



Gladman Developments Ltd

Land off Scamps Hill, Lindfield

LANDSCAPE AND VISUAL APPRAISAL

February 2024

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for land off Scamps Hill, Lindfield by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application (Development Framework, 9432-L-02) and Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 **Figures 1 and 2** show the location and context of the Site. The Site is located adjacent to the east of Lindfield, located along Scamps Hill. Noahs Ark Lane and the Eastern Road Nature Reserve are located to the north, Little Walstead Farm and the Sussex Ouse Valley Way are located to the east and the hamlet of Walstead is located to the south east. Lindfield is located approximately 2km to the north east of Haywards Heath, West Sussex.

Proposed Development

- 1.4 The proposed development is for a residential scheme delivering up to 90 dwellings along with associated public open space (POS), play and Green Infrastructure (GI) including an orchard and attenuation features set within a landscape framework of retained and proposed GI.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".

2.2 In summary, the GLVIA3 states:

"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- *"Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people."* (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

"LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development..."

- *As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies".* (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

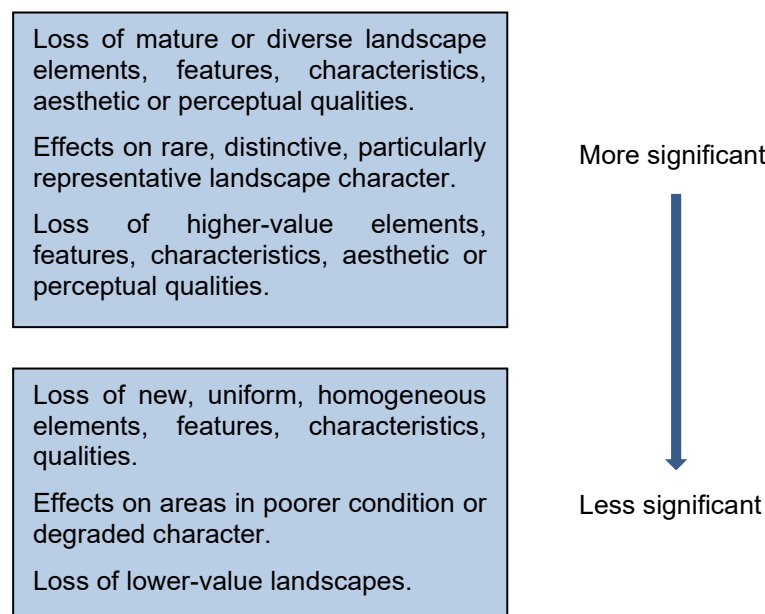
2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;

- Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.
- "The visual receptors most susceptible to change are generally likely to include:*
- *Residents at home;*
 - *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
 - *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high."* (GLVIA3 paragraph 6.33.)
- "Visual receptors likely to be less sensitive to change include:*
- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
 - *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)*
- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- “The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;
- The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).

2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:

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

2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.

2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)*

2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:

- **Major**
- **Moderate**
- **Minor**
- **Negligible**

- 2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, December 2023)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 180 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise "*the intrinsic character and beauty of the countryside*".
- 3.4 Paragraph 181 advises that:
"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries".
- 3.5 Paragraph 182 goes on to add:
"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues". And
"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."
- 3.6 The site is within an undesignated landscape with no special protected status and is not in the setting of a nationally designated landscape. The character of the site and its immediate context is assessed within this report to help inform decisions regarding "*the intrinsic character and beauty of the countryside*". The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

Mid Sussex District Plan (2014-2031)

3.8 The Mid Sussex District Plan was adopted on the 28th March 2018, the adopted district plan also contains a number of saved policies from the Mid Sussex Local Plan 2004.

3.9 The following policies are of relevance to landscape and visual matters and the proposed development:

- Policy: DP12: Protection and Enhancement of Countryside

3.10 The key landscape-related components of this policy are:

“Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 11) To support and enhance the attractiveness of Mid Sussex as a visitor destination; and 15) To create places that encourage a healthy and enjoyable lifestyle by the provision of first class cultural and sporting facilities, informal leisure space and the opportunity to walk, cycle or ride to common destinations.

Evidence Base: A Landscape Character Assessment for Mid Sussex, A Strategy for the West Sussex Landscape, Capacity of Mid Sussex District to Accommodate Development Study.

The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:

- *...it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan...*

The Mid Sussex Landscape Character Assessment, the West Sussex County Council Strategy for the West Sussex Landscape, the Capacity of Mid Sussex District to Accommodate Development Study and other available landscape evidence (including that gathered to support Neighbourhood Plans) will be used to assess the impact of development proposals on the quality of rural and landscape character.

Built-up area boundaries are subject to review by Neighbourhood Plans or through a Site Allocations Development Plan Document, produced by the District Council...

- Policy: DP13: Preventing Coalescence

3.11 The key landscape-related components of this policy are:

‘Strategic Objective: 2) To promote well located and designed development that reflects the District’s distinctive towns and villages, retains their separate identity and character and prevents coalescence.

Evidence Base: Mid Sussex Landscape Character Assessment; Capacity of Mid Sussex District to Accommodate Development Study.

The individual towns and villages in the District each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next.

Provided it is not in conflict with Policy DP12: Protection and Enhancement of the Countryside, development will be permitted if it does not result in the coalescence of settlements which harms the separate identity and amenity of settlements, and would not have an unacceptably urbanising effect on the area between settlements.

Local Gaps can be identified in Neighbourhood Plans or a Site Allocations Development Plan Document, produced by the District Council, where there is robust evidence that development within the Gap would individually or cumulatively result in coalescence and the loss of the separate identity and amenity of nearby settlements. Evidence must demonstrate that existing local and national policies cannot provide the necessary protection.'

- Policy: DP26: Character and Design

3.12 The key landscape-related components of this policy are:

'Strategic Objectives: 2) To promote well located and designed development that reflects the District's distinctive towns and villages, retains their separate identity and character and prevents coalescence; 4) To protect valued characteristics of the built environment for their historical and visual qualities; 12) To support sustainable communities which are safe, healthy and inclusive; and 14) To create environments that are accessible to all members of the community.

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development.'*

Policy DP37: Trees, Woodland and Hedgerows

3.13 The key landscape-related components of this policy are:

'Strategic Objectives: 3) To protect valued landscapes for their visual, historical and biodiversity qualities; 4) To protect valued characteristics of the built environment for their historical and visual qualities; and 5) To create and maintain easily accessible green infrastructure, green corridors and spaces around and within the towns and villages to act as wildlife corridors, sustainable transport links and leisure and recreational routes.

Evidence Base: Green Infrastructure mapping; Mid Sussex Ancient Woodland Survey, Tree and Woodland Management Guidelines, Tree Preservation Order records.

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

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

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

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

- *incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme; and*
- *prevents damage to root systems and takes account of expected future growth; and*
- *where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management; and*
- *has appropriate protection measures throughout the development process; and*
- *takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and*
- *Does not sever ecological corridors created by these assets;*
- *Proposals for works to trees will be considered taking into account the condition and health of the trees; and*
- *the contribution of the trees to the character and visual amenity of the local area; and*
- *the amenity and nature conservation value of the trees; and*
- *the extent and impact of the works; and*
- *any replanting proposals.*

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take

place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties.

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

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. **Figure 3** illustrates the NCAs and other defined character areas within the context of the Site.
- 4.2 At this very broad landscape scale, the Site lies within Natural England's National Character Area (NCA) 122 High Weald. This NCA stretches from Tonbridge to the north, Rye to the east, Bexhill, Uckfield and Haywards Heath to the south and Horsham to the west. The LCA covers a very extensive landscape area. The Key Characteristics for the NCA are:
- *'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 fcs, 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.'*

4.3 The National Character Area (NCA) profile includes Statement of Environmental Opportunities (SEOs) for the Character Area. The following are of relevance:

- *'SEO1: Maintain and enhance the existing woodland and pasture components of the landscape, including the historic field pattern bounded by shaws, hedgerows and farm woods, to improve ecological function at a landscape scale for the benefit of biodiversity, soils and water, sense of place and climate regulation, safeguard ancient woodlands and encourage sustainably produced timber to support local markets and contribute to biomass production.'*
- *'SEO 3: Maintain and enhance the distinctive dispersed settlement pattern, parkland and historic pattern and features of the routeways of the High Weald, encouraging the use of locally characteristic materials and Wealden practices to ensure that any development recognises and retains the distinctiveness, biodiversity, geodiversity and heritage assets present, reaffirm sense of place and enhance the ecological function of routeways to improve the connectivity of habitats and provide wildlife corridors.'*
- *'SEO 4: Manage and enhance recreational opportunities, public understanding and enjoyment integrated with the conservation and enhancement of the natural and historic environment, a productive landscape and tranquillity, in accordance with the purpose of the High Weald AONB designation.'*

A Strategy for the West Sussex Landscape (West Sussex County Council October 2005)

4.4 A Strategy for the West Sussex Landscape has been undertaken at a County wide level and identifies the distinctive landscapes within the district. The assessment identifies forty-two Landscape Character Areas. The Site falls entirely within the Landscape Character Area HW3 Ouse Valley. The key characteristics of HW3 Ouse Valley LCA are the same as the characteristics identified for the Ouse Valley (9) within the Mid Sussex Landscape Character Assessment (2005) outlined below.

4.5 Under the heading Landscape and Visual Sensitivities, the strategy states the following points:

- *'High level of perceived naturalness in the landscape and drainage pattern and a rural quality with a general absence of development in western reaches of the valley.'*
- *Pattern of medium to large-sized fields and watermeadows intermixed with woodlands and hedges imparts a scenic quality to the landscape.*
- *Legacy of designed landscapes and treescapes.*

- Scarce pockets of rich woodland biodiversity are vulnerable to loss and change.
- Valley-edge settlements include Haywards Heath, Lindfield and Cuckfield, the impact on the valley reduced by their woodland setting.
- Settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.
- High sensitivity to visual intrusion from pylons and telecommunications masts..'

4.6 Under the heading Landscape Management Guidelines the strategy states the following points of relevance:

'Conserve the rural quality of the valley including the pattern of the agricultural landscape, the mosaic of woodland and other habitats, and the intimate and unobtrusive settlement farmstead pattern...

...Protect existing views from the area and avoid skyline development, paying particular attention to the siting of telecommunications masts.

Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.'

A Landscape Character Assessment for Mid Sussex (2005)

4.7 The Mid Sussex Landscape Character Assessment has been undertaken at a District wide level and identifies the distinctive landscapes within the district. The assessment subdivides the landscape into ten Landscape Character Areas. The Site falls entirely within the Landscape Character Area Ouse Valley (9), its key characteristics are described as follows:

'Strongly linear valley adjoining Haywards Heath, its boundaries defined clearly by a marked break of slope. In the west, the river is a small, tree-lined stream amidst parallel streams and ridges, the valley broader to the east, the river meandering through water meadows. The signature of the valley is the high, long brick-built Ouse Valley (Balcombe) Viaduct on the London to Brighton Railway Line..'

- *'Shallow but well-defined attractive rural valley landscape of intimacy and unusual complexity with a single, unifying character based on strongly-defined valley edges.*
- *Parts of the valley are perceived as secluded and locally tranquil.*
- *A markedly convex v-shaped valley form developed along a heavily faulted rock sequence giving rise to a series of confined parallel tree-lined streams and ridges within and below the valley edges to the west.*
- *Eastern part of the valley contains a broader, meandering river with water meadows along the as yet narrow but gradually widening, flat valley floor.*
- *Relatively few panoramic or long views across or down the valley.*
- *Woodland cover less extensive than that of the High Weald fringes, despite an impression in places of a strong woodland presence strengthened by shaws, hedgerows and hedgerow trees.*
- *Pattern of mixed arable and pastoral medium to large-sized fields is in places uncharacteristic of the High Weald.*

- Numerous crossing and flanking roads and lanes including the A23 Trunk Road, many of which are busy.
- London to Brighton Railway Line crosses the valley, spectacularly so at the Ouse Valley (Balcombe) Viaduct, and the valley includes a small stretch of the Bluebell Steam Railway Line.
- Pockets of rich biodiversity including ancient woodlands.
- No settlements in the valley other than dispersed farmsteads although the townships of Haywards Heath, Lindfield and Cuckfield lie on the valley edges.
- Varied traditional rural buildings built with diverse materials including timber framing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging.
- Old mills, weirs and bridges.
- Extensive designed landscape at Borde Hill.

4.8 Under the heading 'Landscape and Visual Sensitivities' the assessment includes the following statements:

- 'Scarce pockets of rich woodland biodiversity are vulnerable to loss and change.
- Valley-edge settlements include Haywards Heath, Lindfield and Cuckfield, the impact on the valley reduced by their woodland setting.
- Settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.'

Mid Sussex Landscape Capacity Study (2007)

- 4.9 Hankinson Duckett Associates were commissioned in 2007 to provide the Landscape Capacity Study for Mid Sussex District Council, with the objective of considering the landscape capacity for development within the district. 'The study has been carried out to inform the Core Strategy by identifying where strategic development might be accommodated within the District without an unacceptable impact on landscape character in general and on the setting of outstanding assets within Mid Sussex.'
- 4.10 'Table 1 Landscape Sensitivity' within the Study identifies a number of characteristics with the Site located within the 'River Ouse and Sides (LCA 44) Landscape Character Area' as follows;
- 'Inherent Landscape Qualities (intactness and condition) low – high. Moderate hedge network, fairly low boundary loss.
 - Contribution to distinctive settlement setting. Moderate contribution to setting of Lindfield.
 - Inconsistency with existing settlement form / pattern. Valley separate from settlement.
 - Contribution to rurality of surrounding landscape. Settlement within CA limits contribution slightly
 - Contribution to separation between settlements. Does not contribute any settlement separation.'
- 4.11 The LCA summarised as 'Narrow valley floor and immediate valley sides within or adjacent to AONB.' The LCA is identified as having a Substantial Landscape Sensitivity and Landscape Value with an overall Landscape Capacity of Negligible/Low.

Mid Sussex District Council Strategic Housing and Economic Land Availability Assessment (SHELAA) (2020)

- 4.12 The SHELAA identifies a number of potential housing and employment Sites within Lindfield and wider rural context. The Site itself is identified as SHELAA Ref: 983, Land at Walstead Grange Scamps Hill Lindfield. The Site is identified as being 'relatively unconstrained' with a *'reasonable prospect that Site could be developed within the Plan period'* with a **'medium-long term'** timescale.

Designations

- 4.13 This section considers only the relevant landscape designations and strategies in the context of the landscape and visual issues of the Site and the proposed development.
- 4.14 There are no statutory or non-statutory landscape designations covering the Site.

National Landscapes

- 4.15 The High Weald National Landscape is located approximately 0.8km to the north east.

Listed Buildings and Conservation Areas

- 4.16 The nearest Listed Buildings are the Grade II Listed buildings Tythe Cottage and Grayfriars. Tythe Cottage is located adjacent to the Site to the east, while Grayfriars is located to the south of the junction of Gravelye Lane and Scamps Hill, located adjacent to the Site to the south. In the wider context the Grade II* Listed Little Walstead Farmhouse is located beyond woodland approximately 0.2km to the north east and the Grade II Nether Walstead is located approximately 0.7km to the east. The Lindfield Conservation Area is located approximately 140m to the west at Lindfield Common.

Scheduled Monuments

- 4.17 There are no Scheduled Monuments within or close to the Site. However, the nearest Scheduled Monument is the Motte and Bailey Castle 240m east of Dean's Watermill located approximately 1.1km to the north.

Ancient Woodland

- 4.18 Little Walstead Wood is an Ancient Semi-Natural Woodland located adjacent to the application Site to the north east.

Public Rights of Way (PRoW)

- 4.19 The nearest PRoW Footpath to the Site is PRoW 5LR located directly to the south of Scamps Hill road. The PRoW 66CU is located within the Eastern Road Nature Reserve, approximately 200m to the north.
- 4.20 The PRoW Footpath 40bCU/2LR (Sussex Ouse Valley Way) is located approximately 680m to the north and adjacent to the north of Walstead Common, approximately 250m to the north east. The PRoW 1LR (Sussex Diamond Way) is located approximately 680m to the north to 1.4km to the north east.
- 4.21 In the wider context the PRoW 32LR and 44LR are located within the High Weald National Landscape approximately 1.4km to 1.7km to the north east. The PRoW 2LR (Sussex Ouse Valley

Way) crosses East Mascalls Lane approximately 400m to the east and continues further in to the wider landscape to the south east.

Topography

- 4.22 The following should be read in conjunction with **Figure 5**. Within the Site the topography falls from a high point of approximately 40m AOD (Above Ordnance Datum) adjacent to Scamps Hill road to the south to a low point of approximately 35m AOD adjacent to the north.
- 4.23 To the north of the Site the topography gradually falls towards the River Ouse located at approximately 30m AOD, 1km to the north of the Site. The River Ouse valley extends east to west to the north of Haywards Heath and Lindfield and to the north of the River Ouse the topography rises to 75-80m AOD 2km to the north. The topography rises to the east and south east of the Site with localised high points at Costells Wood at 75m AOD, Pascott's Farm at circa 63m AOD and Awbrook and circa 83m AOD. The topography steadily rises from 35m AOD at Scamps Hill to circa 50m AOD towards the housing located along Northlands Avenue and Northlands Wood approximately 1km to the south. To the west of the Site, Lindfield and Lindfield Common are broadly located at 35-40m AOD.

Site and Immediate Context

- 4.24 An assessment of landscape character of the Site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.25 The Site is situated at the eastern edge of the village of Lindfield and comprises three pastoral fields bounded by hedgerows and trees.
- 4.26 Immediately adjacent to the north the Site lies an area of conifer plantations and the Ancient and Semi-Natural woodland of Little Walstead Wood, with the Grade II* Listed Little Walstead Farmhouse located approximately 120m further to the north. The Grade II Listed Tythe Cottage is located approximately 100m to the east at Walstead with Walstead Common and Walstead Place Farm located approximately 230m and 380m to the south east. The housing of Honeysuckle Drive, Bay Road and Langmere Lane are located off Graveley Lane to the south of Scamps Hill. Scrase Stream is located adjacent to the Site to the west with the Lindfield Enterprise Park, East Wick and Noahs Ark Lane located beyond to the west. Scrase Stream continues out to the wider landscape to the north west adjacent to the conifer plantation with the Eastern Road Nature Reserve located beyond to the north west.
- 4.27 The Site boundaries are well contained by existing features:
- To the north the combined vegetation of the Eastern Road Nature Reserve, Conifer Plantation, and the Ancient and Semi-Natural woodland of Little Walstead Wood encloses the Site;
 - To the east the Site is enclosed by the existing mature hedgerows and trees of the gardens and grounds of the surrounding the Grade II Listed Tythe Cottage and Walstead;
 - To the south the Site is enclosed by the existing trees and hedgerows located along Scamps Hill and the existing residential properties located further to the south; and
 - The Site is enclosed to the west by the existing built form of Lindfield.

Landscape Value

- 4.28 In terms of "landscape value" it is appropriate to examine the role of the Site and its immediate context in terms of the range of local factors set out in LI TGN 02-21, and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 4.29 Landscape Designations: The Site and its wider landscape context (including its approximate Visual Envelope (VE) (**Figure 6**)) are not subject to any national, local or other landscape designations.
- 4.30 Natural Heritage: The Site does have some indicators of natural heritage with the Site comprising of three field compartments with mature hedgerows and lines of trees that border the Site, with Scrase stream located adjacent to the Site to the north. The Ancient & Semi- Natural Woodland of Little Walstead Wood is located adjacent to the Site to the north east, with areas of conifer plantations, woodland and mature hedgerows located in the immediate wider context of the Site. The wider landscape context also includes areas of Ancient & Semi- Natural Woodland such as Snowflakes Wood to the north east.
- 4.31 Cultural Heritage: The Site has no notable indicators of cultural heritage, there are a number of listed buildings within the surrounding context, including Tythe Cottage located adjacent to the Site to the east.
- 4.32 Landscape Condition: The Site is not covered by any landscape quality designations. The existing trees and tree groups present on the Site are in fair – good condition.
- 4.33 Associations: The Site and its immediate context has no known associations with well-known literature, poetry, art, TV/film and music; associations with science or other technical achievements; links to a notable historical event; or associations with a famous person or people that contribute to perceptions of the landscape of the Site.
- 4.34 Distinctiveness: Landscape features within the Site and its immediate context include existing individual trees and hedgerows along field boundaries and woodland along the north eastern boundary. A plantation of conifers is located adjacent to the north of the Site boundaries. Although some positive landscape features are present, it is not considered to be special or unusual in terms of landscape character, but typical of the local landscape on the settlement fringe.
- 4.35 Recreational Value: The Site is in private ownership and the majority of the Site is not currently publicly accessible.
- 4.36 Perceptual (Scenic): The landscape within the Site is represented by three field compartments with mature hedgerows and lines of trees, with the settlement edge of Lindfield forming a detracting feature adjacent to the Site to the north.
- 4.37 Perceptual (Wildness and tranquillity): The Site is a managed working landscape and located adjacent to the settlement edge of Lindfield, with the Lindfield Enterprise Park, East Wick and Noahs Ark Lane located adjacent to the Site to the north and Scamps Hill located adjacent to the Site to the south. The southern extent of the site is not particularly tranquil or 'wild' due to the audible nature of traffic passing along Scamps Hill.
- 4.38 Functional aspects: Landscape features which contribute to the functioning of the landscape within the Site and its immediate context are generally restricted to existing hedgerows, trees and vegetation located along the field parcel boundaries.

- 4.39 In conclusion and having appraised the above factors it is judged that the Site and the immediate landscape is of **medium** landscape value.

Visual Baseline

- 4.40 A visual appraisal has been undertaken for the Site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the Site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.41 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 26th January 2024 and seasonal differences have been taken into account when determining the visual effects on these receptors.
- 4.42 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.43 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. **Figure 6** details the location of the Photo Viewpoints and **Figures 7-19** illustrates the photo viewpoints. They are briefly described below.

Viewpoint 1

- 4.44 This photo viewpoint helps to illustrate the relationship between the site and residential and road users located off Noahs Ark Lane and East Wick (Receptor A and H), located adjacent to the Site to the north. This photo viewpoint is located in close proximity to the Site, located at the end of a cul-de-sac, adjacent to Scrase Stream and the boundary of the Site to the north. Properties are two storeys in height and front, side and back on to the Site. An existing mature line of deciduous and evergreen trees are located along the Site boundary, while glimpsed views can be gained through the tree canopy and understorey towards the Site.

Viewpoints 2, 3, 4 and 5.

- 4.45 Viewpoints 2 is located at the junction of Scamps Hill and Gravelye Lane and represents road users (Receptors I and J) and helps illustrate the relationship between the site and residential receptors (Receptor B). Viewpoints 2 and 3 are focussed primarily along the vehicular route of Scamps Hill, east to west with views focussed along mature tree lined hedgerows north and south. The Site is located beyond the existing tree lined hedgerow in the foreground of the view, to the north. From viewpoint 2 glimpsed views can be gained beyond the boundary hedgerow to the side elevations of the Lindfield Enterprise Park and existing properties located off Noahs Ark Lane. Viewpoint 4 is located at the junction of the PRoW 5LR along Scamps Hill, opposite the gated access to Walstead Grange Farm Cottage.
- 4.46 Viewpoint 5 helps to illustrate the relationship between the site and residential receptors and represents the road users located along Scamps Hill, (Receptors D and I) adjacent to the south

eastern corner of the Site. Views are primarily located along the vehicular route east to west. Views towards the Site are primarily focussed on an existing hedgerow located along the Site boundary, with glimpsed views beyond to a number of existing trees located within the Site. Short, transient, side on and transient views can be gained into the Site along an access track that serves Walstead Grange. Surrounding properties are mainly two storeys in height, to the east of the Site are a number of dwellings that front and side on to the Site. Properties located along the southern boundary of Scamps Hill are set back from the road beyond wide garden verges and mature hedgerows.

Viewpoint 6

- 4.47 This viewpoint represents the users of Walstead Burial Ground (Receptor L) located along East Mascalls Lane. Views towards the Site from East Mascalls Lane are across an area of open grassland and paddocks viewing north west towards Walstead Grange. Partial views of the Grade II Listed Building Tythe Cottage can be glimpsed through intervening vegetation in the centre of the view. Existing woodland to the north of the Site can be viewed in the centre of the view. Views towards the Site are focussed on the treed eastern boundary, which is made up of a mix of deciduous and evergreen species.

Viewpoint 7

- 4.48 This photo viewpoint represents the views available for users of PRoW 2LR (Receptors F, Sussex Ouse Valley Way), located to the north east of Little Walstead Farm and the Site. Views are primarily focussed on the tree and hedgerow lined PRoW route east to west, with views in the foreground of a boundary hedgerow. Views in the middle ground are across a plantation of young conifers, with glimpsed views beyond of woodland and woodland associated with Eastern Road Nature Reserve.

Viewpoint 8

- 4.49 Photo viewpoint 8 represents the views available for users of Eastern Road Nature Reserve, while adjacent to Scrase Stream and the existing properties located off Noahs Ark Lane to the north. The view is located along a narrow footpath set within woodland, with views possible to the rear gardens of properties located off Noahs Ark Lane. Glimpsed views can be gained through intervening vegetation and across Scrase Stream towards the Site beyond.

Viewpoint 9

- 4.50 Photo viewpoint 9 represents the views available for users of Lindfield Common, in the centre of Lindfield (Receptors M). Views from Lindfield Common are focussed primarily on the central public open space, the edge of the open space is delineated by a formal lines of mature trees along Lewes Road and West View. Existing properties located along Lewes Road and West View are two storeys in height and front on to Lindfield Common, while properties located along Old School Crescent back on to the Common. Views east towards the Site are focussed on the existing properties located along Lewes Road and the road junction with Noahs Ark Lane.

Viewpoint 10

- 4.51 This photo viewpoint helps to illustrate the relationship between the site and residential and road users located off Honeysuckle Drive, Bay Road and Blackberry Drive (Receptor C). Foreground views are focused on the open space adjacent to the housing in the centre of the view with middle ground views towards the mature trees located along the southern boundary of Scamps Hill located beyond. Distant and glimpsed views can be gained beyond the boundary hedgerow and trees towards existing housing and open space located within Lindfield to the west and north west, while glimpsed views can be gained towards the Site through the existing tree cover located along Scamps Hill to the north.

Viewpoint 11

- 4.52 This photo viewpoint represents the views available for users of PRoW 5LR (Receptor G), located along Langmore Lane with foreground views located along the vehicular route to the north. The two-storey housing of Langmore Lane fronts onto the lane to the east with a group of dense existing tree cover located along the lane to the west. Middle ground views towards Scamps hill are focused on the boundary hedgerow with the vehicular route located beyond, with glimpsed views towards the corner of the Site boundary to the north. Views beyond the boundary hedgerow can be gained towards a number of tree canopies located within the grounds of Walstead Grange.

Viewpoint 12

- 4.53 This photo viewpoint represents the views available for users of PRoW 2LR (Receptor G, Sussex Ouse Valley Way), to the east of the Site, east of Walstead Common and east of East Mascalls Lane. Foreground views are focussed on the immediate arable field and the boundary hedgerow of East Mascalls Lane in the centre of the view, with the boundary wall of Walstead Burial Ground a prominent feature along the East Mascalls Lane frontage. Middle ground views are towards mature trees located along across Walstead Common and Walstead Burial Ground, with glimpsed views beyond towards the tree cover of Little Walstead Wood and tree cover surrounding Walstead Grange. Distant glimpsed views can be gained along East Mascalls Lane towards properties located along Scaynes Hill Road to the south.

Viewpoint 13

- 4.54 Photo viewpoint 13 represents the views available for users of East Mascalls Lane, located in close proximity to Scrase Stream and East Mascalls bridge, viewing towards the Site to the south west. Foreground views are focussed on East Mascalls Lane in the centre of the view, with boundary hedgerows on either side. Middle ground views are across the adjacent field network and boundary hedgerows, with the topography dipping in the middle of the view before rising again further to the south. Middle ground and distant views can be gained towards mature tree cover located on higher topography to the south of the view.

Viewpoint 14

- 4.55 Photo viewpoint 14 represents the views available for users of footpath routes through the centre of Eastern Road Nature Reserve located to the north east of the Scrase Stream and the Site. Views along this footpath and the footpath network within the Eastern Road Nature Reserve are confined to short range views of immediate scrub and tree cover located along Scrase Stream and through the Nature Reserve.

Viewpoint 15

- 4.56 Photo viewpoint 15 represents the views available for users of the PRow 1LR (Sussex Diamond Way) adjacent to the south of Scrase Stream to the north of the Site. Immediate foreground views from along this section of the PRow 1LR are focussed on the pastoral fields and the network of boundary hedgerows and the surrounding arable fields, with distant glimpsed views beyond the immediate hedgerows towards mature tree cover further to the south.

Viewpoint 16

- 4.57 Photo viewpoint 16 represents the views available for users of the PRow 5LR (Receptors F, Sussex Ouse Valley Way) located to the north of the Eastern Road Nature Reserve and the Site. Foreground views from along this section of the PRow 5LR are focussed on the boundary hedgerow and the surrounding arable fields, with middle ground views towards the mature tree cover of the Eastern Road Nature Reserve.

Viewpoint 17

- 4.58 Photo viewpoint 17 represents the views available for users of the PRow 32LR located in an elevated location adjacent to Skein Winders and Nunnery Wood to the north. Immediate foreground views from along this section of the PRow 32LR are where views open out between the woodland towards the south. Immediate foreground views are focussed on an area of grassland, with middle and distant ground views towards further woodland to the south.

Summary of Visual Baseline

- 4.59 The baseline analysis results in a number of reasoned conclusions which are summarised below with reference to existing views of the Site:
- Views are full, partial to glimpsed from residential users of East Wick and Noahs Ark Lane located to the north;
 - Views are full to partial for residential users of Scamps Hill located to the south;
 - Views are glimpsed for residential users of Honeysuckle Drive, Bay Road, Blackberry Drive located to the south;
 - Views are partial to glimpsed for residential users of Gravelye Lane and Kidbrook located to the south;
 - Views are full, partial to glimpsed views from residential users of Walstead Grange and Tythe Cottage located to the east;
 - There are glimpsed to no views from the PRow - 2LR footpath (Sussex Ouse Valley Way) located approximately 680m to the north and adjacent to the north of Walstead Common.
 - There are partial to glimpsed views from the PRow - 5LR footpath where the PRow meets at the junction off Scamps Hill to the south.
 - There are full, partial to glimpsed views from vehicular users of Noahs Ark Lane and East Wick located to the north;
 - There are full, partial to glimpsed views from vehicular users of Scamps Hill located to the south;

- There are full, partial to glimpsed views from vehicular users of Gravelye Lane located at the junction with Scamps Hill located to the south;
- Glimpsed views from vehicular users of East Mascalls Lane located to the east;
- Glimpsed to no views from users of Walstead Burial Ground located to the east;
- Partial to glimpsed to no views from users of Lindfield Common located to the west; and
- There will be full, partial to glimpsed views from users of Lindfield Enterprise Park located to the west.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the Site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Introduce an offset to the Ancient & Semi-Natural Woodland of Little Walstead Wood located adjacent to the Site to the north east.
 - Retain existing habitats wherever possible and complement with new landscaping and planting.
 - Provide public open space within the Site for the new and existing community. Areas of public open space will be located across the Site through a series of interconnected spaces.
 - The development will be set within a strong green framework which draws upon and enhances what currently exists, to maximise recreational and wildlife value.
 - Existing hedgerows and hedgerow trees along the Site boundaries will be supplemented and reinforced by proposed planting across the Site.
 - The eastern area of the Site is proposed as an area of open space that will comprise of existing hedgerows and trees that will be retained, along with new tree planting to form a parkland setting and a proposed orchard.
 - Incorporate sustainable drainage features.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:
- The retention of the majority of the Site's existing vegetation with removal limited to a number of sections of hedgerow across the Site to provide Site access from Scamps Hill to the south.
 - Hedgerows, trees and tree groups to the Site boundaries and across the Site will be retained and complemented by new planting.
 - Tree-lined streets and on plot landscaping will provide attractive routes through the built development, helping to further integrate the built development into its surroundings.
 - The creation of a new SuDS basins through the open space of the Site will provide sustainable drainage and habitat creation.
 - New habitat buffer to the north east of the Site allowing for an appropriate offset to Little Walstead Wood and the Grade II Listed Tythe Cottage.

Landscape Management

- 5.4 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the Site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

6.2 During the construction phase, some short-term effects upon the landscape would occur. Anticipated effects would primarily be caused by:

- Clearance and set up of the compound area;
- Construction of access road into the Site from the southern boundary in order to facilitate Site access via Scamps Hill;
- Building of new properties and roads; and
- Construction traffic, including HGVs and staff cars travelling to and from the Site;

6.3 All construction work would be carried out in full accordance with best practice procedures to minimise and protect, as far as practicable, potentially adverse effects upon the local landscape character. Appropriate methods will be adopted to protect and retain trees and vegetation based upon BS5837.

6.4 The landscape effects during construction are assessed as being of a temporary nature and given that the timescales involved would be relatively short, this is considered to be of limited significance overall. Inevitably there would be some disruption to the Site landscape character and its immediate surroundings during the construction phase, however it would be localised and limited in extent and in the context of the adjacent existing settlement edge and associated infrastructure. The landscape effects during construction are considered to be no greater than **major/moderate adverse** for the Site and range from **moderate adverse** to **negligible/none** for wider landscape areas.

Operation (following Completion)

National Character Area

6.5 At this very broad landscape scale the Site is situated within the National Character Area (NCA) 122 'High Weald'. The proposed Site gives opportunities to achieve some of the strategic opportunities identified in the NCA including SE01. '*SEO1: Maintain and enhance the existing woodland and pasture components of the landscape, including the historic field pattern bounded by shaws, hedgerows and farm woods, to improve ecological function at a landscape scale for the benefit of biodiversity, soils and water, sense of place and climate regulation, safeguard ancient woodlands and encourage sustainably produced timber to support local markets and contribute to biomass production.*'

6.6 This will be achieved by the retention of the existing hedgerows and woodland and areas of existing habitats across the proposed development. This existing GI will be reinforced with a range of GI

and multifunctional green spaces located across the Site. The proposed development will not result in any changes to the overall key characteristics of the NCA.

- 6.7 The Site occupies a very small area of this large NCA, landscape effects are considered to be **negligible/none** on completion and at year 15.

A Strategy for the West Sussex Landscape (West Sussex County Council October 2005)

- 6.8 At a county level the Site lies within the 'Ouse Valley'. The proposed development is of a relatively modest scale and nature in the context of the broader LCA. The '*Key Characteristics, Landscape and Visual Sensitivities and Land Management Guidelines*' of HW3 Ouse Valley LCA are the same as the characterises identified for the Ouse Valley (9) within the Mid Sussex Landscape Character Assessment (2005) outlined below.
- 6.9 The landscape effects on the LCA '*Ouse Valley*' at completion and at year 15 are considered to be **minor adverse / negligible** on completion and at year 15.

A Landscape Character Assessment for Mid Sussex (2005)

- 6.10 At a district wide level the Site lies within the 'Ouse Valley'. The proposed development is of a relatively modest scale and nature in the context of the broader LCA. Under the heading '*Summary and Key Characteristics*' the LCA states: '*No settlements in the valley other than dispersed farmsteads although the townships of Haywards Heath, Lindfield and Cuckfield lie on the valley edges.*' The new development is located adjacent to the existing settlement of Lindfield to the south and west with existing mature hedgerows, Eastern Road Nature Reserve, a conifer plantation and the Ancient and Semi-Natural woodland of Little Walstead Wood located adjacent to the Site to the north. The Grade II Listed Tythe Cottage is located approximately 100m to the east at Walstead Grange.
- 6.11 Under the heading '*Landscape and Visual Sensitivities*' the LCA states: '*Settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.*' The proposals will retain and enhance the existing network of hedgerows and trees located across the Site, enhancing the existing GI. The proposals will also respond to the existing settlement pattern with the proposed development being set back from the wider valley of the LCA adjacent to the existing settlement of Lindfield and set back from the Grade II Listed Tythe Cottage and Walstead Grange to the east limiting the intervisibility of the proposed development.
- 6.12 The landscape effects on the LCA '*Ouse Valley*' at completion and at year 15 are considered to be **minor adverse / negligible** on completion and at year 15.

Mid Sussex Landscape Capacity Study (2007)

- 6.13 Within the Landscape Capacity Study for Mid Sussex District Council the Site is located within the '*River Ouse and Sides (LCA 44)*' LCA.
- *Inherent Landscape Qualities (intactness and condition) low – high. Moderate hedge network, fairly low boundary loss.*
 - *Contribution to distinctive settlement setting. Moderate contribution to setting of Lindfield.*
 - *Inconsistency with existing settlement form / pattern. Valley separate from settlement.*

- *Contribution to rurality of surrounding landscape. Settlement within CA limits contribution slightly*
 - *Contribution to separation between settlements. Does not contribute any settlement separation.'*
- 6.14 The LCA is summarised as a 'Narrow valley floor and immediate valley sides within or adjacent to AONB.' The LCA is identified as having a Substantial Landscape Sensitivity and Landscape Value with an overall Landscape Capacity of Negligible/Low. The proposed Site is set back from the valley floor with the 'Valley separate from settlement' and enclosed adjacent to the existing settlement of Lindfield to the south and west with existing mature hedgerows, Eastern Road Nature Reserve, a conifer plantation and the Ancient and Semi-Natural woodland of Little Walstead Wood located adjacent to the Site to the north. The Grade II Listed Tythe Cottage is located approximately 100m to the east at Walstead Grange.
- 6.15 The landscape effects on the LCA 'Ouse Valley' at completion and at year 15 are considered to be **minor adverse / negligible** on completion and at year 15.

Site and Immediate Context

- 6.16 The primary change to the Site's landscape resource would arise as a direct result of the replacement of fields with residential development and associated infrastructure. Whilst built development would inevitably alter the physical fabric and character of the Site, the proposals will retain and enhance existing landscape features where feasible and introduce new GI across the Site and along the Site boundaries.
- 6.17 The proposed development is located in close proximity to the existing properties located off Noahs Ark Lane to the west and Scamps Hill to the south, with the existing mature trees of Eastern Road Nature Reserve, the conifer plantation adjacent to the north and the Ancient and Semi-Natural woodland of Little Walstead Wood enclosing the Site to the north and north east. To the east the Site is enclosed by existing green infrastructure surrounding the Grade II Listed Tythe Cottage and Walstead.
- 6.18 The proposed housing development and Site boundary will be set back approximately 20m from Scrase Stream to the west, with the proposed SuDS basin located within an area of open space to the north west. The proposed housing will be set back from the Ancient and Semi-Natural woodland of Little Walstead Wood with a proposed area of open space and play provision in the form of a LEAP forming a buffer to the Ancient and Semi-Natural woodland located to the north east. The proposed housing will also be set back from the Grade II Listed Tythe Cottage and Walstead Grange beyond existing hedgerows and trees that will be retained and an area of open space approximately 120m wide that will form a buffer to Walstead Grange to the east.
- 6.19 A shared cycleway/footpath connection through the Site is proposed connecting the western extent of the Site from Scamps Hill along the northern edge of the Scamps Hill hedgerow, before connecting to Scamps Hill adjacent to the proposed vehicular access to the Site.
- 6.20 The existing and proposed GI located through the Site will form a series of green corridors, which will break up the built form of the proposed development, with existing hedgerows and trees through the Site and along the boundary being reinforced with new native planting. The proposed GI will include a series of open spaces, while new hedgerows, trees, an orchard and informal planting within areas of POS will serve to enhance biodiversity and habitat value across the Site. A proposed attenuation basin within the open space of the Site to the north west will be enhanced

through the implementation of wetland / marginal planting and management of the proposed attenuation basin will improve the overall biodiversity within the Site.

- 6.21 The proposals would not erode the wider landscape setting, with the proposed development in keeping with the scale of the adjacent built form to the south and west, while the existing GI located across the Site will be retained. The Site is already separated from the wider landscape context by the existing GI located adjacent to the Site to the north and north east and the proposals will be successfully assimilated into the surrounding context. Overall, the proposals have responded to the constraints of the Site including topography, views and existing landscape features and retains and enhances the vast majority of existing GI across the Site where feasible.
- 6.22 The overall landscape effects upon the Site and the immediate landscape arising from the proposals are assessed as **moderate adverse** at completion and **moderate/minor adverse** at year 15.

Visual Effects

Visual Envelope (VE)

- 6.23 The VE (**Figure 6**) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.24 A hand drawn VE for the proposed development was initially prepared based upon the local topography context and proposed building heights. This has then been reviewed on Site and refined to take account of the visual 'screening' provided by buildings, trees and other features.
- 6.25 These effects are predicted to affect a number of the visual receptors identified in **Figure 6** and are discussed further in the report.
- 6.26 The visual envelope is localised in its extent, existing mature trees of Eastern Road Nature Reserve, the conifer plantation adjacent to the north and the Ancient and Semi-Natural woodland of Little Walstead Wood encloses the Site to the north. To the east the Site is enclosed by existing green infrastructure surrounding the Grade II Listed Tythe Cottage and Walstead Grange. To the south the VE extends towards Scamps Hill encompassing the residential properties located off Scamps Hill, Honeysuckle Drive, Bay Road, Blackberry Drive, Gravelye Lane and Kidbrook. Further to the south the Site is enclosed by the existing green infrastructure, with the Site enclosed to the west by the existing built form of Lindfield. The VE extends towards the residential properties located off Noahs Ark Lane and East Wick, Lindfield Enterprise Park and Lindfield Common to the west.
- 6.27 There could be some limited locations (beyond the extent of the VE shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that would not experience any views to the resultant development.

Construction

- 6.28 During the construction phase, there will be some short term reversible adverse visual effects. Anticipated effects will primarily be caused by:
- Clearance and set up of compound area;
 - New Site access;
 - New highway works;
 - Building works;
 - Construction traffic including HGVs and staff cars travelling to and from the Site.
- 6.29 All construction works will be carried out in full accordance with best practice procedures to minimise, as far as practicable, potentially adverse effects; and the visual effects during construction are assessed as being of a transient nature and, given that the timescales involved will be relatively short, this is considered to be of limited significance overall.
- 6.30 Inevitably there will be some disruption to the Site and its immediate surroundings during this phase of works. However, the effects will be limited to the local area. Construction effects for sensitive receptors adjacent to the Site are therefore considered to result in **major/moderate adverse** visual effects, however, for less sensitive receptors and those at a distance from the Site, effects will range from **minor adverse** to **negligible**.

Operation (following Completion)

- 6.31 The following provides a summary of the visual effects assessment included at Appendix C.

Residential Properties and Settlement

Noahs Ark Lane and East Wick (Receptor A):

- 6.32 Residential receptors of Noahs Ark Lane and East Wick are located adjacent to the Site to the west. Views from the two-storey semi-detached and detached properties front, side and back onto the Site and will comprise of full, partial to glimpsed views from the front, rear ground and upper floors.
- 6.33 For the majority of properties the immediate foreground views of the existing adjacent road, hedgerow, trees and Scrase Stream to the east will not change. At completion full to partial middle ground views beyond Scrase Stream will change from views across an area of pastoral land to full to glimpsed views towards an area of retained grassland approximately 20m wide with the site boundary and the proposed residential development, open space and SuDS basin located beyond.
- 6.34 Full to glimpsed views beyond the existing GI will be across an area of grassland that is approximately 20m wide, with views beyond towards the proposed housing development. Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Noahs Ark Lane and East Wick. The overall visual effect for these residential receptors is assessed as **moderate / minor adverse** at completion and at year 15.

Gravelye Lane and Kidbrook (Receptor B):

- 6.35 Residential receptors of properties located off Gravelye Lane and Kidbrook are located in close proximity to the Site to the west. Properties include approximately ten semi-detached two storey dwellings that back onto Scamps Hill to the south west and a number of properties that back onto Gravelye Lane in close proximity to the junction of Scamps Hill. Views from Gravelye Lane further to the south along the route will be none.
- 6.36 Existing rear foreground views from these properties are focussed on an area of pastoral land located within the Site, viewed beyond Scamps Hill road and the intervening vegetation located along the Site boundary. Where partial to glimpsed views towards the proposed development will be possible, views will be from rear upper floors and rear gardens, towards a retained area of grassland that is approximately 20m wide located adjacent to Scrase Stream with the proposed housing located adjacent within the western extent of the Site.
- 6.37 At completion views from these residential properties in close proximity to the Site will change from rear, partial to glimpsed views across Scamps Hill road and boundary hedgerow towards pastoral fields to views of an area of retained grassland with the proposed development within the Site located beyond the existing boundary hedgerow.
- 6.38 Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Gravelye Lane and Kidbrook. The overall visual effect for these residential receptors is assessed as **minor adverse** at completion and at year 15.

Honeysuckle Drive, Bay Road, Blackberry Drive (Receptor C):

- 6.39 Residential receptors of Honeysuckle Drive, Bay Road, Blackberry Drive are located approximately 25m to 65m to the south of the Site and front and side onto the Site. These properties would experience glimpsed to no views towards the Site due to being set back from Scamps Hill beyond the intervening vegetation located along the vehicular route that forms a prominent feature along the road. Where glimpsed views towards the proposed development will be possible, views will be glimpsed through the understorey of the existing GI located along Scamps Hill.
- 6.40 At completion views from these residential properties in close proximity to the Site will change from glimpsed views through the existing GI towards an area of pastoral fields to glimpsed views of the proposed development within the Site located beyond the existing GI located along Scamps Hill.
- 6.41 Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Honeysuckle Drive, Bay Road, Blackberry Drive. The overall visual effect for these residential receptors are assessed as **negligible** at completion and at year 15.

Scamps Hill (Receptor D):

- 6.42 Residential receptors of Scamps Hill are located adjacent to the Site to the south. Views from the two storey semi-detached and detached properties front towards and side onto the Site and will comprise of full, partial to glimpsed views from the front ground and upper floors.
- 6.43 For the majority of properties that front onto Scamps Hill located adjacent to the south eastern corner of the proposed Site existing foreground views will not alter. For these properties existing views north of Scamps Hill road will be towards the wider grounds of Walstead Grange, while oblique view towards the Site will be towards the eastern extent of the proposed Site. The eastern area of the Site is proposed as an area of open space that will comprise of existing hedgerows and

trees that will be retained, along with new tree planting to form a parkland setting and a proposed orchard.

- 6.44 For the Grayfriars Grade II Listed building located at the junction of Scamps Hill and Gravelye Lane located adjacent to the Site full to partial views will be possible towards the Site. Existing foreground views from this property are focussed on an area of pastoral land located within the Site, viewed beyond Scamps Hill road and the intervening vegetation located along the Site boundary
- 6.45 At completion views from these residential properties in close proximity to the Site will change from front, full to partial views across Scamps Hill road and boundary hedgerow towards pastoral fields to views of the existing boundary hedgerow and trees located along Scamps Hill, with the proposed footpath connection, open space and proposed housing located beyond. Full to partial views beyond the existing GI would be towards the building facades and upper extents of the proposed housing set back within the Site beyond the existing boundary trees and hedgerow.
- 6.46 Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Scamps Hill. The overall visual effect for these residential receptors is assessed as **moderate adverse** at completion and at year 15.

Walstead Grange and Tythe Cottage (Receptor E):

- 6.47 Residential receptors of properties located at Walstead Grange and Tythe Cottage are located adjacent to the Site to the east. For the residential receptors of Walstead Grange and Tythe Cottage, immediate foreground views are focussed on the gardens and grounds of the properties, which are bordered by mature hedgerows and trees, with the proposed development located adjacent to the Site to the west. Existing full to partial views beyond intervening vegetation of mature hedgerows and trees that surround Walstead Grange and Tythe Cottage of an area of pastoral land will be replaced with full to partial views towards the eastern area of the Site which will comprise of an area of open space, existing hedgerows and trees that will be retained, along with new hedgerow and tree planting to form a parkland setting and a proposed orchard. The proposed residential development will be set back approximately 120m beyond the area of open space and proposed and existing GI, once established the GI located across the Site will help to break up and filter views of the proposed residential development.
- 6.48 Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Walstead Grange and Tythe Cottage. The overall visual effect for these residential receptors is assessed as **moderate adverse** at completion and at year 15.

Public Rights of Way (PROW) and Other Footpaths etc

PRoW - 2LR - Sussex Ouse Valley Way (Receptor F):

- 6.49 The PRoW receptor 2LR is located approximately 245m to the north east of Site and its closest point, located to the north of Little Walstead Farm and Walstead Common. Where the PRoW 2LR is located low in the landscape, views towards the Site are glimpsed to none with views towards the Site obscured and filtered by intervening tree and woodland cover that includes the Eastern Road Nature Reserve, the area of conifer plantations and the Ancient and Semi-Natural woodland of Little Walstead Wood located adjacent to the Site to the north.
- 6.50 Visibility of the proposed development will alter across seasons as leaf cover varies for views from the PRoW. Visual effects for users of the PRoW are assessed as **negligible/none** at completion and at year 15.

PRoW - 5LR (Receptor G):

- 6.51 The PRoW receptor 5LR is located adjacent to the south eastern corner of the Site at its closest point where the PRoW route meets Scamps Hill road. Only when located at the Scamps Hill road junction adjacent to the housing located along the vehicular route oblique views towards the Site are possible. Existing foreground views for this receptor at the junction of Scamps Hill are towards the wider grounds of Walstead Grange, while oblique view towards the Site are towards an area of existing arable fields. Existing oblique views across arable fields will be replaced with views towards the eastern area of the Site which is proposed as an area of open space that will comprise of existing hedgerows and trees that will be retained, along with new tree planting to form a parkland setting and a proposed orchard.
- 6.52 Visibility of the proposed development will alter across seasons as leaf cover varies for views from the PRoW. Visual effects for users of the PRoW are assessed as **negligible** at completion and at year 15.

Roads & Transport UsersNoahs Ark Lane and East Wick (Receptor H):

- 6.53 Vehicular and road receptors of Noahs Ark Lane and East Wick are located adjacent to the Site to the west. Views will be predominately focussed along the vehicular route as it passes pass through the housing and views towards the Site. Full, partial to glimpsed views towards the Site be possible, when confined to short sections of Noahs Ark Lane and East Wick vehicular routes located adjacent to the Site. Views towards the Site from the wider extents of Noahs Ark Lane and East Wick will be negligible to none, due to intervening built form and vegetation along the vehicular route.
- 6.54 Existing foreground views of the existing road, hedgerow and trees and the Scrase Stream boundary to the east will not change. At completion full to partial middle ground views beyond the boundary will change from views across an area of pastoral land to full to glimpsed views across an area of grassland towards the proposed residential development and SuDS basin located beyond.
- 6.55 Full to glimpsed views beyond the existing GI will be across the existing grassland that is approximately 20m wide, with views beyond towards the proposed housing development, open space and SuDS basin. Visibility of the proposed development will alter across seasons as leaf cover varies for these receptors located off Noahs Ark Lane and East Wick. Visual effects for users of the vehicular route are assessed as **minor adverse** at completion and at year 15.

Scamps Hill (Receptor I):

- 6.56 Views towards the Site from this road receptor adjacent to the Site to the south will be partial, glimpsed to none. Views towards the housing located within the Site would be partial to glimpsed beyond the boundary hedgerow with vehicles travelling at speed, any partial to glimpsed views would be short, transient, fleeting and side on beyond the intervening mature vegetation located along the Site boundary with views primarily focussed on the vehicular route.
- 6.57 The existing boundary hedgerow along Scamps Hill will remain unchanged except for two shorts breaks, in order to provide vehicular and pedestrian access into the Site. Where the two Site access

locations are proposed off Scamps Hill short, transient, oblique and full to partial views will be possible into the Site along the primary access road where there is a break in the boundary hedgerow. Views towards the Site from the wider extents of Scamps Hill will be none, due to intervening built form and existing vegetation along the vehicular route.

- 6.58 Visibility of the proposed development will alter across seasons as leaf cover varies for users of Scamps Hill. Visual effects for users of the vehicular route are assessed as **moderate / minor adverse** at completion and at year 15.

Gravelye Lane (Receptor J):

- 6.59 Views from the road receptors of Gravelye Lane to the south of the Site are full to glimpsed and confined to a short section of the road located directly opposite the junction with Scamps Hill.
- 6.60 For the receptors of Gravelye Lane, full views at the junction of Scamps Hill will be towards the trees and hedgerow located along the Site boundary with partial to glimpsed views beyond towards the proposed residential development within the Site.
- 6.61 At completion views from the road junction in close proximity to the Site will change from full views across the existing boundary hedgerow with partial to glimpsed views across pastoral fields located beyond, to full to glimpsed views towards the existing boundary hedgerow and trees located along Scamps Hill with the proposed footpath connection, open space and proposed housing located beyond. Full to glimpsed views beyond the existing GI would be towards the building facades and upper extents of the proposed housing set back within the Site beyond the existing boundary trees and hedgerow.
- 6.62 Only when on the immediate approach to Scamps Hill junction or located in a stationary position at the junction views from the road are possible and primarily focussed on the busy vehicular route, with views towards the Site beyond the boundary vegetation. Views towards the Site from the wider extents of Gravelye Lane will be none, due to intervening built form and existing vegetation along the vehicular route.
- 6.63 Visibility of the proposed development will alter across seasons as leaf cover varies for vehicular receptors of Gravelye Lane. The overall visual effect for these vehicular receptors are assessed as **minor adverse/negligible** at completion and at year 15.

East Mascalls Lane (Receptor K):

- 6.64 Views from the road receptor of East Mascalls Lane to the south east of the Site are glimpsed to none. Views towards the Site are at a distance and beyond dense intervening vegetation located around Walstead Grange on the vehicular route on the approach to the junction with Scamps Hill and Scaynes Hill Road. Any views towards the Site located along East Mascalls Lane will be short, oblique, fleeting and transient in nature, with views primarily focussed on the vehicular route.
- 6.65 Visibility of the proposed development will alter across seasons as leaf cover varies for vehicular receptors of East Mascalls Lane. The overall visual effect for these vehicular receptors are assessed as **negligible/none** at completion and at year 15

Other Visual ReceptorsWalstead Burial Ground (Receptor L):

- 6.66 Walstead Burial Ground, is located approximately 0.9km to the south east of the Site. The grounds are bordered by a boundary brick walls and a brick and post and rail fence along the southern section of East Mascalls Lane. There are a number of mature trees and shrubs located within the grounds with the immediate context of the Site bordered by mature trees and hedgerows which surround the Burial Ground. Views out from the western and north western extent of the burial ground are focussed on the adjacent arable fields, areas of grassland and paddocks with views towards the Site and further afield prevented by the existing trees and woodland surrounding Walstead Grange.
- 6.67 Visibility of the proposed development will alter across seasons as leaf cover varies for receptors of Walstead Burial Ground. The overall visual effect for these vehicular receptors are assessed as **negligible/none** at completion and at year 15.

Lindfield Common (Receptor M):

- 6.68 Lindfield Common is located approximately 135m to north west of the Site and users of Lindfield Common are considered to be of low sensitivity as focus is generally on the activity taking place on the common and not on the surrounding setting. Lindfield Common is bordered and fronted onto by housing located along the adjacent Lewes Road and West View, with the housing located off Meadow Lane, Backwoods Close backing on to the common to the south. Views from Lindfield Common are enclosed from the wider landscape by the surrounding built form.
- 6.69 From the very eastern extent of Lindfield Common at the junction of Lewes Road with West View narrow glimpsed views can be gained towards the upper extents of the tree lines located along the boundary of Scrase Stream to the west of the Site along with glimpsed but distant views towards the boundary hedgerow of the Site located along Scamps Hill. Views towards the Site will be distant, with foreground views focussed on the housing in the immediate context. Visibility of the proposed development will alter across seasons as leaf cover varies for users of this receptor. Visual effects for these receptors are assessed as **negligible/none** at completion and at year 15.

Lindfield Enterprise Park (Receptor N):

- 6.70 The Lindfield Enterprise Park consist of a small number of business units located adjacent to the north west of Scrase Stream and north west of the Site. Users of the Enterprise Park are considered to be of low sensitivity as focus is generally on people at their place of work where views of the landscape are not important to the quality of the work being undertaken.
- 6.71 Views from the business park are focussed on foreground views of the existing car park and boundary vegetation located along Scrase Stream. At completion full to partial middle ground views beyond the Scrase Stream boundary will change from views across an area of pastoral land to full to glimpsed views beyond an area of retained grassland towards the proposed residential development, open space and SuDS basin located beyond.
- 6.72 Full to glimpsed views beyond the retained grassland that is approximately 20m wide, will be towards the proposed housing development, open space and SuDS basin. Visibility of the proposed development will alter across seasons as leaf cover varies for users of this receptor. Visual effects for these receptors are assessed as **moderate/minor adverse** at completion and at year 15.

Night-time Visual Effects

- 6.73 The project will follow the latest best practice guidance on lighting installations to minimise lighting emissions and pollution on the surrounding landscape and on the night time skies. The Site is located adjacent to Lindfield to the west and south. Given an appropriate mitigating lighting strategy, the existence of vegetation including mature trees within the local context which will absorb some of the lighting effect, the lighting effects on the night-time skies are considered to result in only a slight increase in lighting levels from that already provided by the settlement and existing development.

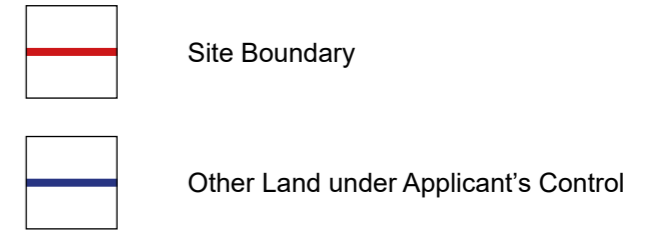
7.0 SUMMARY AND CONCLUSIONS

- 7.1 The proposed development is for a residential scheme delivering up to 90 dwellings along with associated public open space (POS), play and Green Infrastructure (GI) including an orchard and attenuation features set within a landscape framework of retained and proposed GI.
- 7.2 The Site comprises approximately 6.62ha of land situated at the eastern edge of the village of Lindfield and comprises three pastoral fields bound by hedgerows and trees.
- 7.3 Immediately adjacent to the north the Site lies is an area of conifer plantations and the Ancient and Semi-Natural woodland of Little Walstead Wood and The Grade II Listed Tythe Cottage is located approximately 100m to the east at Walstead. The housing of Honeysuckle Drive, Bay Road and Langmere Lane are located off Graveley Lane to the south of Scamps Hill. Scrase Stream is located adjacent to the Site to the west with the Lindfield Enterprise Park, East Wick and Noahs Ark Lane located beyond to the west.
- 7.4 The Site is not covered by any statutory or non-statutory landscape designations such as National Landscapes or National Parks. The Site is in private ownership and the majority of the Site is not currently publicly accessible. Having considered relevant designations, natural and cultural heritage, landscape condition, associations, distinctiveness, recreation, perceptual and functional aspect, it is judged that the Site and its immediate landscape context are of **medium** landscape value.
- 7.5 The landscape effects during construction are considered to be no greater than **major/moderate adverse** for the Site and range from **moderate adverse** to **negligible/none** for wider landscape areas.
- 7.6 At this very broad landscape scale the Site is situated within the National Character Area (NCA) 122 'High Weald', landscape effects are considered to be **negligible/none** on completion and at year 15. At a county and district wide level the Site lies within the 'Ouse Valley' LCA, landscape effects on the LCA at completion and at year 15 are considered to be **minor adverse/negligible** on completion and at year 15. Within the Mid Sussex Landscape Capacity Study the Site is located within the 'River Ouse and Sides (LCA 44)', landscape effects on this LCA are considered to be **minor adverse/negligible** on completion and at year 15. The effects upon the Site and the immediate context arising from the proposals would be no more than **moderate adverse** at completion and **moderate/minor adverse** at year 15.
- 7.7 Visual construction effects for sensitive receptors adjacent to the Site are considered to result in **major/moderate adverse** visual effects, however, for less sensitive receptors and those at a distance from the Site, effects will range from **minor adverse** to **negligible**.
- 7.8 For residents of Noahs Ark Lane and East Wick located adjacent to the Site to the west, the overall visual effects are assessed as **moderate/minor adverse** at completion and at year 15. For residential receptors of properties located off Graveley Lane and Kidbrook located in close proximity to the Site to the west, the overall visual effect for these residential receptors is assessed as **minor adverse** at completion and at year 15. For residential receptors of Scamps Hill located adjacent to the Site to the south, the overall visual effect is assessed as **moderate adverse** at completion and at year 15. For residential receptors of Honeysuckle Drive, Bay Road, Blackberry Drive located to the south, the overall visual effect is assessed as **negligible** at completion and at year 15. Residential receptors of properties located at Walstead Grange and Tythe Cottage located adjacent to the Site to the east, are assessed as **moderate adverse** at completion and at year 15.

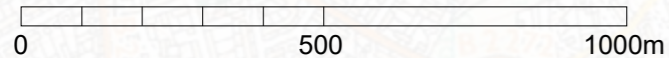
- Visual effects for other residents located in the wider landscape would be no greater than **negligible/none** at completion and at year 15.
- 7.9 Visual effects for the PRoW 2LR located to the north east of Site are assessed as **negligible/none** at completion and at year 15. Visual effects for the PRoW receptor 5LR located adjacent to the south eastern corner of the Site at its closest point, are assessed as **negligible/none** at completion and at year 15. Visual effects for other PRoW receptors located in the wider landscape would be no greater than **negligible/none** at completion and at year 15.
- 7.10 It is likely that views of the proposals will be restricted to users travelling along the local road network adjacent to the Site. For vehicular receptors of Noahs Ark Lane and East Wick located adjacent to the Site to the west, visual effects are assessed as **minor adverse** at completion and at year 15. For vehicular receptors of Scamps Hill located adjacent to the Site to the south, visual effects are assessed as **moderate / minor adverse** at completion and at year 15. For vehicular receptors of Gravelye Lane to the south of the Site located to the Site to the south, visual effects are assessed as **minor adverse/negligible** at completion and at year 15. For vehicular receptors of East Mascalls Lane to the south east, visual effects are assessed as **negligible/none** at completion and at year 15. Visual effects for other vehicular users located in the wider landscape would be no greater than **negligible** at completion and at year 15.
- 7.11 Visual effects for receptors of Walstead Burial Ground are assessed as **negligible/none** at completion and at year 15. Visual effects for receptors of Lindfield Common are assessed as **negligible/none** at completion and at year 15. Visual effects for receptors of Lindfield Enterprise Park are assessed as **moderate/minor adverse** at completion and at year 15.
- 7.12 Overall, it is considered the development proposals demonstrate a well-considered approach to the landscape and context of the Site and appropriate development of the Site has the potential to successfully integrate into the local surroundings without any unacceptable landscape or visual effects.

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Scale: 1:12500 @ A3



client
Gladman Developments Ltd

project
Land off Scamps Hill
Lindfield

drawing title
LOCATION PLAN

scale
1:12500@ A3

drawn
JP

issue date
February 2024

rev
B

Figure 1

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Site Boundary



Other Land under Applicant's Control



client
Gladman Developments Ltd

project
Land off Scamps Hill
Lindfield

drawing title
AERIAL

scale
1:12500 @ A3
drawing / figure number

drawn
JP

issue date
February 2024
rev

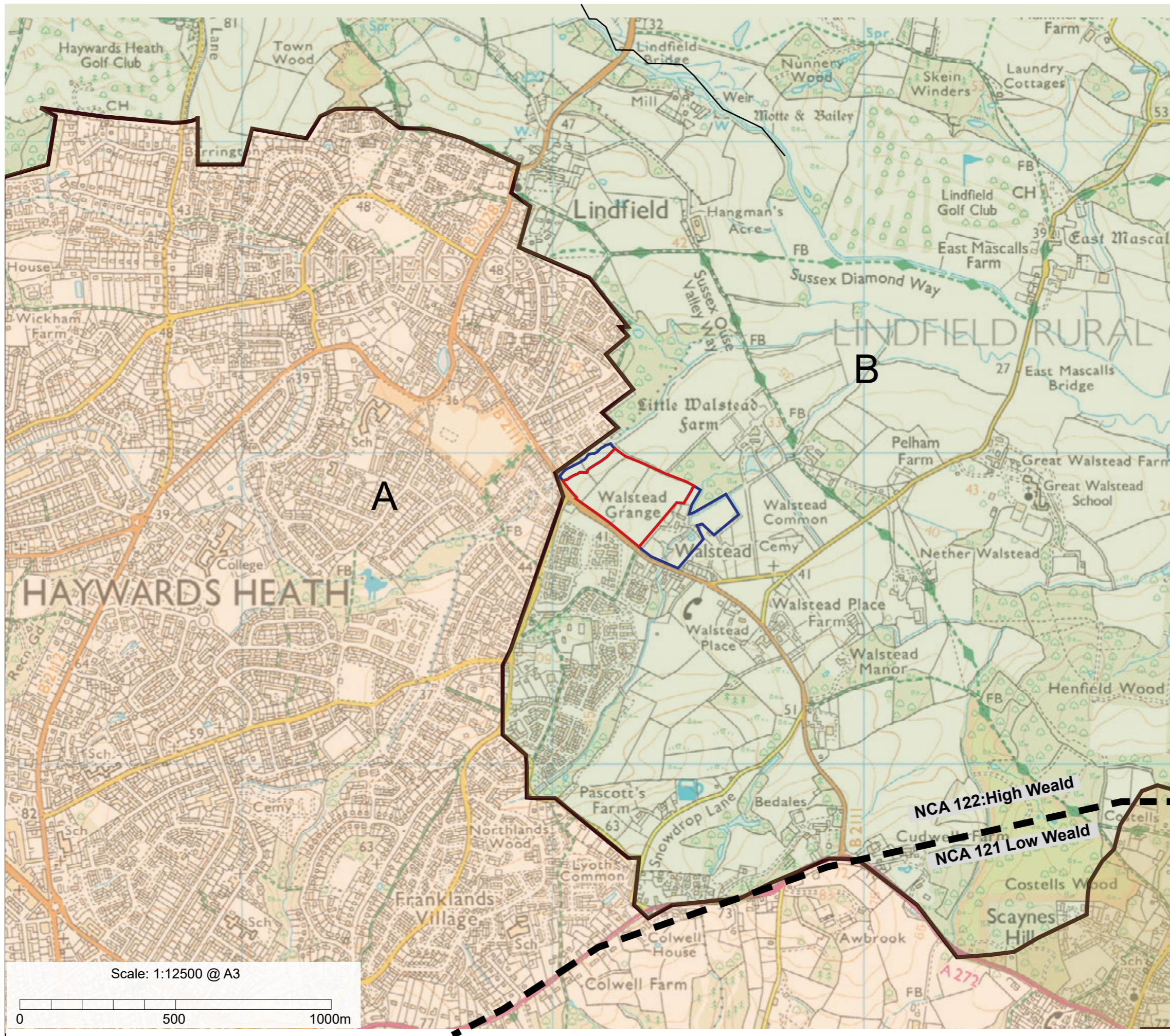


Figure 2

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- Site Boundary
- Other Land under Applicant's Control

*Site falls entirely within NCA:122 High Weald

- NCA: 122 High Weald Boundary

A strategy for the West Sussex Landscape (West Sussex County Council, October 2005)

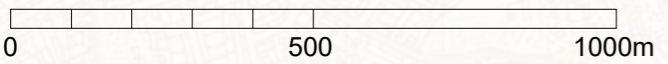
- High Weald Fringes
- Ouse Valley

A Landscape Character Assessment for Mid Sussex (2005)

- High Weald Fringes (LCA 10)
- Ouse Valley (LCA 9)

NCA 122:High Weald
NCA 121 Low Weald

Scale: 1:12500 @ A3



client
Gladman Developments Ltd

project
Land off Scamps Hill
Lindfield

drawing title
LANDSCAPE CHARACTER

scale
1:12500 @ A3

drawn
JP

issue date
February 2024

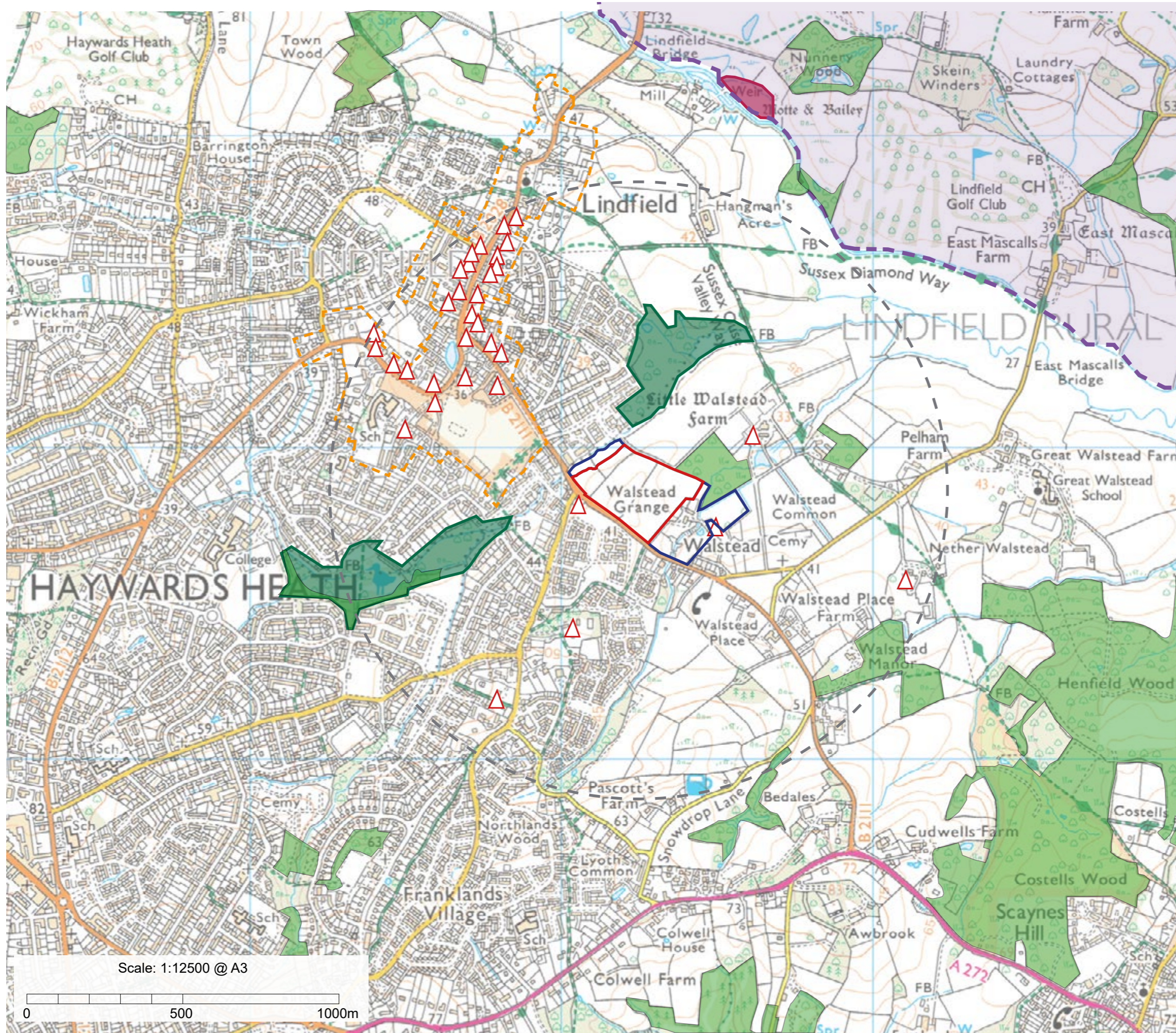
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
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-  Site Boundary
-  Other Land under Applicant's Control
-  National Landscape (High Weald)
-  Site of Special Scientific Interest
-  Ancient & Semi-Natural Woodland
-  Lindfield Conservation Area
-  Listed Buildings (within 1km radius of the site)
-  Scheduled Monuments
-  1km Radius from Site

client
Gladman Developments Ltd

project
Land off Scamps Hill
Lindfield

drawing title
DESIGNATIONS

scale
1:12500 @ A3

drawn
JP

issue date
February 2024

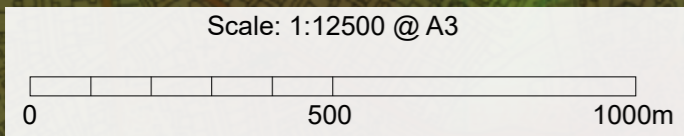
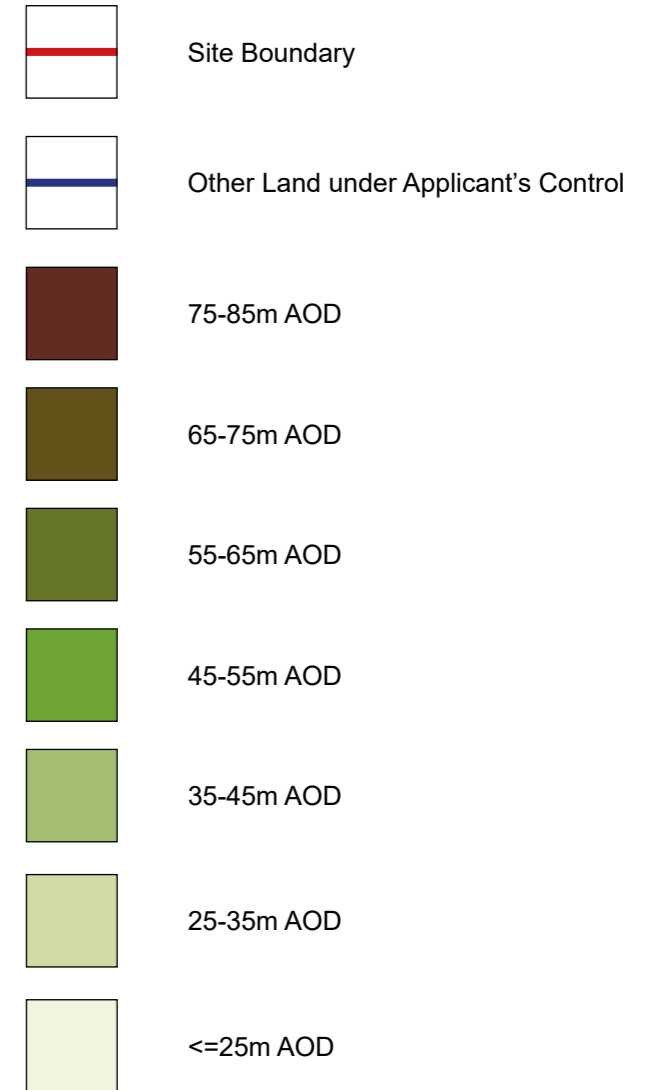
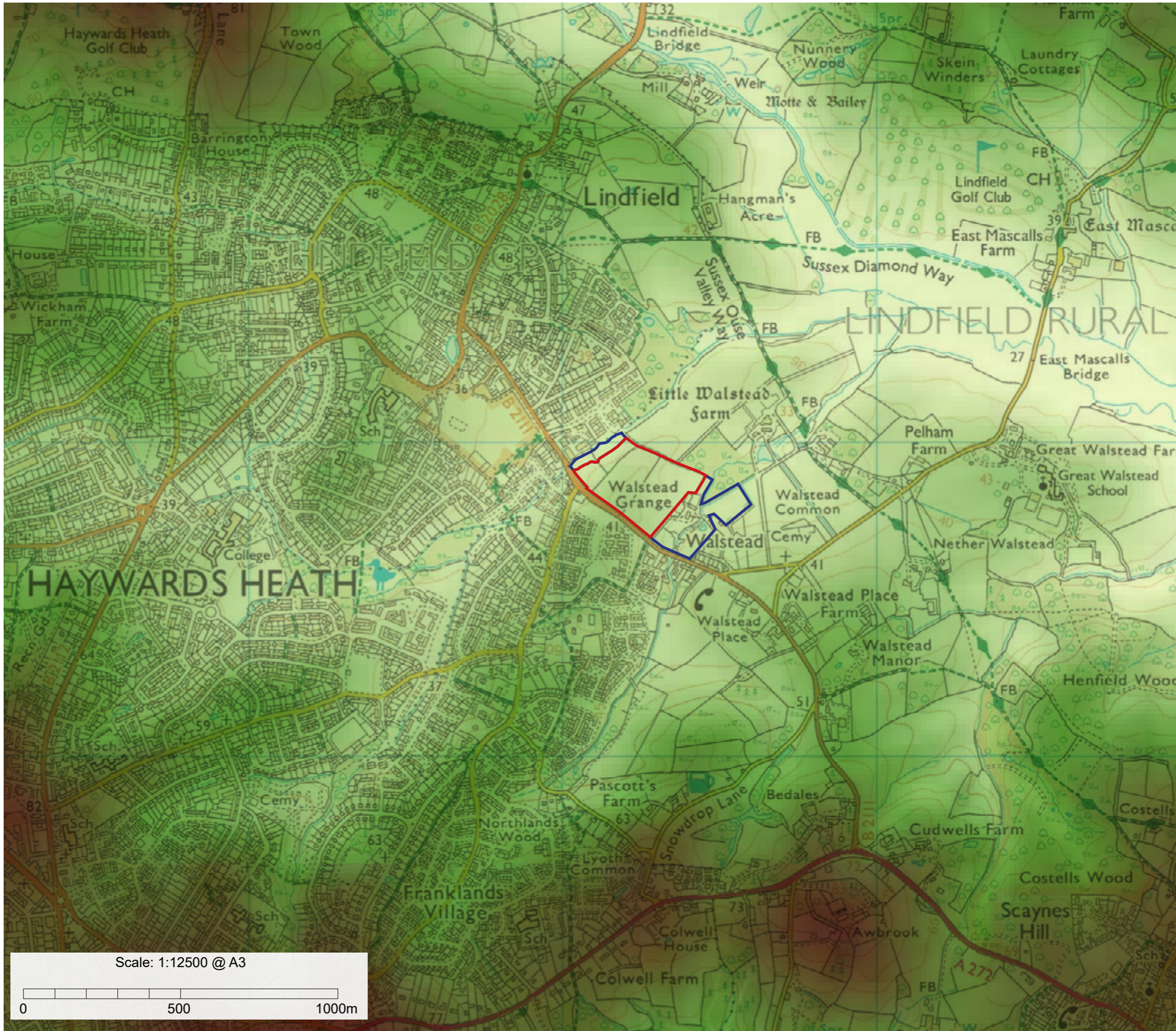
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Figure 4

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client
Gladman Developments Ltd

project
Land off Scamps Hill
Lindfield

drawing title
TOPOGRAPHY

scale
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drawn
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issue date
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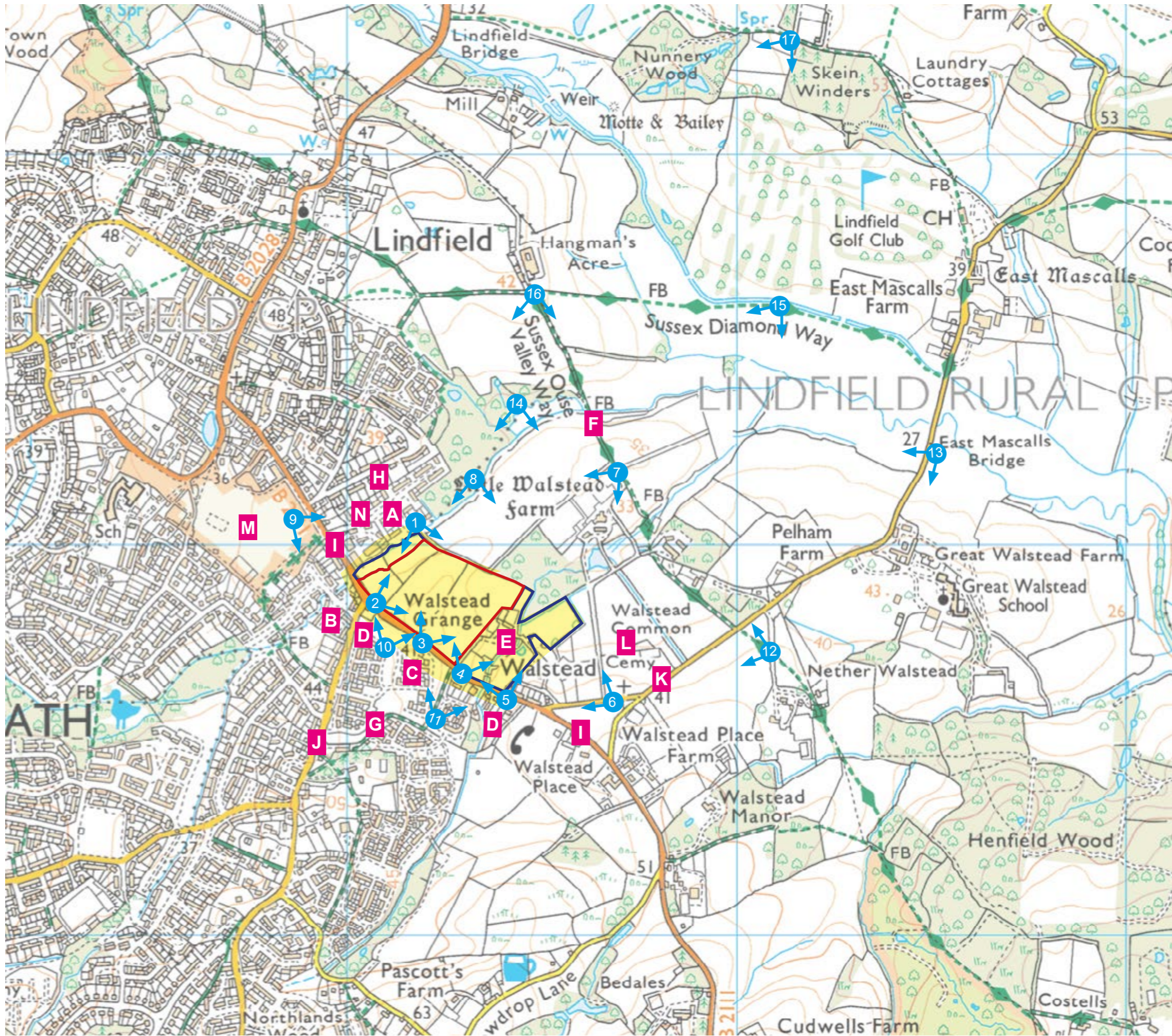
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



Figure 5

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-  Site Boundary
-  Other Land under Applicant's Control
-  Photo Viewpoint Location
-  Visual Receptors
-  Approximate Extent of Visual Envelope

***Note:-**
The Visual Envelope provides a representative boundary and representative area of visual influence. Within the envelope, existing landscape and / or physical features such as woodland planting and topography, provide localised screening effects. Further distant views may occur outside the Envelope boundary, although the significance of these views is considered to be negligible as a result of the distance and intervening screening effects.

Visual Receptor List

Residential

- A - Noahs Ark Lane and East Wick (North)
- B - Gravelye Lane and Kidbrook (South)
- C - Honeysuckle Drive, Bay Road, Blackberry Drive (South)
- D - Scamps Hill (South)
- E - Walstead Grange and Tyth Cottage (Adjacent East)

PRoWs

- F - PRoW - 2LR - Sussex Ouse Valley Way (North East)
- G - PRoW - 5LR (South)

Road

- H - Noahs Ark Lane and East Wick (North)
- I - Scamps Hill (Adjacent, South)
- J - Gravelye Lane (South)
- K - East Mascalls Lane (East)

Other

- L - Walstead Burial Ground (South East)
- M - Lindfield Common (North)
- N - Lindfield Enterprise Park (North)

client
Gladman Developments Ltd

project
Land off Scamps Hill
Lindfield

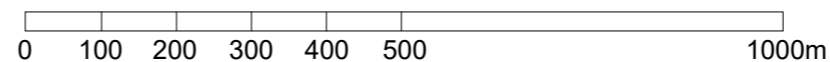
drawing title
fpcr VISUAL APPRAISAL

scale
1:10,000 @ A3

drawn
MPS

issue date
February 2024

rev
A



Site located beyond
intervening vegetation
Noahs Ark Lane



Photo Viewpoint 1: View south east from Noahs Ark Lane.

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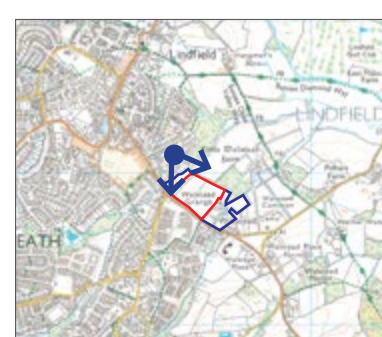


Photo Viewpoint 1
 Date & time of photo: 26 January 2024, 14:42
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 68°
 Direction of View: 120°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Lindfield Enterprise Park

Scamps Hill

Site located beyond intervening vegetation



Photo Viewpoint 2: View north east from Scamps Hill and Gravelye Lane Junction.

Site located beyond intervening vegetation

Scamps Hill

Scamps Hill and Gravelye Lane Junction



Photo Viewpoint 2: Continued.



Photo Viewpoint 2
Date & time of photo: 26 January 2024, 15:01
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 169°
Direction of View: 45°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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client
Gladman Developments Ltd
project
Land off Scamps Hill,
Lindfield
drawing title
PHOTO VIEWPOINT 2

fpcr

drawn
JP / LP
issue date
06 February 2024
drawing / figure number
rev
P01

Scamps Hill

Site located beyond intervening vegetation



Photo Viewpoint 3: View north from Scamps Hill.

Site located beyond intervening vegetation

Scamps Hill



Photo Viewpoint 3A: Continued.



Photo Viewpoint 3
 Date & time of photo: 26 January 2024, 14:56
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 169°
 Direction of View: 45°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Scamps Hill

Site located beyond intervening vegetation

Walstead Grange and Tyth Cottage located beyond intervening vegetation



Photo Viewpoint 4: View north from Scamps Hill.

Scamps Hill

Site located beyond intervening vegetation

Walstead Grange and Tyth Cottage located beyond intervening vegetation



Photo Viewpoint 5: View north from Scamps Hill.

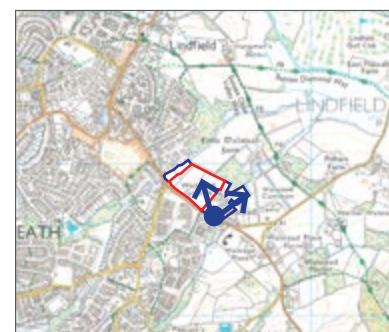


Photo Viewpoint 4
Date & time of photo: 26 January 2024, 11:28
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 45°, bearing from North



Photo Viewpoint 5
Date & time of photo: 26 January 2024, 11:45
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 0°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate location of Site
beyond intervening vegetation



Photo Viewpoint 6: View north west from East Mascalls Lane, Walstead Cemetery.

K:\9400\LANDS\WALSTEAD\FIGURES 7-18.mxd

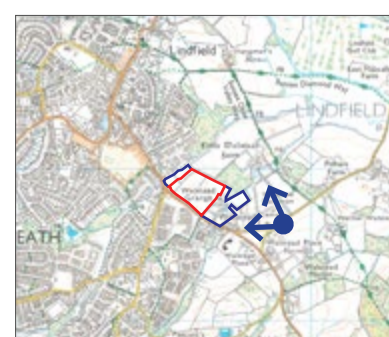


Photo Viewpoint 6
Date & time of photo: 26 January 2024, 11:57
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 315°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Little Walstead Farm

Site located beyond intervening vegetation



Photo Viewpoint 7: View south west from PRoW - 2LR - Sussex Ouse Valley Way.

PRoW - 2LR



Photo Viewpoint 7: Continued.

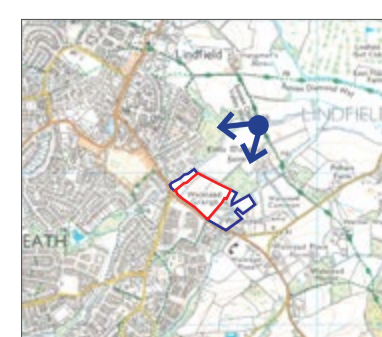


Photo Viewpoint 7
 Date & time of photo: 26 January 2024, 13:41
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 131°
 Direction of View: 235°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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Site located beyond intervening vegetation

Scrase Stream

Housing Located off Noahs Ark Lane



Photo Viewpoint 8: View south west from from the edge of Scrase Stream, Eastern Road Nature Reserve.

Lewes Road

Approximate location of site

West View

Lindfield Common



Photo Viewpoint 9 : View south east from Lindfield Common/Lewes Road.



Photo Viewpoint 8
Date & time of photo: 26 January 2024, 14:28
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 225°, bearing from North

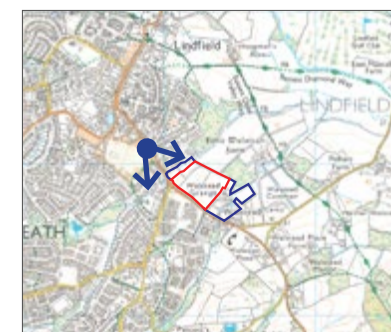


Photo Viewpoint 9
Date & time of photo: 26 January 2024, 14:46
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 125°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Honeysuckle Drive

Gravelye Lane located beyond intervening vegetation

Scamps Hill



Photo Viewpoint 10: View north east from Honeysuckle Drive.

Scamps Hill

Site located beyond intervening vegetation



Photo Viewpoint 10: Continued

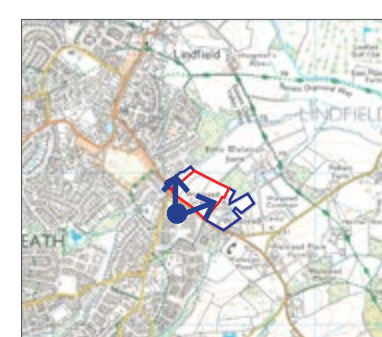


Photo Viewpoint 10
 Date & time of photo: 26 January 2024, 10:43
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 111°
 Direction of View: 45°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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client Gladman Developments Ltd
 project Land off Scamps Hill,
 Lindfield
 drawing title PHOTO VIEWPOINT 10
 fpcr
 drawn JP / LP issue date 06 February 2024
 drawing / figure number P01
Figure 14



Photo Viewpoint 11: View north east from the PRoW 5LR located off Langmore Lane.



Photo Viewpoint 12: View west PRoW - 2LR - Sussex Ouse Valley Way located east of East Mascalls Lane.

Photo Viewpoint 11
 Date & time of photo: 26 January 2024, 11:32
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 45°, bearing from North

Photo Viewpoint 12
 Date & time of photo: 26 January 2024, 12:03
 Camera make & model, & sensor format: Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 270°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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client: Gladman Developments Ltd
 project: Land off Scamps Hill, Lindfield
 drawing title: PHOTO VIEWPOINTS 11 & 12
 fpcr
 drawn: JP / LP
 issue date: 06 February 2024
 drawing / figure number: Figure 15
 rev: P01

Great Walstead Farm

East Mascalls Lane

Approximate location of Site beyond intervening vegetation



Photo Viewpoint 13: View south west from East Mascalls Lane.

Approximate location of Site beyond intervening vegetation

Eastern Road Nature Reserve



Photo Viewpoint 14: View south west from Eastern Road Nature Reserve.



Photo Viewpoint 13
Date & time of photo: 26 January 2024, 12:51
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 235°, bearing from North



Photo Viewpoint 14
Date & time of photo: 26 January 2024, 13:57
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 180°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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PRoW 1LR

Approximate location of Site beyond intervening vegetation



Photo Viewpoint 15: View south from PRoW 1LR, Sussex Diamond Way.

Housing located off Barncroft Drive

PRoW 40bCU

Approximate location of Site beyond intervening vegetation

Eastern Road Nature Reserve



Photo Viewpoint 16: View south from PRoW 40bCU near Hangman's Acre Farm.



Photo Viewpoint 15
Date & time of photo: 26 January 2024, 13:00
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 0°, bearing from North



Photo Viewpoint 16
Date & time of photo: 26 January 2024, 13:31
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 0°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Approximate location of Site
beyond intervening vegetation



Photo Viewpoint 17: View south west from PRoW 32LR near Skein Winders.



Photo Viewpoint 17
 Date & time of photo: 26 January 2024, 12:34
 Camera make & model, & sensor format:
 Canon EOS 6D, FFS
 Horizontal Field of View: 87°
 Direction of View: 230°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.
 Visualisation Type: Type 1
 Projection: Cylindrical
 Enlargement factor: 100%

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K:\9400\LANDSCAPE\WAS2\FIGURES\F18.mxd

Appendix A

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- Natural Heritage
- Cultural Heritage
- Landscape Condition
- Associations
- Distinctiveness
- Recreational
- Perceptual (scenic)
- Perceptual (Wildness and tranquillity)
- Functional

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities associations and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.

Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area,
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.

Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).
------------	---

Visual

Sensitivity of Visual Receptors

1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**

- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

Appendix B

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) National Character Area 122: High Weald	There will be variation in susceptibility to change across the NCA. It is considered to be Medium at a local scale as there are no landscape designations on the site itself.	There will be variations in landscape value across the NCA but it is considered to be Medium at the local scale.	Medium	Construction: Negligible / None Completion: Negligible / None Year 15: Negligible / None	No	<ul style="list-style-type: none"> At this very broad landscape scale the site is situated within the National Character Area (NCA) 122 'High Weald'. The proposed Site gives opportunities to achieve some of the strategic opportunities identified in the NCA including SE01. 'SEO1: Maintain and enhance the existing woodland and pasture components of the landscape, including the historic field pattern bounded by shaws, hedgerows and farm woods, to improve ecological function at a landscape scale for the benefit of biodiversity, soils and water, sense of place and climate regulation, safeguard ancient woodlands and encourage sustainably produced timber to support local markets and contribute to biomass production.' This will be achieved by the retention of the existing hedgerows and woodland, and areas of existing grassland across the proposed development. This existing GI will be reinforced with a range of GI and multifunctional green spaces located across the Site. The proposed development will not result in any changes to the overall key characteristics of the NCA. 	Negligible / None	Negligible / None	Negligible / None
Landscape Character Assessment (LCA): County/District									
A Strategy for the West Sussex Landscape (West Sussex County Council October 2005) Ouse Valley (HW3)	There is variation in susceptibility to change across this broad area. Predominantly Medium	There is variation in value across this broad area. Predominantly Medium	Medium	Construction: Medium Completion: Low / Negligible Year 15: Low / Negligible	No	<ul style="list-style-type: none"> At a county level the Site lies within the 'Ouse Valley'. The proposed development is of a relatively modest scale and nature in the context of the broader LCA. The 'Key Characteristics, Landscape and Visual Sensitivities and Land Management Guidelines' of HW3 Ouse Valley LCA are the same as the characterises identified for the Ouse Valley (9) within the Mid Sussex Landscape Character Assessment (2005). 	Moderate Adverse	Minor Adverse / Negligible	Minor Adverse / Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
A Landscape Character Assessment for Mid Sussex (Updated 2005) Ouse Valley (9)	There is variation in susceptibility to change across this broad area. Predominantly Medium	There is variation in value across this broad area. Predominantly Medium	Medium	Construction: Medium Completion: Low / Negligible Year 15: Low / Negligible	No	<ul style="list-style-type: none"> At a district wide level the Site lies within the 'Ouse Valley'. The proposed development is of a relatively modest scale and nature in the context of the broader LCA. Under the heading 'Summary and Key Characteristics' the LCA states: 'No settlements in the valley other than dispersed farmsteads although the townships of Haywards Heath, Lindfield and Cuckfield lie on the valley edges.' The new development is located adjacent to the existing settlement of Lindfield to the south and west with existing mature hedgerows, Eastern Road Nature Reserve, a conifer plantation and the Ancient and Semi-Natural woodland of Little Walstead Wood located adjacent to the Site to the north. The Grade II Listed Tythe Cottage is located approximately 100m to the east at Walstead Grange. Under the heading 'Landscape and Visual Sensitivities' the LCA states: 'Settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.' The proposals will retain and enhance the existing network of hedgerows and trees located across the Site, enhancing the existing GI. The proposals will also respond to the existing settlement pattern with the proposed development being back from the Grade II Listed Tythe Cottage and Walstead Grange to the east limiting the intervisibility of the proposed development. 	Moderate Adverse	Minor Adverse / Negligible	Minor Adverse / Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
<p>Mid Sussex Landscape Capacity Study (2007)</p> <p>'River Ouse and Sides (LCA 44) Landscape Character Area'</p>	There is variation in susceptibility to change across this broad area. Predominantly Medium	There is variation in value across this broad area. Predominantly Medium	Medium	<p>Construction: Medium</p> <p>Completion: Low / Negligible</p> <p>Year 15: Low / Negligible</p>	No	<ul style="list-style-type: none"> • Within the Landscape Capacity Study for Mid Sussex District Council the Site is located within the 'River Ouse and Sides (LCA 44) Landscape Character Area' - 'Inherent Landscape Qualities (intactness and condition) low – high. Moderate hedge network, fairly low boundary loss. - Contribution to distinctive settlement setting. Moderate contribution to setting of Lindfield. - Inconsistency with existing settlement form / pattern. Valley separate from settlement. - Contribution to rurality of surrounding landscape. Settlement within CA limits contribution slightly - Contribution to separation between settlements. Does not contribute any settlement separation.' • The LCA is summarised as a 'Narrow valley floor and immediate valley sides within or adjacent to AONB.' The LCA is identified as having a Substantial Landscape Sensitivity and Landscape Value with an overall Landscape Capacity of Negligible/Low. The proposed Site is set back from the valley floor with the 'Valley separate from settlement' and enclosed adjacent to the existing settlement of Lindfield to the south and west with existing mature hedgerows, Eastern Road Nature Reserve, a conifer plantation and the Ancient and Semi-Natural woodland of Little Walstead Wood located adjacent to the Site to the north. The Grade II Listed Tythe Cottage is located approximately 100m to the east at Walstead Grange. • The landscape effects on the LCA 'Ouse Valley' at completion and at year 15 are considered to be minor adverse / negligible on completion and at year 15. 	Moderate Adverse	Minor Adverse / Negligible	Minor Adverse / Negligible
Landscape Character: Site and Immediate Context									

Land off Scamps Hill, Lindfield – Landscape and Visual Appraisal: Landscape Effects Table

Site and Immediate Context	Medium	Medium	Medium	Construction: High / Medium Completion: Medium Year 15: Medium / Low	No	<ul style="list-style-type: none"> • The primary change to the Site’s landscape resource would arise as a direct result of the replacement of fields with residential development and associated infrastructure. Whilst built development would inevitably alter the physical fabric and character of the Site, the proposals will retain and enhance existing landscape features where feasible and introduce new GI across the Site and along the Site boundaries. • The proposed development is located in close proximity to the existing properties located off Noahs Ark Lane to the west and Scamps Hill to the south, with the existing mature trees of Eastern Road Nature Reserve, the conifer plantation adjacent to the north and the Ancient and Semi-Natural woodland of Little Walstead Wood enclosing the site to the north and north east. To the east the site is enclosed by existing green infrastructure surrounding the Grade II Listed Tythe Cottage and Walstead. • The proposed housing development and Site boundary will be set back approximately 20m from Scrase Stream to the west, with the proposed SuDS basin located within an area of open space to the north west. The proposed housing will be set back from the Ancient and Semi-Natural woodland of Little Walstead Wood with a proposed area of open space and play provision in the form of a LEAP forming a buffer to the Ancient and Semi-Natural woodland located to the north east. The proposed housing will also be set back from the Grade II Listed Tythe Cottage and Walstead Grange beyond existing hedgerows and trees that will be retained and an area of open space approximately 120m wide that will form a buffer to Walstead Grange to the east. • A shared cycleway/footpath connection through the Site is proposed connecting the western extent of the Site from Scamps Hill along the northern edge of the Scamps Hill hedgerow, before connecting to Scamps Hill adjacent to the proposed vehicular access to the Site. • The existing and proposed GI located through the Site will form a series of green corridors, which will break up the built form of the proposed development, with existing hedgerows and trees through the Site and along the boundary being reinforced with new native planting. The proposed GI will include a series of open spaces, while new hedgerows, trees, an orchard and informal planting within areas of POS will serve to enhance biodiversity and habitat value across the Site. A proposed attenuation basin within the open space of the Site to the north west will be enhanced through the implementation of wetland / marginal planting and management of the proposed attenuation basin will improve the overall biodiversity within the Site. • The proposals would not erode the wider landscape setting, with the proposed development in keeping with the scale of the adjacent built form to the south and west, while the existing GI located across the Site will be retained. The Site is already separated from the wider landscape context by the existing GI located adjacent to the Site to the north and north east and the proposals will be successfully assimilated into the surrounding context. Overall, the proposals have responded to the constraints of the Site including topography, views and existing landscape features and retains and enhances the vast majority of existing GI across the Site where feasible. 	Major / Moderate Adverse	Moderate Adverse	Moderate / Minor Adverse
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Appendix C

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
A	<u>Residential</u> Noahs Ark Lane and East Wick	High	Medium	High/ Medium	Adjacent (North)	Full/ Partial/ Glimpse/ None	Permanent	Construction: High/Medium Completion: Medium/Low Year 15: Medium/Low	<ul style="list-style-type: none"> Views from the two-storey semi-detached and detached properties front, side and back onto the Site and will comprise of full, partial to glimpsed views from the front, rear ground and upper floors. For the majority of properties the immediate foreground views of the existing adjacent road, hedgerow, trees and Scrase Stream to the east will not change. At completion full to partial middle ground views beyond Scrase Stream will change from views across an area of pastoral land to full to glimpsed views towards an area of retained grassland approximately 20m wide with the site boundary and the proposed residential development, open space and SuDS basin located beyond. Full to glimpsed views beyond the existing GI will be across an area of grassland that is approximately 20m wide, with views beyond towards the proposed housing development. Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Noahs Ark Lane and East Wick 	Major/Moderate Adverse	Moderate/Minor Adverse	Moderate/Minor Adverse
B	<u>Residential</u> Gravelye Lane and Kidbrook	High	Medium	High/ Medium	Adjacent / 0.8km (South)	Partial/ Glimpse/ None	Permanent	Construction: Medium Completion: Low Year 15: Low	<ul style="list-style-type: none"> Properties include approximately ten semi-detached two storey dwellings that back onto Scamps Hill to the south west and a number of properties that back onto Gravelye Lane in close proximity to the junction of Scamps Hill. Views from Gravelye Lane further to the south along the route will be none. Existing rear foreground views from these properties are focussed on an area of pastoral land located within the Site, viewed beyond Scamps Hill road and the 	Moderate Adverse	Minor Adverse	Minor Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									<p>intervening vegetation located along the Site boundary.</p> <ul style="list-style-type: none"> Where partial to glimpsed views towards the proposed development will be possible, views will be from rear upper floors and rear gardens, towards a retained area of grassland that is approximately 20m wide located adjacent to Scrase Stream with the proposed housing located adjacent within the western extent of the Site. At completion views from these residential properties in close proximity to the Site will change from rear, partial to glimpsed views across Scamps Hill road and boundary hedgerow towards pastoral fields to views of an area of retained grassland with the proposed development within the Site located beyond the existing boundary hedgerow. Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Gravelye Lane and Kidbrook. 			
C	Residential Honeysuckle Drive, Bay Road, Blackberry Drive	High	Medium	High/ Medium	25-65m (South)	Glimpse/ None	Permanent	Construction: Low Completion: Negligible Year 15: Negligible	<ul style="list-style-type: none"> These properties would experience glimpsed to no views towards the Site due to being set back from Scamps Hill beyond the intervening vegetation located along the vehicular route that forms a prominent feature along the road. Where glimpsed views towards the proposed development will be possible, views will be glimpsed through the understorey of the existing GI located along Scamps Hill. At completion views from these residential properties in close proximity to the Site will change from glimpsed views through the existing GI towards an area of pastoral fields to glimpsed views of the proposed development within the Site located beyond the existing GI located along Scamps Hill. 	Moderate/Minor Adverse	Negligible	Negligible

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
									• Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Honeysuckle Drive, Bay Road, Blackberry Drive			
D	<u>Residential</u> Scamps Hill	High	Medium	High/ Medium	Adjacent (South)	Full / Partial	Permanent	Construction: High/Medium Completion: High/Medium Year 15: Medium	<ul style="list-style-type: none"> Views from the two storey semi-detached and detached properties front towards and side onto the Site and will comprise of full, partial to glimpsed views from the front ground and upper floors. For the majority of properties that front onto Scamps Hill located adjacent to the south eastern corner of the proposed Site existing foreground views will not alter. For these properties existing views north of Scamps Hill road will be towards the wider grounds of Walstead Grange, while oblique view towards the Site will be towards the eastern extent of the proposed Site. The eastern area of the Site is proposed as an area of open space that will comprise of existing hedgerows and trees that will be retained, along with new tree planting to form a parkland setting and a proposed orchard. For the Grayfriars Grade II Listed building located at the junction of Scamps Hill and Gravelye Lane located adjacent to the Site full to partial views will be possible towards the Site. Existing foreground views from this property are focussed on an area of pastoral land located within the Site, viewed beyond Scamps Hill road and the intervening vegetation located along the Site boundary At completion views from these residential properties in close proximity to the Site will change from front, full to partial views across Scamps Hill road and boundary 	Major/Moderate Adverse	Moderate Adverse	Moderate Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									<p>hedgerow towards pastoral fields to views of the existing boundary hedgerow and trees located along Scamps Hill, with the proposed footpath connection, open space and proposed housing located beyond.</p> <ul style="list-style-type: none"> • Full to partial views beyond the existing GI would be towards the building facades and upper extents of the proposed housing set back within the Site beyond the existing boundary trees and hedgerow. • Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Scamps Hill. 			
E	<p><u>Residential</u></p> <p>Walstead Grange and Tythe Cottage</p>	High	Medium	High/ Medium	Adjacent (East)	Full / Partial	Permanent	<p>Construction: High/Medium</p> <p>Completion: Medium</p> <p>Year 15: Medium</p>	<ul style="list-style-type: none"> • For the residential receptors of Walstead Grange and Tythe Cottage, immediate foreground views are focussed on the gardens and grounds of the properties, which are bordered by mature hedgerows and trees, with the proposed development located adjacent to the Site to the west. • Existing full to partial views beyond intervening vegetation of mature hedgerows and trees that surround Walstead Grange and Tythe Cottage of an area of pastoral land will be replaced with full to partial views towards the eastern area of the Site which will comprise of an area of open space, existing hedgerows and trees that will be retained, along with new hedgerow and tree planting to form a parkland setting and a proposed orchard. • The proposed residential development will be set back approximately 120m beyond the area of open space and proposed and existing GI, once established the GI located across the Site will help to break up and filter views of the proposed residential development. • Visibility of the proposed development will alter across seasons as leaf cover varies for residential receptors located off Walstead Grange and Tythe Cottage. 	Major/Moderate Adverse	Moderate Adverse	Moderate Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
F	PRoW PRoW - 2LR - Sussex Ouse Valley Way	High	Medium	High/ Medium	245m (North East at nearest point) 0.7km – 0.5km (North - East)	Glimpse/ None	Permanent	Construction: Low/Negligible Completion: Negligible/None Year 15: Negligible/None	<ul style="list-style-type: none"> The PRoW receptor 2LR is located approximately 245m to the north east of Site and its closest point, located to the north of Little Walstead Farm and Walstead Common. Where the PRoW 2LR is located low in the landscape, views towards the Site are glimpsed to none with views towards the Site obscured and filtered by intervening tree and woodland cover that includes the Eastern Road Nature Reserve, the area of conifer plantations and the Ancient and Semi-Natural woodland of Little Walstead Wood located adjacent to the Site to the north. Visibility of the proposed development will alter across seasons as leaf cover varies for views from the PRoW. 	Minor Adverse / Negligible	Negligible/None	Negligible/None
G	PRoW PRoW - 5LR	Medium	Medium	Medium	Adjacent – 0.6km (South)	Partial/ Glimpse/ None	Permanent	Construction: Low/Negligible Completion: Negligible Year 15: Negligible	<ul style="list-style-type: none"> The PRoW receptor 5LR is located adjacent to the south eastern corner of the Site at its closest point where the PRoW route meets Scamps Hill road. Only when located at the Scamps Hill road junction adjacent to the housing located along the vehicular route oblique views towards the Site are possible. Existing foreground view for this receptor at the junction of Scamps Hill are towards the wider grounds of Walstead Grange, while oblique view towards the Site are towards an area of existing arable fields. Existing oblique views across arable fields will be replaced with views towards the eastern area of the Site which is proposed as an area of open space that will comprise of existing hedgerows and trees that will be retained, along with new tree planting to form a parkland setting and a proposed orchard. Visibility of the proposed development will alter across seasons as leaf cover varies for views from the PRoW. 	Minor Adverse / Negligible	Negligible	Negligible

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
H	ROAD Noahs Ark Lane and E Wick	Medium	Medium	Medium	Adjacent (North)	Full/ Partial/ Glimpse/ None	Permanent	Construction: Medium/Low Completion: Low Year 15: Medium/Low	<ul style="list-style-type: none"> • Vehicular and road receptors of Noahs Ark Lane and East Wick are located adjacent to the Site to the west. Views will be predominately focussed along the vehicular route as it passes pass through the housing and views towards the Site. • Full, partial to glimpsed views towards the Site be possible, when confined to short sections of Noahs Ark Lane and East Wick vehicular routes located adjacent to the Site. • Views towards the Site from the wider extents of Noahs Ark Lane and East Wick will be negligible to none, due to intervening built form and vegetation along the vehicular route. • Existing foreground views of the existing road, hedgerow and trees and the Scrase Stream boundary to the east will not change. • At completion full to partial middle ground views beyond the boundary will change from views across an area of pastoral land to full to glimpsed views across an area of grassland towards the proposed residential development and SuDS basin located beyond. • Full to glimpsed views beyond the existing GI will be across the existing grassland that is approximately 20m wide, with views beyond towards the proposed housing development, open space and SuDS basin • Visibility of the proposed development will alter across seasons as leaf cover varies for these receptors located off Noahs Ark Lane and East Wick. 	Moderate/Minor Adverse	Minor Adverse	Minor Adverse
I	ROAD Scamps Hill	Medium	Medium	Medium	Adjacent (South)	Partial/ Glimpse/ None	Permanent	Construction: High/Medium Completion: Medium/Low Year 15: Medium/Low	<ul style="list-style-type: none"> • Views towards the Site from this road receptor adjacent to the Site to the south will be partial, glimpsed to none. • Views towards the housing located within the Site would be partial to glimpsed beyond the boundary hedgerow with vehicles travelling at speed, any partial to glimpsed views would be short, transient, fleeting 	Major/Moderate Adverse	Moderate/Minor Adverse	Moderate/Minor Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
									<p>and side on beyond the intervening mature vegetation located along the Site boundary with views primarily focussed on the vehicular route.</p> <ul style="list-style-type: none"> The existing boundary hedgerow along Scamps Hill will remain unchanged except for two short breaks, in order to provide vehicular and pedestrian access into the Site. Where the two Site access locations are proposed off Scamps Hill short, transient, oblique and full to partial views will be possible into the Site along the primary access road where there is a break in the boundary hedgerow. Views towards the Site from the wider extents of Scamps Hill will be none, due to intervening built form and existing vegetation along the vehicular route. Visibility of the proposed development will alter across seasons as leaf cover varies for users of Scamps Hill. 			
J	ROAD Gravelye Lane	Medium	Medium	Medium	Adjacent / 0.8km (South)	Full/ Partial/ Glimpse/ None	Permanent	Construction: Medium/Low Completion: Low / Negligible Year 15: Low / Negligible	<ul style="list-style-type: none"> Views from the road receptors of Gravelye Lane to the south of the Site are full to glimpsed and confined to a short section of the road located directly opposite the junction with Scamps Hill. For the receptors of Gravelye Lane, full views at the junction of Scamps Hill will be towards the trees and hedgerow located along the Site boundary with partial to glimpsed views beyond towards the proposed residential development within the Site. At completion views from the road junction in close proximity to the Site will change from full views across the existing boundary hedgerow with partial to glimpsed views across pastoral fields located beyond, to views full to glimpsed views towards the existing boundary hedgerow and trees located along Scamps Hill with the proposed footpath connection, open space and proposed housing located beyond. 	Moderate/Minor Adverse	Minor Adverse/Negligible	Minor Adverse/ Negligible

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
									<ul style="list-style-type: none"> • Full to glimpsed views beyond the existing GI would be towards the building facades and upper extents of the proposed housing set back within the Site beyond the existing boundary trees and hedgerow. • Only when on the immediate approach to Scamps Hill junction or located in a stationary position at the junction views from the road are possible and primarily focussed on the busy vehicular route, with views towards the Site beyond the boundary vegetation. Views towards the Site from the wider extents of Gravelye Lane will be none, due to intervening built form and existing vegetation along the vehicular route. • Visibility of the proposed development will alter across seasons as leaf cover varies for vehicular receptors of Gravelye Lane. 			
K	<u>ROAD</u> East Mascalls Lane	Medium	Medium	Medium	0.25km – 1.35km (South East - North East)	Glimpse/ None	Permanent	Construction: Negligible Completion: Negligible/None Year 15: Negligible/None	<ul style="list-style-type: none"> • Views from the road receptor of East Mascalls Lane to the south east of the Site are glimpsed to none. Views towards the Site are at a distance and beyond dense intervening vegetation located around Walstead Grange on the vehicular route on the approach to the junction with Scamps Hill and Scaynes Hill Road. • Any views towards the Site located along East Mascalls Lane will be short, oblique, fleeting and transient in nature, with views primarily focussed on the vehicular route. • Visibility of the proposed development will alter across seasons as leaf cover varies for vehicular receptors of East Mascalls Lane. 	Negligible	Negligible/None	Negligible/None
L	<u>OTHER</u> Walstead Burial Ground	Medium	Medium	Medium	90m (South East)	Glimpse/ None	Permanent	Construction: Negligible Completion: Negligible/None Year 15: Negligible/None	<ul style="list-style-type: none"> • The grounds are bordered by a boundary brick walls and a brick and post and rail fence along the southern section of East Mascalls Lane. • There are a number of mature trees and shrubs located within the grounds with the immediate context of the Site bordered by mature trees and hedgerows which surround the Burial Ground. 	Negligible	Negligible/None	Negligible/None

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
									<ul style="list-style-type: none"> Views out from the western and north western extent of the burial ground are focussed on the adjacent arable fields, areas of grassland and paddocks with views towards the Site and further afield prevented by the existing trees and woodland surrounding Walstead Grange. Visibility of the proposed development will alter across seasons as leaf cover varies for receptors of Walstead Burial Ground 			
M	OTHER Lindfield Common	Low	Medium	Medium /Low	135m (North West)	Partial/ Glimpse/ None	Permanent	Construction: Negligible Completion: Negligible/None Year 15: Negligible/None	<ul style="list-style-type: none"> Lindfield Common is located approximately 135m to north west of the Site and users of Lindfield Common are considered to be of low sensitivity as focus is generally on the activity taking place on the common and not on the surrounding setting. Lindfield Common is bordered and fronted onto by housing located along the adjacent Lewes Road and West View, with the housing located off Meadow Lane, Backwoods Close backing on to the common to the south. Views from Lindfield Common are enclosed from the wider landscape by the surrounding built form. From the very eastern extent of Lindfield Common at the junction of Lewes Road with West View narrow glimpsed views can be gained towards the upper extents of the tree lines located along the boundary of Scrase Stream to the west of the Site along with glimpsed but distant views towards the boundary hedgerow of the Site located along Scamps Hill. Views towards the Site will be distant, with foreground views focussed on the housing in the immediate context. Visibility of the proposed development will alter across seasons as leaf cover varies for users of this receptor. 	Negligible	Negligible/None	Negligible/None

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
N	<u>OTHER</u> Lindfield Enterprise Park	Low	Medium	Medium /Low	Adjacent (North West)	Full/ Partial / Glimpse	Permanent	Construction: High/Medium Completion: Medium Year 15: Medium	<ul style="list-style-type: none"> The Lindfield Enterprise Park consist of a small number of business units located adjacent to the north west of Scrase Stream and north west of the Site. Users of the Enterprise Park are considered to be of low sensitivity as focus is generally on people at their place of work where views of the landscape are not important to the quality of the work being undertaken. Views from the business park are focussed on foreground views of the existing car park and boundary vegetation located along Scrase Stream. At completion full to partial middle ground views beyond the Scrase Stream boundary will change from views across an area of pastoral land to full to glimpsed views beyond an area of retained grassland towards the proposed residential development, open space and SuDS basin located beyond.. Full to glimpsed views beyond the retained grassland that is approximately 20m wide, will be towards the proposed housing development, open space and SuDS basin. Visibility of the proposed development will alter across seasons as leaf cover varies for users of this receptor. 	Moderate Adverse	Moderate/Minor Adverse	Moderate/Minor Adverse