

Inert Recycling Operation, associated Landscape Strategy (earthworks and native planting), Bolney
Park Farm, London Road, Bolney RH17 5QF

Appendix 1 LVIA 2020 Viewpoints 1 to 6

hla 394 R02 rev A

For PJB Construction Ltd

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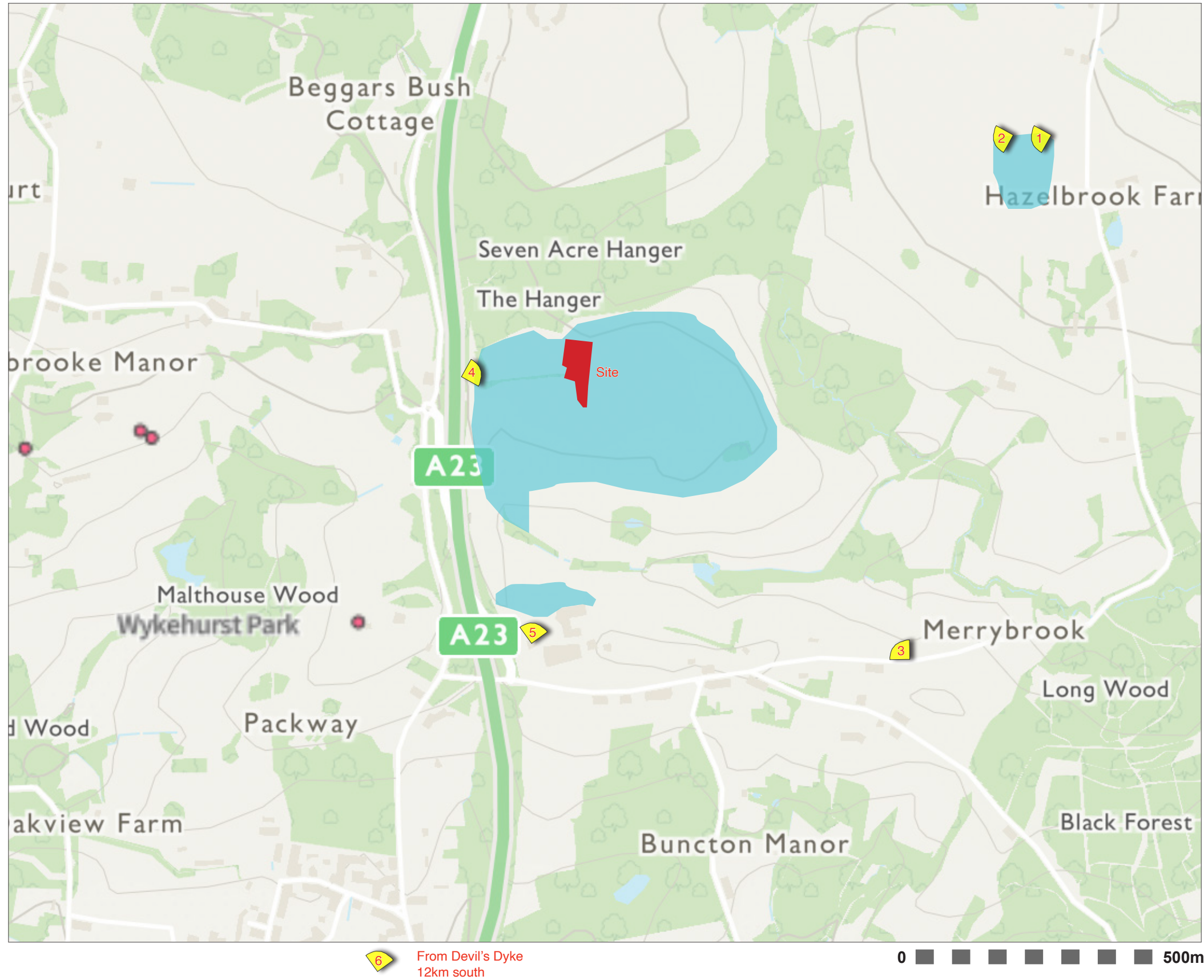


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Rev A, supersedes previous LVIA submission from 2020, this revision has updated the 2020 LVIA, reflecting the latest Landscape Planning Policy, published Landscape Assessments and LI guidance on Landscape Assessment are included.

Figure 1 Viewpoints 1 to 6 Location Plan



Key

-  Site location
-  Zone of Theoretical Visibility (ZTV)
09-09-20. When re-visited 1-8-24 there were no views from Viewpoints 1 and 2
-  Viewpoint (see hla 394 R01 for further descriptions)



2.0 Introduction

- 2.1 This Appendix is to be read in conjunction with the LVIA, hla 394 R01 rev A, prepared by hla. It includes each of the six Viewpoints, describing the the Visual Value, the Visual Susceptibility, the Visual Sensitivity, and the Impacts and Effects (in operation and after planting establishment at 15 years) judgements.
- 2.2 The Site was visited on the 9th September 2020 (when the Viewpoint photographs were taken and when the weather allowed clear views and trees were in leaf). Views were selected to represent the most likely and most sensitive places where the development might be seen from. The Site was visited again on the 1st August 2024, the Viewpoints had become more screened than in 2020 and no views of the operation could be seen from Viewpoints 1 and 2. As such we have retained the more open 2020 photographs which may give a closer impression of the winter views.



Digger on Site
just discernible when
boom arm is in the
up position



3.1 Viewpoint 1

3.1 Viewpoint 1 see Figure 1

3.1.1 *Location:* From PRoW 16CR (Footpath) 1km north east of the Site.
GPS ref: Lat 51.011063, Long -0.179872.

3.1.2 *Photographic Height:* 101m AOD (plus 1.5m photographers view).

3.1.3 *Existing Views Description:* This is a long distance, partial and obscure rural view that looks south west towards the Site. The yellow digger can be seen through a rare gap in the hedge and tree planting although the main Site workings are predominantly screened. This is not representative of the typical views from this section of footpath and the Site is screened from view except at Viewpoints 1 and 2.

3.1.4 *Visual Value:* **High** (Good quality, generally obscured view of the operation seen from PRoW in High Weald with an operation digger just discernible).

3.1.5 *Visual Susceptibility:* **Low** (View experienced by walkers on the High Weald PRoW but the view is fleeting as they pass the gap in the tree planting. This view was entirely screened when seen in 2024).

3.1.6 *Visual Sensitivity of Receptors:* **Medium.**

3.1.7 *During Operation Magnitude of Impact:* **Negligible Adverse.** (Construction machinery only, is barely discernible from this rare viewpoint. The Site workings have no influence on this section of footpath nor from this rare view as seen between tree and hedgerow planting).

3.1.8 *During Operation Visual Effect/Significance:* **Negligible Adverse Visual Effect/Not Significant.**

3.1.9 *Mitigation:* Not required

3.1.10 *After planting establishment Visual Impact/Visual Effect/Significance of Impact:* **No Change**

Digger on Site
just discernible



3.2 Viewpoint 2

3.2 Viewpoint 2, see Figure 1

3.2.1 *Location:* From PRoW 16CR (Footpath) 900m north west of the Site. GPS ref: Lat 51.11063, Long -0.181377.

3.2.2 *Photographic Height:* 100m AOD (plus 1.5m photographers view).

3.2.3 *Existing Views Description:* This is a medium distance, partial and obscure rural view that looks south west towards the Site. The yellow digger can be seen through a rare gap in the hedge and tree planting although the main Site workings are predominantly screened. This is not representative of the typical views from this section of footpath and the Site is screened from view except at Viewpoints 1 and 2.

3.2.4 *Visual Value:* **High** (Good quality, generally obscured view of the operation seen from PRoW in High Weald with an operation digger just discernible).

3.2.5 *Visual Susceptibility:* **Low** (View experienced by walkers on the High Weald PRoW but the view is fleeting as they pass the gap in the tree planting. This view was entirely screened when seen in 2024).

3.2.6 *Visual Sensitivity of Receptors:* **Medium.**

3.2.7 *During Operation Magnitude of Impact:* **Negligible Adverse.** (Construction machinery only, is barely discernible from this rare viewpoint. The Site workings have no influence on this section of footpath nor from this rare view as seen between tree and hedgerow planting).

3.2.8 *During Operation Visual Effect/Significance:* **Negligible Adverse Visual Effect/Not Significant.**

3.2.9 *Mitigation:* Not required

3.2.10 *After planting establishment Visual Impact/Visual Effect/Significance of Impact:* **No Change**

Digger on Site
just discernible when
boom arm is in the
up position



3.3 Viewpoint 3

3.3 Viewpoint 3 see Figure 1

3.3.1 *Location:* From Broxmead Lane 990m south east of the Site.
GPS ref: Lat 50.001803, Long -0.182722.

3.3.2 *Photographic Height:* 90m AOD (plus 1.5m photographers view).

3.3.3 *Existing Views Description:* This is a medium distance, partial and obscure rural view that looks south west towards the Site. The yellow digger can be seen through a solitary gap in the hedge and tree planting although the main Site workings are screened. This is not representative of the typical views from Broxmead Lane and the Site is screened from view except at this specific Viewpoint.

3.3.4 *Visual Value:* **High** (Good quality, generally obscured view of the operation seen from PRow in High Weald with an operation digger just discernible).

3.3.5 *Visual Susceptibility:* **Low** (View experienced by walkers on the High Weald PRow but the view is fleeting as they pass the gap in the tree planting. This view was entirely screened when seen in 2024).

3.3.6 *Visual Sensitivity of Receptors:* **Medium.**

3.3.7 *During Operation Magnitude of Impact:* **Negligible Adverse.** (Construction machinery only, is barely discernible from this rare viewpoint. The Site workings have no influence on this section of footpath nor from this rare view as seen between tree and hedgerow planting).

3.3.8 *During Operation Visual Effect/Significance:* **Negligible Adverse Visual Effect/Not Significant.**

3.3.9 *Mitigation:* Not required

3.3.10 *After planting establishment Visual Impact/Visual Effect/Significance of Impact:* **No Change**



3.4 Viewpoint 4

- 3.4 Viewpoint 4, see Figure 1
- 3.4.1 *Location:* From A23 access looking east towards Site located 180m east. GPS ref: Lat 51.006768, Long -0.196991.
- 3.4.2 *Photographic Height:* 98m AOD (plus 1.5m photographers view).
- 3.4.3 *Existing Views Description:* This is a near distance screened view that looks east towards the Site which cannot be seen. The intervening gate and tree planting screen the views in. There are 25-30 lorry and car movements per day at random times between 8am and 5pm.
- 3.4.4 *Visual Value:* **Low** (Poor quality view of gate at entrance to Site dominated by the noise of the A23, the hardstanding areas and the entrance gates).
- 3.4.5 *Visual Susceptibility:* **Low** (View experienced by drivers and their passengers passing at high speed on the A23 with fleeting glimpsed views at right angles to road, as passing opening, and lorry/agricultural vehicles using the entrance In operation the view has barely altered from its agricultural use and as such can accommodate the type of change introduced by the operation).
- 3.4.6 *Visual Sensitivity of Receptors* **Low**.
- 3.4.7 *During Operation Magnitude of Impact:* **Negligible Adverse**. (Lorries are occasionally seen accessing the Site although views would be from fast moving traffic on the A23 and therefore would be almost entirely indiscernible and this would be incrementally different to the agricultural vehicles that used the Site prior to the Recycling Operation).
- 3.4.8 *During Operation Visual Effect/Significance:* **Negligible Adverse Visual Effect/Not Significant**.
- 3.4.9 *Mitigation:* Not required
- 3.4.10 *After planting establishment Visual Impact/Visual Effect/Significance of Impact:* **Negligible Adverse Visual Effect/Not Significant/Long Term**.

Site almost entirely
indiscernible beyond
planting



3.5 Viewpoint 5

3.5 Viewpoint 5 see Figure 1

3.5.1. *Location:* From Park Farm Cottages housing estate 550m south of the Site. GPS ref: Lat 51.001980, Long -0.194436.

3.5.2 *Photographic Height:* 85m AOD (plus 1.5m photographers view).

3.5.3 *Existing Views Description:* This is a medium distance, rural residential view that looks north in the direction of the Site which is predominantly screened by the existing planting located on the north side of the estate.

3.5.4 *Visual Value: Medium* (Residential view dominated by houses, the suburban character and including car parking).

3.5.5 *Visual Susceptibility: Low* (View experienced by residents and their visitors at Park Farm Cottages. As the operations can barely be seen from the view it can accommodate the type of change introduced that has been introduced).

3.5.6 *Visual Sensitivity of Receptors Low.*

3.5.7 *During Operation Magnitude of Impact: Negligible Adverse.* (The Site workings have no influence on views from this location although it may be more open in winter when there are no leaves on the trees).

3.5.8 *During Operation Visual Effect/Significance: Negligible Adverse Visual Effect/Not Significant.*

3.5.9 *Mitigation or planting strategy:* Not required but native planting could be implemented at the southern end of the Site to restrict any winter intervisibility that may be seen.

3.5.10 *After planting establishment Visual Impact/Visual Effect/Significance of Impact: No Change.*



3.6 Viewpoint 6

- 3.6 Viewpoint 6, see Figure 1
- 3.6.1 *Location:* From the car park at Devils Dyke approximately 12km south of the Site.
GPS ref: Lat 50.885833, Long -0.212159.
- 3.6.2 *Photographic Height:* 215m AOD (plus 1.5m photographers view).
- 3.6.3 *Existing Views Description:* This is a high quality long distance view across the Low Weald from an elevated location on the top of the South escarpment at Devils Dyke. The Site is indiscernible from this range.
- 3.6.4 *Visual Value:* **Very High** (Landmark view from South Downs National Park).
- 3.6.5 *Visual Susceptibility:* **Low** (Viewers in National Park. These views have not experienced change as a result of the operations on Site).
- 3.6.6 *Visual Sensitivity of Receptors* **Low**.
- 3.6.7 *Sensitivity of Receptors:* **High**.
- 3.6.8 *During Operation Magnitude of Impact:* **No Change**.
- 3.6.9 *During Operation Visual Effect/Significance:* **No Change**