

LAND AT HENFIELD ROAD ALBOURNE

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Prepared on behalf of
Croudace Homes

July 2022



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Allen
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APPENDIX A: LVIA METHODOLOGY

1.0 INTRODUCTION

1.1 This Landscape and Visual Impact Assessment (LVIA) has been commissioned by Croudace Homes Ltd. It has been prepared by Landscape Architects, Allen Pyke Associates Ltd and provides an assessment of the potential landscape and visual effects of the proposed residential development at Henfield Road, Albourne, Mid Sussex.

1.2 The description of development is as follows:

“Outline planning permission for the erection of up to 120 residential dwellings including 30% affordable housing, public open space and community facilities. All matters are reserved except for access”.

Overview of Landscape & Visual Considerations

1.3 The Site is not covered by any national or local landscape designations. It abuts the settlement edge of the Mid Sussex village of Albourne which is partially designated as a Conservation Area. The Site abuts the Conservation Area boundary along its south eastern corner and several Listed Buildings back onto it.

1.4 The boundary of the South Downs National Park lies approximately 1.5km to the south. The elevated scarp formed by Wolstonbury Hill, Newtimber Hill and Devil's Dyke is readily visible from a public footpath which cuts across the Site and from the village edge.

1.5 The most sensitive landscape features within the Site include a small orchard to the north, mature hedgerows and trees along the boundaries and the public footpaths contained within its boundary. The Site and its setting are typical of the Low Weald landscape, however the landscape is not rare and the nearby settlement edge and A23 road corridor reduce any sense of tranquillity or remoteness. The most sensitive visual receptors are residents and walkers currently enjoying views across the Site towards the South Downs Scarp and / or the Conservation Area.

1.6 The scheme proposals have evolved to restrict development to the northern parts of the Site and to reduce the extent of residual adverse effects. The proposals present an opportunity to extend the settlement edge sensitively and to provide enhanced community facilities which will enhance the village's landscape setting in the long term.

2.0 METHODOLOGY

2.1 The LVIA applies a methodology developed by Allen Pyke Associates based on best practice as set out in the Guidelines for Landscape and Visual Impact Assessment; Third Edition, 2013 (GLVIA3) published by the Landscape Institute and IEMA. (See Appendix A)

2.2 GLVIA3 states that the role of Landscape and Visual Impact Assessment (LVIA) is to '*consider the effects of development on the landscape as a resource in its own right and the effects on views and visual amenity*'. It refers to 'landscape', as adopted by the Council of Europe in the European Landscape Convention 2002, as being '*an area, as perceived by people, whose character is the result of the action and interaction of natural and /or human factors*'. The application of the Convention is inclusive referring to natural, rural, urban and peri-urban areas, including land, inland water and marine areas and it goes on to state that it '*concerns landscapes that might be considered outstanding as well as every day or degraded landscapes*'.

2.3 The GLVIA3 requires that professional judgements are '*reasonable and based on clear and transparent methods*' and that '*in carrying out an LVIA the landscape professional must always take an independent stance, and fully and transparently address both the negative and positive effects of a scheme in a way that is accessible and reliable for all parties concerned*'. A definition of each of the terms used throughout this Appraisal is found in Appendix A.

2.4 The Appraisal is undertaken in two parts; first the baseline study (Section 3.0 below), whereby a combination of desk-based research and site visit/s (December 2021) are used to assess the existing site conditions and consider the landscape elements (landform, vegetation, historic features, adjacent development, relevant planning policies and key views) that make up the Site and its surrounding context. This information contributes to an assessment of the susceptibility and sensitivity of landscape character and visual amenity.

2.5 Visual amenity considers existing views into and out of the Site from a variety of public viewpoints and, where relevant, from residential properties. It should be noted, however, that access to private properties is not usually possible so an assessment

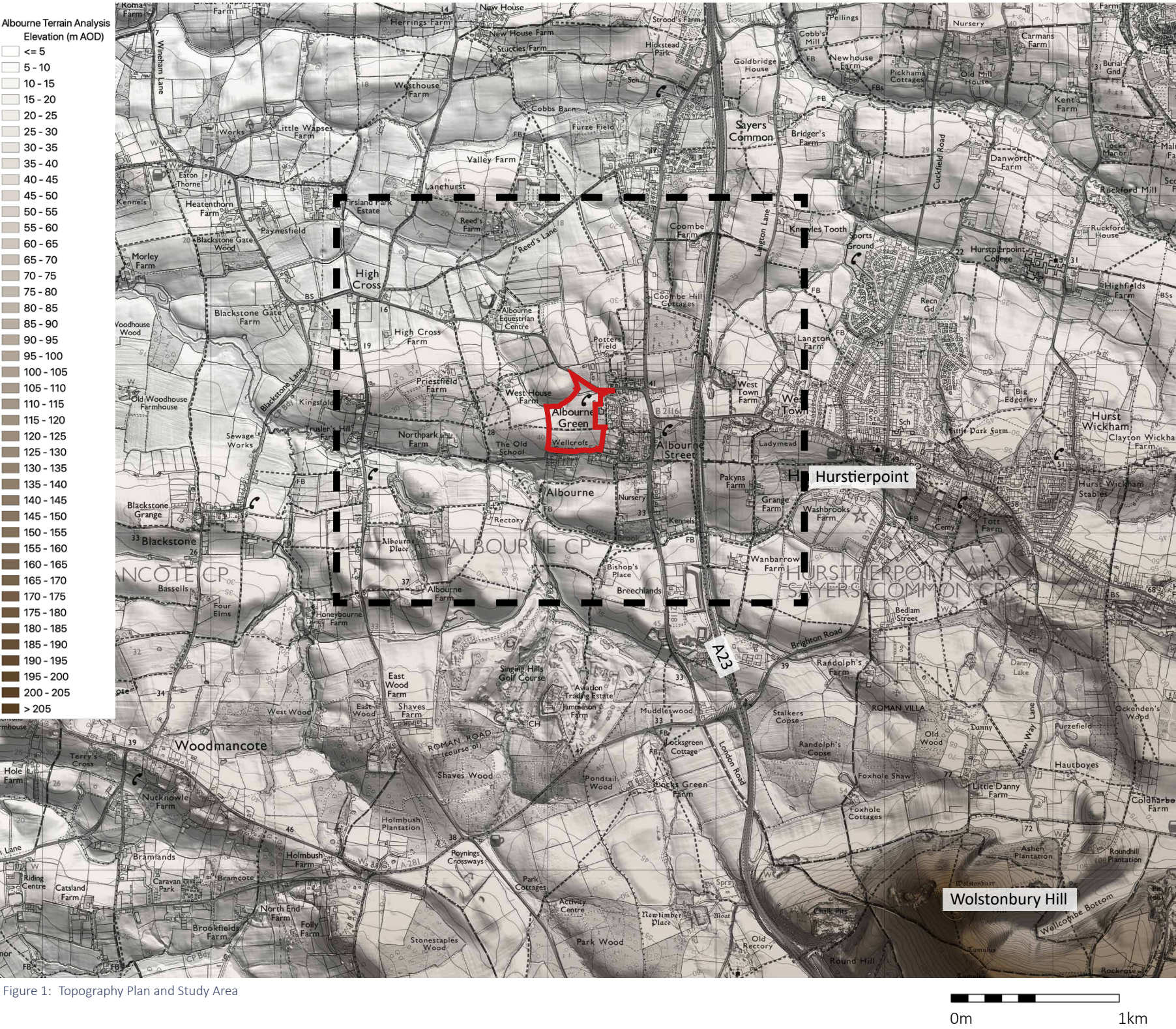
based on the nearest accessible viewpoint is used. This process assists in identifying the Zone of Visual Influence of the proposed development and locations from which the Site and proposals may be visible (Visual Receptors).

2.6 The second part (Section 5.0 below), describes the scheme and provides an assessment of the potential effects of the proposals, (including the built form, associated infrastructure, planting, and mitigation treatments) on the sensitivity of the landscape and visual amenity established in the baseline survey. The results have been used to assess the potential magnitude of change that might be brought about by the proposed development and the significance of any temporary or residual effects.

3.0 BASELINE ASSESSMENT

Site Location

- 3.1 The Site abuts the western settlement edge of the medium sized village of Albourne in Mid Sussex.
- 3.2 The A23 runs in a north south direction within 1km of the village. This is a busy commuter link connecting the larger settlements of Crawley and Brighton to the north and south respectively.
- 3.3 The A23 corridor forms the gap between Albourne and the larger village of Hurstierpoint which lies 1km to the east.
- 3.4 The landscape which forms the setting to the Site is notably undulating (as demonstrated on the adjacent topography map) and forms the foothills to the scarp within the South Downs National Park which includes the prominent Wolstonbury Hill at over 200m AOD (Above Ordnance Datum). The scarp extends to the south west to include Newtimber Hill and Devil's Dyke.
- 3.5 The Study Area illustrated adjacent considers the landscape and visual receptors most likely to be affected by the proposed development. Within the Study Area there is a strong network of public rights of way which allow connectivity across the undulating landscape and allow appreciation of views towards the South Downs Scarp to the south.
- 3.6 Figure 2 on the following page shows the boundary of the South Downs National Park in the context of the Site and the village.



Policy Context and Guidance

National Policies

- 3.7
- The National Planning Policy Framework (NPPF) gives details of the national planning policy context and was published in 2012 and last updated in July 2021. The document provides the framework within which locally prepared plans for development, can be produced.
- 3.8
- The following sections are relevant to this assessment:
- **Section 2** highlights that plans and decisions should apply a presumption in favour of sustainable development. It sets the environmental objective ‘to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’
 - **Section 8** recognises that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities
 - **Section 11** promotes making effective use of land in meeting the needs for homes and other uses and pushes planning policies and decisions to ‘encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside’;
 - **Section 12** focusses on achieving well designed spaces which are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. It focuses on making ‘beautiful’ and ‘sustainable’ places. Paragraph 131 acknowledges the important contribution trees make to the character and quality of urban environments, whilst setting out a requirement that appropriate measures are in place to secure the long-term maintenance of newly planted trees and existing trees are retained wherever possible.

- **Section 15** highlights the need to contribute to, and enhance, the natural and local environment through various measures listed at paragraph 174 which includes by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.

Local Policies

- 3.9
- The Mid Sussex District Plan (2014-2031) was adopted in March 2018. It is the main planning document used by the Council when considering planning applications. It includes the strategy, proposed level of development and a number of planning policies.
- 3.10
- Policies most relevant to this LVIA are listed below:
- DP12: Protection and Enhancement of Countryside
 - DP18: Setting of the South Downs National Park
 - DP26: Character and Design
 - DP34: Listed Buildings and Other Heritage Assets
 - DP35: Conservation Areas
 - DP37: Trees, Woodland and Hedgerows.
- 3.11
- Policy DP12 provides the following guidance in terms of Landscape Character: ‘...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...’.
- 3.12
- Policy DP18 confirms that ‘Development within land that contributes to the setting of the South Downs National Park will only be permitted where it does not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, and in particular should not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design’.

Neighbourhood Planning Policy

- 3.13
- Albourne Neighbourhood Plan (2014-2031) was made in September 2016.

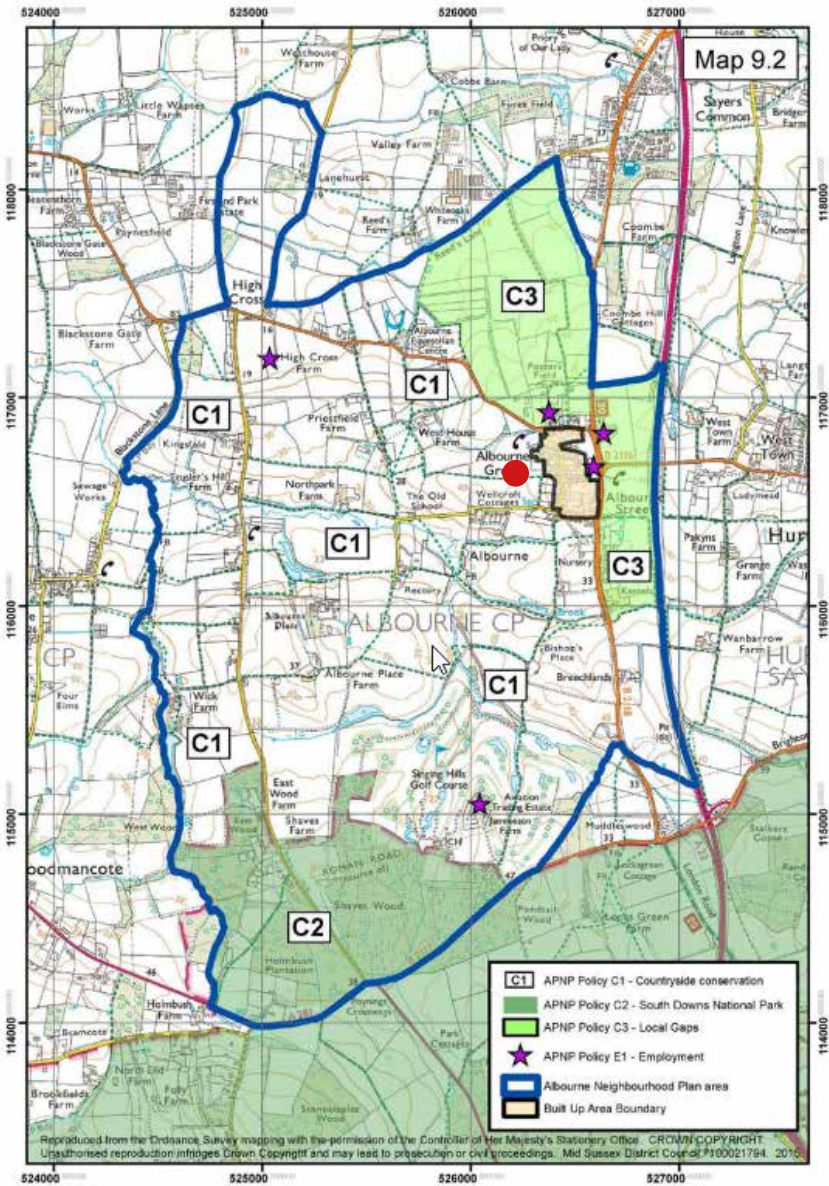


Figure 2: Extract from the Albourne Neighbourhood Plan (2014-2031) with Site Location illustrated by red circle

- 3.14 Policies of the Neighbourhood Plan most relevant to this LVIA are:
- ALC1: Countryside - Conserving and Enhancing Character
 - ALC2: Countryside - South Downs National Park

- 3.15 The land to the north of the Site is designated as Local Gap under policy C3.

Design Guidance

- 3.16 The National Design Guide (Department of Housing, Communities and Local Government, October 2019) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It identifies ten characteristics of good design.

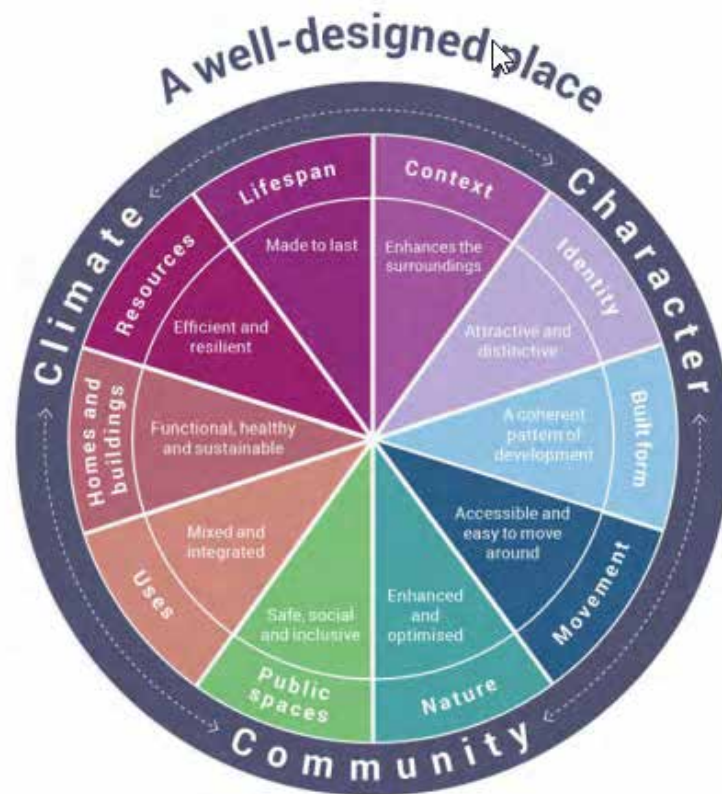


Figure 3: The ten characteristics of a well designed place (National Design Guide 2019)

Principle DG1: Character Study

Applicants should clearly identify whether their site lies within or in the setting of any statutory or non-statutory designation. Any development proposals within or in the setting of one or more of these designations will be required to demonstrate how the proposals respond to national and local policies relevant to the designation.

After identifying the relevant Planning designations, applicants should prepare a Character Study that identifies the context within which the application site is set, considering both the characteristics of the landscape and the settlement within which it is located or relates. This Study will help to guide and inform the proposals that are prepared later in the design process including the opportunities to contribute positively to the sustainability agenda.

Principle DG2: Site appraisal

Having identified planning designations relevant to their site and prepared a Character Study, applicants should then carry out a Site Appraisal that identify and illustrates the physical aspects of their site, including topography, drainage, existing natural features, and access points (refer to fuller checklist at the end of chapter 2) to identify the key constraints and opportunities that will help to inform their proposal.

The Site Appraisal will form part of the Design and Access Statement that supports a planning application (including outline, full or reserved matters applications) and will include proposal drawings, supporting text and illustrations that demonstrate that the site appraisal has been comprehensively undertaken.

Figure 4: Principle Extracts from the Mid Sussex Design Guide (November 2020)

- 3.17 The Mid Sussex Design Guide (Adopted November 2020) is intended to inform and guide the quality of design for all development across Mid Sussex District. It sets out a number of design principles to deliver high quality new development that responds appropriately to its context and is inclusive and sustainable.

- 3.18 Both the National and Mid Sussex Design Guides place great emphasis on understanding the context of a site by undertaking a Character Study and Site appraisal to ensure that proposals are appropriate to, and responsive to, their immediate and wider context.

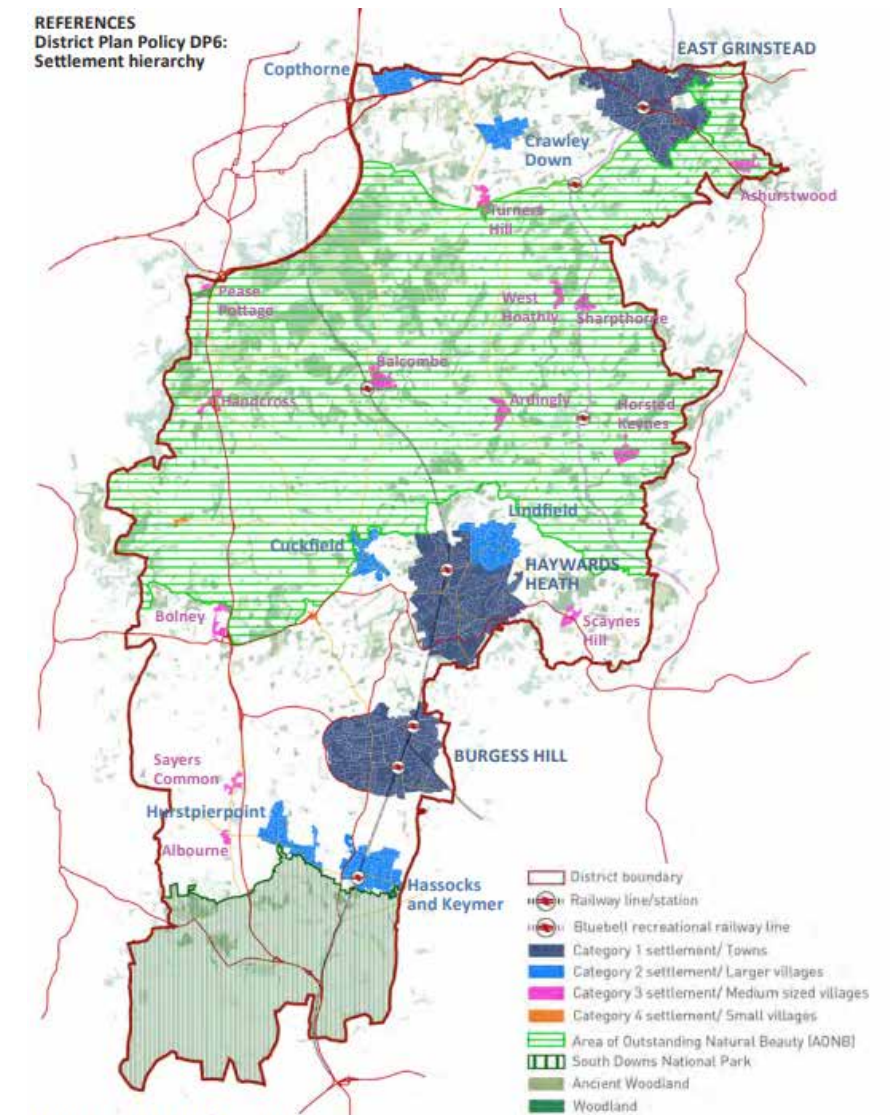


Figure 2E: Mid Sussex's settlements

3.19 The following sections of this LVIA focus on understanding the Site and its context at a local to national scale.

Description of the Site

3.20 The Site area is approximately 11.54ha. It consists of two large arable fields and a small triangular field including a traditional orchard. It abuts the settlement boundary of Albourne which is formed by development fronting onto The Street. This includes a small community space (The Millenium Green), the Albourne CE Primary School and Listed buildings within the Conservation Area to the south of the village.

Topography and Drainage

3.21 The Site is gently undulating. It drops to approximately 36m AOD (Above Ordnance Datum) at a ditch along its northern boundary and a gentle valley within the south eastern quadrant. The land rises to 40.36m AOD at a gentle knoll in the south western quadrant and then drops again to its boundary with Church Lane which is formed by a steep vegetated bank along the lane frontage. The lowest point on the site is approximately 31m AOD where the internal valley meets Church Lane.

Heritage Assets

3.22 There are various Listed Buildings within the village, with the majority concentrated within the Albourne Conservation Area to the south of the village. The Built Heritage Application Statement

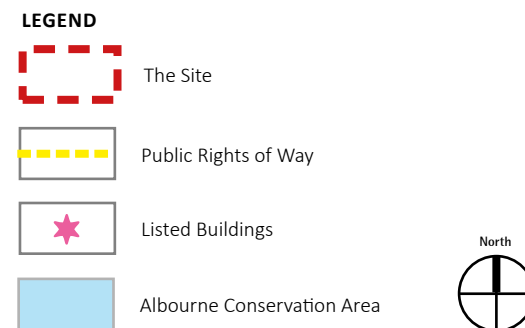


Figure 5: Aerial Photograph

(RPS, June 2022) provides an assessment of the setting of these heritage assets.

Vegetation and Boundaries

3.23 The key landscape features are the mature hedgerows and trees which form the site boundaries. These are readily visible in the landscape and reinforce the field patterns and any sense of containment. They also provide filtering of views from the adjoining land uses.

3.24 The Ecological Impact Assessment (CSA July 2022) describes the site’s habitat value at its introduction.

‘Native hedgerows (S41 habitat) and treelines of varying densities, structure and species richness, associated mature trees, a small pond and a broadleaved woodland (S41 habitat) edge form the Site boundaries. Other habitats present include patches of scrub, tall ruderal and an area of bracken located along the southern boundary’.

3.25 The following advice is provided by the arboriculturalist (Barton Hyett Arboricultural Consultants, AIA July 2022) in relation to the



Mature managed hedge along Henfield Road



Traditional orchard with mature boundaries



Mature vegetation along Albourne School’s western boundary



Mature trees and hedgerows along western boundaries



Mature trees and belts along ditch to northern boundary



The southern boundary of the School is open allowing views to the South Downs



Mature trees to western boundary (incl veteran Crack Willow T16). Recent hedge adjacent to fp 15_1AI



Mature ornamental and native planting to rear garden boundaries of properties at the Street and adjacent to footpath 12_1AI



Dense vegetation along stretches of Church Lane



Steep bank along Church Lane. Veteran Oak T10 visible in background

Figure 6: Site Photographs

key arboricultural features across the Site (refer to Tree Survey plan on following page):

3.26 'A total of 65 trees, groups of trees and hedgerows were surveyed.
... There is no ancient woodland affecting the site.

- English oak T10, common ash T13 and crack willow T16 have been assessed as being veteran trees using the characteristic features found on veteran trees...
- Oak T10 is also an ancient tree by virtue of its 7.4m trunk girth in accordance to Figure 1.3 in Lonsdale (2013)2. The three trees have been assigned Category A3 and are of high arboricultural and conservation value.
- Oak T10 is a very large tree growing off-site to the south of Church Lane. Its crown slightly overhangs the southern site boundary and it is a very dominant visual feature in southerly views from the site. The tree appears on the Ancient Tree Forum Ancient Tree Inventory as a 'veteran' tree. It has evidence of decay within its very large trunk.
- Common ash T13 grows in the south-west corner of the site and is a lapsed coppice tree with 7 large stems. Decay of the original stump has left decay cavities at the bases of all but 3 of the stems. These cavities provide dry crevices with probable water pools. There is also deadwood within the crown.
- Crack willow T16 grows on the west boundary close to the meeting point of the two large fields. The tree is partially collapsed due to decay and has with cracks/splits and basal cavities which provide dry crevices. The collapsed but attached live growth rests on ground to the east....'

3.27 The retention of existing trees and boundary vegetation will be key to ensuring the proposals for the Site are successfully integrated into the existing local landscape setting. Furthermore scheme

Tree Ref	Species	Height (m)	Life Stage	RPA Radius (m)	RPA (m2)
T1	Maple (Norway / Silver King)	12	M	6.6	132
T2	Maple (Silver)	18	M	9.6	290
T3	Hornbeam (Fragile)	12	M	6.6	132
T4	Oak (English)	6.5	Y	2	13
T8	Oak (English)	7.5	SM	2.8	28
T8	Maple (Red)	9	SM	2.2	15
T7	Maple (Norway / Silver King)	12	M	7.2	163
T9	Holly	9	M	4.8	72
T9	Oak (English)	11	M	5.4	219
T10	Oak (English)	22	LM	15	707
T11	Oak (English)	11	SM	8.2	209
T12	Ash (Common)	17	M	6.6	132
T13	Ash (Common)	18	LM	13.9	609
T14	Oak (English)	14	SM	7.2	163
T15	Oak (English)	14	SM	7.9	197
T16	Willow (Crack)	8	LM	12	482
T17	Oak (English)	13	M	10.9	375
T18	Willow (Crack)	7	M	8.1	116
T19	Ash (Common)	14	M	6.6	132
T20	Oak (English)	15	M	8.9	248
T21	Oak (English)	10	SM	4.4	62
T22	Oak (English)	15	M	11.6	428
T23	Willow (Crack)	8	M	9.6	290
T24	Willow (Crack)	9	M	4.8	72
T25	Oak (English)	16	M	10.3	335
T26	Ash (Common)	16	M	9.6	290
T27	Oak (English)	8	SM	3.4	18

Group Ref	Species	Height Range (m)	Life Stage	RPA Radius (m)	RPA (m2)
G1	Silver birch, Field maple, hornbeam, small-leaved lime	11-14	M	7	152
G2	Field maple, hazel, guelder rose	3-6	SM	2.2	15
G3	Hazel, field maple, elder, guelder rose	3-6	SM	1.6	10
G4	Hazel, English oak, field maple, elder, guelder rose	3-5	SM	1.6	10
G5	Larch	11	M	6	113
G6	English oak, sycamore	10-20	M	8.6	290
G7	English oak	10-15	SM	8	250
G8	English oak	10-15	M	8.6	294
G9	English oak	10-15	M	11.5	417
G10	English oak	8-15	M	7.2	163
G11	English oak	12	M	10.9	375
G12	Field maple	7-10	M	10.7	366
G13	English oak	14-18	M	9.7	297
G14	English oak, common ash	10-15	M	8.6	241
G15	Common ash, field maple	10-12	SM	4.5	65
G16	English oak	10-15	M	9.1	261
G17	Crabapple, domestic pear, plum, quince, walnut	2-5	SM	2.4	18
G18	Lombardy poplar	18	SM	7.1	157

Woodland Ref	Species	Height Range (m)	Life Stage	RPA Radius (m)	RPA (m2)
W1	English oak, field maple, hawthorn, blackthorn, holly	5-17	M	10.3	335

Hedge Ref	Species	Height (m)	Life Stage	RPA Radius (m)	RPA (m2)
H1	Common beech, blackthorn, English oak, hawthorn	3.5	SM	1.6	8
H2	Hawthorn, blackthorn, field maple, spindle, willow	2	Y	0	0
H3	Hawthorn, blackthorn, field maple, spindle, willow	1.5	Y	0	0
H4	Hawthorn, blackthorn, holly, common ash, hazel	2.5	M	1.6	8
H5	Hazel, sycamore, holly, hawthorn, elder, field maple	3.5	M	1.6	10
H6	Hazel, blackthorn, dogwood, English oak, holly	6	M	3.3	35
H7	Hawthorn, blackthorn, field maple, spindle, willow	2	Y	0.6	1
H8	Hazel	6	M	3	28
H9	Hazel, field maple	5	SM	2.4	18
H10	Hazel, common ash, elder, blackthorn, hawthorn, holly	5	M	2.9	26
H11	Blackthorn	4	SM	1	3
H12	Blackthorn, hazel, spindle, field maple, dog rose	5	SM	1.6	10
H13	English oak, common ash, hawthorn, dog rose	5	Y	1.3	6
H14	Hazel, blackthorn, hawthorn, holly, elder, field maple	5	M	2.8	24
H15	Blackthorn, English oak, dog rose	5	M	1.6	10
H16	Hawthorn, blackthorn, willow, dog rose, English oak	2.5	SM	1.3	5
H17	Hawthorn, blackthorn, field maple	2.5	SM	1.6	10
H18	Hazel, willow, blackthorn, field maple	5	SM	1.6	10
H19	Blackthorn, hawthorn	3.5	SM	0.6	1

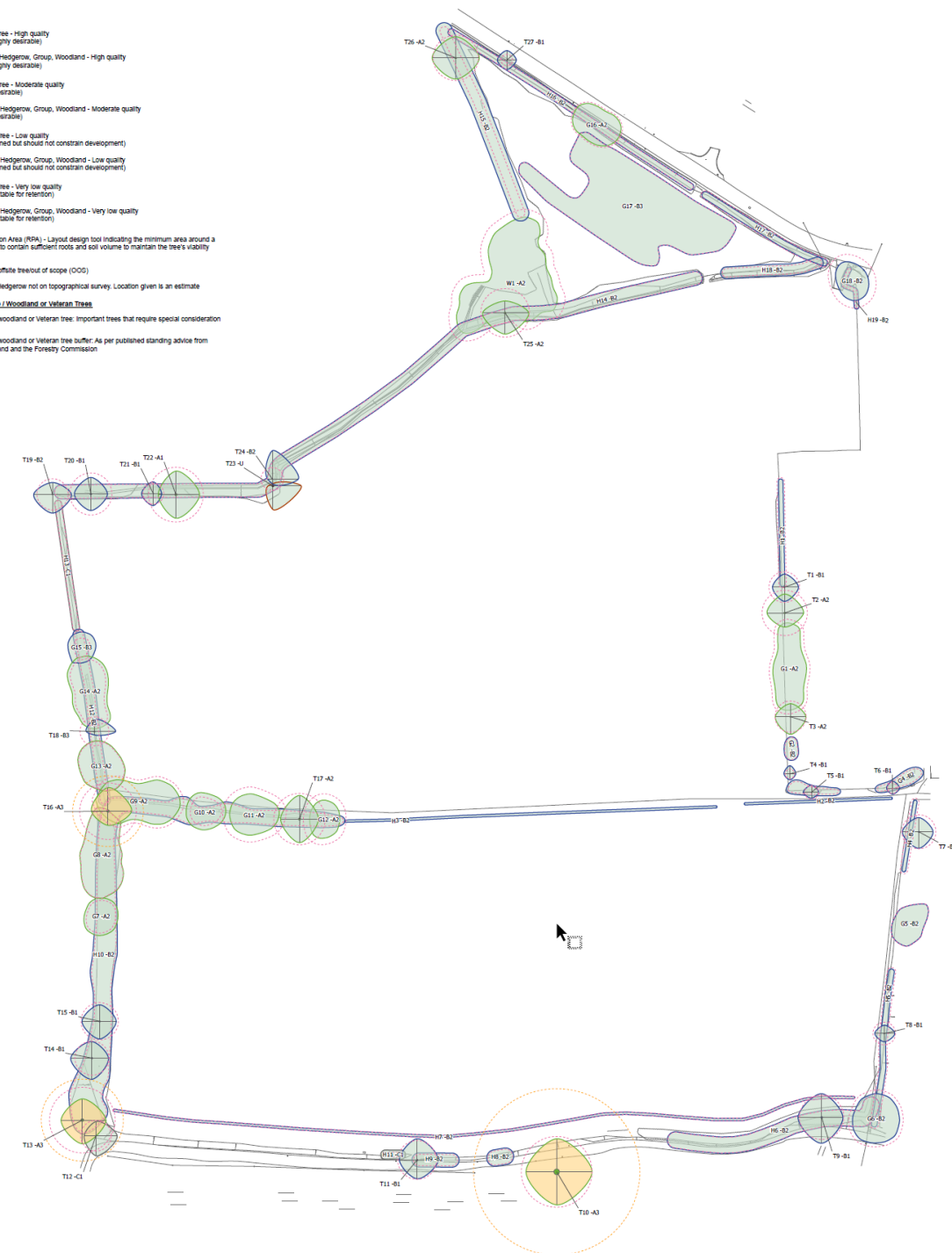
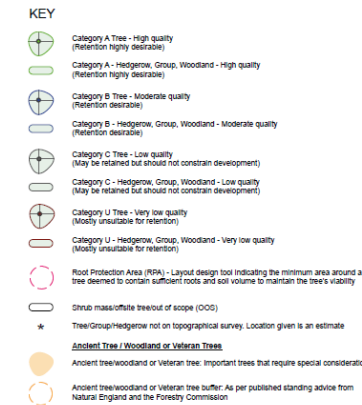


Figure 7: Tree Survey Extract from Barton Hyett Arboricultural Impact Assessment (July 2022)

proposals will need to work with the existing landform to reduce the requirement for cut and fill.

Existing Landscape Character

3.28 The following section reviews published landscape character assessments relevant to the Site and its surroundings.

National Level

- 3.29 At a national level Natural England has produced a National Character Areas Map which divides England into 159 distinct natural areas. The Site and Study Area falls within NCA 121: the Low Weald.
- 3.30 The Low Weald is described as ‘... a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland...’
- 3.31 Key characteristics relevant to the Site and Study Area are listed below:
- ‘Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.
 - A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences.
 - Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.
 - Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have

grown around major transport routes.

- Veteran trees are a feature of hedgerows and in fields.
- Many small rivers, streams and watercourses with associated watermeadows and wet woodland’.

Local Level

- 3.32 The Mid Sussex Design Guide references ‘ A Landscape Character Assessment for Mid Sussex’ (November 2005) as the published landscape character assessment for the district.
- 3.33 The Assessment identifies the Study Area as straddling the Hurstpierpoint Foothills (LCA 3) and the Hickstead Low Weald (LCA 4).
- 3.34 Key characteristics relevant to the Site are listed below:
- ‘Views dominated by the steep downland scarp to the south and the High Weald fringes to the north.
 - Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.
 - Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill.
 - Biodiversity in woodland, meadowland, ponds and wetland.
 - Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes.
 - Expanded ridge line villages with suburban development at Hurstpierpoint and Hassocks’.
- 3.35 Further commentary relevant to the Study Area is provided below:
- ‘Between the District boundary and Albourne, the Greensand ridge is generally characteristic of the hedgerow-lined, secluded pastoral landscapes of the Low Weald, although the

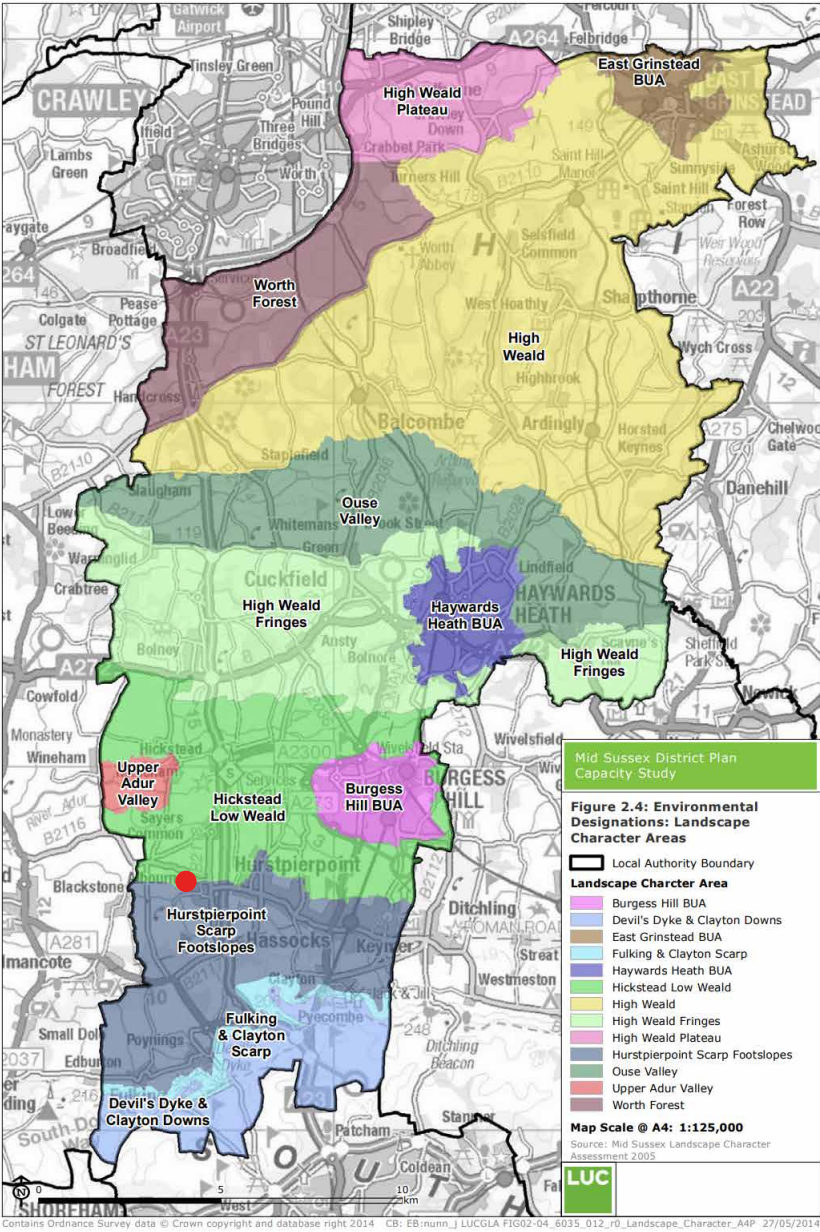


Figure 8: Extract from LUC Mid Sussex Landscape Capacity Study showing the Landscape Character Areas with the Site location in red.

Cutlers Brook valley and other areas to the south are more open and arable. East of Albourne, the ridge is dominated by urban development at Hurstpierpoint, Hassocks and Keymer, the ridge line swinging north of Hassocks to form the distinct crest at Lodge Hill between Keymer and Ditchling in East Sussex (the intensely white windmill on the crest at Oldlands unmissable in the view).

- The area contains 3 historic parks and gardens (Danny, Albourne Place and Newtimber Place) of local interest and importance.
- To the west, the village of Albourne (including Albourne Green and Albourne Street) is now by-passed by the new line of the A23 Trunk Road. It has a small amount of development associated with the old road and some modest suburban properties.
- The style of rural historic building in the area is diverse. Timber-framed cottages at Albourne characteristic of the Low Weald contrast with a vivid mixture of cottage and house styles and materials at Clayton. Other villages have a mix of styles of various ages including 20th century infill, notably Fulking and Poynings'.

3.36 Management Objectives relevant to the Site are listed below:

- 'Maintain and restore the historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields.
- Plan for long-term woodland regeneration, the planting of new small and medium-sized broad-leaved farm woodlands, and appropriate management of existing woodlands.
- Promote the creation of arable field margins and corners including alongside the sides of streams.
- Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape.

- Where appropriate, increase tree cover in and around villages, agricultural and other development and on the rural urban fringe of suburban areas and Burgess Hill, including along the approach roads to settlements and along busy urban routes including the A23 Trunk Road.
- Conserve and replant single oaks in hedgerows to maintain succession, and replant parkland trees.
- Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost.
- Protect the character of rural lanes and manage road verges to enhance their nature conservation value.
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness'.

3.37 LUC was commissioned by Mid Sussex District Council in March 2014 to undertake a study to assess the capacity of the District to accommodate development.

3.38 The Site was included in the Landscape Capacity Area 63: The Albourne Low Weald.

3.39 Area 63 was assessed as having a:

- Landscape sensitivity: substantial (high rating due to role the LCA plays in separating the settlements of Albourne and Sayers Common);
- Landscape Value: moderate (A23 limits tranquillity);
- Landscape Capacity: Low / Medium.

3.40 It is noted that the high landscape sensitivity rating places emphasis on maintaining a gap between Albourne and Sayers Common. This is not considered relevant to the Site which lies along the western settlement edge and does not affect the rural landscape to the north of the village. (It is worth noting that the Neighbourhood Plans for Albourne, Sayers Common and Hurstpierpoint designates

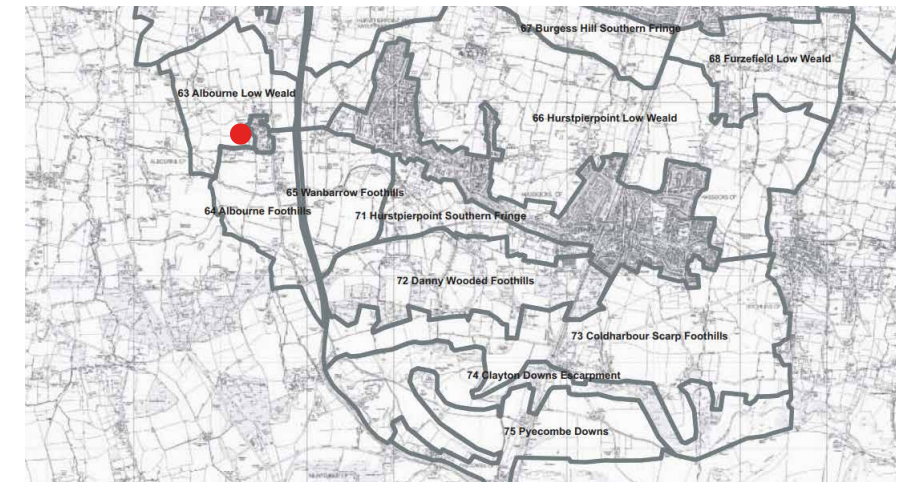


Figure 9: Extract from 2007 Landscape Capacity Study showing landscape capacity areas

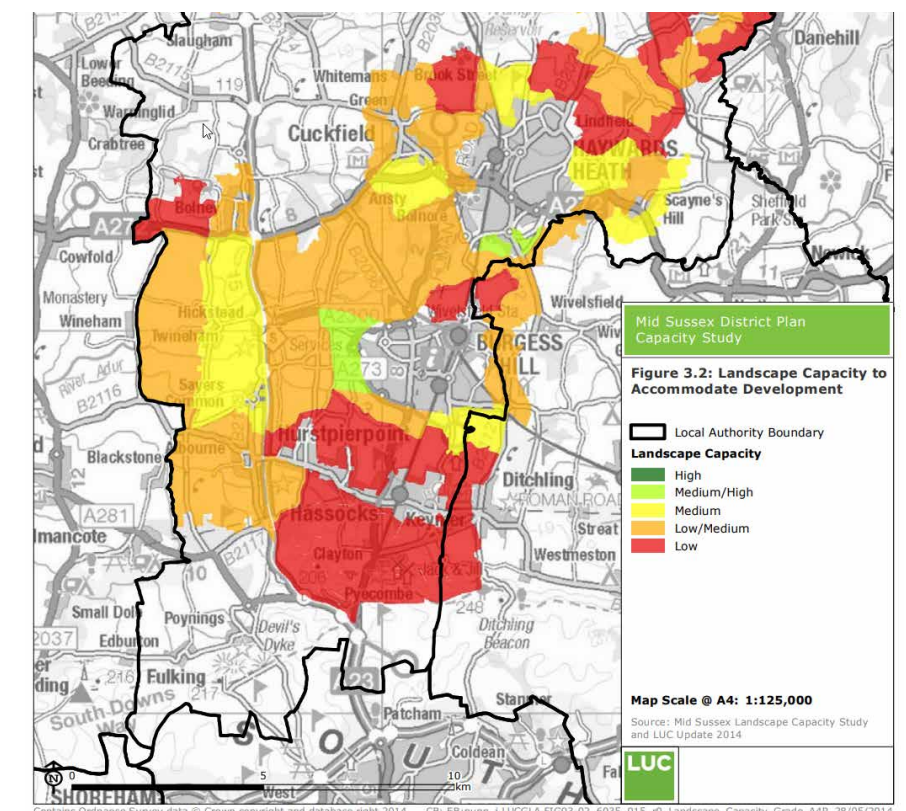


Figure 10: Extract from 2014 Landscape Capacity Study showing landscape capacity assessment

the land between Albourne and Sayers Common as Local Gap in response the Capacity Study findings).

Albourne Village

- 3.41
- The Mid Sussex Design Guide places emphasis on consideration of settlement character when proposals for new developments. It acknowledges that the district has a distinctive settlement pattern of small to medium sized towns, villages and hamlets.
- 3.42
- Albourne is identified as a Category 3 settlement / medium village. Category 3 settlements ‘act as local centres for their immediate catchment and typically have a historic village centre structured around a church and high street. These villages have continued to grow with successive suburban developments extending the villages into the surrounding countryside’.
- 3.43
- The village contains various community facilities including the Millennium Green, the Community Hall and the recreation ground.

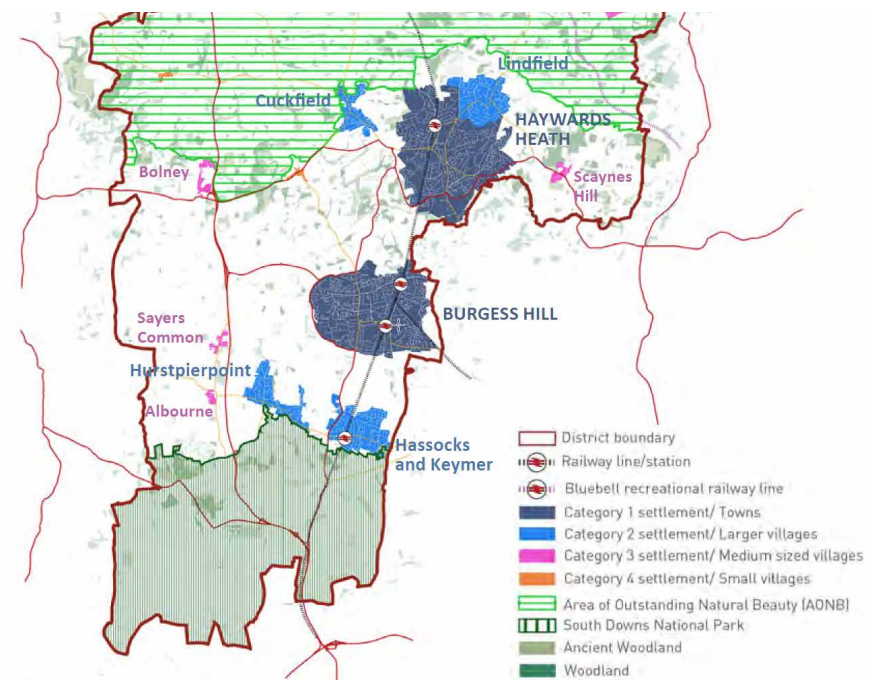


Figure 11: Extract from Mid Sussex Design Guide showing settlement hierarchy

Albourne CE Primary School lies adjacent to the Millennium Green and together these two create a sense of arrival into the village from Henfield Road at its northern entrance.

Albourne Conservation Area

- 3.44
- Arrival from the south is distinctly different due to the enclosed sense of place within the Albourne Conservation Area which abuts the Site along its south eastern edge.
- 3.45
- The Conservation Area Appraisal (MSDC Aug 2018) identifies the following features which contribute to its character:
 - ‘the many trees and hedges which line The Street, particularly where it meets Church Lane;
 - the sunken road in relation to many of the properties, which creates a sense of enclosure due to banks and attractive retaining walls;
 - the cottage style houses with small windows;
 - the lack of any set building line and pavement, together with varying road
 - widths, which helps to create a rural meandering character; and
 - the attractive countryside views to the west and south’.

Name	Character	Condition	Susceptibility to change	Value	Landscape Sensitivity
NCA 121 the Low Weald	Moderate	Moderate	Medium	Moderate	Moderate
The South Downs National Park	High	Good	High	High	High
LCA 3 Hickstead Low Weald	Moderate	Moderate	Medium	Moderate to high	Moderate to high
LCA 4 Hurstierpoint foothills	Moderate	Moderate	Medium	Moderate to high	Moderate to high
Albourne Village	Moderate	Moderate	Medium	Moderate	Moderate
Albourne Conservation Area	High	Good	High	High	High
The Site- Northern field	Moderate	Moderate	Medium	Low	Moderate to Low
The Site- Central Field	Moderate	Moderate	Medium	Moderate	Moderate
The Site- Southern Field	Moderate	Moderate	Medium	Moderate to high	Moderate to high

Table 1: Landscape Sensitivity

Site Character

- 3.46
- The Site’s landscape sensitivity varies across the 3 fields. The northern orchard field is relatively enclosed with mature vegetated boundaries providing a strong sense of place adjacent to the Millennium Green.
- 3.47
- The central field is open, flat and exposed with direct views to the settlement edge detracting from the sense of tranquillity or remoteness.
- 3.48
- The southern field abuts the Conservation Area boundary. Glimpses to the detached dwellings along the Street and Church Lane provide reference to the historic setting of the village and the rising land and tree belts along the western edge provide a sense of containment in views to the west. Views out to the south to the distant South Downs Scarp are of high value and the field has an overall strong sense of place.







Summary of Landscape Sensitivity

- 3.49
- The table below provides an assessment of the landscape sensitivity from a national to local scale. It is based on the methodology and terminology at Appendix A.
- 3.50
- The landscape character areas which contribute to the setting of designated assets (SDNP and Conservation Area) are recognised

Visual Assessment

- 3.51 Two site visits were carried out in early April and July of 2022 to assess the varying visibility of the Site from several public vantage points including roads and public rights of way. Visibility from private properties was also considered.
- 3.52 Views out from the Site demonstrate that the Zone of Visual Influence (land from which the proposed development may be visible) is mostly contained by the undulating landscape which forms the setting to the A23 road corridor.
- 3.53 There are views out from the Site towards the distant South Downs Scarp (over 3km to the south). Wolstonbury Hill, Newtimber Hill and Devil's Dyke are prominent elevated points on the skyline. Views back to the Site from the wider landscape have been taken to demonstrate that the Site is difficult to perceive in these wider panoramic views.
- 3.54 The most sensitive visual receptors are located within 1km of the Site. A selection of viewpoints demonstrates the degree to which the Site is visible in these views.
- 3.55 Visual receptors are people likely to have their views affected by the scheme proposals. Their sensitivity to the proposed change is considered (using Appendix A) in the following section with reference to the representative views 1 to 14.

LEGEND

-  Site Boundary
-  Land from which the Proposed Development may be visible
-  Potential filtered glimpses of the proposed development from wider landscape
-  Visual Receptor
-  Representative Views
-  South Downs National Park boundary (Inset only)

VISUAL RECEPTORS:

- VR1** - Residents at Albourne
VR2 - Visitors to Millenium Green & Albourne School
VR3 - Residents at Inholmes Farm
VR4 - Motorists and pedestrians at Henfield Road
VR5 - Walkers at Footpath 15_1A
VR6 - Walkers at Footpath 12_1A
VR7 - Residents at The Street
VR8 - Residents at Church Lane
VR9 - Residents at West House Farm
VR10 - Walkers at Footpath 18A
VR11 - Walkers at Footpath nr Albourne Place
VR12 - Walkers at Footpath nr Lanehurst
VR13 - Walkers at Wolstonbury Hill
VR14 - Walkers on the South Downs Way
- North

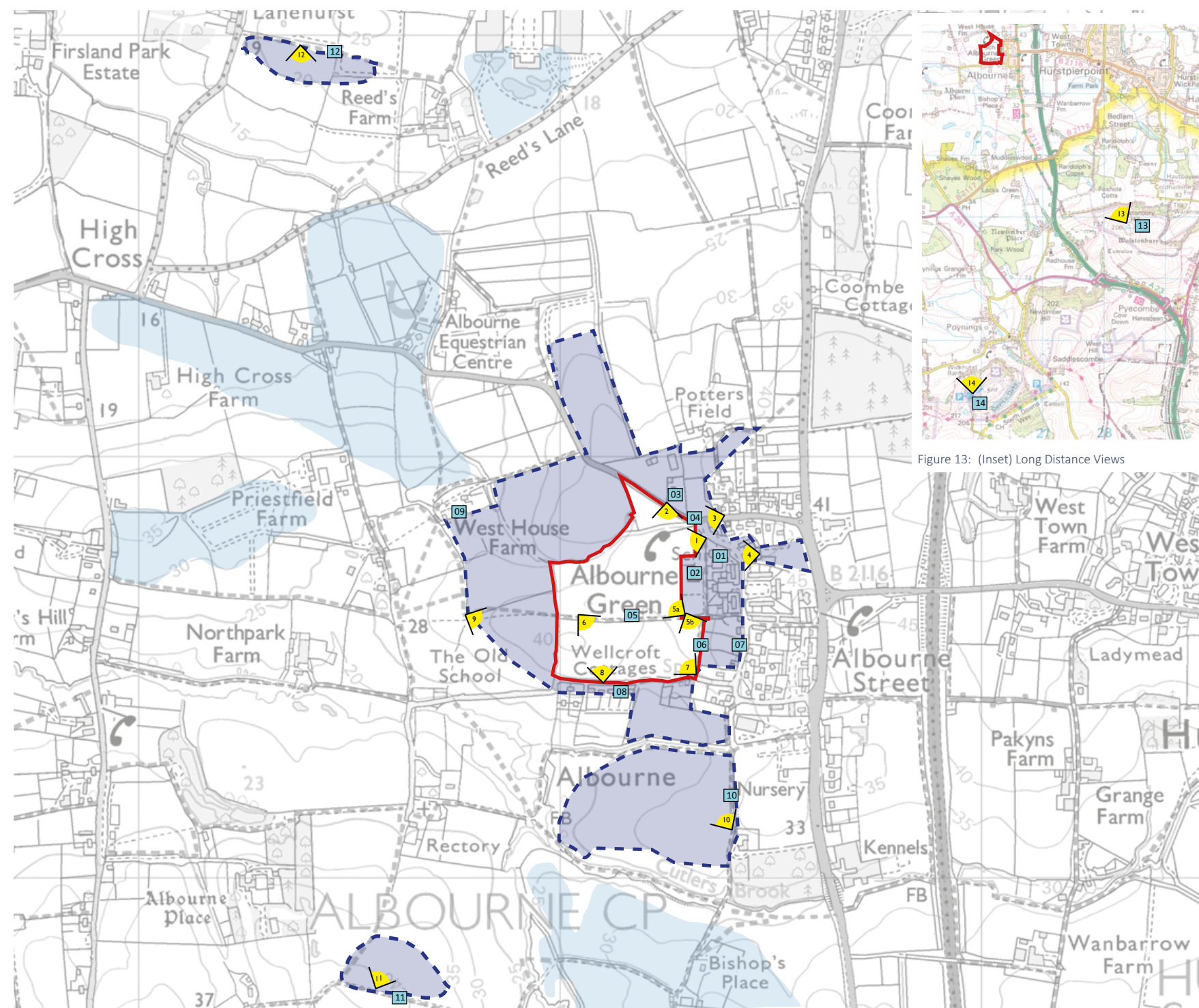


Figure 12: Visual Assessment Plan

Figure 13: (Inset) Long Distance Views

VR1: Residents at Albourne

- 3.56 Residents at the northern end of the village (at the Street, Henfield Road and Barn Close) are likely to have partial views where orientated towards the Site.
- 3.57 In these views the school buildings and vegetation along the village settlement boundary filters / obstructs views into the Site and open views are only possible when entering the village or when visiting the Millennium Green which abuts the Site boundary. View 1 (below) is taken from the Street looking towards the Site demonstrating that the most sensitive properties are those immediately adjacent to, and overlooking, the Site (#21 and #22 the Street).
- 3.58 Residents at home affording partial views are assessed as having a high sensitivity to the proposed change.
- 3.59 The extent to which the Site is visible decreases moving away from the Site's boundary. Views 3 and 4 (following pages) demonstrate this.

VR2: Visitors to the Millennium Green and Albourne School

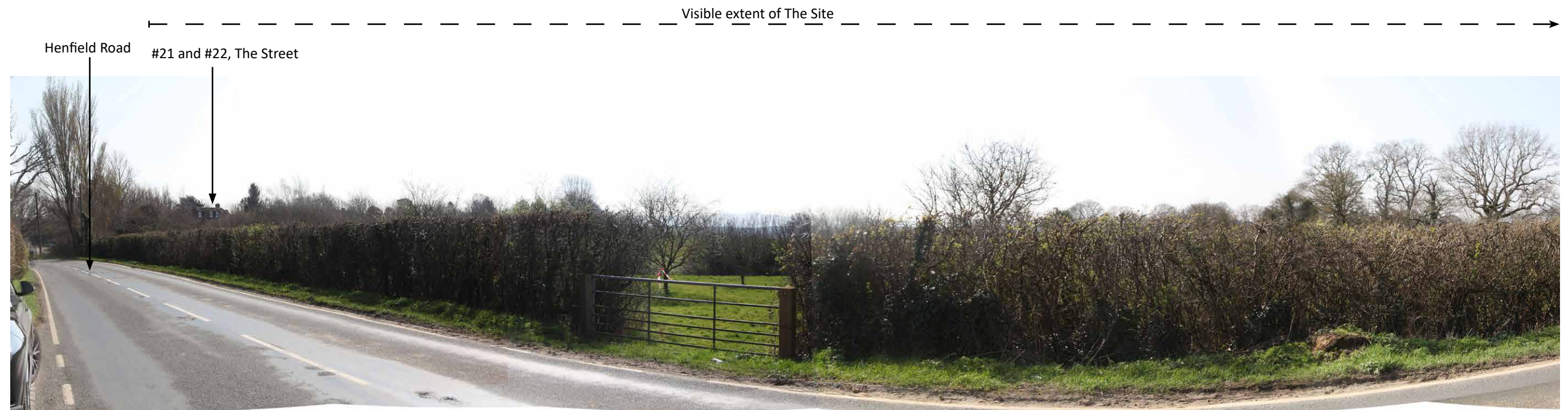
- 3.60 Users of the Millennium Green and the school and its grounds currently experience open views across the northern half of the Site at open sections of the Site's eastern boundary.
- 3.61 View 1 (below) demonstrates that boundary vegetation along the school's western boundary obstructs views to parts of the Site.
- 3.62 In views towards the south and south west the distant South Downs Scarp forms the backdrop and, due to its designation, this places a high value on these views.
- 3.63 Despite the nature of the use of these community elements (the school being a place of work and the green being only occasionally used) the sensitivity of visitors is assessed as high.

VR3: Residents at Inholmes Farm

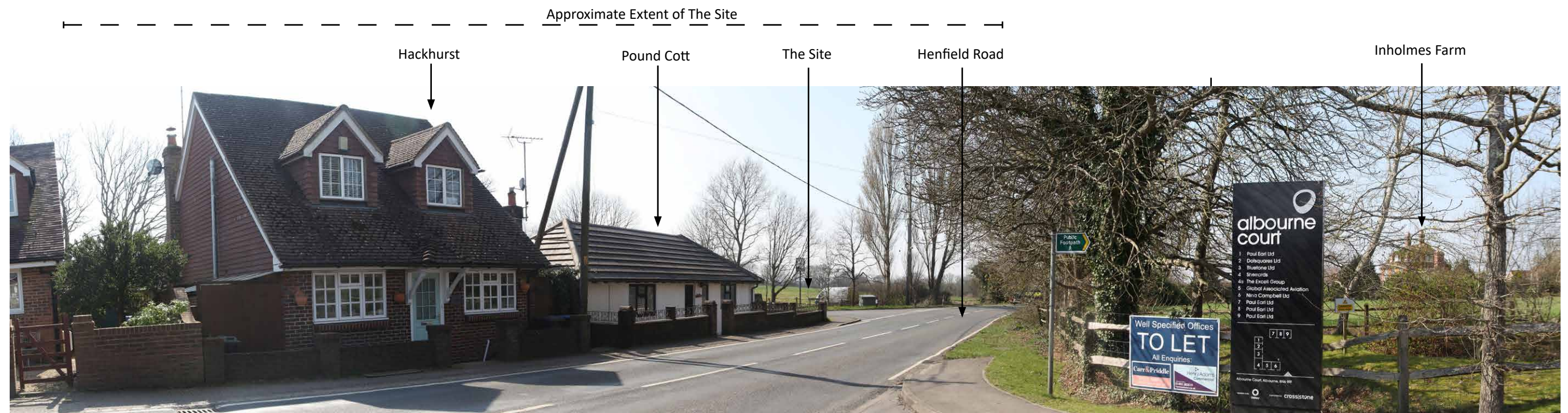
- 3.64 Residents at Inholmes Farm enjoy open panoramic views towards the South Downs Scarp and the Site's northern half (including the orchard) forms the foreground of those views.
- 3.65 View 2 (next page) demonstrates that roadside hedgerows obstruct views from ground level, however views 5a, 7 and 8 demonstrate that the first and second floor windows benefit from open views.
- 3.66 Views across the rural landscape towards the South Downs Scarp are valued and the receptors sensitivity is assessed as high.



VIEW 1: View from the entrance to the Millenium Garden



VIEW 2: View from Henfield Road, outside Inholmes Farm



VIEW 3: View from Henfield Road, looking west

VR4: Motorists and Pedestrians at Henfield Road

- 3.67 Roadside hedgerows obstruct views into the Site from the majority of Henfield Road. Views 2 and 3 (previous page) demonstrate that gaps in the hedgerow allow for views into the northern parts of the Site.
- 3.68 The sensitivity of motorists and pedestrians passing the Site is assessed as low due to the poor visibility of the Site and the low value of the view.

VR5: Walkers at Footpath 15_1A

- 3.69 Walkers crossing the Site on footpath 15_1A have open views across it in all directions. A recent hedgerow to the south of the footpath is low and does not obstruct any views. A small tree belt along the western end obstructs views for a short length.
- 3.70 Views to the north (view 5a next page) are across a rural field towards Inholmes Farm.
- 3.71 Walkers will most value the views towards the south (views 5b and 6 on following pages), across the rural landscape towards the Albourne Conservation Area and the distant South Downs Scarp.
- 3.72 The walkers are assessed as having a high sensitivity to the proposed change.



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



VIEW 5a: View from Footpath 15_1A1, looking north



VIEW 5b: View from Footpath 15_1A1, looking south east towards Albourne Conservation Area

VR6: Walkers at Footpath 12_1AI

- 3.73 Views 5b, 6 and 7 demonstrate that Footpath 12_1AI runs adjacent to the Conservation Area boundary along the vegetated rear garden boundaries of properties at the Street.
- 3.74 View 7 (following page) is taken from the footpath looking north west across the Site. The vegetation along the Site's western boundary and Footpath 15_1AI forms the skyline.
- 3.75 The walkers are assessed as having a site sensitivity to the proposed change.

VR7: Residents at the Street

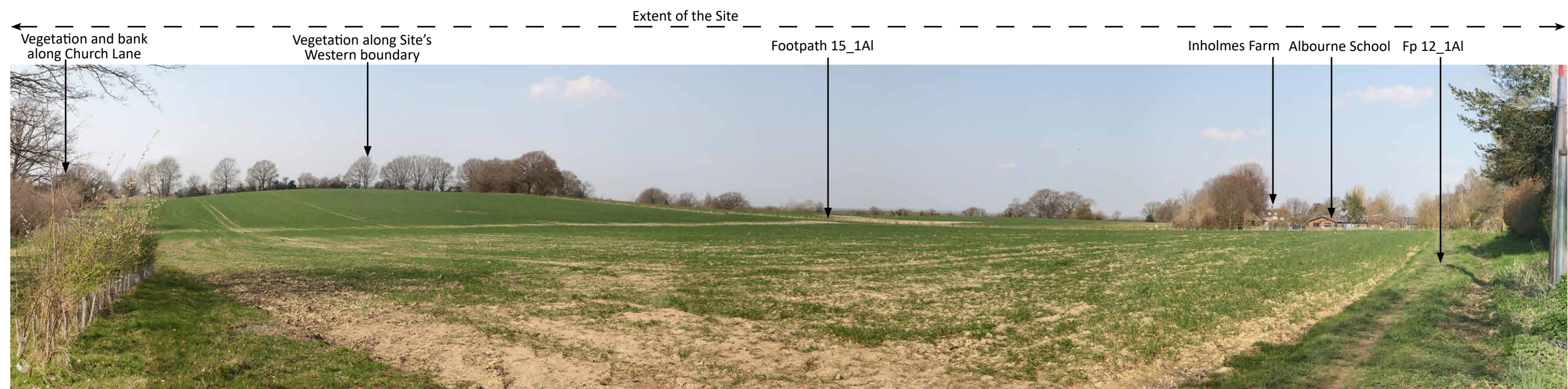
- 3.76 Properties along the Street included in the Conservation Area (Hunters Cottage, Bounty Cottage, Finches, Souches and the Ragged Dog) have long rear gardens which abut the Site. Their rear garden boundaries are generally well vegetated but View 6 below demonstrates that there are glimpses from occasional windows through gaps in the rear garden vegetation.
- 3.77 With the exception of the Ragged Dog, all of the properties are Listed and their views out across the rural landscape are considered to have a high value. The sensitivity of residents at the Street is assessed as high.

VR8: Residents at Church Lane

- 3.90 Properties along Church Lane (including Wellcroft Cottages) are set notably lower than the Site. A steep vegetated bank along the lane screens views to the majority of the Site. View 6 below shows the cottages set down beyond the Site.
- 3.91 View 8 on the following pages is taken at the lowest section of the bank where views into the Site are possible.
- 3.92 View 7 is taken from the corner of the Site's southern field looking towards the west. The vegetation along Church Lane is visible in the view.
- 3.93 Although the properties don't have open views of the Site and their views to the north are not of high value (their focus would be towards the South), their sensitivity remains high as they are residents with views of the Site.



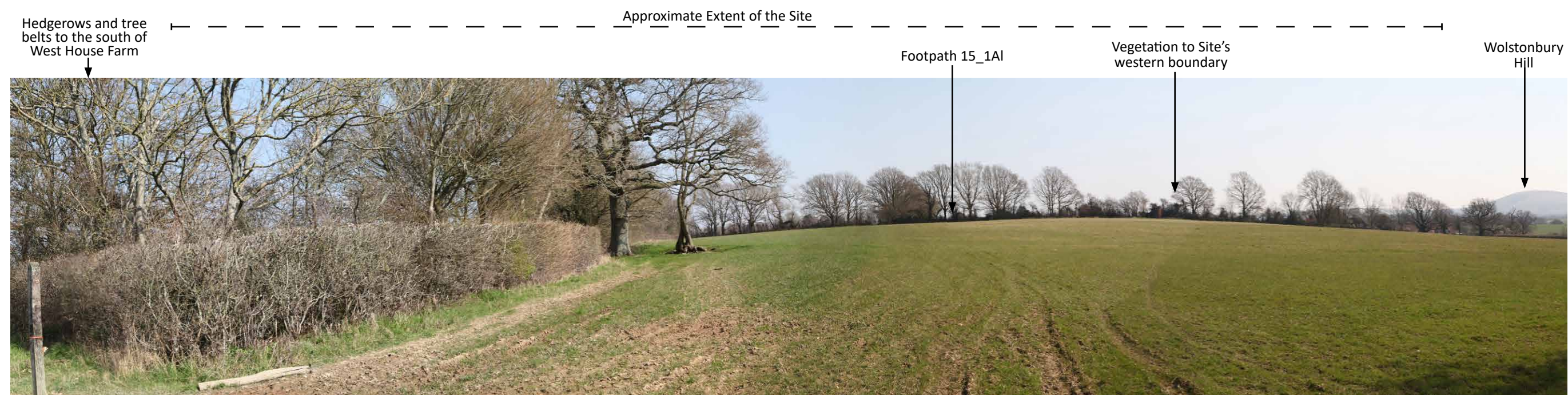
VIEW 6: From the western end of Public Footpath 15_1AI looking south east



VIEW 7: From Footpath 12_1A1, looking north west



VIEW 8: View from Church Lane



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

VR9: Residents at West House Farm

- 3.94 It was not possible to access West House Farm to obtain a photograph to represent the views from this property. Views from the nearby public footpaths were generally constrained by hedgerows and tree belts. It is suspected that the Farm House will experience views from upper floor windows, similar to view 9 above where the Site's western boundary vegetation filters views into the Site and forms the skyline in the views with the South Downs Scarp visible beyond. The sensitivity of the receptor is assessed as high.

VR10: Walkers at Footpath 18A

- 3.95 View 10 (following page) is taken from Footpath 18A and is representative of views from the gently undulating landscape to the south of the Site.
- 3.96 The Listed Yew Tree Farmhouse is visible in the view. The Site is visible beyond Wellcroft Cottages and the tree belts along the western boundary form the skyline in the view. Views to the Conservation Area are restricted by intervening tree planting, although this is a noted characteristic of the Conservation Area.
- 3.97 Walkers using the public footpath on their approach to the village and Conservation Area are assessed as having a high sensitivity.

VR11: Walkers at Footpath near Albourne Place

- 3.98 View 11 is taken from a high point to the east of Albourne Place (a Listed building set within a Registered Garden). The undulating landscape and wooded grounds restricts views from the property itself. Views 11 is representative of views from occasional exposed and elevated stretches of public access.
- 3.99 The western boundary vegetation restricts views into the Site and the sensitivity of this receptor is assessed as moderate.



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



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

VR12: Walkers near Lanehurst

- 3.100 View 12 below demonstrates that, in middle distance views from the north, the Site is glimpsed at higher points, such as at the footpath near Lanehurst.
- 3.101 In these views the South Downs Scarp forms the skyline and the Site is a minor element in the middleground.
- 3.102 The receptor is assessed as having a high sensitivity as the open panoramic view towards the South Downs is one of high value for walkers on the footpath and the Site is visible in the view.

VR13: Walkers at Wolstonbury Hill

- 3.103 View 13 (next page) is taken from the highest point of Wolstonbury Hill looking north.
- 3.104 The open panoramic views are of high scenic quality from within a Nationally designated landscape. Whilst the Site forms a very small component of the view receptors experiencing the view are assessed as being of high sensitivity.

VR14: Walkers at / Visitors to Devil's Dyke

- 3.105 The views from Devil's Dyke are exceptional. They are enjoyed from a published viewpoint which is accessible to all levels of ability, and they form part of the National South Downs Way at the heart of the National Park.
- 3.106 Whilst the Site is difficult to perceive without binoculars, the receptors experiencing the view remain assessed as having a high sensitivity.
- 3.107 View 14 (next page) is representative of the views enjoyed from this part of the South Downs Scarp.



VIEW 12: From footpath near Lanehurst looking south



VIEW 13: From Wolstonbury Hill



VIEW 14: From the Devil's Dyke

Summary of Sensitivity of Visual Receptors

3.108 Table 2 below provides a summary of our assessment of the Sensitivity of the Visual Receptors. This has been carried out using the methodology and terminology at Appendix A.

Visual Receptor Name	Visual Receptor Ranking	Nature of the View	Susceptibility to Change	Value of View	Sensitivity of Visual Receptor
VR1: Residents at Albourne	A	Moderate to Good	High	Moderate	High
VR2: Visitors to Milllenium Green and Albourne School	A and B	Good	High	High	High
VR3: Residents at Inholmes Farm	A	Good	High	High	High
VR4: Users of Henfield Road	B	Poor	Low	Low	Low
VR5: Walkers at Footpath 15_1Al	A	Good	High	High	High
VR6: Walkers at Footpath 12_1Al	A	Good	High	High	High
VR7: Residents at the Street (CA)	A	Poor	Medium	High	High
VR8: Residents at Church Lane	A	Moderate	High	Moderate	High
VR9: Residents at West House Farm	A	Poor	Medium	High	High
VR10: Walkers at Footpath 18Al	A	Moderate	High	Moderate	High
VR11: Walkers nr Albourne Place	A	Poor	Medium	Moderate	Moderate
VR12: Walkers nr Lanehurst	A	Poor	Medium	High	High
VR13: Walkers at Wolstonbury Hill	A	Poor	Medium	High	High
VR14: Walkers at Devil's Dyke	A	Poor	Medium	Exceptional	High
Table 2: Sensitivity of Visual Receptors					

4.0 SCHEME PROPOSALS

- 4.1 The proposals are for 'Outline planning permission for the erection of up to 120 residential dwellings including 30% affordable housing, public open space and community facilities. All matters are reserved except for access.'
- 4.2 The Illustrative Landscape Masterplan (adjacent) demonstrates that the proposed built form will be restricted to the central field. All boundary vegetation will be retained with the exception of localised hedgerow removals to facilitate the new vehicular access.
- 4.3 The northern triangular field will be enhanced to provide additional orchard planting with new community facilities emphasising this as an enhancement to the community facilities on arrival from the north.
- 4.4 The southern field will be converted from arable farmland to a species rich meadow with scrub, tree and woodland planting. Views to the South Downs and Conservation Area boundary will be retained, whilst native planting will enhance the biodiversity and amenity value of the Site. New woodland areas along the higher parts of the Site (the south western quadrant) will enhance the skyline views from the Albourne Conservation Area.
- 4.5 The new development provides opportunities to provide strong green links in the form of tree lined streets and public realm focussed on multi-functional green and blue infrastructure. New play and seating will be located to maximise views out from the existing public footpath and from within the extended village area.
- 4.6 The Design And Access Statement (Omega Architects, July 2022) provides further details on a materials strategy for the Site. This will be detailed at the Reserved Matters Stage. Detailed proposals will need to respond to the Mid-Sussex Design Guide to demonstrate appreciation of the local settlement context.
- 4.7 Building heights will not exceed 2 storey.



Figure 14: Illustrative Landscape Masterplan

5.0 ANTICIPATED EFFECTS

Effects on Site Features

- 5.1 Existing public footpaths within the Site will be retained along their existing alignment. New footpath links will be introduced, thereby providing an overall benefit to the public rights of way within the Site.
- 5.2 The proposals have the ability to work with the existing topography to reduce the extent of cut and fill and to ensure that new drainage features are attractive and integral to the multi-functional blue and green infrastructure across the Site.
- 5.3 Existing mature trees and hedgerows will be retained and enhanced across the Site. The existing boundary to the Conservation Area will be retained and enhanced. The Arboricultural Impact Assessment (Barton Hyett, July 2022) provides the following conclusions on arboricultural impacts:
- *'No trees are proposed to be removed. Three sections of hedgerow are proposed to be removed for new accesses...*
 - *An approximately 10m section of hedgerow H18 and in the region of 12-15m section of H17 (B2) require removal for the new access from Henfield Road. Both are managed agricultural hedgerows of low tree and shrub species diversity.*
 - *The final specification for hedgerow section removals will depend on detailed design of the accesses and can be assessed at the Reserved Matters stage. The Sketch Site Layout plan shows that the veteran/ancient tree buffers are fully respected and enhanced as semi-natural habitat. This is a significant enhancement of the buffers when compared to the existing arable agricultural land use because of the cessation of regular ploughing and chemical application. The improved connectivity provided by new tree and shrub planting will contribute to wider ecological networks and access will be no greater than at present or reduced. The site*

topography and location of the veteran/ancient trees is such that there would be no hydrological changes affecting the trees. In these respects, the outline layout is fully compliant with the Standing Advice, and there would be no significant future conflicts with these important trees ..

- *'...In the region of 150 new trees are indicatively shown within the northern part of the site and extensive new tree and shrub planting is shown in the southern part of the site. The proposed new tree and shrub planting has the potential to provide a significant net gain in tree number, species diversity and canopy cover at the site, as well as significantly increasing connectivity. The traditional orchard area will also be enhanced. '*
 - *'The retained trees can be adequately protected during construction activities to sustain their health and longevity. The proposed new tree and shrub planting and enhancement of the traditional orchard has the potential to provide a significant net gain in tree number, species diversity and canopy cover at the site, as well as significantly increasing connectivity.*
- 5.4 The Ecological Impact Assessment (CSA, July 2022) confirms that *'A Biodiversity Impact Assessment Calculation has determined that the proposed development could secure a net gain of 54.57% habitat units and 2.48% net gain for Linear/Hedgerow Units. The measures set out herein can be secured through appropriate conditions attached to any planning consent, and the development may therefore be delivered without harm to nature conservation interests.*
- 5.5 Overall it can be concluded that the effects on Site features will be beneficial in the long term.

Effects on Landscape Character

- 5.6 At a National Scale the scheme proposals will not result in the loss of any of the key features which define the Low Weald. Views from public vantage points towards the South Downs National Park will be retained and protected and additional vantage points

will be made accessible to the existing and future residents of the village. The effects on landscape character at a National scale will be neutral.

- 5.7 At a local scale there will be a loss of greenfield land within the central field. This loss of greenfield will be permanent and will result in a low change to the character of the Hickstead Low Weald Hurstierpoint Foothills landscape. There will be adverse effects on the rural landscape surrounding Albourne during the construction stages. These adverse effects will be short-lived.
- 5.8 The new development has the ability to provide a well designed village extension which responds to the Mid Sussex Design Guidance. The northern and southern fields will be enhanced for landscape amenity and biodiversity benefit. The management objectives identified at para 3.33 will be complied with and the residual effects on the local landscape will be beneficial.
- 5.9 Albourne Village will be extended to provide an improved settlement edge which responds to the Site's context by retaining, protecting, and enhancing existing boundary vegetation and maximising views and frontages towards the south Downs.
- 5.10 An aerial photograph (at Figure 15 on the following page) shows an early iteration of the proposals overlaid onto an aerial photograph to demonstrate how the proposals will extend the settlement edge of the village in the context of the surrounding landscape, including the built-up area of Hurstpierpoint to the east of the A23 corridor. The figure demonstrates that the open space provision in the southern field and the treatment of the western edge can be seen to form a logical permanent edge to the wider village area which is contained between Henfield Road and Church Lane. The extent of built form is considered appropriate in the context of the village and the scale of development at Hurstpierpoint.
- 5.11 Any adverse effects on the Conservation Area will be during construction and will be short-lived.
- 5.12 The northern field will be enhanced to extend the existing orchard use and existing vegetated boundaries will be enhanced for wildlife benefit.



Figure 15: Early Iteration of Illustrative Proposals overlaid onto Aerial Photograph of wider area

5.13 The central field will be changed from an arable landscape to a new residential settlement. During construction there will be a high change to the landscape character. The effects will be adverse. At year 1 the new housing with its public realm and street trees will bring positive elements into the Site, however the landscape effects will remain adverse in the long term due to the permanent change from an open arable field to housing.

5.14 The southern field will be enhanced through native planting and management in the long term. Adverse effects will be limited to the construction phases as works are undertaken to form the SuDs and implement the landscape elements. These adverse effects will be short-lived. At year 1 and beyond there will be an enhancement to the landscape with new features offering enhanced amenity and biodiversity benefit whilst responding to local character guidance.

Effects on Visual Receptors

5.15 The most notable visual effects will be on residents and walkers currently enjoying views across the Site towards the South Downs Scarp.

5.16 The restriction of development to the northern parts of the Site will reduce the extent of these effects. Walkers using Footpath 15_1A1 and visitors to the School will see their open views towards the South Downs Scarp retained. They will have views of the new built form, however this will not detract from their most valued views towards the South and the new landscape elements within the southern open space areas will bring additional positive elements into the view. Visitors to the Millennium Green will see the Green integrated into the entrance area and will be framed by new street trees to enhance the sense of arrival into the village. The residual effects will be beneficial. The only adverse effects will be during construction, and at year 1, before the landscape elements mature. Any adverse effects will be short-lived.

5.17 Residents overlooking the northern parts of the Site (Inholmes Farm and #21 and #22 The Street) will see a permanent loss of the greenfield land which forms the middle ground of their views towards the south and west respectively. The Site’s boundary vegetation will filter these views and the layout has

Name	Landscape Sensitivity	Magnitude of Change			Significance of Landscape Effects; Direction of Landscape Effects		
					(Temporary Effects)		(Residual Effects)
		Construction	Year 1	Year 15	Construction	Year 1	Year 15
NCA 121 the Low Weald	Moderate	Negligible	Negligible	Negligible	Neutral	Neutral	Neutral
The South Downs National Park	High	Negligible	Negligible	Negligible	Neutral	Neutral	Neutral
LCA 3 Hickstead Low Weald	Moderate to High	Low	Low	Negligible	Moderate; Adverse	Moderate; Adverse	Minor; Beneficial
LCA 4 Hurstierpoint foothills	Moderate to High	Low	Low	Negligible	Moderate; Adverse	Moderate; Adverse	Minor; Beneficial
Albourne Village	Moderate	Medium	Medium	Medium	Moderate; Adverse	Moderate; Beneficial	Moderate; Beneficial
Albourne Conservation Area	High	Low	Negligible	Negligible	Moderate; Adverse	Minor; Beneficial	Minor; Beneficial
The Site- Northern field	Moderate to Low	Low	Low	Low	Minor; Adverse	Minor; Beneficial	Minor; Beneficial
The Site- Central Field	Moderate to Low	High	Moderate	Moderate	Substantial; Adverse	Moderate; Adverse	Moderate; Adverse
The Site- Southern Field	Moderate to High	Medium	Medium	Medium	Moderate; Adverse	Moderate; Beneficial	Moderate; Beneficial
Table 3: Effects on Landscape Character							

focussed on limiting the extent and heights of new built form in their foreground views. During construction, and at year 1, the direction of effects will be adverse. At year 15 there will be positive elements introduced through the maturing of the landscape scheme however the direction of effects will remain adverse. Where possible, glimpses will be retained at gaps in the new built form to ensure the retention of views towards the south and west.

5.18 The restriction of built form from the southern field will ensure that residents at The Street (within the Albourne Conservation Area) will see a low change in their views. Their skyline views towards the Site’s western boundary vegetation will be retained and enhanced through the new areas of planting with a residual benefit to the Conservation Area setting in the long term.

5.19 In middle distance views from the north and south receptors will see a low change in their views with the built form to the north

of the footpath being one of several built elements in the view. During construction machinery will be visible and will result in an adverse effect. This will be short lived and the new built form will, at year 1, be viewed as a logical extension to the settlement edge. At year 15 the new landscape elements will mature to provide a softening to the built form and to successfully integrate the proposed development into the setting formed by the gently undulating farmland.

5.20 In long distance views from Wolstonbury Hill and Devil’s Dyke the proposed development will be glimpsed in the distance but it will be difficult to perceive and the restriction of built form to the north of the footpath will ensure that the extent of new built form is negligible in the context of the wider view.

5.21 The residual effects on views from the South Downs will be neutral.

Name	Sensitivity of Visual Receptor	Magnitude of Change			Significance of Landscape Effects; Direction of Landscape Effects		
					<i>(Temporary Effects)</i>		<i>(Residual Effects)</i>
		<i>Construction</i>	<i>Year 1</i>	<i>Year 15</i>	<i>Construction</i>	<i>Year 1</i>	<i>Year 15</i>
VR1: Residents at Albourne (#21 and #22 The Street)	High	High	Medium	Low	Substantial; Adverse	Substantial; Adverse	Moderate; Adverse
VR2: Visitors to Millenium Green and Albourne School	High	High	Medium	Low	Substantial; Adverse	Substantial; Adverse	Moderate; Beneficial
VR3: Residents at Inholmes Farm	High	High	Medium	Medium	Substantial; Adverse	Substantial; Adverse	Substantial; Adverse
VR4: Users of Henfield Road	Low	Medium	Medium	Low	Minor; Adverse	Minor; Adverse	Minor; Beneficial
VR5: Walkers at Footpath 15_1AI	High	High	Medium	Medium	Substantial; Adverse	Substantial; Beneficial	Substantial; Beneficial
VR6: Walkers at Footpath 12_1AI	High	Medium	Medium	Low	Substantial; Adverse	Substantial; Beneficial	Moderate; Beneficial
VR7: Residents at the Street (CA)	High	Low	Low	Low	Moderate; Adverse	Moderate; Beneficial	Moderate; Beneficial
VR8: Residents at Church Lane	High	Low	Low	Low	Moderate; Adverse	Moderate; Beneficial	Moderate; Beneficial
VR9: Residents at West House Farm	High	Low	Low	Low	Moderate; Adverse	Moderate; Adverse	Moderate; Beneficial
VR10: Walkers at Footpath 18AI	High	Low	Low	Negligible	Moderate; Adverse	Moderate; Adverse	Moderate; Beneficial
VR11: Walkers nr Albourne Place	Moderate	Low	Low	Negligible	Minor; Adverse	Minor; Adverse	Minor; Beneficial
VR12: Walkers nr Lanehurst	High	Low	Low	Negligible	Moderate; Adverse	Moderate; Adverse	Minor; Adverse
VR13: Walkers at Wolstonbury Hill	High	Low	Negligible	Negligible	Moderate; Adverse	Minor; Adverse	Neutral
VR14: Walkers at Devil's Dyke	High	Negligible	Negligible	Negligible	Neutral	Neutral	Neutral
Table 4: Effects on Visual Receptors							

Consideration of Night Time Effects

- 5.22 Dark Skies maps for the UK (CPRE) demonstrate that the Site and its immediate setting does not fall within an area of dark skies. The A23 corridor and built up areas of Albourne, Sayers Common and Hurstierpoint currently present night time activity as an extension to that of the Burgess Hill's built up areas.
- 5.23 The extended settlement edge will result in a low increase in night time activity in the area which will be most notable to residents overlooking the Site however this will be in the context of the existing settlement night time setting.
- 5.24 Detailed lighting proposals will be conditioned and will be required to demonstrate that the levels of lighting are reduced where possible to reduce the effects on wildlife and the night time character.

Compliance with Planning Policy

- 5.25 The proposed development presents a sustainable extension of the existing settlement area of Albourne and provides a range of high quality open spaces which will be accessible for all and will provide opportunities for enhancement of the health and well-being of the extended community.
- 5.26 It presents a range of opportunities for new wildlife habitats and provides further opportunities for appreciation of views towards the South Downs Scarp. The landscape proposals allow for the creation of a series of spaces which are sympathetic to the local character and history of the Site and its setting. The scheme presents the opportunity to provide a beautiful and sustainable new neighbourhood which recognises the value placed on the local landscape and the contribution it makes to the setting of the nationally designated South Downs. New landscape treatments will respond to management objectives and the proposals will not cause significant harm to the character and beauty of the countryside. It can therefore be concluded that the proposals are compliant with the National Planning Policy Framework.

5.27 At a local level the proposals respond to planning policy as follows:

- The proposals prioritise the protection of valued landscapes for their visual, historical and biodiversity qualities. They support and enhance the attractiveness of Mid Sussex as a visitor destination and create a place that encourages a healthy and enjoyable lifestyle. The proposals maintain and enhance the quality of the rural and landscape character which forms the immediate setting to Albourne. (Policy DP12)
- The proposals show appreciation of the views to the South Downs Scarp and acknowledge the role the Site plays in appreciation of the National Park setting. The LVIA demonstrates that the proposals will not detract from, or cause detriment to, the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park, and in particular will not adversely affect transitional open green spaces between the site and the boundary of the South Downs National Park, and the views, outlook and aspect, into and out of the National Park by virtue of its location, scale, form or design. They will not harm the National Park or its setting. (Policy DP18).
- The proposals include appropriate landscaping and greenspace. They contribute positively to, and clearly define, public and private realms and provide the opportunities for active building frontages facing streets and public open spaces to animate and provide natural surveillance. A strong sense of place will be created while addressing the character and scale of the surrounding buildings and landscape. The proposals protect the southern field and the boundary vegetation which contributes to the character of the area. The LVIA demonstrates that the development will not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings. They present the opportunity for a pedestrian-friendly layout that is safe, well connected, legible and accessible and incorporates well integrated parking that does not dominate the street environment. They present opportunities to encourage community interaction by creating layouts with a strong neighbourhood focus. (Policy DP26).

- Special regard has been given to the protection of the setting of Listed Buildings adjacent to the Site (Policy DP34) and the proposals protect the setting of Albourne Conservation Area with due consideration of views into and out of the Area (Policy DP 35).
- Trees, woodland and hedgerows will be protected and enhanced as part of the proposals. The development presents opportunities to incorporate existing important trees, woodland and hedgerows into the landscape scheme. It incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management. The layout presents opportunities to plant new trees, woodland and hedgerows which will enhance on-site green infrastructure and increase resilience to the effects of climate change. The proposals do not sever ecological corridors created by these assets. (Policy DP37).

5.28 At a parish level the proposals have the ability to respond to the Neighbourhood Plan's strategic objectives. The Illustrative proposals will enhance the 'village feel'; protect and enhance the environment; promote economic vitality and diversity; ensure a cohesive and safe community and support a healthy lifestyle for existing and new residents. Protecting and enhancing the environment. The proposals enhances visual access to the South Downs and will not detract from the National Park's visual qualities and essential characteristics. They comply with Policy ALC2.

5.29 The proposals respond to the ten characteristics of good design as set out in the National Design Guide. They seek to create a beautiful new neighbourhood which creates places that the local community will enjoy and value in perpetuity. They provide opportunities for the future detailed proposals to respond to the Mid Sussex Design Guide.

6.0 CONCLUSION

- 6.1 This Landscape and Visual Impact Assessment demonstrates that the proposals for the Site at Henfield Road, Albourne have the ability to comply with Planning Policy and Guidance at all levels and to meet the policy requirements and design guidance.
- 6.2 The conversion of greenfield land outside of the settlement boundary to new housing will inevitably result in adverse landscape and visual effects. The scheme proposals have evolved to minimise these effects where possible so as to ensure that there is no residual significant harm caused to the local or nearby designated landscape.
- 6.3 Whilst residents overlooking the Site will see a permanent loss of the rural landscape in their view the scheme proposals have the ability to introduce a range of positive elements and community benefit which will, in the long term, be valued by existing and new residents.
- 6.4 The retention, protection, and enhancement of Site features will ensure that the new development has the ability to be sensitively integrated into the existing landscape structure and will bring enhancements to biodiversity and amenity for the village. The future planning and delivery of the Site presents opportunities to manage and reduce the adverse effects during the construction phases and to establish maintenance procedures which will ensure long term benefit to the landscape and visual receptors.
- 6.5 The successful establishment and management of the landscape treatments will be subject to Condition and will be key to maintaining the enhanced green setting to the extended settlement edge.
- 6.6 Overall the new development will provide an appropriate extension to the village without any undue significant residual adverse effects on landscape or visual receptors. The proposals have the potential to deliver a high quality, exemplary design which is responsive to its setting and will bring a range of benefits to local wildlife and the existing and extended community thereby complying with planning policy and design guidance at a National and Local Level.

APPENDIX A

INTRODUCTION

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

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

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

The assessment process is divided into two stages:

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

STAGE 1: ASSESSMENT OF EXISTING BASELINE CONDITIONS & SENSITIVITY

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

1. DETERMINING SUSCEPTIBILITY TO CHANGE

1a. Assessing Landscape/Townscape Character:

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

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

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

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

1b. Assessing Visual Amenity:

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

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

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

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

1c. Quantifying Susceptibility to Change

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

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

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

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

2. DETERMINING SENSITIVITY

2a. Assessing the Landscape / Townscape Value

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

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

2b. Assessing the Value of the View

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

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

2c. Quantifying Sensitivity

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

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

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

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

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

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

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

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

DETERMINING THE SIGNIFICANCE OF THE EFFECTS OF DEVELOPMENT

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

2a. Assessment of Magnitude of Change

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

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

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

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

2b. Quantifying the Significance of Effects

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

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

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

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

2c. Quantifying the Direction of the Significance of Effects

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

Beneficial Criteria (+)

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

Adverse Criteria (-)

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

Neutral

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