occur on a particular receptor that are important considerations for the decision maker, a combination of positive and negative effects may be identified.

Table 3.14: Nature of Effect

CRITERIA		
BALANCE	Positive	Effects on landscape or visual receptors that are entirely or on the whole beneficial compared to the baseline situation.
	Negative	Effects on landscape or visual receptors that are entirely or on the whole adverse compared to the baseline situation.
	Neutral	Effects on landscape or visual receptors that do not have an adverse or beneficial effect when considering the baseline situation.

APPENDIX A.3

Assessment Tables

Table A3.1 Sensitivity of Landscape Receptors

	VALUE		SUSCEPTIBILITY		SENSITIVITY
Grassland Field	Very Low / Low	A common and undesignated landscape feature that is identified as neutral grassland with medium distinctiveness, and poor condition. The condition of the feature is also negatively influenced by the presence of temporary construction activity. No notable cultural, historical associations are known, and the feature is not perceived as wild or remote, albeit the presence of a PRoW is such that there is some recreational value.	High	The receptor is highly vulnerable to development of the type proposed, which is likely to fundamentally change it's character and physical characteristics.	Low / Medium
Canopy Trees	Medium	An undesignated and common feature that includes category A and B trees of considerable size, identified as having medium distinctiveness and moderate condition. The trees contribute to landscape structure and enclosure, with the area of woodland in the Site's north-east extent classed in ecological terms as having high distinctiveness (albeit poor condition). Therefore, the receptor has some natural heritage value and provides landscape function.	Medium / High	Canopy trees are vulnerable to development of the type proposed and would take a long time to reestablish if lost. However, the trees are largely confined to the Site's boundaries where there is a high likelihood of their retention. Nonetheless, due the potential for root disturbance and tree loss associated with access, the receptor is judged to have medium / high susceptibility.	Medium / High
Hedgerow	Low / Medium	Hedgerows are a common feature in the landscape and make some contribution to landscape pattern. They are classed as having medium distinctiveness and good ecological condition. However in landscape terms, their condition is influenced by a lack of regular maintenance, with some areas overgrown.	Low	Hedgerows are generally of low vulnerability to development of the type proposed as they have restricted root protection areas and are able to be reestablished relatively quickly if removed. Furthermore, the Site's hedgerows are limited to boundaries where there is greater scope for retention.	Low / Medium
The Character of the Site	Low	The Site is not designated and comprises common components. It is	Medium	The Site sits on the edge of existing settlement in Sayers Common, with	Low / Medium

		strongly influenced by existing development (adjacent and within), which reduces any sense of remoteness and tranquillity is influenced by its urban fringe location. The Site does contribute to recreational value through the presence of a PRow, and its landscape features (trees/hedgerow) contribute to landscape structure, albeit it is not noted for having high ecological value.		large scale commercial built form further west (AvTrade Global Headquarters). Furthermore, the Site is strongly contained by woodland to the north – a pattern of vegetation that already provides containment to the northern edge of the settlement. Considering the existing urbanising influences, and the Site's limited relationship with the wider landscape, it is considered to have some capacity to accommodate development of the type proposed.	
	LCA 4 Hickstead Low Weald	Medium A landscape that is largely composed of common components (mixed farmland with influences of settlement and transport routes). The LCA does not form part of a designated landscape and is largely quiet and secluded, except where transport routes are present. There is recreational value as a result of a PRow network, as well as strong vegetation and watercourses contributing to landscape structure and function.	Medium	The LCA has strong existing influences of settlement, particularly to the east, as well as dispersed villages. The low-lying, enclosed landscape reduces wider visibility. As such the LCA is considered to have some capacity to accommodate further residential development without fundamentally changing its character.	Medium

Table A3.2 Sensitivity of Visual Receptors

		VALUE		SUSCEPTIBILITY		SENSITIVITY
	PRow Users	Low	Views are from a location that is not designated, with no notable cultural or historical associations, although views from a PRow within the landscape are likely to be valued locally.	High	Users of PRow are likely to have a high level of focus on their surroundings and therefore are of high susceptibility.	Medium
	Road Users (Reeds Lane)	Very Low	Views from a location that is not designed with no known cultural or historical associations.	Low / Medium	Whilst not a scenic route, Reeds Lane is a quiet road that is not considered to be a major road route. Receptors	Low / Medium

travelling along the route are likely to have some appreciation for their surroundings.

Table A3.3 Assessment of Landscape Effects

		SCALE	EXTENT	DURATION	MAGNITUDE	NOTES	EFFECT
ASSESSMENT PHASE	Grassland Field – Low / Medium Sensitivity						
	Year 1	Large	Medium / Large	Permanent	Large	The Proposed Development will result in the loss of the feature across the majority of the feature, although areas of grassland will be retained around the margins. The feature will be subject to a pronounced change, replaced with built form and infrastructure, as well as open space and SuDS features.	Moderate / Major Negative
	Year 15	Medium / Large	Medium / Large	Permanent	Medium / Large	Following the establishment of proposed planting, including substantial areas of native wildflower grassland along the northern, western and southern boundaries, a substantial area of grassland will be reestablished as part of SuDS/Open Space, with improved planting species and management regimes in place. As such the scale of negative change will reduce to a degree.	Moderate Negative
	Canopy Trees – Medium / High Sensitivity						
	Year 1	Very Small	Very Small	Permanent	Very Small	The Proposed Development would result in the loss of 4 canopy trees (3 Category C and one Category B), and one tree group. However, the majority of the receptor including <i>'All those trees or groups of trees that make a significant contribution to the character and appearance of the local landscape, to amenity or to biodiversity'</i> (SJA) would be retained and protected as part of the Proposed Development. Therefore, the receptor would be subject to a very slight deterioration in a limited area.	Negligible Negative
	Year 15	Small / Medium	Medium	Permanent	Small / Medium	The landscape proposals include for approximately 265 new trees across the Site, including native parkland and street tree planting. Following establishment at Year 15, this planting will result in a considerable improvement in	Moderate Positive

	SCALE	EXTENT	DURATION	MAGNITUDE	NOTES	EFFECT
					the quantity and quality of tree planting across the Site and a limited to partial scale of positive change.	
Hedgerows – Low/Medium Sensitivity						
Year 1	Small	Small	Permanent	Small	The Proposed Development would result in the loss of approximately 17m of existing hedgerow along Reeds Lane to create access to the Site. The remainder of the Site's boundary hedgerows will be retained. On this basis, the receptor would be subject to a limited scale and extent of negative change at year 1.	Minor Negative
Year 15	Medium	Medium / Large	Permanent	Medium / Large	The landscape proposals include for approximately 700m of new native hedgerow and shrub planting in a linear format. This planting will establish relatively quickly and will contribute to landscape structure across the Site. On this basis, at year 15, the receptor would be subject to a partial scale of positive change affecting a partial to extensive area.	Moderate Positive
The Character of the Site – Low / Medium Sensitivity						
Year 1	Medium / Large	Large	Permanent	Large	With respect to physical character, the Proposed Development will result in the loss of a very limited number of trees/shrubs, as well as a grassland field. The Proposed Development would introduce new, residential built development on an existing field which is under urbanising influences both directly, as a result of the presence of a temporary construction compound, and indirectly, as a result of strong intervisibility with adjacent development of a similar nature. These existing influences reduce the scale of change in character to a degree, but would remain partial to pronounced, and would affect the majority of the Site.	Moderate / Major Negative
Year 15	Medium	Large	Permanent	Medium / Large	Following the maturation of proposed planting throughout the Site, as well as the establishment of new public open spaces, the Proposed Development will benefit from increased integration and assimilation within	Moderate Negative

		SCALE	EXTENT	DURATION	MAGNITUDE	NOTES	EFFECT
						its landscape setting. There will also be improvements in the recreational value of the Site due to the provision of play and informal recreation opportunities. These factors would reduce the scale of negative change to a degree at year 15, albeit the resultant effect would remain unchanged.	
	LCA 4 Hickstead Low Weald – Medium Sensitivity						
	Year 1	Very Small	Very Small	Permanent	Very Small	The Proposed Development will introduce new built form on a very limited extent of the LCA, in an area strongly influenced by existing settlement, with the perception of change restricted to a very localised area as a result of landform and vegetation pattern. On this basis the scale and extent of change will be barely perceptible/very limited. The loss of a very limited number of trees result in a negative effect.	Negligible Negative
	Year 15	Very Small	Very Small	Permanent	Very Small	Following the establishment of proposed planting, including substantial numbers of trees within the Site, new built form will be assimilated and integrated within its landscape setting, further reducing the potential for wider perceived changes in character, and contributing to local enhancement of characteristic landscape features. On this basis, the year 15 effect would be neutral.	Negligible Neutral

Table A3.4 Assessment of Visual Effects

		SCALE	EXTENT	DURATION	MAGNITUDE	NOTES	EFFECT
ASSESSMENT PHASE	Viewpoint 1 – Users of PRow HSC-3AL – Medium Sensitivity						
	Year 1	Medium / Large	Large	Permanent	Large	Receptors will have close range, open views of the Proposed Development in a context heavily influenced by existing houses and commercial built form at King Business Centre, which reduces the scale of change in the composition of views to a degree, and which will	Moderate / Major Negative

	SCALE	EXTENT	DURATION	MAGNITUDE	NOTES	EFFECT
					nonetheless be partial to pronounced and visible in close range views over a wide extent.	
Year 15	Medium	Large	Permanent	Medium / Large	Following the establishment of proposed planting, including new tree planting along the northern side of the PRoW within the development, new built form will be partially filtered and softened, reducing the scale of negative change to a degree.	Moderate Negative
Viewpoint 2 – Users of PRoW HSC-3AL – Medium Sensitivity						
Year 1	Medium	Medium	Permanent	Medium	Receptors would have filtered/glimpsed views of new built form at a distance of approximately 130m, with a retained open field forming the foreground. New buildings will be seen in the context of existing, albeit more distant built form beyond the Site's boundary, limiting the scale of change in the composition of views to partial. The changes will be seen over a partial length of the route, and at medium distance.	Moderate Negative
Year 15	Small / Medium	Medium	Permanent	Small / Medium	Following the establishment of proposed planting, including native shrub and tree planting both along the western boundary, and within the western open space, the Proposed Development will be increasingly filtered and integrated within its immediate landscape setting, lessening the scale of change to a degree.	Minor / Moderate Negative
Viewpoint 3 – Users of PRoW HSC-3AL – Medium Sensitivity						
Year 1	Small / Medium	Small	Permanent	Small / Medium	The Proposed Development will be visible in strongly filtered views at an oblique angle to the direction of travel. Woodland along the Site's north-western edge will assist in containing proposed built form. Where visible, new buildings will be seen in the context of existing. The scale of change in the composition of views will be limited to partial, and experienced over a limited extent of the route.	Minor / Moderate Negative
Year 15	Small	Small	Permanent		Following the establishment of proposed planting, including substantial reinforcement of the western Site boundary and numerous trees within the western open	Minor Negative

	SCALE	EXTENT	DURATION	MAGNITUDE	NOTES	EFFECT
					space, the Proposed Development will be increasingly contained and filtered by vegetation such that the scale and extent of change will be limited at year 15.	
Viewpoint 4 – Road Users on Reeds Lane – Low / Medium Sensitivity						
Year 1	None	None	n/a	None	The Proposed Development is unlikely to be visible from this location.	None
Year 15	None	None	n/a	None	As above	None
Viewpoint 5 – Road Users on Reeds Lane – Low / Medium Sensitivity						
Year 1	Small	Small	Permanent	Small	Visual receptors travelling along the road will have briefly glimpsed views into the Site interior where the loss of a single ash tree to provide access will be noticeable, and the proposed footway/boardwalk will be seen at close range. However new built form will remain largely screened or strongly filtered due to retained robust vegetation along Reeds Lane. As such the scale and extent of change will be limited.	Minor Negative
Year 15	Small	Small	Permanent	Small	Following the establishment of proposed planting, the Proposed Development will be increasingly filtered and softened, however views from this location are likely to be largely similar at year 15.	Minor Negative
Viewpoint 6 – Road Users on Reeds Lane – Low / Medium Sensitivity						
Year 1	Medium / Large	Medium	Permanent	Medium / Large	There will be partial, filtered views of new built form in the south-eastern part of the Site, with retained vegetation partially obscuring new buildings. The Proposed Development will be seen beyond a foreground context influenced by existing commercial development at King Business Centre, reducing the scale of change to a degree. Open glimpsed views will also be created further along Reeds Lane, where the new access and associated tree felling is proposed. Nonetheless views will be glimpsed at oblique angles to the direction of travel for	Moderate Negative

	SCALE	EXTENT	DURATION	MAGNITUDE	NOTES	EFFECT
					receptors – many travelling in vehicles. As such the extent of change would be partial.	
Year 15	Medium	Medium	Permanent	Medium	Once established, proposed tree planting within the south-eastern part of the Site will assist in integrating and softening built form in views from the road, resulting in a reduction in the scale of change in the composition of views.	Minor / Moderate Negative
Viewpoint 7 – Road Users on Reeds Lane – Low / Medium Sensitivity						
Year 1	Very Small	Very Small	Permanent	Very Small	The Proposed Development is likely to be barely perceptible in more distant views from Reeds Lane to the south-east of the Site. Intervening built form at King Business Centre is likely to screen the majority of proposed built form, with the potential for distant glimpses vegetation loss, highway works and new buildings in the southern limit of the Site. Due to settled context and very limited scale and extent of perceived change, the resulting effect is judged to be neutral.	Negligible Neutral
Year 15	Very Small	Very Small	Permanent	Very Small	Whilst the establishment of proposed planting will assist in softening proposed built form/highway works where visible, it is unlikely to alter the effects identified at year 1.	Negligible Neutral
Viewpoint 8 – Users of PRow HSC-3AL – Medium Sensitivity						
Year 1	Medium	Small / Medium	Permanent	Medium	The Proposed Development will be partially visible at a distance in excess of 160m, with retained vegetation along the southern boundary filtering views of built form, particularly on the ground floor. Proposed built form will be seen in the context of existing commercial buildings at King Business Centre, albeit more strongly filtered or set back further from the road. On this basis, the Proposed Development is likely to result in a partial scale and a limited to partial extent of change.	Moderate Negative
Year 15	Small / Medium	Small / Medium	Permanent	Small / Medium	Following the establishment of the planting proposals, including new canopy trees along the Site's southern boundary, proposed built form will be softened and	Minor / Moderate Negative

		SCALE	EXTENT	DURATION	MAGNITUDE	NOTES	EFFECT
						increasingly filtered, reducing the scale of change to a degree.	