

HANLYE LANE, CUCKFIELD

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Prepared on behalf of

Sigma Homes

SIG1407lvia



Placing development well

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1.0 Non-technical Summary

- 1.1.1 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two main assessments, the first for landscape and the second for visual effects. The assessment has been conducted in line with published best practice guidelines and includes a desk study (data trawl of local plan policies, published landscape character assessment and production of a computer generated Zone of Theoretical visibility) and onsite observations.
- 1.1.2 This report provides a landscape and visual impact assessment of a scheme of 55 dwellings with vehicular and pedestrian access; car parking; open space, play space; landscaping and all other associated works.
- 1.1.3 The site and its surrounding landscape were visited and assessed during August 2023.
- 1.1.4 The site has an overall assessed medium landscape sensitivity and will be subject to a medium magnitude of landscape impact. The significance of the landscape character impact is moderate adverse (i.e. not a material change) as a worst case.
- 1.1.5 The visual impact assessment identified that the visual baseline would be subject to material adverse visual effects during the construction phase.
- 1.1.6 Following mitigation measures, vegetation growth and weathering, visual impacts would be ameliorated from the local landscape with only viewpoints within the site areas subject to material levels of change.
- 1.1.7 With the implementation of a successful mitigation strategy, the overall residual impacts on the landscape are considered to be a minor overall effect on the surrounding landscape character and major/moderate from viewpoints within the site boundary and moderate from viewpoints situated outside of the site area residual visual effects. It should be considered that this type of development is not out of character within the receiving landscape and has been allocated for residential development.

2.0 Introduction

- 2.1.1 The aim of this report is to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two main assessments, the first for landscape and the second for visual effects. Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape. Due to the inherently dynamic nature of the landscape, change arising from a development may not necessarily be significant, or material.
- 2.1.2 Landscape and visual impact assessments can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change.
- 2.1.3 Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with the respect of visual amenity.
- 2.1.4 Landscape effects relate to understanding the changes that may affect the baseline. These changes to be considered include the way the character of the landscape varies spatially, the landscapes condition, history (which may include a separate specialist study), geographic extent of the change, the way the landscape is experienced and the value attached to it.
- 2.1.5 This report provides a landscape and visual assessment of residential development of 55 dwellings with vehicular and pedestrian access; car parking; open space, play space; landscaping and all other associated works.
- 2.1.6 The site has been allocated for residential dwellings and this is considered as part of the baseline information.
- 2.1.7 This document includes an appraisal of the following:

Landscape Impacts, including:

- direct impacts upon specific landscape elements within and adjacent to the site;
- effects on the overall pattern of the landscape elements which give rise to the landscape character of the site and its surroundings; and
- impacts upon any special interests in and around the site.

Visual Impacts:

- direct impacts of the development upon views in the landscape; and
- overall impact on visual amenity.

3.0 Methodology

3.1.1 As a matter of best practice the assessment will be undertaken in accordance with the methods outlined in the following best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment (Third Edition), published by the Landscape Institute and the IEMA (2013) (GLVIA);
- An Approach to Landscape Character Assessment, published by Natural England (2014); and
- Assessing landscape value outside national designations, Technical Guidance Note 02/21, published by the Landscape Institute.

3.1.2 In accordance with the GLVIA and other best practice guidance noted above, both the landscape and visual assessments will include baseline studies that describe, classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change.

3.1.3 The assessment has been based on a desk-based review of relevant published guidance, including legislation and policy, baseline information production, and information followed by a number of detailed site appraisals.

3.1.4 The principal objectives of the LVIA are:

- to identify and classify the existing landscape likely to be affected by the construction and operation of the proposal and ancillary works;
- to identify the 'visual receptors' with views of the proposed development; and
- to assess the significance of effects on the prevailing landscape character and visual amenity, taking into account the measures proposed to mitigate any impacts identified.

4.0 Method of Assessment

4.1.1 The landscape and visual impact assessments have been based on an evaluation of the sensitivity of the receiving landscape and visual receptors, and the magnitude of change associated with the introduction of the proposed scheme into the landscape and visual context of the study area.

4.1.2 The assessment process is set out in further detail within this document, but involves the following steps:

- Baseline Appraisal
- Classification of resources
- Assessment of effects

4.1.3 This approach for assessing the importance of impacts will be based on the framework set out in the GLVIA3 and consists of the following steps which are applied to each assessment:

Criteria against which to assess

- The susceptibility of the receptor to the specific impacts of the proposals;
- The value of the receptor affected;
- The size or scale of the impact (i.e. how much of an effect it has);
- The geographical extent of the area that will be affected;

Stage 2: Combining the Judgements

- Combining the judgements about susceptibility to change and value to assess the sensitivity of receptor;
- Combining the judgements about the scale and extent of the impacts to assess the magnitude of the impact;
- Combining the assessments of sensitivity and magnitude to inform judgements about the relative importance of the impacts.

4.1.4 In accordance with Guidelines for Landscape and Visual Impact Assessment 3rd edition, rating the valency, or nature of change or effect can be further considered on the following basis:

- Adverse – a change that reduces the quality of the present environment
- Neutral – a change that is indistinct to the quality of the present environment
- Beneficial – a change that improves the quality of the present environment.

4.1.5 Beneficial impacts are highly likely where well designed development is located within areas of degraded or derelict land/townscape.

4.1.6 For the purposes of this chapter, predicted impacts of major/moderate significance or higher are considered to be substantial or material impacts. Effects that are noted towards the higher level of the scale (Major) are those judged to be most important, whilst those towards the bottom of the scale are of lesser concern.

5.0 Legislation and Policy Context

Landscape Planning Policies

- 5.1.1 Guidelines, legislation and planning policy documents provide the framework for the protection and conservation of landscape within the study area, the most relevant of which are outlined below.
- 5.1.2 Of these, statutes exist to ensure both direct and indirect protection of our most valued and important landscapes, their intrinsic visual qualities and the individual elements and components that constitute their appeal.
- 5.1.3 The National Planning Policy Framework July 2021 (NPPF) outlines the Government's planning policies for England, setting out how these are expected to be applied. The NPPF is a material consideration in planning decisions and any development would need to accord with the following planning provisions.
- 5.1.4 At the heart of the NPPF is a presumption in favour of sustainable development, which should be considered through both plan-making and decision-taking. For plan making, this means that local planning authorities "*should positively seek opportunities to meet the development needs for their area*" and be "*sufficiently flexible to adapt to rapid change*" unless "*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework (NPPF) taken as a whole*".
- 5.1.5 NPPF paragraph 8 defines three overarching objectives to sustainable development, economic, social and environmental. The environmental objective explained in the following terms:
- "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."*
- 5.1.6 Section 15 of the NPPF is concerned specifically with conserving and enhancing the natural environment. Paragraph 174 notes that the planning policies and decisions should contribute to and enhance the natural and local environment by (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).
- 5.1.7 For decision-taking, development that accords with an up-to-date development plan should be approved without delay; and, where there are no relevant development plan policies or the policies are out of date, permission should be granted unless the application of policies that protect areas or assets of particular importance provide a clear reason for refusing the proposal or if any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

Designations

- 5.1.8 The site sits within no areas of national designation but sits close to the boundary of the High Weald Area of Outstanding Natural Beauty (AONB) which sits to the north of Hanlye Lane.
- 5.1.9 Other designations, such as listed buildings are located within the 2.5km radius study area but are unlikely to be directly affected.

6.0 Baseline Study

- 6.1.1 Both the landscape and visual assessment include baseline studies that describe, classify and evaluate the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change. The initial study area was set to a radius of approximately 2.5km from the centre of the site (N51°00'51, W00°07'57) on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible.
- 6.1.2 Following an initial desk based assessment of aerial photography and Ordnance Survey mapping, a Zone of Theoretical Visibility (ZTV) was prepared.

Zone of Theoretical Visibility

- 6.1.3 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) is normally modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the visual barrier effects of vegetation or buildings.
- 6.1.4 A computer generated ZTV was established and a study area together with a number of representative viewpoints determined. All these viewpoints are at various distances from the scheme and cover all main points of the compass.
- 6.1.5 The extent of study area and viewpoints were selected as being representative and having the potential to offer material landscape and visual effects.

7.0 Landscape Character Assessment Criteria

7.1.1 Description and classification of existing landscape character has involved a review of published regional and sub-regional landscape character assessment information.

7.1.2 The GLVIA3 identify, in Box 5.1 page 84, a range of factors that can help in the identification of valued landscapes. These are as follows:

- Landscape quality (condition): The intactness of the landscape and the condition of the individual elements within it;
- Scenic Quality: The term used to describe landscapes that appeal to the senses (primarily but not wholly the visual senses);
- Rarity: The presence of rare elements or a rare landscape character type;
- Representativeness: Whether the landscape contains features or elements that are considered important examples;
- Conservation interests: Specific interest of heritage, archaeological, geological, ecological, that adds value to the landscape;
- Recreational value: Where the landscape is valued for recreational activity, where experience of the landscape is important;
- Perceptual aspects: Notably wildness or tranquillity;
- Associations: With people, art, writers or events in history.

7.1.3 Local landscape character and landscape sensitivity has been defined by taking account of landform, hydrology, vegetation, settlement, land use pattern, and cultural and historic features and associations, consequently the landscape character has been categorised as follows.

Quality

7.1.4 Quality or condition relates to the physical state of the landscape and its intactness from the visual, functional and ecological perspectives, together with the state of repair of its constituent features or elements (e.g. hedgerows, woodlands, field pattern etc.). Local landscape quality within the study area has been considered based on the criteria described in the following table

Table 1: Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Value

- 8.5 The value attributed to an area of landscape reflects communal perception at a local, regional, national or, occasionally, international scale. It is informed by a number of factors including scenic beauty, wildness, tranquillity and particular cultural associations. Cultural associations may be widely held at a national scale or more local in nature. Landscapes considered to be of the highest value would generally be formally designated at the national level, whereas those considered of lowest value would generally be undesignated, degraded landscapes, perhaps identified as being in poor condition and requiring either restoration or re-creation. Although value is largely determined by reference to statutory and planning policy designations, an absence of such designation does not necessarily imply the absence of value, as other factors such as scarcity or cultural associations can establish an area of otherwise unremarkable landscape as a valued local resource. The value of landscape character areas and designations has been determined using the criteria described in the following table.

Table 2: Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, such as Areas of Outstanding Natural Beauty (AONB).
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas. Such areas may also relate to the setting of internationally or nationally statutory designated areas, such as AONB.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Character sensitivity

7.1.5 Each landscape character area or designation is assessed for the sensitivity of its character to the introduction of the proposed development, taking into account its key characteristics, landscape elements, composition and cultural associations. Certain aspects of landscape character are particularly important indicators of the degree to which a landscape is likely to be able to successfully accommodate development. These include the general scale and complexity of its landforms and elements; the degree of enclosure or openness; the degree and nature of manmade influences upon it; and whether it offers particular experiences such as remoteness or tranquillity. The criteria used to determine the sensitivity of landscape character are set out in the following table.

Table 3: Character Sensitivity

Character Sensitivity	Typical Indicators
Very High	Landscape elements: Important elements of the landscape susceptible to change and of high quality and condition. Scale and Enclosure: Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered. Manmade influence: Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors Remoteness and Tranquillity: Sense of peace, isolation or wildness, remote and empty, no evident movement.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium
Medium	Landscape elements: Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. Scale and Enclosure: Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views. Manmade influence: Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles. Remoteness and Tranquillity: some noise, evident, but not dominant human activity and development, noticeable movement.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	Landscape elements: Important elements of the landscape insusceptible to change and of low quality and condition. Scale and Enclosure: Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views. Manmade influence: Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects. Remoteness and Tranquillity: Busy and noisy, human activity and development, prominent movement.

Visual Sensitivity of Landscape Areas:

7.1.6 The visual sensitivity of an area of landscape relates to its general level of openness, the nature and number of visual receptors present within a landscape, and the probability of change in visual amenity due to the development being visible. It should be noted that landscape visual sensitivity refers to the visual sensitivity of the entire landscape that is being assessed, rather than an assessment of the visual effects of a specific, individual development.

7.1.7 The following table provides an overview of the typical indicators of visual sensitivity, which can be used to give a transparent, reasoned judgement regarding landscape visual sensitivity.

Table 4: Landscape Visual Sensitivity

Landscape Visual Sensitivity	Typical Indicators
Very High	Visual interruption: Flat or gently undulating topography, few if any vegetative or built features. Nature of views: Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.
Medium	Visual interruption: Undulating or gently rolling topography, some vegetative and built features. Nature of views: Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	Visual interruption: Rolling topography, frequent vegetative or built features. Nature of views: Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.

7.1.8 The overall landscape sensitivity is derived by combining the assessed values attributed to landscape condition, landscape value, character sensitivity and effects on landscape elements and landscape visual sensitivity, to define an overall value within the range of Very High, High, Medium, Low and Very Low.

7.1.9 Since each criterion has a varying weight in its contribution to sensitivity the overall value is determined by professional judgement.

7.1.10 For the purposes of this assessment greater weight is attributed to Landscape Value and Landscape Character Sensitivity since these factors have greater defining criteria in the description of the landscape characterisation.

Magnitude of Change

7.1.11 Magnitude of change has been predicted by considering the anticipated loss or disruption to character forming landscape elements (e.g. tree planting, landform, buildings, and watercourses etc.), which would arise through introduction of the proposed scheme.

Table 5: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

Significance of Landscape Effects

7.1.12 The significance of the landscape character effects is determined by the assessment of landscape sensitivity set against the magnitude of change as indicated by the matrix in Table 6.

7.1.13 'Material' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table.

Table 6: Significance of Landscape Effects

Magnitude	Sensitivity				
	Very High	High	Medium	Low	Very Low
Large	Major	Major	Major/ moderate	Moderate	Moderate/ minor
Medium	Major	Major/ moderate	Moderate	Moderate/ minor	Minor/ negligible
Small	Moderate	Moderate/ minor	Minor	Negligible	Negligible
Negligible	Minor/ moderate	Minor	Minor/ negligible	Negligible	Negligible

7.1.14 The prediction and extent of effect cannot always be absolute. It is for each assessment to determine the assessment criteria and the significance thresholds, using informed and well-reasoned professional judgement supported by thorough justification for their selection, and explanation as to how the conclusions about significance for each effect assessed have been derived, as noted in GLVIA 3rd edition para 2.23-2.26 and 3.32-36.

8.0 Establishment of Baseline Environment

8.1.1 This section describes in detail the site and its surroundings. The section also discusses in brief the issue of visual amenity from certain areas within the landscape.

8.2 Landscape Character Baseline

8.2.1 Natural England has published a study on its website entitled 'Countryside Character Initiative'. This initiative is concerned with the management of England's countryside through an understanding of its character. It aims to guide policy developments, national decision making, and give a context to local planning, action and development. This initiative is based on 'The Character of England: landscape, wildlife and natural features' map, first published in 1997, which divides England into National Character Areas (NCA's). These character areas were updated and republished in April 2014.

8.2.2 The NCA of relevance to the study area, the site and its vicinity is NCA 122: High Weald. The key characteristics of NCA 122 are defined as below (points of relevance to the site and setting are shown highlighted in bold text):

- A faulted landform of clays, sand and soft sandstones with outcrops of fissured sandrock and ridges running east–west, deeply incised and intersected with numerous gill streams forming the headwaters of a number of the major rivers – the Rother, Brede, Ouse and Medway – which flow in broad valleys.
- High density of extraction pits, quarries and ponds, in part a consequence of diverse geology and highly variable soils over short distances.
- A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages founded on trade and non-agricultural rural industries, with a dominance of timber- framed buildings with steep roofs often hipped or half-hipped, and an extremely high survival rate of farm buildings dating from the 17th century or earlier.
- Ancient routeways in the form of ridgetop roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wild flower-rich verges and boundary banks. Church towers and spires on the ridges are an important local landmark. There is a dense network of small, narrow and winding lanes, often sunken and enclosed by high hedgerows or woodland strips. The area includes several large towns such as Tunbridge Wells, Crowborough, Battle and Heathfield and is closely bordered by others such as Crawley, East Grinstead, Hastings and Horsham.
- **An intimate, hidden and small-scale landscape with glimpses of far reaching views,** giving a sense of remoteness and tranquillity yet concealing the highest density of timber-framed buildings anywhere in Europe amidst lanes and paths.
- Strong feeling of remoteness due to very rural, wooded character. **A great extent of interconnected ancient woods, steep-sided gill woodlands, wooded heaths and shaws** in generally small holdings with extensive archaeology and evidence of long-term management.

- **Extensive broadleaved woodland cover** with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland.
 - **Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws**, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.
 - A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle.
 - There is a strong influence of the Wealden iron industry which started in Roman times, until coke fuel replaced wood and charcoal. There are features such as a notably high number of small hammer ponds surviving today.
 - Ashdown Forest, in contrast to the more intimate green woods and pastures elsewhere, is a high, rolling and open heathland lying on the sandstone ridges to the west of the area.
 - An essentially medieval landscape reflected in the patterns of settlement, fields and woodland.
 - High-quality vernacular architecture with distinct local variation using local materials. Horsham Slate is used on mainly timber structures and timber-framed barns are a particularly notable Wealden characteristic feature of the High Weald.
- 8.2.3 The NCA 122 covers a relatively wide and diverse area. The site and its context exhibit few of the key characteristics, predominantly where they relate to the well wooded nature of the surrounding landscape and the enclosure this forms with glimpsed longer range views available in some areas.
- 8.2.4 This lack of close representation is to be expected due to the relatively large scale of the character area.

Sub-Regional Character

The West Sussex Landscape Land Management Guidelines

8.2.5 The West Sussex Landscape Land Management Guidelines were published by the county council to provide the baseline study of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource.

8.2.6 The site falls within landscape character area (LCA) HW4: High Weald Fringes. A description of the LCA is provided and LCA HW4 is described as:

The densely-wooded southern flanks of the High Weald Forest Ridge within West Sussex, dissected by gentle gill streams draining west to the River Adur and east to the River Ouse. Includes the settlements of Cuckfield, Haywards Heath and Lindfield

8.2.7 The LCA key characteristics of relevance to the study area are reproduced below (points of relevance to the site and setting are shown highlighted in bold text):

- **Wooded, often confined rural landscape** of intimacy and complexity partly within the High Weald Area of Outstanding Natural Beauty (AONB).
- South and east-draining gills and broad ridges sweeping gently down to the Low Weald.
- Western part drained by the headwaters of the River Arun, eastern part around Scaynes Hill by the River Ouse.
- **Long views over the Low Weald to the downs.**
- **Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees.**
- Pattern of small, irregular-shaped assart fields and larger fields, and small pockets of remnant heathland.
- Orchards and horticulture on lower slopes, particularly to the west.
- Biodiversity concentrated in the valleys, heathland, and woodland.
- **Network of lanes, droveways, tracks and footpaths.**
- Dispersed historic settlement pattern, close to Horsham, the principal settlements Cuckfield, Haywards Heath and Lindfield and a few villages and hamlets.
- Some busy lanes and roads including A and B roads bounding the area to the west, and other roads crossing north to south, including the A23 Trunk Road.
- London to Brighton Railway Line crosses the area at Haywards Heath.
- Mill sites, hammerponds and ornamental lakes and ponds.
- Varied traditional rural buildings built with diverse materials including timber-framing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging.
- Designed landscapes and exotic treescapes associated with large country houses.

- Major gill woodland garden and visitor attraction at Leonardslee
- 8.2.8 The site and its context exhibit a few of the key characteristics of the LCA HW4. These are related to the well wooded nature of the landscape that is formed by woodland and hedgerows, the network of footpaths that cross the landscape locally and the longer range views to the south that are available in some areas.

A Landscape Character Assessment for Mid Sussex

- 8.2.9 The document A Landscape Character Assessment for Mid Sussex was published to provide information regarding landscape character at a district level.
- 8.2.10 The site falls within landscape character area (LCA) 10: High Weald Fringes. A summary of the LCA is provided that states:

Densely-wooded southern flanks of the High Weald Forest Ridge, dissected gentle gill streams draining west to the River Adur and east to the River Ouse. Includes the settlements of Cuckfield, Haywards Heath and Lindfield.

- 8.2.11 The LCA key characteristics of relevance to the study area are reproduced below and are the same as those published for LCA HW4 of the West Sussex Document. Points of relevance to the site and setting are shown highlighted in bold text:

- **Wooded, often confined rural landscape** of intimacy and complexity partly within the High Weald Area of Outstanding Natural Beauty (AONB).
- South and east-draining gills and broad ridges sweeping gently down to the Low Weald.
- Western part drained by the headwaters of the River Arun, eastern part around Scaynes Hill by the River Ouse.
- **Long views over the Low Weald to the downs.**
- **Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees.**
- Pattern of small, irregular-shaped assart fields and larger fields, and small pockets of remnant heathland.
- Orchards and horticulture on lower slopes, particularly to the west.
- Biodiversity concentrated in the valleys, heathland, and woodland.
- **Network of lanes, droveways, tracks and footpaths.**
- Dispersed historic settlement pattern, close to Horsham, the principal settlements Cuckfield, Haywards Heath and Lindfield and a few villages and hamlets.
- Some busy lanes and roads including A and B roads bounding the area to the west, and other roads crossing north to south, including the A23 Trunk Road.
- London to Brighton Railway Line crosses the area at Haywards Heath.
- Mill sites, hammerponds and ornamental lakes and ponds.

- Varied traditional rural buildings built with diverse materials including timber-framing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging.
- Designed landscapes and exotic treescapes associated with large country houses.
- Major gill woodland garden and visitor attraction at Leonardslee

8.2.12 Similarly to the analysis of LCA HW4, the site and its context exhibit a few of the key characteristics of LCA 10. These are related to the well wooded nature of the landscape that is formed by woodland and hedgerows, the network of footpaths that cross the landscape locally and the longer range views to the south that are available in some areas.

9.0 Landscape Character of the Site and its Context

Landscape Susceptibility

- 9.1.1 Effects on landscape features may occur due to direct or indirect physical changes to the landscape baseline. Direct changes to the landscape fabric would only occur within the application boundary.
- 9.1.2 Vegetation Pattern: The site is currently laid out as scrubby fields that are defined by hedgerows with intermittent trees along Hanlye Lane to the north and by woodland to the east and south. A band of mature trees that are covered by tree preservation orders cross the site in a broadly east to west direction which have the effect of forming a 'parcel' of scrubby land to the southern area of the site. This current layout is commonplace in the local and wider area. Consequently, this receptor is judged to be of a high susceptibility to change.
- 9.1.3 Overall Character of the Site and Context: The site has been allocated for residential development. The character of the site and its context may be summarised as settlement fringe but sits adjacent to marginal agricultural land to the south and east that is defined by wooded hedgerows and woodland. A number of detracting elements can be experienced from within the site. The change of use from its baseline to a scheme of this type would be similar to that of its immediate context to the west and east.
- 9.1.4 The overall receptor is judged to be of a low susceptibility to the type of change proposed.

Landscape Value

- 9.1.5 With regard to the individual landscape receptors listed previously in this section, the relative value of each characteristic is judged to be as follows.
- 9.1.6 Vegetation Pattern: The fields are not designated and are common features in the wider landscape, and they exhibit only limited scenic qualities as their openness can be perceived from very limited locations within the local landscape. The site makes a limited contribution to the character of the landscape due to the generally enclosed nature of the landscape. The receptor is judged to have a medium value.
- 9.1.7 Overall Character of the Site and Context: The current urban fringe character of the area is obvious in the surrounding landscape context. Movement and noise from the local area are noticeable and tranquillity is limited within the site. The site falls within no areas of national designation of relevance to landscape but sits close to the southern boundary of the AONB which sits to the north of Hanlye Lane.
- 9.1.8 The site itself exhibits few of the key characteristics or qualities outlined in the published national character area and within the more local studies. The site has enclosure from its surroundings provided by mature boundary vegetation, but some limited intervisibility exists from Hanlye Lane and from the footpath network where it crosses the southern 'parcel' of the site. The site does not exhibit characteristics one might consider to be rare or of value and has no features that could be considered as important examples of the type, although a small parcel of ancient woodland sits adjacent to the sites southern boundary. There are no features of interest to conserve on site other than the boundary vegetation and TPO'd tree lines. The site offers some recreational value due to the footpath network that crosses its southern area, but the site is generally privately owned. The sites context reduces the sense of tranquillity one may feel if the nearby residential dwellings were not evident. The site has no associations to events, history or culture. The receptor is judged to have a high value.

Landscape Sensitivity

9.1.9 Based upon the judgements of susceptibility and value as detailed earlier in this section, the overall sensitivity of the identified landscape receptors is judged to be as follows:

- Vegetation Pattern: Low
- Overall Character of the Site and Context: Medium

Table 7: Landscape Receptors

Landscape Receptor	Susceptibility to Change	Landscape Value	Landscape Sensitivity
Vegetation Pattern	High	Medium	High
Overall Character of Site and Context	Low	High	Medium

10.0 Assessment of Landscape Effects

10.1.1 This section assesses the likely effects on the baseline landscape character for each of the identified landscape receptors and the site and its context. The effects of the proposed scheme will be defined, and the magnitude of change determined in line with table 5. This will be combined with the sensitivity of the site to give an overall assessment of the significance of landscape impact.

10.1.2 The relevant baseline characteristics of the site which form the landscape receptors for this assessment are as follows:

- Vegetation Pattern: High
- Overall Character of the Site and Context: Medium

Assessment of Effects on Identified Receptors

Vegetation Pattern

10.1.3 The baseline assessment has identified this receptor to be of high sensitivity to change.

10.1.4 The proposed development would cause a minimal change to the sites boundary vegetation other than to manage, strengthen and maintain the current condition. There would be removal of a section of the field boundary hedgerow that sits alongside Hanlye Lane to facilitate access. There would be a loss of large parts of the 'northern parcel' field itself as would happen on any site allocated for residential development. The baseline characteristics of the important parts of the receptor such as the boundary vegetation and trees would not be substantially changed and the proposals would not be uncharacteristic in the existing context.

10.1.5 The magnitude of change upon this receptor is judged to be small.

10.1.6 The overall impact upon this receptor is therefore assessed as moderate/minor adverse.

Overall Character of the Site and Context

10.1.7 The baseline assessment has identified this receptor to be of medium sensitivity to change.

10.1.8 The proposed development would introduce elements that are found adjacent to the site into the current settlement fringe setting, which would not change the nature of the context in which it sits. These elements would be prominent but would not be substantially uncharacteristic when set within the attributes of the current landscape baseline.

10.1.9 The magnitude of change upon this receptor is judged to be medium.

10.1.10 The overall impact upon this receptor is therefore assessed as moderate adverse.

10.2 Summary of Landscape Impacts

10.2.1 The landscape impacts assessed to arise from the proposed scheme are summarised as follows in table 8.

Table 8: Landscape Impacts

Landscape Receptor	Susceptibility to Change	Landscape Value	Landscape Sensitivity	Magnitude of Change	Significance of Effect
Vegetation Pattern	High	Medium	High	Small	Moderate/ minor adverse
Overall Character of Site and Context	Low	High	Medium	Medium	Moderate adverse

11.0 Visual Assessment Criteria

11.1.1 In conjunction with the landscape character impact assessment, a visual impact assessment has been undertaken in order to assess any potential visual impact arising as a result of the proposed development.

11.1.2 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done, to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. The assessment of visual impact from any one location takes into account the:

- Sensitivity of the views and viewers (visual receptor) affected;
- Nature, scale or magnitude and duration of the change;
- Extent of the proposed development that will be visible;
- Degree of visual intrusion or obstruction that will occur;
- Distance of the view;
- Change in character or quality of the view compared to the existing.

11.1.3 The locations from which the proposed development will be visible are known as 'visual receptors'. For the purposes of a visual assessment the visual receptors would be graded according to their sensitivity to change.

Visual Receptors

11.1.4 Visual impact assessment considers the sensitivity to change of visual receptors within the study area, and the magnitude of change associated with the introduction of the proposed development into the existing visual context.

11.1.5 A range of fixed visual receptors was initially considered, with emphasis placed on identification and selection of locations with a clear relationship to the proposed scheme where potential visual implications were deemed to be greatest. The key visual receptors normally include statutory and non-statutory designated or protected areas, cultural heritage resources, residential properties and farmsteads, recreational/tourist resources, panoramic hilltop views, focused or directed views, and cumulative views. Viewpoints were selected to be representative of these visual receptor types.

11.1.6 These preliminary viewpoints locations were assessed in terms of visibility during field investigation resulting in some preliminary viewpoints either being repositioned to locations offering improved visual representation or discounted as not offering any views. In addition, field investigation identified a number of other closer viewpoints.

11.1.7 For the field assessment, a Canon EOS 500D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Technical Guidance Note 06/19; Visual Representation of Development Proposals issued by the Landscape Institute.

11.1.8 Field investigation from the preliminary viewpoints was used to assess the actual visibility of the proposed development within the study area, taking into account the visual barrier effect of vegetation and buildings.

Site Appraisal/ Photographic Studies

- 11.1.9 The initial photographic study was undertaken in August 2023. Viewpoints at varying close distance from the site were selected to represent the typical views of the site. Figure 4 shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the significance of the impact upon receptors in those locations.
- 11.1.10 The locations from which the proposed development will be visible are known as visual receptors. In accordance with the “Guidelines for Landscape & Visual Impact Assessment 3rd Edition”, for the purposes of the visual assessment the visual receptors have been graded according to their sensitivity to change.
- 11.1.11 From the results of the initial desk study and site appraisal it is clear that the proposed development will be visible from a limited number of locations, at varying but close distances, from mainly publicly accessible areas.
- 11.1.12 In order to evaluate what the visual impact of the development will be and, if appropriate, what can be done to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. Each assessment of visual impact has therefore been made taking into consideration the character and quality of the existing view. The assessment of the significance of effect is a result of the assessment of magnitude of the impact related to the assessment of sensitivity of the receptor.

Seasonal Change

- 11.1.13 Consideration must be given to the varying degree of filtering or visual barrier effect arising from deciduous vegetation that will apply in summer and winter months. During winter months the least leaf cover will be available so will act as less dense visual barriers to views and can be considered a worst case scenario in visual terms. In summer months when foliage is retained by vegetation, a fuller barrier will be created which acts as a denser visual barrier.
- 11.1.14 The site was visited on the 19th of August 2023, the weather was clear and bright.

Visual Receptor Sensitivity

11.1.15 The locations from which the proposed development will be visible are known as visual receptors. The assessment of visual sensitivity considers both the category of visual receptor and the nature of their existing view. It takes account of the location of the receptor or viewpoint; the expectations, occupation or activity of the people present; the quality of the existing visual context; and the importance or value likely to be attributed by them to the available view. It is therefore the case that not all receptors within a given category are deemed to display equal sensitivity.

11.1.16 In accordance with the GLVIA, for the purposes of the visual assessment, the visual receptors have been graded according to their sensitivity to change against criteria set out in the table below.

Table 9: Visual Receptor Sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. (with due consideration given to paragraph 6.36 of the GLVIA). Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape. Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work where their attention may be focused on their work or activity. People at their place of work, Industrial facilities.

11.1.17 The number of people likely to be present and the duration of time that a view is likely to be experienced may also influence the visual sensitivity of a particular location.

11.1.18 It is sometimes the case that different categories of visual receptor might be present at a selected representative viewpoint (e.g. a selected location may include both residential properties and workplaces suggesting different levels of sensitivity). In such cases the primary receptor category is identified (usually the more sensitive).

Visual Magnitude of Change

11.1.19 The visibility of the proposals and the magnitude of their change upon a view and the resulting significance of visual effect are dependent on the range of factors already outlined, together with, the angle of the sun, the time of year and weather conditions. Of equal importance will be whether the site is seen completely, or in part; whether the site appears on the skyline; whether it is viewed with a backcloth of land or vegetation; or with a complex foreground; and whether the site forms part of an expansive landscape or is visible within a restricted view. The aspect of dwellings and whether the view is from a main window or a secondary window, which may be used less frequently, is also a consideration. From highways, the direction and speed of travel are also a consideration. In the assessment magnitude of change is ranked in accordance with the following table.

Table 10: Definition of Magnitude of Visual Impact

Magnitude	Description
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view of the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and/or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakeable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near limit of acuity of human eye.

Significance of Visual Effect

11.1.20 The significance of the visual effects is determined by the assessment of receptor sensitivity set against the magnitude of change as indicated by the matrix in Table 9.

11.1.21 For the purposes of this assessment 'Material' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table.

Table 11: Significance of Visual Effects

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

(Shaded areas show material effects)

Representative Viewpoint Assessment

11.1.22 Viewpoint selection has been chosen by a review of visual receptors within the vicinity of the site as well as the presence of landscape designations. The choice of representative viewpoints has been limited due to the location of the scheme and surrounding built form. The baseline description of each view is contained within the visual impact assessment.

11.1.23 The following viewpoints in Table 12 were selected as part of the scoping process as being representative of the potential visual issues associated with the proposed development.

Table 12: Viewpoint Details

No	Location	Distance (km) and direction of view	Northing	Westing	Rationale for selection
1	Sussex Diamond Way	0.19, SW	51°01'01	00°07'50	Publicly accessible route
2	Hanlye Lane	0.03, S	51°00'56	00°07'54	Publicly accessible route
3	Hanlye Lane	0.01, SE	51°00'56	00°07'59	Road users
4	Hanlye Lane	0.01, SW	51°00'56	00°07'52	Road users
5	Ardingly Road	0.07, E	51°00'54	00°08'05	Publicly accessible route
6	Sussex Diamond Way (Footpath 19bCU)	0.0, E	51°00'51	00°08'04	Publicly accessible route
7	Sussex Diamond Way (Footpath 19dCU)	0.0, W	51°00'50	00°07'51	Publicly accessible route
8	Sussex Diamond Way (Footpath 19dCU)	0.12, W	51°00'50	00°07'45	Publicly accessible route
9	Sussex Diamond Way	0.0, N	51°00'46	00°07'56	Publicly accessible route
10	Sussex Diamond Way (Footpath 16CU)	0.03, N	51°00'45	00°07'56	Publicly accessible route
11	Sussex Diamond Way (Footpath 14bCU)	0.22, N	51°00'40	00°08'03	Publicly accessible route
12	Footpath 12bCU	0.44, NE	51°00'37	00°08'15	Publicly accessible route

Limitations of Assessment

- 11.1.24 The initial field study and photographic appraisal was undertaken during August at a time when views have the benefit of vegetation in full leaf. In months when deciduous species do not have their foliage, further views of the landscape will be available due to vegetation forming less dense visual barriers. Photographs at each viewpoint indicate the general outlook for receptors.
- 11.1.25 In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected, thereby adding to the significance of the impact upon receptors in those locations.
- 11.1.26 For the purposes of this report, the assessment has been based on the proposed development of a residential scheme. This assessment is based on the site before mitigation measures have been implemented, so represents worst case scenario.

12.0 Viewpoint Analysis

12.1.1 The viewpoints have been selected to be representative of the types of views experienced by a range of sensitive receptors such as those listed in the preceding Table 12 and should be read in conjunction with figure 4. The original fieldwork was undertaken during August 2023.

Table 13: Viewpoint Locations

No	Location	Direction of view	Distance to Site (km)	Receptor Sensitivity at Viewpoint
1	Sussex Diamond Way	SW	0.19	High - Publicly accessible route
2	Hanlye Lane	S	0.03	High - Publicly accessible route
3	Hanlye Lane	SE	0.01	Medium - Road users
4	Hanlye Lane	SW	0.01	Medium - Road users
5	Ardingly Road on route of the Sussex Diamon Way	E	0.07	High - Publicly accessible route
6	Sussex Diamond Way (Footpath 19bCU)	E	0.0	High - Publicly accessible route
7	Sussex Diamond Way (Footpath 19dCU)	W	0.0	High - Publicly accessible route
8	Sussex Diamond Way (Footpath 19dCU)	W	0.12	High - Publicly accessible route
9	Sussex Diamond Way	N	0.0	High - Publicly accessible route
10	Sussex Diamond Way (Footpath 16CU)	N	0.03	High - Publicly accessible route
11	Sussex Diamond Way (Footpath 14bCU)	N	0.22	High - Publicly accessible route
12	Footpath 12bCU	NE	0.44	High - Publicly accessible route

Viewpoint 1: View from Sussex Diamond Way



Vp1	Panoramic View (Distance 0.19km looking south west)	
Baseline Description	This is a view from Sussex Diamond Way looking south west towards the site. The road is bound to the west by mature woodland and a grass verge with trees and to the east by hedgerow with intermittent trees which defines a field in agricultural use. A mature band for woodland follows Hanlye Lane to the south which creates further enclosure to views of the landscape further south. Some partial views of recent residential development that sits to the south of Hanlye Lane can be seen set within the well wooded setting. The landform rises steadily to the south towards Hanlye Lane.	
Predicted change	From this viewpoint, the proposals will not be visible due to the landform and intervening vegetation acting as visual barriers between the viewer and the site.	
Type of effect	The introduction of the proposals would be comparable to the type of development that sits in and crosses the local and wider landscape and would have no effect on the quality of the present environment.	
Magnitude of Change	The development would result in no change in the view that would be discernible to an observer.	
Assessment	Sensitivity	High – Users of publicly accessible route
	Magnitude	Negligible
	Valency	Neutral
Significance of Effect	Negligible neutral – Not a material change	

Viewpoint 2: View from Sussex Diamond Way



Vp2	Panoramic View (Distance 0.03km looking south)	
Baseline Description	This is a view from Sussex Diamond Way looking south towards the site. The route is bound on both sides by woodland and then opens out onto Hanlye Lane which can be seen in the foreground. The sites northern boundary is formed by a mature hedgerow with intermittent trees which acts as a dense filter to views of the landscape further to the south.	
Predicted change	From this viewpoint, parts of the northernmost dwellings situated to the eastern area of the site will be visible, with views filtered by the existing vegetation that follows the site boundary. These dwellings will be set back from Hanlye Lane further to the south where the landform falls steadily to the south. Additionally, planting of trees and shrubs alongside the existing hedgerow and trees will be provided to the south of the site boundary to connect with the existing green infrastructure network. The change will be noticeable in the view.	
Type of effect	The introduction of the proposals would be comparable to the type of development that sits in and crosses the local and wider landscape but would have the effect of reducing the quality of the present environment.	
Magnitude of Change	The development would result in a noticeable change in the view that would be clearly visible to an observer.	
Assessment	Sensitivity	High – Users of publicly accessible route
	Magnitude	Medium
	Valency	Adverse
Significance of Effect	Major/moderate adverse – A material change	

Viewpoint 3: View from Hanlye Lane looking south east 0.01km

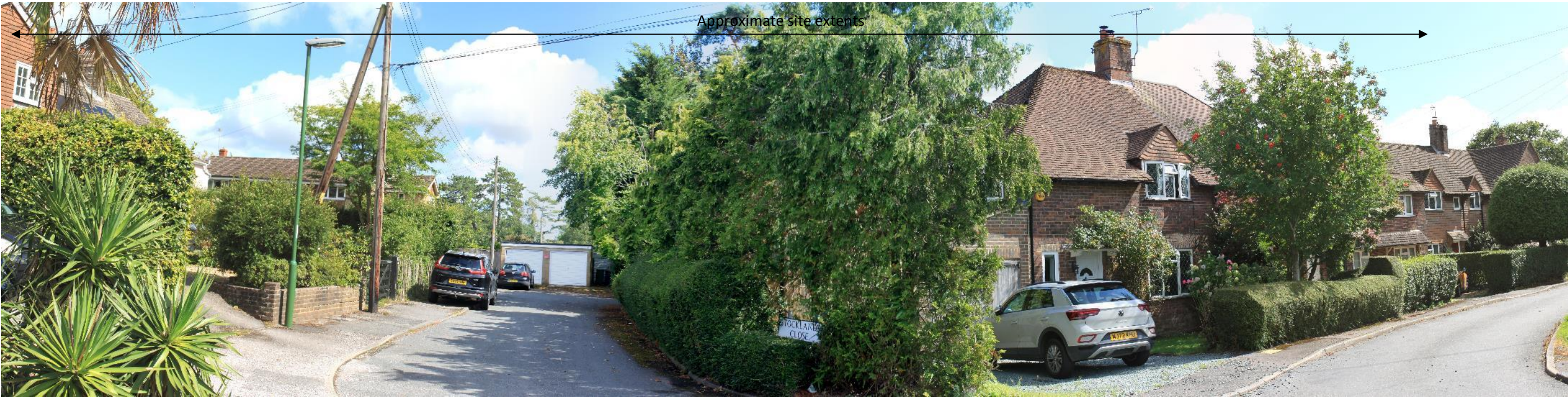


Viewpoint 4: View from Hanlye Lane looking south west 0.01km



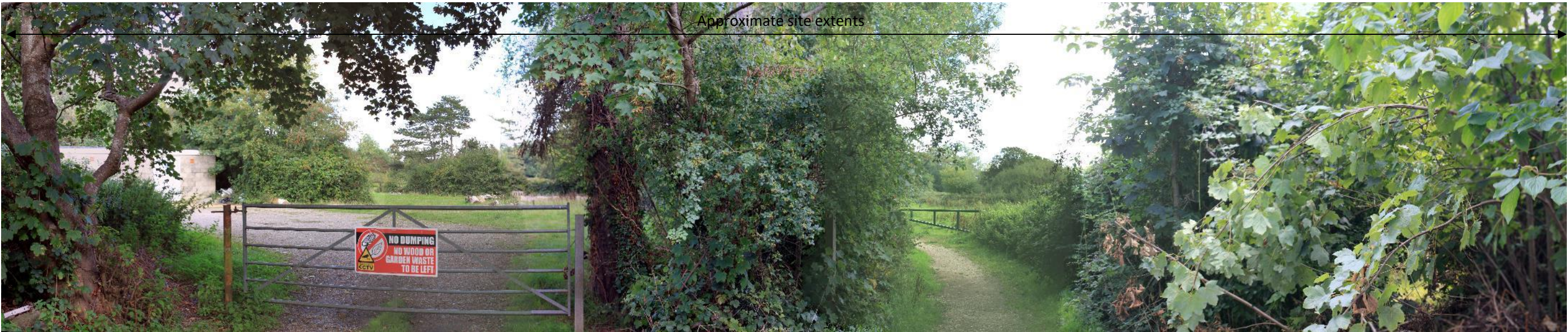
Vps 3 & 4	Panoramic Views	
Baseline Description	These are views from Hanlye Lane close the site’s northern boundary and illustrate the change from the road. The site’s northern boundary can be seen formed by a mature hedgerow with trees that filters views to the south but allows some views where gaps in the vegetation allow of a scrubby field that is enclosed by a wooded backcloth beyond. A pavement follows the sites northern boundary which has a hedgerow set on both sides to the north and south which act as filters to views out. The ruderal wooded vegetation that sits near to the adjacent pond can be seen in viewpoint 3 forming enclosure to longer range views. Lighting columns and telegraph poles follow the road forming manmade elements with a vertical emphasis on views and lighting the road during dark hours.	
Predicted change	From this section of Hanyle Lane, although the hedgerow and trees that follow the sites northern boundary from a visual filter in most areas, parts of the proposed dwellings and access route to the site will be visible within the site and set against the wooded backcloth. These dwellings will be set back from Hanlye Lane further to the south where the landform falls steadily to the south. Additionally, planting of trees and shrubs alongside the existing hedgerow and trees will be provided to the south of the site boundary to connect with the existing green infrastructure network. The change will be easily noticed by observers in close proximity to the sites northern boundary.	
Type of effect	The introduction of the proposals would be comparable to the type of development that crosses the local and wider landscape.	
Magnitude of Change	The development would result in a prominent change in close range views from Hanlye Lane that would be easily noticed by an observer.	
Assessment	Sensitivity	Medium – Road users
	Magnitude	Large
	Valency	Adverse
Significance of Effect	Major/moderate adverse – A material change	

Viewpoint 5: View from Ardingly Road



Vp5	Panoramic View (Distance 0.07km looking east)	
Baseline Description	This is a view from Ardingly Road on route of the Sussex Diamond Way looking east towards the site along Stocklands Close. The existing residential dwellings and associated garages which are situated along Ardingly Road with curtilages formed by a combination of walls, fencing and ornamental vegetation. Views beyond the dwellings are enclosed by the existing vegetation that sits around them forming the generally enclosed landscape fabric. The houses to the north of Stocklands Close are set slightly higher in the landform and lighting columns and telegraph poles form manmade elements with a vertical emphasis on the view.	
Predicted change	From this viewpoint, the intervening dwellings and their associated boundary treatments form visual barriers to views further east. There will likely be some very limited indistinct change of taller parts of some dwellings although these will be filtered by the intervening vegetation. The receiving settlement fringe forms a similar receiving context.	
Type of effect	The introduction of the proposals would be comparable to the type of development that sits in and crosses the local and wider landscape but would have the effect of reducing the quality of the present environment.	
Magnitude of Change	The development would result in a barely perceptible change in the view that would not be obvious to an observer.	
Assessment	Sensitivity	High – Users of publicly accessible route
	Magnitude	Very small
	Valency	Adverse
Significance of Effect		Minor adverse – Not a material change

Viewpoint 6: View from Sussex Diamond Way (footpath 19bCU) looking east 0.0km



Viewpoint 7: View from Sussex Diamond Way (footpath 19bCU) looking west 0.0km



Vps 6 & 7	Panoramic Views	
Baseline Description	These are views from the Sussex Diamond Way (footpaths 19bCU and 19dCU) as they cross through the site. The access gateway and parking area of the rifle range and scout hut can be seen to the north of the route with the route itself enclosed by hedgerows with trees and the rear curtilage fencing of dwellings situated along Longacre Crescent can be partly seen to the north in viewpoint 6. In viewpoint 7 the mature vegetation that bounds the site to the east forms enclosure to potential views. Views further into the site of a scrubby field can be seen along the route with areas of shrubs and tree set within it with views enclosed by the mature woodland that sit around the site’s boundary.	
Predicted change	From the right of way which crosses the site in a broadly east to west direction, there will be clear views of the proposed built form to the north which will stand out and appear prominent in views to the north. Although the hedgerow and trees that follow the site boundaries form a visual barrier in some areas, views from the route through the site will be clear when facing north. This clear awareness of change is to be expected as the footpath crosses within the site boundary close by the proposed built elements.	
Type of effect	The introduction of the proposals would be comparable to the type of development that crosses the local and wider landscape.	
Magnitude of Change	The development would result in a prominent change in close range views from the footpath that would be easily noticed by an observer.	
Assessment	Sensitivity	High – Users of publicly accessible route
	Magnitude	Large
	Valency	Adverse
Significance of Effect		Major adverse – A material change

Viewpoint 8: View from Sussex Diamond Way (footpath 19dCU)



Vp8	Panoramic View (Distance 0.12km looking west)	
Baseline Description	This is a view from the Sussex Diamond Way (footpath 19dCU) looking west towards the site. The woodland that sits the east of the site boundary can be seen forming a visual barrier to views further to the west; a southern part of this woodland is ancient woodland. A partial view of the existing redbrick dwellings situated at Horsgate Mews can be seen set within the well wooded landscape fabric.	
Predicted change	From this viewpoint, the intervening woodland that sits alongside the sites eastern boundary forms a visual barrier to views further west into the site. There will likely be some heavily filtered views of some dwellings through the existing intervening vegetation.	
Type of effect	The introduction of the proposals would be comparable to the type of development that sits in and crosses the local and wider landscape but would have the effect of reducing the quality of the present environment.	
Magnitude of Change	The development would result in a barely perceptible change in the view that would not be obvious to an observer.	
Assessment	Sensitivity	High – Users of publicly accessible route
	Magnitude	Very small
	Valency	Adverse
Significance of Effect	Minor adverse – Not a material change	

Viewpoint 9: View from Sussex Diamond Way



Vp9	Panoramic View (Distance 0.0km looking north)	
Baseline Description	This is a view from the Sussex Diamond Way looking north into the site. The footpath network crosses the site and this location shows where the routes cross the sites southern boundary. The foreground of the view is formed by a scrubby field that contains shrubs and trees scattered throughout and is enclosed along the south and east by mature woodland and vegetation. Views out of the site are enclosed by the boundary vegetation. The landform can be seen to rise steadily to the north. The canopies of mature TPO'd trees that sit centrally within the site alongside the footpath that runs east to west can be seen forming additional visual barriers to the parcel of the site in which development is proposed.	
Predicted change	From this viewpoint, the vegetation that sits within the site creates sequential visual filters to views further north within the site itself and of the wider landscape. The built elements of the proposals will sit further to the north beyond the route of TPO'd trees that cross the site (approximately 140metres to the north from this point). There will be partial views of the built form on site with views filtered by the intervening vegetation.	
Type of effect	The introduction of the proposals would be comparable to the type of development that sits in and crosses the local and wider landscape but would have the effect of reducing the quality of the present environment.	
Magnitude of Change	The development would result in a perceptible change in the view that would be obvious to an observer.	
Assessment	Sensitivity	High – Users of publicly accessible route
	Magnitude	Small
	Valency	Adverse
Significance of Effect	Moderate adverse – Not a material change	

Viewpoint 10: View from Sussex Diamond Way (footpath 16CU)



Vp10	Panoramic View (Distance 0.03km looking north)	
Baseline Description	This is a view from the Sussex Diamond Way (footpath 16CU) looking north towards the site. The footpath approaches the site’s southern boundary. The mature woodland that sits to the east of the footpath is formed by ancient woodland and associated vegetation and to the west by a mature hedgerow with intermittent trees. These landscape features create a strong sense of enclosure and prevent views further north into the site.	
Predicted change	From this viewpoint, the proposals will not be visible due to the landform and intervening vegetation acting as visual barriers between the viewer and the site.	
Type of effect	The introduction of the proposals would be comparable to the type of development that sits in and crosses the local and wider landscape and would have no effect on the quality of the present environment.	
Magnitude of Change	The development would result in no change in the view that would be discernible to an observer.	
Assessment	Sensitivity	High – Users of publicly accessible route
	Magnitude	Negligible
	Valency	Neutral
Significance of Effect		Negligible neutral – Not a material change

Viewpoint 11: View from Sussex Diamond Way (footpath 14bCU)



Vp11	Panoramic View (Distance 0.22km looking north)	
Baseline Description	This is a view from the Sussex Diamond Way (footpath 14bCU) looking north towards the site. The footpath runs through fields in agricultural use that are defined by hedgerows with trees and linear woodland. The field boundary vegetation which is mature and dense creates enclosure at the field margins to potential longer range views of the landscape. The landform rises steadily to the north.	
Predicted change	From this viewpoint, the mature vegetation that sits in the intervening landscape forms enclosure to views further north across the landscape and no views of the proposals will be available.	
Type of effect	The introduction of the proposals would be comparable to the type of development that sits in and crosses the local and wider landscape and would have no effect on the quality of the present environment.	
Magnitude of Change	The development would result in no change in the view that would be discernible to an observer.	
Assessment	Sensitivity	High – Users of publicly accessible route
	Magnitude	Negligible
	Valency	Neutral
Significance of Effect		Negligible neutral – Not a material change

Viewpoint 12: View from footpath 12bCU



Vp12	Panoramic View (Distance 0.44km looking north east)	
Baseline Description	This is a view from footpath 12bCU looking north east towards the site. The footpath runs through fields in agricultural use that are defined by hedgerows with trees and linear woodland and a hedgerow extends into the field from the west and terminates approximately in its middle. The field boundary vegetation which is mature and dense creates enclosure to potential longer range views of the landscape. A partial view of the built form at Longacre Farm can be seen through the intervening vegetaiotn	
Predicted change	From this viewpoint, the mature vegetation that sits in the intervening landscape forms enclosure to potential views and no views of the proposals will be available.	
Type of effect	The introduction of the proposals would be comparable to the type of development that sits in and crosses the local and wider landscape and would have no effect on the quality of the present environment.	
Magnitude of Change	The development would result in no change in the view that would be discernible to an observer.	
Assessment	Sensitivity	High – Users of publicly accessible route
	Magnitude	Negligible
	Valency	Neutral
Significance of Effect	Negligible neutral – Not a material change	

Summary of Visual Impacts and Significance

Table 14: Summary of Visual Effects for Operational Phase

No	Viewpoint	Receptor Type	Receptor Sensitivity	Magnitude of Change	Scale of Visual Effect	Valency of Effect
1	Sussex Diamond Way	Publicly accessible route	High	Negligible	Negligible	Neutral
2	Hanlye Lane	Publicly accessible route	High	Medium	Major/moderate	Adverse
3	Hanlye Lane	Road users	Medium	Large	Major/Moderate	Adverse
4	Hanlye Lane					
5	Ardingly Road on route of the Sussex Diamond Way	Publicly accessible route	High	Very small	Minor	Adverse
6	Sussex Diamond Way (Footpath 19bCU)	Publicly accessible route	High	Large	Major	Adverse
7	Sussex Diamond Way (Footpath 19dCU)					
8	Sussex Diamond Way (Footpath 19dCU)	Publicly accessible route	High	Very small	Minor	Adverse
9	Sussex Diamond Way	Publicly accessible route	High	Small	Moderate	Adverse
10	Sussex Diamond Way (Footpath 16CU)	Publicly accessible route	High	Negligible	Negligible	Neutral
11	Sussex Diamond Way (Footpath 14bCU)	Publicly accessible route	High	Negligible	Negligible	Neutral
12	Footpath 12bCU	Publicly accessible route	High	Negligible	Negligible	Neutral

Scale of Visual Effects indicated in bold are considered 'material' in landscape terms.

13.0 Visual Impacts

- 13.1.1 The potential visual impact of the proposed development is assessed from the photographic viewpoints (See Figure 4: photo viewpoint locations).
- 13.1.2 Temporary visual effects will be caused as a result of construction vehicle movements to and from the site and for any general construction operations.
- 13.1.3 During any construction works, temporary lighting is unlikely to be required.
- 13.1.4 With the introduction of construction activities, it would result in a noticeable change in the existing view and would form a conspicuous element in the overall view. This would result in a medium magnitude of change.
- 13.1.5 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high or medium (users of publicly accessible routes and road users). Consequently, with a high receptor sensitivity set against a medium magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as major/moderate adverse (i.e. a material change).

Visual Effects

- 13.1.6 The introduction of development within the existing landscape framework would be considered similar to the nature of the current visual baseline. The visual effects have been considered in section 12.0 Viewpoint Analysis with representative images of viewpoints to demonstrate the current baseline.
- 13.1.7 The visual effects at the operational stage have been assessed as being subject to a major adverse change (i.e. a material change) as a result of the proposed development from the footpath that runs through the site area near to the proposed dwellings. From viewpoints that sit outside the site area, the change will be largest from adjacent to the site boundary at Hanlye Lane which is considered to be subject to a major/moderate adverse effect (i.e. a material change).
- 13.1.8 The visual effects are generally limited in their geographic extent due to the surrounding mature vegetation that sits around the site and in the wider landscape forming visual barriers.

14.0 Mitigation and Recommendations for Development

- 14.1.1 The proposed built elements will be situated close to existing built form of a similar nature that sits to the west and east of the site.
- 14.1.2 Built form will be kept back from the site boundaries to allow for boundary planting and visual barrier elements to minimise the potential impact of the built form. In particular it will be set back from Hanlye Lane with space left for planting and no built form will be situated south of the row of TPO'd trees within the site area.
- 14.1.3 Additional trees will be planted along the local field boundary vegetation to strengthen the existing vegetation and provide a buffer to the row of TPO trees that cross the site.
- 14.1.4 A connection with the footpath network will be created to encourage peoples to travel into the wider area to the west, south and east.
- 14.1.5 Ornamental planting to be provided within dwelling frontages to create year round interest and benefits to pollinators.
- 14.1.6 Material used in the construction of envelopes of dwellings to be chosen to minimise potential visual intrusion and blend with the current baseline. These materials will continue to weather over time.
- 14.1.7 The mitigation measures proposed are of an appropriate level for their effect on mitigating development effects from the scheme.

15.0 Summary of Residual Impacts and Significance

15.1 Summary of Residual Landscape and Visual Effects

15.1.1 While the visual assessment has looked, where necessary, at both the construction stage and operational stage separately the residual impacts will only cover the operational stage since:

- The construction phase is temporary;
- Any planting mitigation will take some years to become effective.

15.1.2 The most successful mitigation will be the development of a substantial landscape framework to reinforce the existing retained hedges and trees. This additional visual barrier effect will reduce the visibility of the development to form either inconspicuous minor elements within the view or that no part of the development would be appreciated. The reassessment of visual impacts has been taken after this 15 year period following the start of the operational stage. In this time span any tree planting will have grown to over 8m high and any hedge planting, for example, will have now become a dense managed hedgerow.

Landscape Character

15.1.3 With the introduction of this proposal, the overall magnitude of landscape character impact is assessed as being moderate adverse (i.e. not a material change).

15.1.4 With the establishment of a successful mitigation strategy it is considered that there will be a reduction in the magnitude of landscape impact. With a landscape character that has been determined to have an overall medium sensitivity, and a residual magnitude of change assessed as small the significance of effect is considered to be minor adverse (i.e. not a material change).

Visual Impact

15.1.5 Within a 15 year assessment period;

- New hedging and vegetation boundaries will be well established and will have been managed at heights that provide more effective visual barrier.
- Planting to reinforce the existing vegetation will provide denser effective winter visual barrier.
- The tree belts and occasional hedge trees will also now be 8+ metres high.
- Materials that form the external envelope and roof of the buildings will have 'weathered' and have more subdued tones.

15.1.6 These mitigation measures would help limit views of the development and therefore alter and reduce some of the magnitudes of visual change from the established viewpoints.

Table 15: Summary and Comparison of Residual Visual Significance of Effect

No	Viewpoint	Receptor Type	Receptor Sensitivity	Magnitude of Change	Scale of Visual Effect	Valency of effect	Magnitude of Change	Scale of Visual Effect	Valency of effect
				Operational Phase			Residual Phase (After 10 years)		
1	Sussex Diamond Way	Publicly accessible route	High	Negligible	Negligible	Neutral	Negligible	Negligible	Neutral
2	Hanlye Lane	Publicly accessible route	High	Medium	Major/moderate	Adverse	Very small	Minor	Adverse
3	Hanlye Lane	Road users	Medium	Large	Major/Moderate	Adverse	Medium	Moderate	Adverse
4	Hanlye Lane								
5	Ardingly Road on route of the Sussex Diamon Way	Publicly accessible route	High	Very small	Minor	Adverse	Negligible	Negligible	Adverse
6	Sussex Diamond Way (Footpath 19bCU)	Publicly accessible route	High	Large	Major	Adverse	Medium	Major/moderate	Adverse
7	Sussex Diamond Way (Footpath 19dCU)								
8	Sussex Diamond Way (Footpath 19dCU)	Publicly accessible route	High	Very small	Minor	Adverse	Negligible	Negligible	Adverse
9	Sussex Diamond Way	Publicly accessible route	High	Small	Moderate	Adverse	Very small	Minor	Adverse
10	Sussex Diamond Way (Footpath 16CU)	Publicly accessible route	High	Negligible	Negligible	Neutral	Negligible	Negligible	Neutral
11	Sussex Diamond Way (Footpath 14bCU)	Publicly accessible route	High	Negligible	Negligible	Neutral	Negligible	Negligible	Neutral
12	Footpath 12bCU	Publicly accessible route	High	Negligible	Negligible	Neutral	Negligible	Negligible	Neutral

Significance of Effects indicated in bold are considered 'material' in landscape terms.

16.0 Conclusion

16.1 Landscape Character

16.1.1 The landscape impact assessment concluded that the sites baseline character is influenced by its surrounding settlement fringe context that is formed by the nearby residential built form that's sits to the west and east.

16.1.2 The change, due to its residential nature, will be permanent.

16.1.3 The assessment of the local character area of the site and its context, on the whole is assessed as having a medium sensitivity to this form of development.

Construction Stage

16.1.4 For the proposed site itself during the construction stage and with the retention of the main important landscape features such as the mature trees and hedgerows, it is assessed to be subject to a medium magnitude of change. Consequently, the significance of landscape effect for the construction of the proposal is assessed to be moderate adverse (i.e. not a material change)

Operational Stage

16.1.5 It has been assessed that a minor loss of key landscape elements and the introduction of elements that may be prominent but may not be considered substantially uncharacteristic will occur. Consequently, the significance of landscape effect for the operation of the proposal is assessed to be moderate adverse (i.e. not a material change).

Significance of Residual Landscape Effects

16.1.6 It has been assessed that after 15 years and with a successful mitigation strategy, a reduction in the magnitude of landscape effect will occur. Consequently, the significance of landscape effect for the construction of the proposal is assessed to be minor adverse (i.e. not a material change).

16.2 Visual Effects

16.2.1 All viewpoints are from publicly accessible areas and have been specifically chosen to represent certain views or users of certain views. Viewpoints chosen include views from publicly accessible routes and roads that fall within the ZTV.

16.2.2 The visual impact assessment concluded that the site occupies a relatively small visual envelope on account of the surrounding built form, undulating landform and mature vegetation. It is important to recognise that the site has been allocated for residential development.

16.2.3 With regards to identified visual receptors, the assessment concluded that the road users of Hanlye Lane to the north of the site would generally experience no change excepting where they bound the site directly due to the surrounding vegetation preventing views into the site. It further concluded that local road users from Ardingly Road to the west would be afforded partial views of the site that would be seen in the similar built context of its surroundings.

16.2.4 Users of the footpath network that crosses almost centrally through the site will of course be subject so substantial visual change, but this will be constrained within the northern parcel of the site that is formed by the row of TPO'd trees.

16.2.5 From viewpoints within the wider footpath network, even those in close proximity to the site, change will be very limited or no discernible due in most part to the mature vegetation that sits around the site and in the local area. Views of the site from within the AONB are likely to experience a negligible effect.

16.2.6 Residential receptors are considered to be of high sensitivity but have no right to a view in planning terms. The change that they are subject to will be limited to their property and will not be publicly accessible so less people will experience the change. There is likely to be a limited visual change to a handful of residents from a single façade of their property that are situated close to the site boundary.

Construction Stage

16.2.7 This stage of the proposal is relatively short lived. The introduction of construction features and facilities, construction lighting, together with general construction activities for projects of this scale would not represent uncommon features in the wider landscape.

16.2.8 With the introduction of all these construction activities, it would result in a medium magnitude of change.

16.2.9 The sensitivity of the large majority of visual receptors in closest proximity to the proposed construction activities can be classified as high or medium (users of publicly accessible routes and road users). Consequently, with a high receptor sensitivity set against a medium magnitude of visual change, the temporary visual effect during the construction period would, as a worst case, result in a significance of effect that can be assessed as major/moderate adverse (i.e. a material change).

Operational Stage

16.2.10 The visual effect would result in a significance of effect that can be assessed as major adverse (i.e. a material change) as a worst case. This is from viewpoints 6 and 7 that sit within the proposed site boundary. Viewpoints 2, 3 and 4 that represent short range views from the north of the site boundary will be subject to major/moderate levels of change (i.e. a material change). The remainder of viewpoints will not be subject to a material change. The change will be geographically limited in its extent due to the surrounding well wooded landscape.

Significance of Residual Visual Effects

16.2.11 The residual impact assessment will be reduced from all viewpoints as a result of a successful mitigation strategy. As a worst case, viewpoints 6 and 7 are assessed to be subject to a Major/moderate adverse residual visual effect (i.e. a material change) but this is to be expected due to their location within the site boundary. Additionally, the change will be experienced in the context of its being allocated for residential development. All other viewpoints will not be subject to material visual affect.

Overall Landscape and Visual Conclusion

This site has been allocated for residential development and this has been considered. It is the overall conclusion of this landscape and visual impact assessment that the proposed development is anticipated to result in no substantial adverse impacts to the landscape baseline at a residual stage with only material change experienced from within the site boundary from nearby the proposed residential dwellings. Therefore the proposed scheme is judged to be acceptable on landscape and visual grounds.

17.0 Appendices

Appendix A – Glossary of Terms

Appendix B – Sources of Information

Figure 1: Ordnance Survey Map

Figure 2: Aerial Photograph

Figure 3: Zone of Theoretical Visibility

Figure 4: Viewpoint Location Plan

Figure 5: Designation Plan

APPENDIX A - Glossary of terms

Analysis (landscape)	The process of breaking the landscape down into its component parts to understand how it is made up.
Assessment (landscape)	An umbrella term for description, classification and analysis of landscape.
Biodiversity	The concept of variety in all species of plants and animals through which nature finds its balance.
Classification	A process of sorting the landscape into different types using selected criteria, but without attaching relative values to the different kinds of landscape.
Compensation	The measures taken to offset or compensate for residual adverse effects that cannot be mitigated, or for which mitigation cannot entirely eliminate adverse effects.
Constraints map	Map showing the location of important resources and receptors that may form constraints to development.
Countryside	The rural environment and its associated communities (including the coast)
Cumulative Effects	The summation of effects that result from changes caused by a development in conjunctions with other past, present or reasonably foreseeable actions.
Diversity	Where a variety of qualities or characteristics occurs.
“Do nothing situation”	Continued change/evolution of landscape or of the environment in the absence of the proposed development.
Element	A component part of the landscape (for example, roads, hedges, woods)
Enhancement	Landscape improvement through restoration, reconstruction or creation
Environment	Our physical surroundings including air, water and land.
Environmental appraisal	A generic term for the evaluation of the environmental implications of proposals (used by the UK Government in respect of policies and plans).
Environmental fit	The relationship of a development to identified environmental implications opportunities and constraints in setting.

Environmental Impact Assessment	The evaluation of the effects on the environment of particular development proposals
Field pattern	The pattern of hedges and walls that define fields in farmed landscapes.
Geographical Information System	Computerised database of geographical information that can easily be updated and manipulated.
Heritage	Historical or cultural associations.
Indirect impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary impacts.
Landcover	Combinations of land use and vegetation that cover the land surface.
Landform	Combinations of slope and elevation of the land conditioned by knowledge and identity with a place.
Landscape capacity	The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
Landscape character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. It creates the particular sense of place of different areas of the landscape.
Landscape character type	A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernible in maps and field survey records.
Landscape effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative.
Landscape evaluation	The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for a particular purpose (for example, designation or in the context of the assessment)
Landscape factor	A circumstance or influence contributing to the impression of a landscape (for example, scale, enclosure, elevation)

Landscape feature	A prominent eye-catching element, for example, wooded hilltop or church spire.
Landscape quality	(or condition) is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which makes up the character in any one place.
Landscape resource	The combination of elements that contribute to landscape context, character and value.
Landscape sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Land use	The primary use of the land, including both rural and urban activities.
Landscape value	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.
Magnitude	A combination of the scale, extent and duration of an effect.
Methodology	The specific approach and techniques used for a given study.
Mitigation	Measures, including any process, activity or design to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.
Perception (of landscape)	The psychology of seeing and possibly attaching value and/or meaning to landscape.
Precautionary principle	Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
Preference	The liking by people for one particular landscape element, characteristic or feature over another.
Quality	See Landscape quality
Receptor	Physical landscape resource, special interest or viewer group that will experience an effect.

Regulatory authority	The planning or other authority responsible for planning consents or project authorisation (synonymous with determining authority).
Scenario	A picture of a possible future.
Scoping	The process of identifying the likely significant effects of a development of the environment.
Sense of place (genius loci)	The essential character and spirit of an area; genius loci literally means 'spirit of the place'.
Sensitive/sensitivity	See landscape sensitivity
Sieve mapping	Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors.
Sustainability	The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without compromising the ability of future generations to meet their own needs.
Technique	Specific working process
Threshold	A specified level in grading effects, for example, of magnitude, sensitivity or significance.
Visual amenity	The value of a particular area or view in terms of what is seen.
Visual effect	Change in the appearance of the landscape as a result of development. This can be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detraction)
Visual envelope	Extent of potential visibility to or from a specific area or feature.
Visualisation	Computer simulation, photomontage or other technique to illustrate the appearance of a development.
Worst-case situation	Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed.
Zone of visual influence	Area within which a proposed development may have an influence or effect on visual amenity.

APPENDIX B - Sources of Information

The following sources of information were obtained or consulted during the course of the assessment:

- Consultations with the client regarding the development proposals;
- Natural England and local authority published landscape character descriptions;
- MapInfo Professional Geographic Information systems surface model produced using terrain 5 data purchased from Emapsite.com. This data is then interrogated to produce a zone of theoretical visibility based on a number of representative points centred on the location of development;
- Aerial photography;
- Ordnance Survey Mapping at 1:10,000, 1:25,000 and 1:50,000 scale;
- Site visits and fieldwork to confirm data derived from available mapping and to identify and assess potential impacts.



LEGEND



Site boundary



For ordnance survey map legend, refer to:
<https://www.ordnancesurvey.co.uk/docs/legends/25k-raster-legend.pdf>

Scheme: Hanlye Lane, Cuckfield

Drawing: Ordnance Survey Plan

Figure No: 1

LVIA Ltd Ref: SIG1407

Scale: NTS@A3

Drawn: SC

Checked: JPF





LEGEND



Site boundary



Image supplied by Google Maps
<https://maps.google.co.uk/>
 Accessed 06/09/23

Scheme: Hanlye Lane, Cuckfield

Drawing: Aerial Photograph

Figure No: 2

LVIA Ltd Ref: SIG1407

Scale: NTS@A3

Drawn: SC

Checked: JPF





LEGEND



Site boundary

Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 9.0m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.



Scheme: Hanyle Lane, Cuckfield

Drawing: Zone of Theoretical Visibility

Figure No: 3

LVIA Ltd Ref: SIG1407

Scale: NTS@A3

Drawn: SC

Checked: JPF





LEGEND



Site boundary



Viewpoint location

Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 9.0m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.



Scheme: Hanlye Lane, Cuckfield

Drawing: Viewpoint Location Plan

Figure No: 4

LVIA Ltd Ref: SIG1407

Scale: NTS@A3

Drawn: SC

Checked: JPF





LEGEND



Site Boundary

- Areas of Outstanding Natural Beauty (England)
- ▨ Sites of Special Scientific Interest (England)
- Scheduled Monuments (England) - points

Listed Buildings (England)

- I
- II
- II*

Ancient Woodland (England)

- ▨ Ancient and Semi-Natural Woodland
- ▨ Ancient Replanted Woodland



Scheme: Hanlye Lane, Cuckfield

Drawing: Designations Plan

Figure No: 5

LVIA Ltd Ref: SIG1407

Scale: NTS@A3

Drawn: SC

Checked: JPF





Placing development well

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LANDSCAPE / TOWNSCAPE & VISUAL IMPACT ASSESSMENT | GREEN BELT ANALYSIS
PROJECT MANAGEMENT | EXPERT WITNESS | LANDSCAPE DESIGN & PLANNING
LANDSCAPE MANAGEMENT