

# LAND AT HENFIELD ROAD ALBOURNE

## ADDENDUM TO LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Prepared on behalf of  
Croudace Homes

September 2022

## PLANNING

Ref: 3018-APA-ZZ-00-RE-L-0002-P02

**CONTENTS**

<b>1.0 INTRODUCTION</b>	<b>3</b>
<b>2.0 CLARIFICATIONS</b>	<b>3</b>
<b>3.0 CONCLUSION</b>	<b>7</b>

**APPENDIX A:**

**LVIA METHODOLOGY**

**APPENDIX B:**

**EXTRACTS OF WEST SUSSEX LANDSCAPE  
CHARACTER ASSESSMENT**

**APPENDIX C:**

**ADDITIONAL DATA FOR REPRESENTATIVE VIEWS**

## 1.0 INTRODUCTION

- 1.1 The Landscape and Visual Impact Assessment (LVIA) (Allen Pyke ref 3018-APA-ZZ-00-RE-L-0001-P02) was commissioned by Croudace Homes Ltd. and submitted in August 2022 (Application ref DM/22/2416).
- 1.2 Place Landscape Services were commissioned by Mid Sussex District Council (MSDC) to provide Specialist Landscape Advice on the submitted proposals. This Advice, dated 26th August 2022, is not supportive of the proposals on landscape grounds and is summarised as follows:
- ‘Based on the information as currently presented, we deem that the proposed development would have an adverse effect on landscape character, qualities and visual amenity. Consequently, the proposed development by its very nature, would have an adverse and eroding impact, which conflicts with the Mid Sussex District Plan, the Albourne Neighbourhood Plan and further contradicts the National Planning Policy Framework and Planning Practice Guidance’.*
- 1.3 The Advice provides a summary of the application’s Context the National Planning Policy Framework and Local Planning Policy. It then provides a Review of the Submitted Information.
- 1.4 The Advice acknowledges that:
- ‘The LVIA has been carried out in accordance with the principles set out within the ‘Guidelines for Landscape and Visual Impact Assessment’, Third Edition (‘GLVIA3’) (2013) prepared by the Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA). The assessment includes a desktop study, a review of the landscape and visual baseline, Mapping (including a Zone of Theoretical Visibility (ZTV), and an assessment of landscape and visual receptors, that includes value, susceptibility and sensitivity and an assessment of potential direct and indirect effect on landscape and visual environment.’*
- 1.5 However it concludes:
- ‘...we are of the professional judgement that the LVIA has not fully addressed the potential impacts on landscape character and visual amenity and with that we have significant concerns that the proposed development would result in adverse impacts on visual amenity and the site’s rural countryside location. For this reason, we are of the judgement that the application does not comply with Policy DP12 of the Mid Sussex District Plan (2018) and therefore conflicts with the National Planning Policy Framework’.*

## 2.0 CLARIFICATIONS

- 2.1 The Addendum which follows responds to the Review of the Submitted Information. It seeks to provide clarifications and additional information to assist readers in their consideration of the application, the submitted LVIA, and the Specialist Landscape Advice that MSDC have received.

### Landscape Character

- 2.2 The Advice acknowledges that the Site and its surroundings are considered in several published assessments. It confirms that all have been referenced in the LVIA baseline with the exception of the West Sussex Landscape Character Assessment and Sussex Historic Landscape Characterisation study. These documents are considered below.
- 2.3 The **West Sussex Landscape Character Assessment** was carried out by West Sussex County Council in 2003. It identifies 42 unique areas and provides land management guidelines for each. The WSCC website advises that *‘All land management guidelines should be read in conjunction with our Strategy for the West Sussex Landscape and any other documents mentioned under each area’.*
- 2.4 The Site straddles the Low Weald (L10) and Eastern Scarp Footslopes (LW11).
- 2.5 Extracts of the Assessment are provided at Appendix B. The key characteristics relevant to the Site are:
- *‘Gently undulating low ridges and clay vales.*
  - *Views dominated by the steep downland scarp to the south and the High Weald fringes to the north.*
  - *Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.*
  - *Views dominated by the steep downland scarp.*
  - *Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes.*

- *Arable and pastoral rural landscape, secluded in places, a mosaic of small and larger fields, woodlands, shaws and hedgerows with hedgerow trees.*
- *Township of Henfield and expanded ridge line villages with suburban development at Hurstpierpoint and Hassocks’.*

- 2.6 A list of guidelines for both character areas are provided at Appendix B.

- 2.7 The scheme proposals have the ability to respond to the following:

- *‘Maintain and restore the historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields.*
- *Plan for long-term woodland regeneration, the planting of new small and medium-sized broad-leaved farm woodlands, and appropriate management of existing woodland.*
- *Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape.*
- *Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost.*
- *Protect the character of rural lanes and manage road verges to enhance their nature conservation value.*
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness’.*

- 2.8 The **Strategy for West Sussex** (West Sussex County Council, October 2005) sets out a Vision for each National Character Area within the County. The Site falls within the Low Weald National Character Area. The Vision is as follows:

- *‘The characteristic mixture of pastures, woodlands, hedges and shaws, particularly within the shallow valleys of rivers and treelined streams, provides an intimate and secluded landscape.*

	<ul style="list-style-type: none"> <li><i>The agricultural landscape so characteristic of the Low Weald is maintained, owners and managers signed up to continuous landscape renewal as part and parcel of the husbandry of the land.</i></li> <li><i>Woodland in the Low Weald is flourishing, with many new large and small woodlands and hedgerows, enclosing glades and meadows and linked to existing woodlands, hedges and shaws.</i></li> <li><i>The characteristic settlement pattern of scattered villages, hamlets, some dispersed settlement and farmsteads is evident.</i></li> <li><i>New development of high quality is well integrated with, and sits comfortably within, existing towns and villages and the wider landscape.</i></li> <li><i>The local distinctiveness of villages and their settings is evident, with a return to the greater availability and use of traditional local materials.</i></li> <li><i>The urban fringe combines a distinctive landscape character (including a combination of open spaces, woodlands, and hedgerows) with well-managed land uses’.</i></li> </ul>	<ul style="list-style-type: none"> <li><i>intrusive development,</i></li> <li><i>provide an attractive backdrop to new development, frame good views and create a sense of enclosure and arrival.</i></li> <li><i>minimise urban features such as close-board fencing and fast-growing coniferous trees such as cypresses.</i></li> <li><i>incorporate where possible intact historic landscape and visible archaeological features within landscaping schemes’.</i></li> </ul>	<p><i>‘...However this historic patterning has been altered in the post-medieval period by modern development concentrated along the Coastal Plain and inland in the railway towns of Burgess Hill, Horsham, Haywards Heath and Crowborough. To the north on the county boundary is the planned „new town“ of Crawley.’</i></p>
2.9	<p>The Strategy also provides guidelines for development in rural settlements as follows:</p> <ul style="list-style-type: none"> <li><i>‘ensure that new development respects and complements rural settlement form, pattern and character and its landscape setting, reinforcing local distinctiveness.</i></li> <li><i>identify and conserve sensitive parts of settlement settings. Where possible, maintain a direct relationship between the old settlement core and the surrounding landscape, allowing views in and out of the settlement.</i></li> <li><i>taking into account road safety issues, seek to design highways improvements and traffic management and calming schemes, within and on the approaches to the settlement, in ways which do not detract from local historic and rural character.</i></li> <li><i>use where possible designs and materials for rural road schemes which are locally distinctive, and road surface dressings which complement local building materials.</i></li> <li><i>use mainly native tree, woodland and hedge planting to screen</i></li> </ul>	<p>2.10 The LVIA considers all published assessments at a National and Local Level relevant to the Site. No additional sensitivities or opportunities for the Site or Study Area are identified through this additional published information and the scheme proposals present opportunities to accommodate a change of use whilst responding to the guidelines set by the published assessments.</p> <p>2.11 The <b>Sussex Historic Landscape Characterisation study</b> (August 2010) describes the Low Weald as:</p> <p><i>‘...a broad, low lying clay vale with a small scale landscape enclosed by a mix of small woodlands with a patchwork of fields and hedgerows. It has a mainly rural character apart from contrasting urban/airport related development around Crawley/Gatwick.</i></p> <p><i>The Low Weald lies between the High Weald and the Wealden Greensand. Small rivers and streams, the tributaries of the main rivers, the Arun, Adur and Ouse meander their way across this clay vale. Areas of higher ground occur where sandstone or limestone outcrops. It is no coincidence that settlement is often concentrated on these areas, where the clay soils are ameliorated by the more freely draining substrate’.</i></p> <p>2.12 The Study considers how the landscape and settlement patterns have changed. Extracts which may be relevant for context are provided below:</p> <p><i>‘With the development of the railway network from London dating from the 1840s, towns like Burgess Hill, Haywards Heath and East Grinstead expanded from small rural villages and hamlets. The large conurbation of Crawley is a 20th century ‘new town’ developed from a small village spreading on to former farmland, ‘forest’ and common land. However across the Low and High Weald the historic character of dispersed farmsteads and small hamlets dominate the settlement pattern.’</i></p>	<p>2.13 There is no mention of Albourne, Henfield, Hurstpierpoint or the A23 and B2118.</p> <p><b>Landscape Value</b></p> <p>2.14 The Place Specialist Landscape Advice provides the following commentary:</p> <p><i>‘GLVIA3 (Para 5.31) emphasises that “assessment of the value attached to the landscape should be carried out within a clearly recorded and transparent framework so that decision making is clear” GLVIA3 also recognises that landscape value is not always signified by designation “the fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value”. We would therefore have expected to see the assessment of landscape value to be based on the LI Technical Guidance Note (TGN) ‘Assessing the Value of Landscapes Outside National Designations’ 02-21, which breaks down value into defined criteria. This should then be presented with a supporting narrative that justifies the determined values’.</i></p> <p>2.15 To clarify: the submitted LVIA provides (at Appendix A) our Methodology for Assessing Landscape and Visual Effects. Table 2a of the methodology refers to the LI Technical Guidance Note and places weight on the factors / criteria listed in Table A of the Note when determining the value of landscapes which are not designated.</p> <p>2.16 At paragraph 3.46, the submitted LVIA assesses the landscape sensitivity of the northern, central and southern fields of the Site using the methodology at Appendix A. It acknowledges that the value of the Site is higher in the southern field where views from the public right of way towards the Conservation Area boundary and the distant South Downs are possible.</p> <p>2.17 To elaborate on this assessment of landscape value we have taken Table 1 of the TGN and commented on each factor / criteria and provided narrative on indicators and evidence relevant to the Site.</p>

Factor	Definition	Indicators for the Site	Evidence
Natural heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	Northern Field: Orchard has wildlife interest which adds to sense of place Central Field: no indicators which notably increase the landscape value Southern Field: no indicators which notably increase the landscape value	Site Surveys
Cultural heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	Northern Field: no indicators which notably increase the landscape value Central Field: no indicators which notably increase the landscape value Southern Field: contributes to visual setting of Albourne Conservation Area and Listed Buildings	Conservation Area Appraisal; Built Heritage Assessment;
Landscape condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	Northern Field: Intact historic field patterns. Absence of detracting/ incongruous features Central Field: Intact historic field patterns. Absence of detracting/ incongruous features Southern Field: Intact historic field patterns. Absence of detracting/ incongruous features	Site Surveys
Associations	Landscape which is connected with notable people, events and the arts	Northern Field: no indicators which notably increase the landscape value Central Field: no indicators which notably increase the landscape value Southern Field: no indicators which notably increase the landscape value	None
Distinctiveness	Landscape that has a strong sense of identity	Northern Field: Views to South Downs are characteristic of this particular place Central Field: Views to South Downs are characteristic of this particular place Southern Field: Views to South Downs are characteristic of this particular place	Visual Assessment Published Character Assessments
Recreational	Landscape offering recreational opportunities where experience of landscape is important	Northern Field: no indicators which notably increase the landscape value Central Field: no indicators which notably increase the landscape value Southern Field: Public Rights of Way offer views to Conservation Area and South Downs	Definitive public rights of way mapping/ OS map data Observations about recreational use/ enjoyment made in the field by the assessor
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense	Northern Field: no indicators which notably increase the landscape value Central Field: no indicators which notably increase the landscape value Southern Field: Views from PROW to South Downs is visually dramatic and evokes emotion	None
Perceptual (Wildness and Tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	Northern Field: no indicators which notably increase the landscape value Central Field: no indicators which notably increase the landscape value Southern Field: no indicators which notably increase the landscape value	None (Dark Skies Mapping checked to confirm no dark skies)
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	Northern Field: no indicators which notably increase the landscape value Central Field: no indicators which notably increase the landscape value Southern Field: PROW is important to the appreciation of the South Downs scarp	Character Assessments Observations about recreational use/ enjoyment made in the field by the assessor

Table A1: Assessment of Site's Landscape Value with reference to LI TGN Factors

2.18 The above reinforces our assessment that the Site, although not designated, does have local value attached to it, especially the southern field which contains the public footpath which allows views towards the Conservation Area and distant South Downs Scarp.

## Landscape Setting of Settlements

2.19 The Place Specialist Landscape Advice states that *‘the assessor has under-valued / under-estimated the adverse impacts the proposed development will have on the site and the surrounding landscape’*.

2.20 It places emphasis on the consideration of the effects on the setting of the village. It reads as follows:

*‘The landscape setting of settlements are essential components of their character and local distinctiveness. It is therefore important that the significance of settlement pattern, edge treatment and character is recognised, and that new development does not dilute their contribution to maintaining the distinct form and pattern of these settlements and their landscape setting and separation from other settlements.*

*In terms of Albourne as a settlement, at the localised scale, there are some groupings of houses that are generally in a nucleated pattern, with many closely grouped together around a green or public open space. However, when viewed at the village scale, the settlement of Albourne has been designed and constructed around the alignment of the B2118, which is situated on the eastern edge of the village. A development of this scale on the western edge of the settlement will no doubt have an urbanising impact on Albourne and the rural western settlement edge and in turn have an adverse effect on the sense of place. For these reasons, we would judge the proposed development would have a moderate adverse residual landscape effect on Albourne Village’.*

2.21 We agree with the Advisor’s commentary on their description of the settlement pattern of Albourne. However, It is our view that this pattern results in a lack of the sense of a centre to the village. The main historic core is focussed around The Street and Church Lane with the latter extending beyond the village and forming the southern boundary to the Site. The B2118 is a fairly busy through route which defines the village’s eastern edge. The Recreation Ground and Village Hall are located at the eastern edge of the village where they are backed onto by residential rear gardens and the vegetation along the B2118.

2.22 Any expansion to the village should seek to redefine the village centre to respond to, and front onto the School and the Millenium Garden, which are well overlooked and visible on entering the village from the north. This would draw focus away from the B2118

and could create a strong sense of place at a key location within the village where views to the Conservation Area and the South Downs could be celebrated.

2.23 It is these opportunities which could enhance the character of Albourne Village in the long term. We remain of the view that there will be a residual moderate landscape effect on the Village and that the proposals have the ability to respond to planning policy at a National to Local Level to ensure that these effects could be beneficial.

## Visual Amenity

2.24 The Site was first visited in Spring of 2022 to provide initial advice to the client and design team on the near distance views and the constraints and opportunities for emerging proposals.

2.25 A ZTV (Zone of Theoretical Visibility) was generated once the scheme proposals were fixed. This informed a second site visit (summer 2022) to take near, middle and long distance views towards the Site.

2.26 It is accepted in LVIA practice that not all submissions will be able to include winter views but, where possible, the author should provide consideration of how the views may change through the seasons.

2.27 The LVIA includes a combination of the Spring and Summer views. These have been set out individually to respond to the Advisor’s comments at Appendix C. Each view has been included as a pan for context. Technical data available has been provided for each. For each view a single frame photo has been included to allow the reader to experience the view. We would recommend that readers visit the site to understand the extent to which the Site and its features are visible in the view.

## Methodology for Assessing Effects

2.28 A key clarification to the Advisor and readers when considering our assessment of effects is that our methodology (which has been tried and tested at various appeals) allows for an approach which clearly distinguishes between the scale or significance of an effect

and its direction (whether the effect is beneficial or adverse). The latter can be subjective and relies on whether the proposals have the potential to respond to planning policy to ensure good design.

2.29 Paragraphs 2b and 2c of the Methodology at Appendix A defines Significance of Effects and their Direction to maintain a transparent and robust approach.

## Effects on Visual Receptors

2.30 The following effects are discussed in response to the Advisor’s comments on visual receptors:

2.31 VR 5: Walkers at Footpath 15\_1AI currently experience views across the southern field towards the South Downs. The views are transient and are experienced when moving east or west along the path. The proposals present opportunities to enhance this experience for the walkers by creating nodes of interest with seating and / or interpretation boards which will highlight and celebrate the views towards the Downs. There is already a low hedge along the southern edge of the path and any planting along the upper slopes adjacent to the path will be located to frame the key views. This responds to the guidelines and objectives set by West Sussex County Council and the South Downs National Park. The detailed landscape proposals will be subject to consultation and planning approval at the reserved matters stages to ensure that the residual effects are beneficial.

2.32 To the north of the footpath the new housing will be set back 20m from the footpath and will front positively onto a shared surface drive with street trees softening the extended settlement edge.

2.33 The proposals have the ability to provide a comfortable balance of elements either side of the path which will allow walkers to enjoy the valued views towards the south. In addition walkers will have the opportunity to explore the new green corridors into the heart of the development and along its southern edge and the significant areas of open space to the South of the footpath which are currently not open to the public.

2.34 For VR4: Users of Henfield Road we have considered the effects of the maturing of planting within the scheme and along its

- boundaries. The existing allotment will be enhanced and the new built form will be notably set back from the receptor. Whilst we acknowledge that there will be a change in the views and that the direction of effects will be adverse during construction and year 1, we remain of the view that the maturing of tree planting and the enhancement of the orchard will introduce positive elements in the view.
- 2.35 For VR6 and VR10: Walkers Footpath 12\_1AI and 19AI walkers have views from the lower ground looking north towards the Site along the ridgeline.
- 2.36 For VR 6 where walkers currently look across the southern field the near distance views will change once planting has been implemented at year 1. The scheme proposals will be developed at the Reserved Matters stage to ensure that walkers see positive elements introduced into their view which draw reference to the landscape character context of the South Downs Footscarps and the adjacent Conservation Area. For VR10: Walkers at Footpath 18AI new planting will mature along the southern edge and will soften the skyline views at year 15.
- 2.37 The LVIA acknowledges that the skyline views will be permanently altered, however it remains our professional judgement that there is the potential for an improvement to these views for these walkers as they approach the village from the south.

### 3.0 CONCLUSION

- 3.1 The Place Advice is useful in expanding the submitted LVIA to ensure it is robust and transparent for all readers including MSDC.
- 3.2 There is likely to remain a disagreement on whether the effects identified are likely to be beneficial or adverse in the long term. It is important to remind the reader and MSDC that the application is outline in its form and the proposals which have been used to establish the potential effects are illustrative. Nevertheless, we consider that a scheme of up to 120 unit dwellings could be mitigated through the reserved matters stage.
- 3.3 The LVIA and Addendum demonstrate that the Site has the ability to accommodate the proposed scale of development and to respond to planning policy at a Local to National scale when detailed proposals are developed at the Reserved Matters Stages or to clear conditions.

**APPENDIX A:**  
**LVIA METHODOLOGY**

INTRODUCTION

This document sets out the methodology and terms used by Allen Pyke Associates in Landscape and Visual Appraisals (LVAs) and Landscape and Visual Impact Assessments (LVIAs) to establish, and describe, the potential effects on landscape character and visual amenity of a development.

The methodology has been adapted from the guidance given in the Landscape Institute/IEMA publication ‘Guidelines for Landscape and Visual Impact Assessment’ (3rd Edition 2013).

The approach has been adapted to allow the assessment of broad urban areas but is not designed to provide the detailed appraisal required for specific townscape studies (see Landscape Institute TCA Technical Note: 05/2017)

The assessment process is divided into two stages:

- STAGE 1: Assessment of Existing Baseline Conditions & Sensitivity
- STAGE 2: Assessment of the Effects of the Proposed Development

STAGE 1: ASSESSMENT OF EXISTING BASELINE CONDITIONS & SENSITIVITY

The ‘Sensitivity’ of the existing landscape/townscape character or view is determined through the combined assessment of the ‘susceptibility to change’ and ‘value’ of the area or view. The ‘susceptibility to change’ is defined as ‘the ability of the landscape to accommodate the proposed development without undue negative consequences’. ‘Susceptibility’ is derived by combining the ‘Character’ of the area or type of ranking of the receptor experiencing the view with an assessment of its ‘Condition’ of the landscape or the ‘nature of the view’.

1. DETERMINING SUSCEPTIBILITY TO CHANGE

1a. Assessing Landscape/Townscape Character:

The ‘Character’ of an area is defined using the following criteria:

Character	Criteria
High	Where the area is wholly/predominately intact, may have no/few incongruous elements or forms part of a wider distinct pattern/coherent landscape/townscape and has a highly recognisable or distinct sense of place.
Moderate	Where the area has a recognisable pattern, may have some incongruous elements that detract from/only make a moderate contribution to the intactness of the area, and provide some sense of place.
Low	Where the area has no recognisable pattern/structure, or may have few similar coherent/a disparate collection of elements that make little/no contribution to the intactness of the area, and result in a limited/no sense of place.

The ‘Condition’ of the Landscape/Townscape is defined using the following criteria:

Condition	Criteria
Good	Where the area is highly managed/excellent good repair/quality
Moderate	Where the area is reasonably managed/average repair/quality
Poor	Where the area is un-managed/poor repair/quality

1b. Assessing Visual Amenity:

‘Visual Receptor Types’ are ranked in accordance with the land use of the viewpoint from which people (the receptors) will experience the view. These are defined using the following criteria:

Visual Receptor Type Ranking	Criteria
Type A- High	<ul style="list-style-type: none"><li>• Residents at home or using their gardens;</li><li>• People engaged in outdoor recreation, including the use of public rights of way, whose attention or interest is likely to be focused on the landscape or particular views;</li><li>• Visitors to heritage assets, and/or to other attractions, where views of the surroundings are an important contributor to the experience;</li><li>• Communities where views contribute to the landscape setting enjoyed by local residents.</li></ul>
Type B- Moderate	<ul style="list-style-type: none"><li>• Users of outdoor sport or recreation facilities that do not involve or depend on an appreciation of views in the landscape;</li><li>• People at their place of work whose attention may be focussed on their work or activity, not on their surroundings.</li><li>• Users of retail and employment sites, sports and recreational facilities where the views are secondary to the activity at hand;</li><li>• Users of public roads and transport routes where views add to the travel experience.</li></ul>
Type C- Low	<ul style="list-style-type: none"><li>• Users of Industrial sites, agricultural land, derelict or abandoned land, or busy commuter links where there is little appreciation of the view.</li></ul>

The ‘Nature of the View’ is defined as follows and considers the extent to which the site can be seen from a particular receptor:

Nature of View	Criteria
Good	Where there is an open view/panoramic view to or from the site and/or is not enclosed or interrupted by natural/man-made features.
Moderate	Where the view to or from the site is largely open and/or partially screened/ enclosed and is interrupted by some natural/man-made features and/or the site is in the distance.
Poor	Where the view to or from the site is largely screened/obscured by intervening features, or is enclosed and/or only forms a minor part of the view, or the site is difficult to perceive in the distance.

1c. Quantifying Susceptibility to Change

Combining the ‘Character’ with ‘Condition’ or ‘Visual Receptor Ranking’ with ‘Nature of the View’ determines the ‘Susceptibility to Change’ of an area or view:

Character / Receptor Ranking	LANDSCAPE / TOWNSCAPE & VISUAL SUSCEPTIBILITY		
High / Type A	High	High	Medium
Moderate / Type B	High	Medium	Low
Low / Type C	Medium	Low	Low
	Good / High	Moderate/Medium	Poor/Low
	Condition / Nature of View		

The definition of the landscape/townscape or visual ‘Susceptibility to Change’ is:

Susceptibility	Criteria
High	Where the components and qualities of an area/view could be easily affected and would have a low ability/capacity to accommodate the proposed change.
Medium	Where the components and qualities of an area /view could be moderately affected and would have a medium ability/capacity to accommodate the proposed change.
Low	Where the components and qualities of an area /view could be affected in a minor/negligible manner and would have a high ability/capacity to accommodate the proposed change.

2. DETERMINING SENSITIVITY

2a. Assessing the Landscape / Townscape Value

The ‘Value’ of an area is defined as follows and considers any relevant designation or local recognition. For landscapes which are not designated the assessment considers the criteria set out in Table 1 of the Landscape Institutes’s Technical Guidance Note TGN 21/02 ‘Assessing Landscape Character outside of Designated Landscapes’.

Landscape Value	Criteria	Examples	Level of Importance / rarity
Exceptional	Very high importance and rarity	World Heritage Site	International
High	High importance or rarity	National Park, AONB, Broads or other statutory/inalienable area designations	National, Regional
Moderate	Moderate importance	Non-statutory landscape (SLA, AGLV), Conservation Area, Heritage Coast or valued undesignated area recognised through use/association/ publications. Valued locally for one or more of the criteria listed in Table 1 of TGN 21/02: Natural Heritage; Cultural Heritage; Landscape Condition; Associations; Distinctiveness; Recreational; Perceptual (scenic); Perceptual (wildness and tranquility); Functional.	County, Local
Low	Low importance with positive characteristics.	Undistinguished and undesignated area with some redeeming feature/ features and possibly identified for or being improved.	Local
Poor	Low importance but with negative characteristics.	Area having few/no redeeming features and/or possibly identified for recovery.	Local

2b. Assessing the Value of the View

The ‘Value of a view’ is defined as follows and considers the relationship between specific features or locations with local residents and visitors and their enjoyment or quality of the view:

Value of View	Criteria
Exceptional	A view of high scenic value, natural/man-made beauty, and/or is uninterrupted by incongruous elements, and/or is an important recognised view within/towards or across a statutory designated landscape or heritage/ locally important feature/viewpoint.
High	A view of good scenic value, natural/man-made beauty, and/or uninterrupted by incongruous elements, and/or is a recognised view within/towards or across a designated landscape or heritage/locally important feature/ significant viewpoint.
Moderate	A view of some scenic value or intrinsic merit/natural/man-made beauty with some incongruous elements within, towards or across a locally important landscape/view or towards a locally recognised feature or reference point.
Low	A view of little/no intrinsic merit and contains some positive attributes and/or a view which is not rare and does not have any local value attached to it.
Poor	An open or partially screened view which is unsightly with no positive attributes and/or a view which is not rare and does not have any local value attached to it.

2c. Quantifying Sensitivity

Combining the ‘Value’ and the ‘Susceptibility to Change’ determines landscape/townscape character and visual sensitivity to change:

Landscape / Visual Value	SENSITIVITY TO CHANGE		
Exceptional / high	High	High	Moderate
Moderate	High	Moderate	Low
Poor / low	Moderate	Low	Low
	High	Medium	Low
	Landscape or Townscape / Visual Susceptibility		

The definition of ‘Landscape/Townscape or Visual Sensitivity’ is as follows:

Sensitivity	Criteria
High	Where the elements that make up a character area or view are of considerable merit and/or would be difficult to restore or could not be replaced/ removed without substantial detriment to the overall character area or view.
Moderate	Where the elements that make up a character area or view are of merit and/ or could in part be restored or replaced/removed without a notable detriment to the overall character area or view.
Low	Where the elements that make up a character area or view are of little merit and/or could be restored or replaced/removed without detriment to the overall character area or view.

STAGE 2: ASSESSMENT OF THE SIGNIFICANCE OF THE EFFECTS OF DEVELOPMENT

The assessment of ‘Magnitude’ and ‘Significance’ of the effects on both Landscape/Townscape Character’ and ‘Visual Receptors’ is undertaken during three periods to identify the temporary operational and residual effect of the proposed development:

- **Construction** (temporary effects)
- **Year 1**- Operational Period (temporary effects with landscape/mitigation treatments established in part)
- **Year 15** – Operational Period (residual effects after landscape/mitigation treatments established in full)

The ‘Significance of the Effects’ on landscape character and visual receptors can be positive or negative (the ‘Direction’) and are described as being either ‘Beneficial’ or ‘Adverse’. Where the development is unlikely to have any discernible influence the ‘Direction’ is described as being ‘Neutral’.

DETERMINING THE SIGNIFICANCE OF THE EFFECTS OF DEVELOPMENT

- The ‘Significance’ of the effects of development on landscape character and visual receptors is determined by combining the assessment of:
- the ‘Sensitivity’ of the landscape or view, as established in the (Stage 1) baseline assessment; and
  - the potential ‘Magnitude of Change’ resulting from the proposed development.

2a. Assessment of Magnitude of Change

The following criteria are considered when assessing the ‘Magnitude of Change’ on landscape/ townscape character or views:

- Scale, duration and/or reversibility of development;
- Effect of any components of the landscape that are likely to be affected by the scheme;
- The change in and/or partial or complete loss of elements, features or aspects that contribute to the character and distinctiveness of the landscape/townscape;
- The addition of new features or elements that will influence the area’s character; and,
- The landscape proposals and/or mitigation treatments.

The ‘Magnitude of Change’ on landscape/townscape character or view is defined using the following criteria:

Magnitude of Change	Criteria
High	Where the scale/type/extent of the proposed scheme (or works to facilitate it) would be the dominant element in or adjacent to a character area or view.
Medium	Where the scale/type/extent of the proposed scheme (or works to facilitate it) would be one of a number of important elements in or adjacent to a character area or view.
Low	Where the scale/type/extent of the proposed scheme (or works to facilitate it) would be a minor element in or adjacent to a character area or view. overall character area or view
Negligible / None	Where the scale/type/extent of the proposed scheme (or works to facilitate it) would be remote and/or be an inconsequential element in or adjacent to a character area or view.

2b. Quantifying the Significance of Effects

Combining the ‘sensitivity’ (from the Baseline Assessment) with the ‘magnitude of change’ including the contribution of the landscape proposals and/or mitigation measures determines the ‘significance of effects’ on landscape/townscape character or views/visual receptors:

Sensitivity	SIGNIFICANCE OF EFFECTS			
High	Substantial	Substantial	Moderate	Minor / Neutral
Moderate	Substantial	Moderate	Minor	Neutral
Low	Moderate	Minor	Minor	Neutral
	High	Medium	Low	Negligible/None
	Magnitude of Change			

The ‘Significance of Effects’ to the temporary or residual changes in landscape/townscape character or for a view/visual receptor are defined as follows:

Effects on Character / Views	Criteria
Substantial	Where the scheme would cause a substantial change in the quality, condition and/or nature of the existing character area or view and the new develop-ment (or works to facilitate it) would be the dominant element.
Moderate	Where the scheme would cause a notable change in the quality, condition and/or nature of the existing character area or view and the new develop-ment (or works to facilitate it) would be one of a small number of elements in the overall setting.
Minor	Where the scheme would cause a slight change in the quality, condition and/ or nature of the existing character area or view and the new development (or works to facilitate it) would be one of many elements in the overall setting.
Neutral	Where the scheme would cause a negligible or no change in the quality, condition and/or nature of the existing character area or view and the new development (or works to facilitate it) would be obscured or hidden by many other elements in the overall setting.

2c. Quantifying the Direction of the Significance of Effects

The ‘effects’ of change can be either beneficial (positive), adverse (negative) or neutral and is determined by weighting a combination of the following criteria:

Beneficial Criteria (+)

- Fits well with scale of landform &/or pattern of an area/view
- Increases attributes or enhances in contribution to an area/setting/view
- Enhances balance of elements in an area/view or sense of tranquillity
- Provides ability to include adequate or appropriate mitigation
- Complements local/national planning policies or guidance to protect an area’s character or a view

Adverse Criteria (-)

- Out of scale with landform &/or pattern of an area/view
- Loss of attributes or deterioration in contribution to an area/setting/view
- Disrupts balance of elements in an area/view or sense of tranquillity.
- Lacks ability to include adequate or appropriate mitigation
- Conflicts with local/national planning policies or guidance to protect an area’s character or a view

Neutral

- Where there is no discernable change to an area’s character or a view
- Where there is no positive or negative affect on an area’s character or a view

## APPENDIX B:

### EXTRACTS OF WEST SUSSEX LANDSCAPE CHARACTER ASSESSMENT

# Overall Character

The Eastern Low Weald within Mid Sussex and Horsham Districts comprises a lowland mixed pastoral and arable landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. In the east, the area has experienced high levels of development centred on Burgess Hill.

## Key Characteristics

- Gently undulating low ridges and clay vales.
- Views dominated by the steep downland scarp to the south and the High Weald fringes to the north.
- Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.
- Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill.
- Biodiversity in woodland, meadowland, ponds and wetland.
- Historic village of Cowfold and suburban village development at Partridge Green, Shermanbury and Sayers Common.
- Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes.
- A modest spread of designed landscapes.
- Crossed by north-south roads with a rectilinear network of narrow rural lanes.
- London to Brighton Railway Line crosses the area through Burgess Hill.
- Varied traditional rural buildings built with diverse materials including timber-framing, weatherboarding, Horsham Stone roofing and varieties of local brick and tile-hanging.
- Major landmarks include Hurstpierpoint College and St Hugh's Charterhouse Monastery at Shermanbury.
- Principal visitor attraction is the Hickstead All England Equestrian Showground.

# Eastern Low Weald

## Low Weald

The area covered by the Sheet includes:

The Hickstead Low Weald (Area 4) Landscape Character Area in Mid Sussex District.

The Cowfold and Shermanbury Farmlands (Area G2) defined in the unpublished **Horsham District Landscape Character Assessment** (October 2003).



## Historic Features

- Post-medieval landscape of mixed field sizes and boundaries.
- Line of Roman road.
- Old droveways.
- Historic country houses, farmsteads and parkscapes.

## Biodiversity

- Remnant coppice woodland.
- Species-rich hedgerows.
- Lakes, farm and field ponds, meadowland and wetland.
- Woodland and marginal vegetation along stream banks.

## Change - Key Issues

- Growing impact of development in the east.
- Continuing amalgamation of small fields, severe hedgerow loss, and the ageing and loss of hedgerow and field trees.
- Visual impact of new urban and rural development including modern farm buildings, horse riding centres and paddocks.
- Introduction of telecommunications masts on ridges.
- Increasing pervasiveness of traffic movement and noise, particularly around Burgess Hill, and busy use of some rural lanes.
- Perceived increased traffic levels on small rural lanes with consequent demands for road improvements.
- Gradual loss of locally distinctive building styles and materials.
- Gradual suburbanisation of the landscape including the widespread use of exotic tree and shrub species.

## Landscape and Visual Sensitivities

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



View south to Cobbsmill



Pellings Barn, Hurstpierpoint

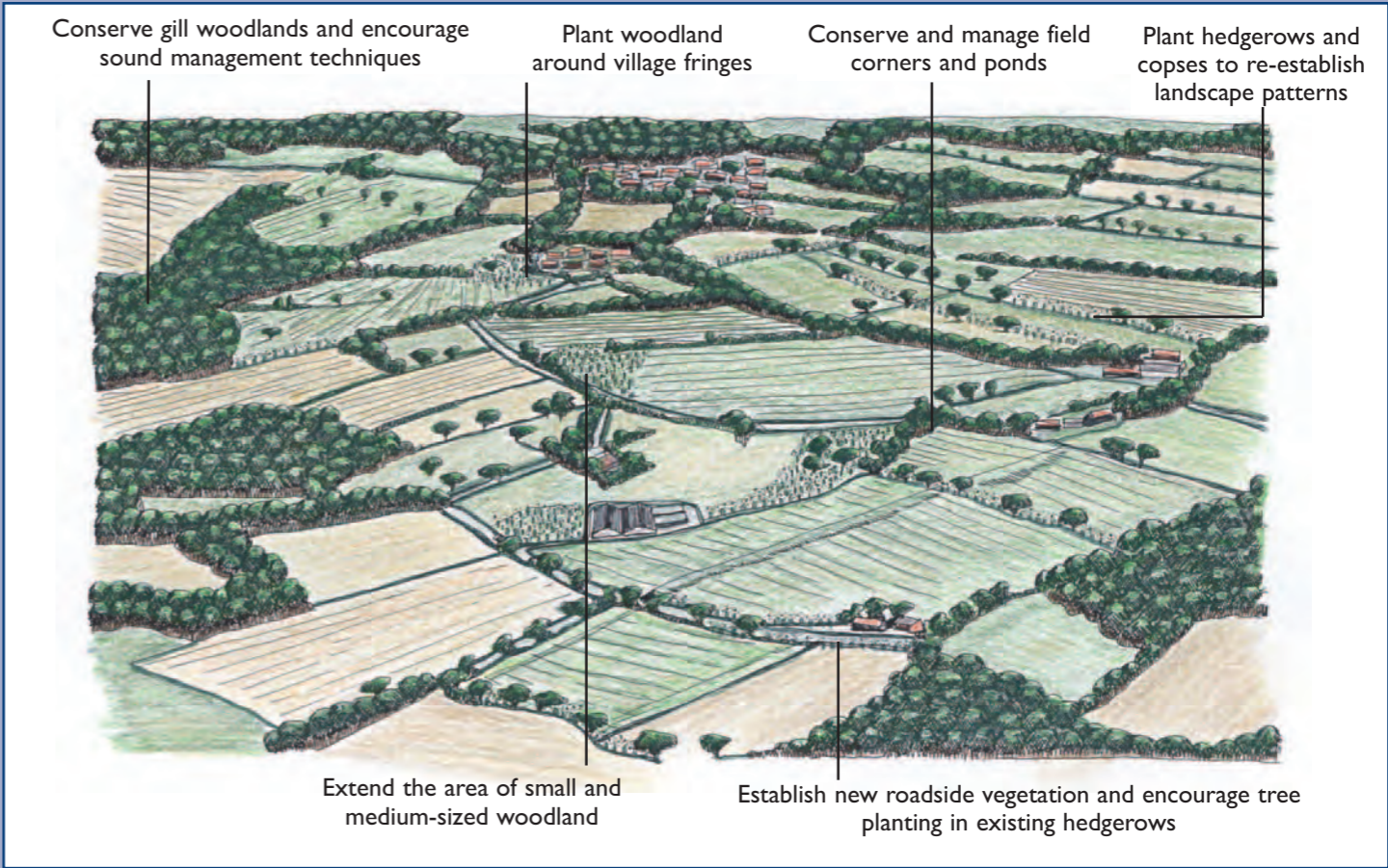


Arable farmland



Pasture

## Land Management Guidelines



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

- Maintain and restore the historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields.
- Plan for long-term woodland regeneration, the planting of new small and medium-sized broad-leaved farm woodlands, and appropriate management of existing woodland.
- Promote the creation of arable field margins and corners including alongside the sides of streams.
- Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape.
- Pay particular attention to the siting of telecommunications masts.
- Where appropriate, increase tree cover in and around villages, agricultural and other development and on the rural urban fringe of suburban areas and Burgess Hill, including along the approach roads to settlements and along busy urban routes including the A23 Trunk Road.
- Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.
- Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost.
- Maintain and manage all lakes and ponds and their margins for their landscape diversity and nature conservation value.
- Protect the character of rural lanes and manage road verges to enhance their nature conservation value.
- Reduce the visual impact of stabling and grazing for horses.
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.

# Overall Character

The scarp footslopes east of the Adur Valley comprise an undulating relief of low sandstone ridges and gentle clay vales. Areas of ancient woodland have survived on the heavier soils of the Gault Clay. Views south are dominated by the steep downland scarp.

## Key Characteristics

- Undulating Lower Greensand sandstone ridges and gentle Gault Clay vales drained by the River Adur, most of which lie within the Sussex Downs Area of Outstanding Natural Beauty (AONB).
- Concentration of ancient woodland lying on the Gault Clay.
- Views dominated by the steep downland scarp.
- Arable and pastoral rural landscape, secluded in places, a mosaic of small and larger fields, woodlands, shaws and hedgerows with hedgerow trees.
- Includes the extensive designed landscape of Danny Estate.
- Small historic commons and orchards around Henfield in the north of the area.
- Modest network of country lanes and underhill lanes beneath the scarp.
- Pockets of biodiversity limited to woodland, ponds and stream valleys.
- Characteristic spring-line villages and dispersed farmsteads, some historic.
- Township of Henfield and expanded ridge line villages with suburban development at Hurstpierpoint and Hassocks.
- Criss-crossed by roads, many of them busy, including the A23 Trunk Road.
- London to Brighton Railway Line crosses the area.
- Varied traditional rural buildings built with diverse materials including flint, timber-framing, Horsham Stone roofing and varieties of local brick and tile-hanging.
- Dominance of painted render and a wide range of modern styles and materials from the Victorian period onwards.
- Few visitor and recreational attractions.

## Eastern Scarp Footslopes

### Low Weald

The area covered by the Sheet includes:  
  
The Hurstpierpoint Scarp Footslopes (Area 3) Landscape Character Area in Mid Sussex District.  
  
The Henfield and Small Dole Farmlands (Area D2) Landscape Character Area defined in the unpublished **Horsham District Landscape Character Assessment** (October 2003).



# Historic Features

- Post-medieval landscape of mixed field sizes.
- Lines of two major Roman roads and Roman villa site.
- Evidence of Roman cemetery and settlement sites.
- Significant areas of common land.
- Historic country houses and manor house site at Edburton.
- Characteristic spring-line villages.

# Biodiversity

- Ancient coppice woodland.
- Species-rich hedgerows.
- Herb-rich grassland, fen, marsh and scrub on common land.
- Woodland and marginal vegetation along stream banks.
- Lakes, field and ornamental ponds.

# Change - Key Issues

- Decline in traditional woodland management techniques such as coppicing.
- Loss of orchards around Henfield.
- Continuing amalgamation of small fields with hedgerow loss and the ageing and loss of hedgerow and field trees.
- Visual impact of new urban and rural development including modern farm buildings, horse riding centres and paddocks.
- Visually intrusive development on the A2037 at Small Dole.
- Increasing pervasiveness of traffic movement and noise in parts of the area.
- Perceived increased traffic levels on small rural lanes with consequent demands for road improvements.
- Gradual loss of locally distinctive building styles and materials.
- Gradual suburbanisation of the landscape including the widespread use of exotic tree and shrub species.

# Landscape and Visual Sensitivities

- High level of perceived naturalness and a rural quality, especially in the more wooded landscape to the west.
- Woodland cover, much of it ancient, imparts a scenic quality to the landscape.
- Intimate and unobtrusive settlement pattern of the spring-line settlements.
- Scarce pockets of rich biodiversity are vulnerable to loss and change.
- Loss and fragmentation of hedgerows has occurred associated with modern farming.
- The area is highly exposed to views from the downs with a consequently high sensitivity to the impact of new development, and the cumulative visual impact of buildings and other structures.
- Wooded urban environment and setting of the ridge line villages currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures here and elsewhere in the area.



Scarp footslope, Poynings



Scarp footslope, Fulking

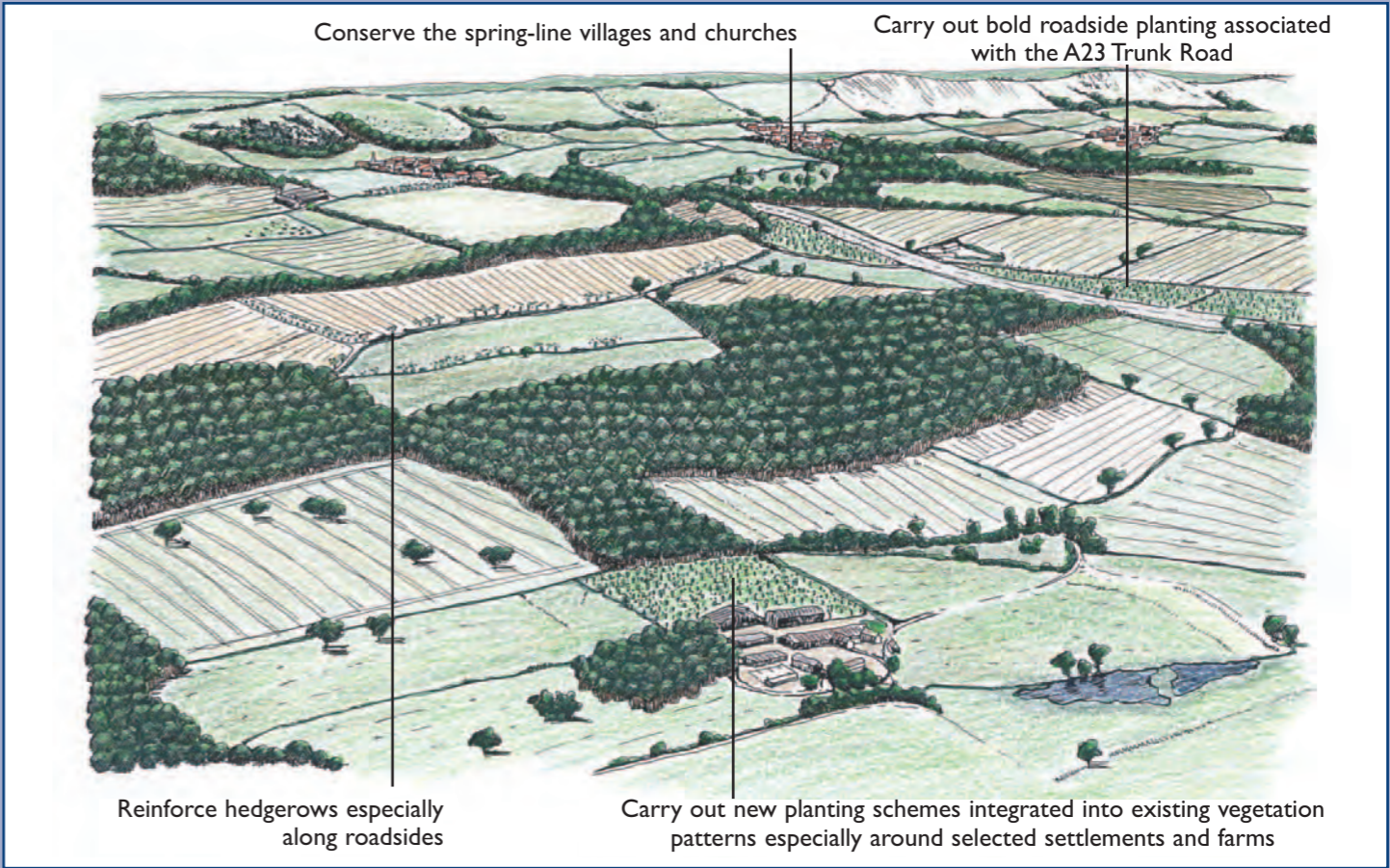


North from Perching Sands



Fulking from Devil's Dyke

# Land Management Guidelines



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

- Maintain and restore the scenic historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields.
- Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape.
- Pay particular attention to the siting of telecommunications masts.
- Plan for long-term woodland regeneration, the planting of new small broad-leaved farm woodlands, and appropriate management of existing woodlands.
- Promote the creation of arable field margins and corners including alongside the sides of streams.
- Increase tree cover in and around villages, agricultural and other development and on the rural urban fringe, along the approach roads to settlements, and along busy urban routes including the A23 Trunk Road.
- Carry out tree and woodland planting around Small Dole to screen intrusive development.
- Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.
- Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost.
- Maintain and manage all lakes and ponds and their margins for their landscape diversity and nature conservation value.
- Protect the character of rural lanes and manage road verges to enhance their nature conservation value.
- Reduce the visual impact of horse stabling and grazing, for instance, under the downland edge in the vicinity of Tottington and Edburton.
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.
- Objectives and actions contained in the *Interim South Downs Management Plan* (March 2004) published by the Sussex Downs Conservation Board.

## APPENDIX C:

### ADDITIONAL DATA FOR REPRESENTATIVE VIEWS

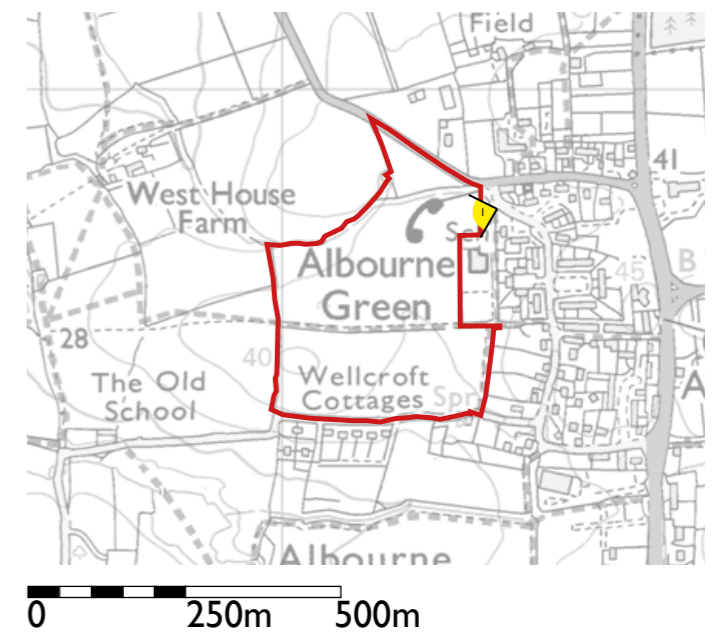


*VIEW 1: View from the entrance to the Millenium Garden*

**NOTES:**  
Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

Photograph details:  
Time / date: 1pm, 23rd March 2022  
Approximate eye level: 1.5m  
Approximate ground level: 36m AOD (Above Ordnance Datum)  
Angle of view and location: refer to key plan.  
Distance to nearest site boundary: 20m





*VIEW 1: View from the entrance to the Millenium Garden*

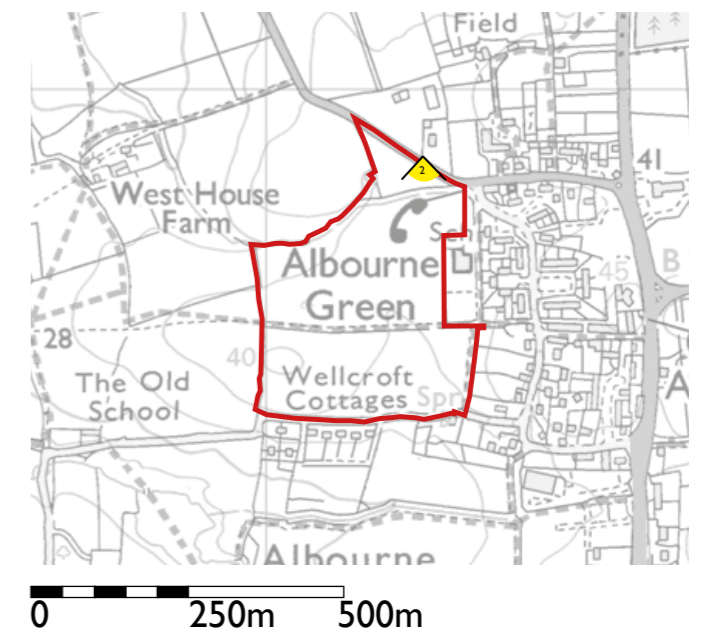


VIEW 2: View from Henfield Road, outside Inholmes Farm

**NOTES:**  
Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

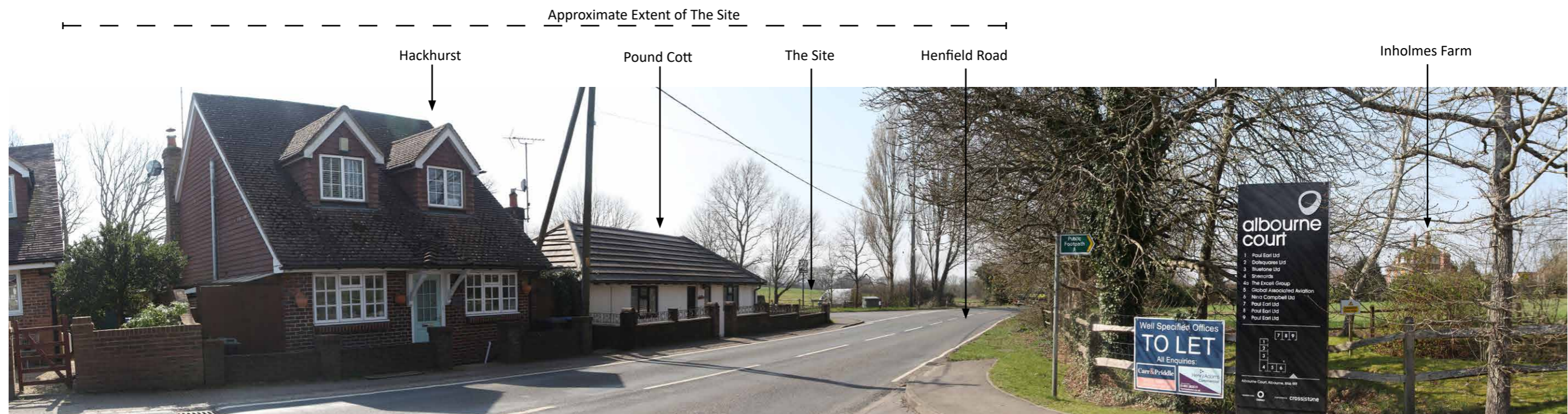
Images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

**Photograph details:**  
Time / date: Midday, 23rd March 2022  
Approximate eye level: 1.5m  
Approximate ground level: 36.2m AOD (Above Ordnance Datum)  
Angle of view and location: refer to key plan.  
Distance to nearest site boundary: 5m





*VIEW 2: View from Henfield Road, outside Inholmes Farm*



VIEW 3: View from Henfield Road, looking west

**NOTES:**

Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

**Photograph details:**

Time / date: 12:55am, 23rd March 2022

Approximate eye level: 1.5m

Approximate ground level: 38m AOD (Above Ordnance Datum)

Angle of view and location: refer to key plan.

Distance to nearest site boundary: 100m





VIEW 3: View from Henfield Road, looking west



VIEW 4: View from outside the Community Hall (the Street)

**NOTES:**

Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

**Photograph details:**

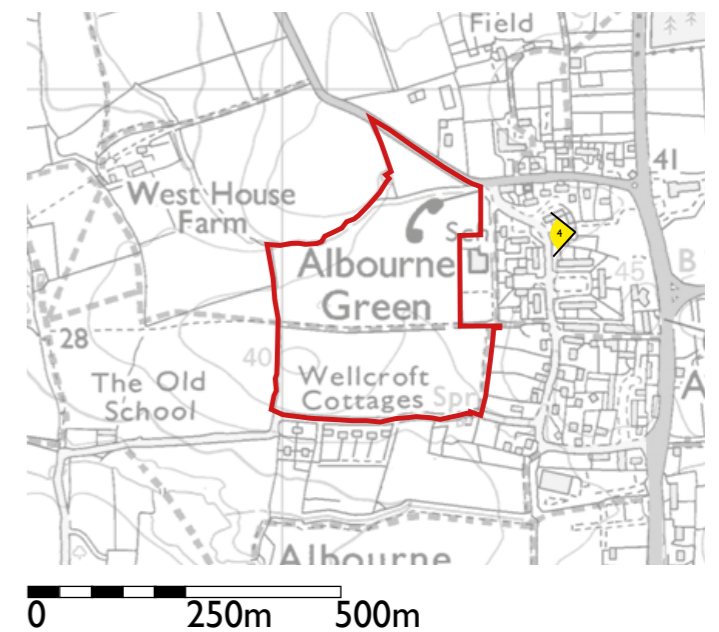
Time / date: 12:49am, 23rd March 2022

Approximate eye level: 1.5m

Approximate ground level: 40m AOD (Above Ordnance Datum)

Angle of view and location: refer to key plan.

Distance to nearest site boundary: 200m





*VIEW 4: View from outside the Community Hall (the Street)*



*VIEW 5a: View from Footpath 15\_1A, looking north*

**NOTES:**

Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

**Photograph details:**

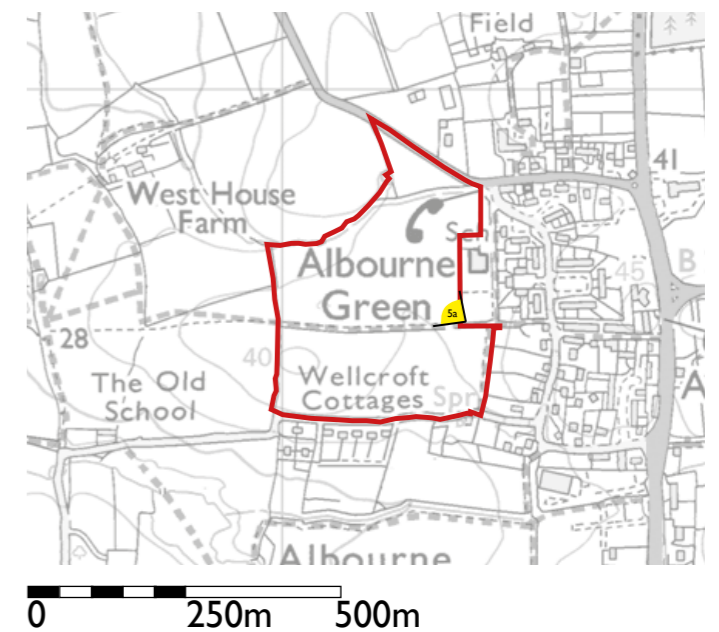
Time / date: 12:30am, 23rd March 2022

Approximate eye level: 1.5m

Approximate ground level: 36.75m AOD (Above Ordnance Datum)

Angle of view and location: refer to key plan.

Distance to nearest site boundary: 0m





*VIEW 5a: View from Footpath 15\_1A, looking north*



VIEW 5b: View from Footpath 15\_1A, looking south east towards Albourne Conservation Area

**NOTES:**  
Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

Photograph details:  
Time / date: 12:55am, 23rd March 2022  
Approximate eye level: 1.5m  
Approximate ground level: 36.75m AOD (Above Ordnance Datum)  
Angle of view and location: refer to key plan.  
Distance to nearest site boundary: 0m





*VIEW 5b: View from Footpath 15\_1A, looking south east towards Albourne Conservation Area*



VIEW 6: From the western end of Public Footpath 15\_1A looking south east

**NOTES:**

Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

**Photograph details:**

Time / date: 12:18am, 23rd March 2022

Approximate eye level: 1.5m

Approximate ground level: 38.75m AOD (Above Ordnance Datum)

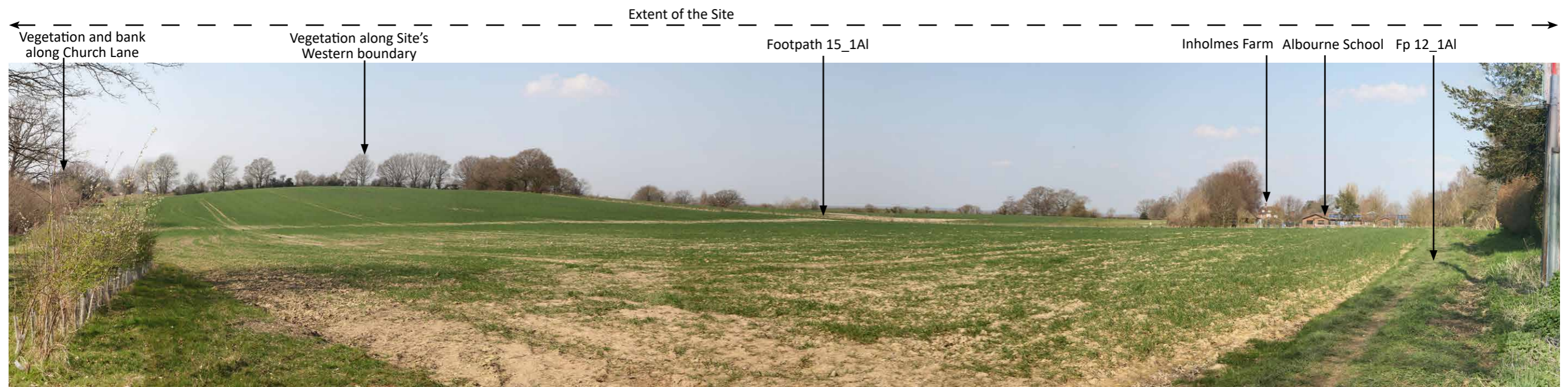
Angle of view and location: refer to key plan.

Distance to nearest site boundary: 0m





*VIEW 6: From the western end of Public Footpath 15\_1A looking south east*



*VIEW 7: From Footpath 12\_1AI, looking north west*

**NOTES:**

Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

**Photograph details:**

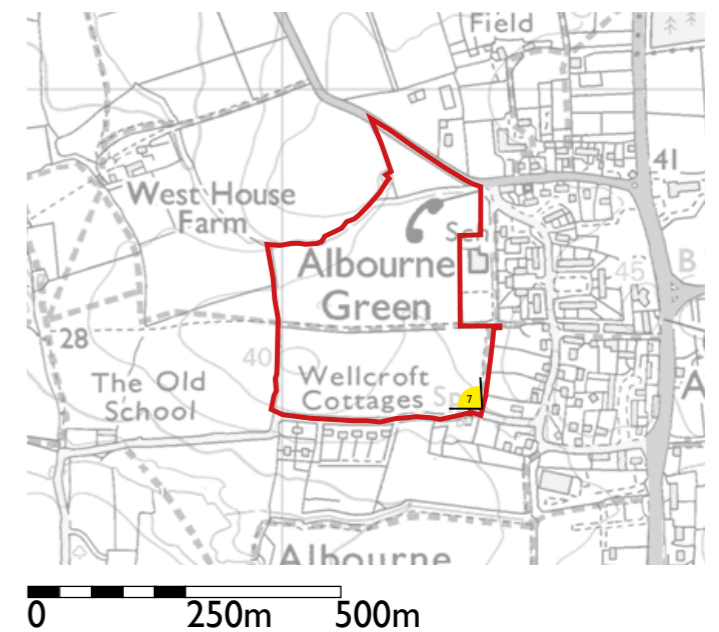
Time / date: 12:30am, 23rd March 2022

Approximate eye level: 1.5m

Approximate ground level: 36m AOD (Above Ordnance Datum)

Angle of view and location: refer to key plan.

Distance to nearest site boundary: 0m





*VIEW 7: From Footpath 12\_1A, looking north west*



VIEW 8: View from Church Lane

**NOTES:**

Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

**Photograph details:**

Time / date: 12:25am, 23rd March 2022

Approximate eye level: 1.5m

Approximate ground level: 33m AOD (Above Ordnance Datum)

Angle of view and location: refer to key plan.

Distance to nearest site boundary: 5m





*VIEW 8: View from Church Lane*



VIEW 9: View from Footpath 12\_1A, looking north west

**NOTES:**

Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

**Photograph details:**

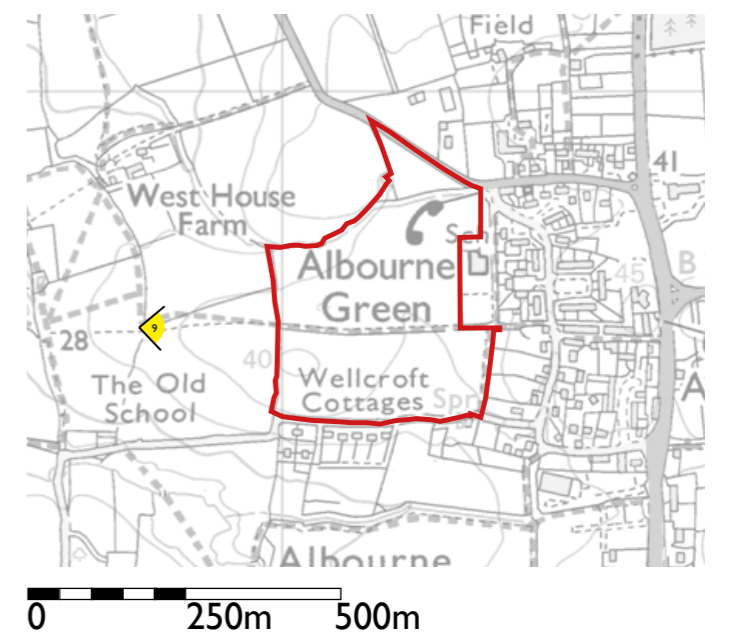
Time / date: 12:20am, 23rd March 2022

Approximate eye level: 1.5m

Approximate ground level: 29.5m AOD (Above Ordnance Datum)

Angle of view and location: refer to key plan.

Distance to nearest site boundary: 250m





VIEW 9: View from Footpath 12\_1A, looking north west



VIEW 10: View from Footpath 18A1, looking north west

**NOTES:**

Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

**Photograph details:**

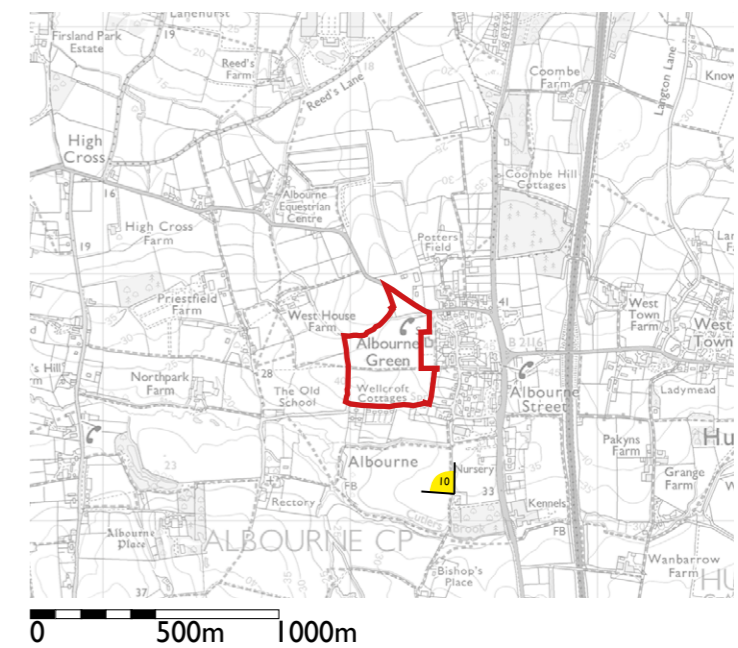
Time / date: 08:50am, 14th July 2022

Approximate eye level: 1.5m

Approximate ground level: 31m AOD (Above Ordnance Datum)

Angle of view and location: refer to key plan.

Distance to nearest site boundary: 500m





*VIEW 10: View from Footpath 18A1, looking north west*



VIEW 11: View from Footpath near Albourne Place, looking north

#### NOTES:

Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

#### Photograph details:

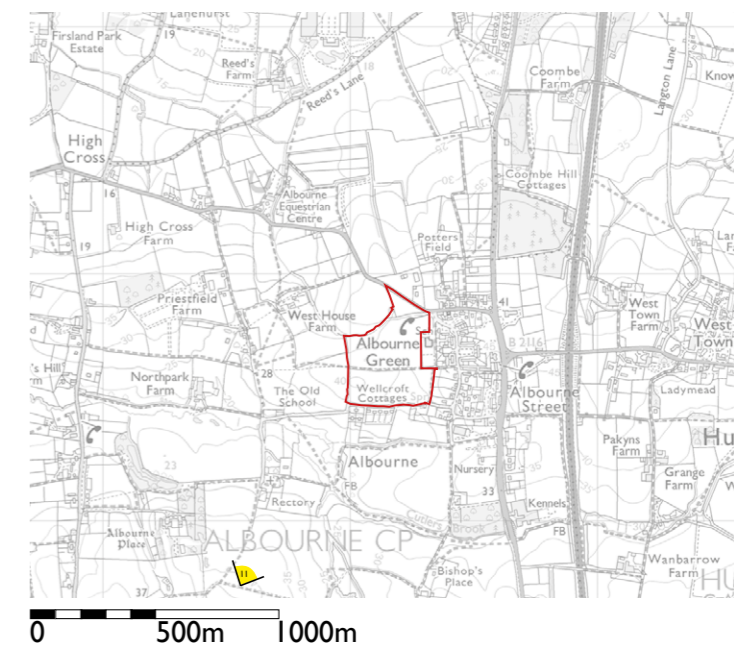
Time / date: 9am, 14th July 2022

Approximate eye level: 1.5m

Approximate ground level: 41m AOD (Above Ordnance Datum)

Angle of view and location: refer to key plan.

Distance to nearest site boundary: 800m





*VIEW 11: View from Footpath near Albourne Place, looking north*



VIEW 12: From footpath near Lanehurst looking south

**NOTES:**

Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

**Photograph details:**

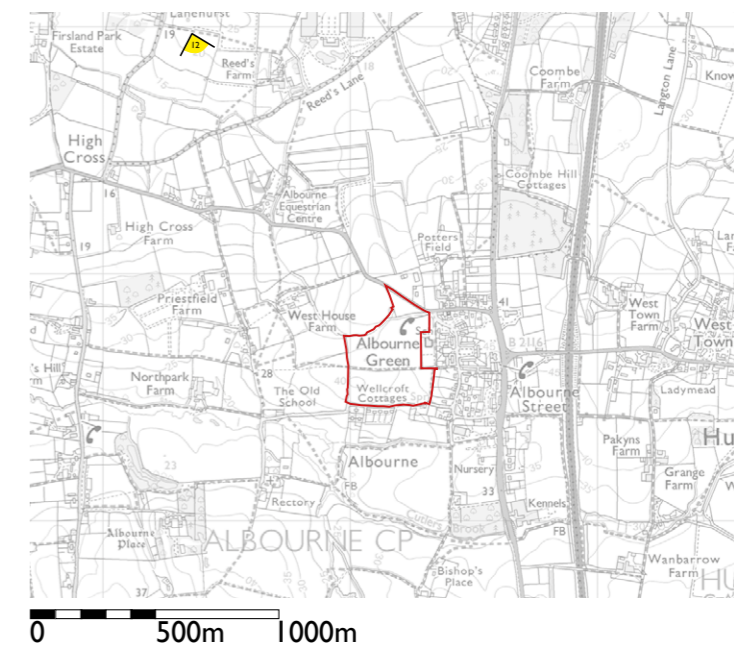
Time / date: 09:50am, 14th July 2022

Approximate eye level: 1.5m

Approximate ground level: 21m AOD (Above Ordnance Datum)

Angle of view and location: refer to key plan.

Distance to nearest site boundary: 1,2km





*VIEW 12: From footpath near Lanehurst looking south*



VIEW 13: From Wolstonbury Hill

**NOTES:**

Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

**Photograph details:**

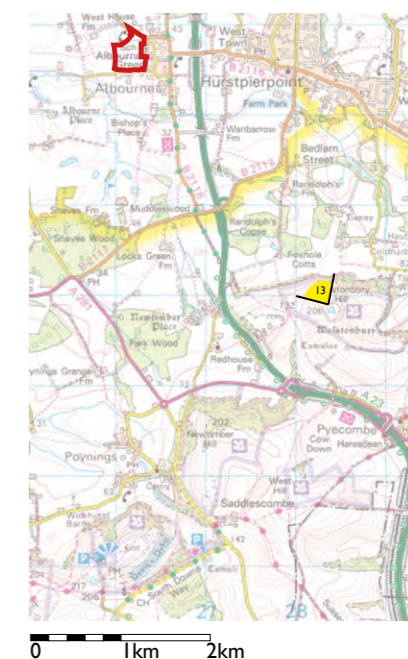
Time / date: 8am, 14th July 2022

Approximate eye level: 1.5m

Approximate ground level: 200m AOD (Above Ordnance Datum)

Angle of view and location: refer to key plan.

Distance to nearest site boundary: 3km





*VIEW 13: From Wolstonbury Hill*



VIEW 14: From the Devil's Dyke

**NOTES:**

Photographic views were taken on site with a digital camera (Canon 5D EOS Full Frame Sensor with 50mm lens).

The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.

**Photograph details:**

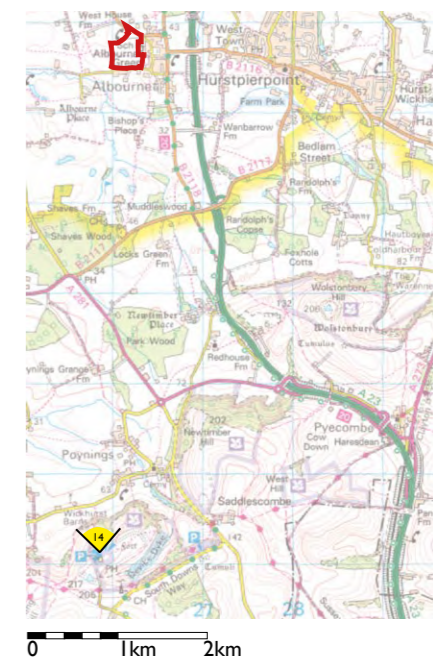
Time / date: 10am, 14th July 2022

Approximate eye level: 1.5m

Approximate ground level: 215m AOD (Above Ordnance Datum)

Angle of view and location: refer to key plan.

Distance to nearest site boundary: 5km





*VIEW 14: From the Devil's Dyke*

