



Landscape and Visual Clarification Note

**By Catherine Ritson
BL(Hons), CMLI**

Town and Country Planning Act 1990

**Appeal against Refusal of
Outline planning permission for the erection of up
to 120 residential dwellings including 30%
affordable housing, public open space and
community facilities.**

**Planning Application Reference
APP/D3830/W/23/3319542**

**Land South of Henfield
Road, Albourne**

Prepared on behalf of the Appellant

Croudace Homes

Ref: 2018-RE-06 Revision A

Date: August 2023

LAND SOUTH OF HENFIELD ROAD, ALBOURNE

LANDSCAPE AND VISUAL CLARIFICATION NOTE – CATHERINE RITSON

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1. INTRODUCTION

- 1.1. To aid the Inspector I have provided three comparative summary tables to show where the differences in the assessments of receptors and effects lie between my assessment and the assessment prepared by Mr R Browne for the Council.
- 1.2. A key difference in relation to the identification of landscape receptors is that I consider the Site's varying sensitivity across the 3 fields and have considered the village and the Conservation Area as two different receptors, whereas Mr Browne considers the Site as a whole and considers the Albroune Settlement Edge. All receptors are included in Table CR 5. I have included 'RB' or 'CR' behind those which are unique to our assessments. Where Mr Browne's landscape receptors overlap with my own I have provided a clarification of my assessment based on my Proof and the submitted LVIA in *italics*. Where any criteria or receptor has not been assessed by a party I have this has been left as '-'.
- 1.3. Mr Browne agrees with the identification of the visual receptors and their sensitivity no table has been provided in this respect.
- 1.4. The main area of disagreement remains in the consideration of whether the landscape and visual effects will be beneficial or adverse. These are summarised at Tables CR 6 and CR 7.

Table CR 5: Summary of Landscape Sensitivity for Both Parties

Landscape Receptor Name	Landscape Sensitivity – CATHERINE RITSON					Landscape Sensitivity – ROBERT BROWNE				
	Character	Condition	Susceptibility to Change	Value	Landscape Sensitivity	Character	Condition	Susceptibility to Change	Value	Landscape Sensitivity
NCA 121 the Low Weald (CR)	Moderate	Moderate	Medium	Moderate	Moderate	-	-	-	-	-
The South Downs National Park	High	Good	High	High	High	-	-	High	-	High
LCA 3 Hurstierpoint foothills	Moderate	Moderate	Medium	Moderate to high	Moderate to high	-	-	Medium	-	Moderate
LCA 4 Hickstead Low Weald	Moderate	Moderate	Medium	Moderate to high	Moderate to high	-	-	Medium	-	Moderate
The Albourne Settlement Edge (RB)	<i>Moderate</i>	<i>Moderate to Good</i>	<i>Medium to High</i>	<i>Moderate to High</i>	<i>Moderate to High</i>	-	-	Medium	-	Moderate
Albourne Village (CR)	Moderate	Moderate	Medium	Moderate	Moderate	-	-	-	-	-
Albourne Conservation Area (CR)	High	Good	High	High	High	-	-	-	-	-
The Site Itself (RB)	<i>Moderate</i>	<i>Moderate</i>	<i>Moderate</i>	<i>Low to High</i>	<i>Low to High</i>	-	-	Medium to High	Moderate	Moderate to High
The Site - Northern field (CR)	Moderate	Moderate	Medium	Moderate to Low	Moderate to Low	-	-	-	-	-
The Site - Central Field (CR)	Moderate	Moderate	Medium	Moderate to Low	Moderate to Low	-	-	-	-	-
The Site - Southern Field (CR)	Moderate	Moderate	Medium	Moderate to high	Moderate to high					

Table CR 6: Summary of Landscape Effects for Both Parties

Landscape Receptor Name	Significance of Landscape Effects – CATHERINE RITSON			Direction of Landscape Effects – CATHERINE RITSON			Significance of Landscape Effects – ROBERT BROWNE			Direction of Landscape Effects – ROBERT BROWNE		
	<i>(Temporary Effects)</i>		<i>(Residual Effects)</i>	<i>(Temporary Effects)</i>		<i>(Residual Effects)</i>	<i>(Temporary Effects)</i>		<i>(Residual Effects)</i>	<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>	<i>Construction</i>	<i>Year 1</i>	<i>Year 15</i>	<i>Construction</i>	<i>Year 1</i>	<i>Year 15</i>
NCA 121 the Low Weald (CR)	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	-	-	-	-	-	-
The South Downs National Park	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
LCA 3 Hurstierpoint Scarp Footslopes	Moderate	Moderate	Minor	Adverse	Adverse	Beneficial	Minor	Minor	Minor	Adverse	Adverse	Adverse
LCA 4 Hickstead Low Weald	Moderate	Moderate	Minor	Adverse	Adverse	Beneficial	Minor	Minor	Minor	Adverse	Adverse	Adverse
The Albourne Settlement Edge (RB)	<i>Moderate</i>	<i>Moderate</i>	<i>Moderate</i>	<i>Adverse</i>	<i>Beneficial</i>	<i>Beneficial</i>	Substantial	Substantial	Moderate	Adverse	Adverse	Adverse
Albourne Village (CR)	Moderate	Moderate	Moderate	Adverse	Beneficial	Beneficial	-	-	-	-	-	-

Landscape Receptor Name	Significance of Landscape Effects – CATHERINE RITSON			Direction of Landscape Effects – CATHERINE RITSON			Significance of Landscape Effects – ROBERT BROWNE			Direction of Landscape Effects – ROBERT BROWNE		
	<i>(Temporary Effects)</i>		<i>(Residual Effects)</i>	<i>(Temporary Effects)</i>		<i>(Residual Effects)</i>	<i>(Temporary Effects)</i>		<i>(Residual Effects)</i>	<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>	<i>Construction</i>	<i>Year 1</i>	<i>Year 15</i>	<i>Construction</i>	<i>Year 1</i>	<i>Year 15</i>
Albourne Conservation Area (CR)	Moderate	Minor	Minor	Adverse	Beneficial	Beneficial	-	-	-	-	-	-
The Site Itself (RB)	<i>Minor to Substantial</i>	<i>Minor to Moderate</i>	<i>Minor to Moderate</i>	<i>Adverse</i>	<i>Central field Adverse. Northern and Southern Beneficial</i>	<i>Central field Adverse. Northern and Southern Beneficial</i>	Substantial	Substantial	Substantial	Adverse	Adverse	Adverse
The Site – Northern field (CR)	Minor	Minor	Minor	Adverse	Beneficial	Beneficial	-	-	-	-	-	-
The Site – Central Field (CR)	Substantial	Moderate	Moderate	Adverse	Adverse	Adverse	-	-	-	-	-	-
The Site – Southern Field (CR)	Moderate	Moderate	Moderate	Adverse	Beneficial	Beneficial	-	-	-	-	-	-

Table CR 6: Summary of Landscape Effects for Both Parties

Table CR 7: Summary of Effects on Visual Receptors for Both Parties

Visual Receptor Name	Significance of Visual Effects – CATHERINE RITSON			Direction of Visual Effects - CATHERINE RITSON			Significance of Visual Effects - ROBERT BROWNE			Direction of Visual Effects – ROBERT BROWNE		
	(Temporary Effects)		(Residual Effects)	(Temporary Effects)		(Residual Effects)	(Temporary Effects)		(Residual Effects)	(Temporary Effects)		(Residual Effects)
	Construction	Year 1	Year 15	Construction	Year 1	Year 15	Construction	Year 1	Year 15	Construction	Year 1	Year 15
VR1: #21 and #22 The Street	Substantial	Substantial	Moderate	Adverse	Adverse	Adverse	Substantial	Substantial	Moderate	Adverse	Adverse	Adverse
VR2: Millenium Garden & Albourne School	Substantial	Substantial	Moderate	Adverse	Adverse	Beneficial	Substantial	Substantial	Substantial	Adverse	Adverse	Adverse
VR3: Residents at Inholmes Farm	Substantial	Substantial	Substantial	Adverse	Adverse	Adverse	Substantial	Substantial	Substantial	Adverse	Adverse	Adverse
VR4: Users of Henfield Road	Minor	Minor	Minor	Adverse	Adverse	Beneficial	Minor	Minor	Minor	Adverse	Adverse	Adverse
VR5: Walkers at Footpath 15_1AI	Substantial	Substantial	Substantial	Adverse	Beneficial	Beneficial	Substantial	Substantial	Substantial	Adverse	Adverse	Adverse
VR6: Walkers at Footpath 12_1AI	Substantial	Substantial	Substantial	Adverse	Beneficial	Beneficial	Substantial	Substantial	Moderate	Adverse	Adverse	Adverse
VR7: Residents at the Street (CA)	Moderate	Moderate	Moderate	Adverse	Beneficial	Beneficial	Substantial	Moderate	Moderate	Adverse	Adverse	Adverse

Visual Receptor Name	Significance of Visual Effects – CATHERINE RITSON			Direction of Visual Effects - CATHERINE RITSON			Significance of Visual Effects - ROBERT BROWNE			Direction of Visual Effects – ROBERT BROWNE		
	<i>(Temporary Effects)</i>		<i>(Residual Effects)</i>	<i>(Temporary Effects)</i>		<i>(Residual Effects)</i>	<i>(Temporary Effects)</i>		<i>(Residual Effects)</i>	<i>(Temporary Effects)</i>		<i>(Residual Effects)</i>
	Construction	Year 1	Year 15	Construction	Year 1	Year 15	Construction	Year 1	Year 15	Construction	Year 1	Year 15
VR8: Residents at Church Lane	Moderate	Moderate	Moderate	Adverse	Beneficial	Beneficial	Moderate	Moderate	Minor	Adverse	Adverse	Adverse
VR9: Residents at West House Farm	Moderate	Moderate	Moderate	Adverse	Adverse	Beneficial	Moderate	Moderate	Minor	Adverse	Adverse	Adverse
VR10: Walkers at Footpath 18A1	Moderate	Moderate	Moderate	Adverse	Adverse	Beneficial	Moderate	Moderate	Minor	Adverse	Adverse	Adverse
VR11: Walkers nr Albourne Place	Minor	Minor	Minor	Adverse	Adverse	Beneficial	Minor	Minor	Neutral	Adverse	Adverse	Neutral
VR12: Walkers nr Lanehurst	Moderate	Moderate	Minor	Adverse	Adverse	Adverse	Minor	Minor	Neutral	Adverse	Adverse	Neutral
VR13: Walkers at Wolstonbury Hill	Moderate	Minor	Neutral	Adverse	Adverse	Neutral	Moderate	Minor	Neutral	Adverse	Adverse	Neutral
VR14: Walkers at Devil's Dyke	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral	Neutral

Table CR 7: Summary of Effects on Visual Receptors for Both Parties

