

Landscape and Visual Overview

December 2023

Land off West Hoathly Road,
East Grinstead

Prepared by
CSA Environmental

On behalf of:
Devine Homes

Report No: CSA/6703/01

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CONTENTS	Page
1.0 Introduction	1
2.0 Landscape Policy Context and Character Studies	3
3.0 Site Context and Description	10
4.0 Suitability of the Site to Accommodate Development	15
5.0 Conclusion	18

Appendices

Appendix A: Site Location Plan

Appendix B: Aerial Photograph

Appendix C: Photosheets

Appendix D: Designations and Local Plan Extract

Appendix E: Capacity Study

Appendix F: Methodology for Landscape and Visual Assessment

1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Devine Homes to undertake a landscape and visual overview of land off West Hoathly Road, East Grinstead (the 'Site'). The Site lies within the administrative area of Mid Sussex District Council ('MSDC'). It is identified as a draft site allocation for up to 45 dwellings in the emerging District Plan Review (Policy DPH8: Land off West Hoathly Road, East Grinstead of the Mid Sussex District Plan 2021 – 2039, Consultation Draft [Regulation 18]). This report has been prepared as part of the supporting information for the next round of representations to the Council.
- 1.2 The Site comprises a single field to the east of West Hoathly Road on the southern edge of the suburb of Sunnyside, part of the wider urban area of East Grinstead. The Site lies within the High Weald Area of Outstanding Natural Beauty ('AONB', now known as 'National Landscapes'). The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.3 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.
- 1.4 A Capacity Study (contained in **Appendix E**) has been developed for the Site, which shows how a small residential development of up to 45 homes can be accommodated at the Site. This has been informed by a number of technical assessments including the findings of this report. The plan forms the basis for the consideration of the potential landscape and visual effects.

Methodology

- 1.5 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in September 2023. The weather conditions at the time were sunny and visibility was very good.
- 1.6 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology used in this report is contained in **Appendix F**.

- 1.7 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

2.0 LANDSCAPE POLICY CONTEXT, GUIDANCE AND CHARACTER STUDIES

National Planning Policy Framework (2023)

- 2.1 National policy is set out in the National Planning Policy Framework ('NPPF'). Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 174 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 2.2 Paragraph 176 notes that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

Local Policy Context

- 2.3 The Site lies within the administrative area of Mid Sussex District Council. Planning policy for the District is set out in the Mid Sussex District Plan 2014-2031 (adopted in 2018) and the Site Allocations DPD. The Council is also in the process of undertaking a District Plan Review and published a consultation draft document in January 2022.

Mid Sussex District Plan 2014-2031

- 2.4 The following adopted policies are relevant to this appraisal:
- **Policy DP12: Protection and Enhancement of Countryside** states that the countryside will be protected for its intrinsic character and beauty.
 - **DP16: High Weald Area of Outstanding Natural Beauty** states that development in the High Weald will only be permitted where it conserves or enhances Natural Beauty and has regard to the High Weald Management Plan, in particular:
 - '*the identified landscape features or components of natural beauty and to their setting;*
 - '*the traditional interaction of people with nature, and appropriate land management;*
 - '*character and local distinctiveness, settlement pattern, sense of place*

- and setting of the AONB; and*
- *the conservation of wildlife and cultural heritage.'*

It goes on to state that small scale proposals which support the local economy and social well-being of the AONB, that are compatible with the conservation and enhancement of natural beauty will be supported.

- **Policy DP26: Character and Design;** and
- **Policy DP37: Trees, Woodland and Hedgerows.**

Mid Sussex District Plan Review 2021 - 2039

2.5 The District Council is in the process of preparing a new District Plan. The Site is identified as a draft housing allocation in the Regulation 18 consultation document. The following emerging policies are relevant to the Site and this assessment.

2.6 **DPH4: General Principles for Housing Allocations** identifies the following principles / considerations of relevance:

- Design sites within the High Weald AONB in accordance with the High Weald Housing Design Guide.
- Design new development at a density that is appropriate for the location.
- Make a positive contribution towards local character and distinctiveness.
- Undertake Landscape and Visual Impact Assessment or Appraisal (LVIA) on any rural and edge of settlement sites. In the AONB the LVIA will utilise the AONB Management Plan components as landscape receptors. The LVIA will need to inform the site design, layout, capacity and any mitigation requirements.
- Provide a Landscape Strategy to identify how natural features on site have been retained and incorporated into the landscape structure and design of the site and informed the landscaping proposals for the site.
- Protect and enhance green infrastructure.

2.7 **DPH8: Land off West Hoathly Road, East Grinstead** identifies the Site as a draft housing allocation for up to 45 new homes. The following policy requirements are relevant:

- *'Provide suitable access from West Hoathly Road.*
- *Provide a footpath link to East Grinstead along West Hoathly Road.*
- *Take a landscape-led approach to development.*
- *Undertake a LVIA to inform an appropriate layout, design and landscaping to conserve and enhance the High Weald AONB.*
- *Take into account the objectives of the High Weald AONB Management Plan, the High Weald Housing Design Guide and the Colour Study.*
- *Take account of the surrounding settlement pattern and character in the*

design and layout of the site in order to conserve and enhance the High Weald AONB.

- *Provide an appropriate buffer for the ancient woodland to the east of the site in line with Policy DPN4.*
- *Retain and enhance mature trees/ hedgerows on site boundaries.*
- *Provide parkland as part of the development and a link to Sunnyside Recreation Ground.'*

East Grinstead Neighbourhood Plan (2016)

2.8 Relevant policies from the adopted Neighbourhood Plan are:

- EG1 Protection of the High Weald AONB; and
- EG3 – Promoting Good Design.

High Weald AONB Management Plan

2.9 The High Weald AONB Statement of Significance sets out five defining components of character that make the High Weald recognisably distinct and a homogenous area:

- ***'Geology, landform and water systems** – a deeply incised, ridged and faulted landform of clays and sandstone with numerous gill streams.*
- ***Settlement** – dispersed historic settlement including high densities of isolated farmsteads and late Medieval villages founded on trade and non-agricultural rural industries.*
- ***Routeways** – a dense network of historic routeways (now roads, tracks and paths).*
- ***Woodland** – abundance of ancient woodland, highly interconnected and in smallholdings.*
- ***Field and Heath** – small, irregular and productive fields, bounded by hedgerows and woods, and typically used for livestock grazing; with distinctive zones of lowland heaths, and inned river valleys.'*

2.10 This statement also identifies a number of qualities of the AONB valued by people:

'People value the wonderful views and scenic beauty of the High Weald with its relative tranquillity. They appreciate the area's ancientness and sense of history, its intrinsically dark landscape with the opportunity to see our own galaxy – the Milky Way – and the ability to get close to nature through the myriad public rights of way.'

2.11 The Management Plan provides further guidance on the key characteristics and objectives for these components of character.

High Weald Housing Design Guide and Guidance on the Selection and Use of Colour in Development

- 2.12 The Design Guide provides guidance on delivering appropriate development in the AONB. This includes advice on understanding the site and siting development within the landscape. It notes that for development to reflect and enhance the character of the High Weald it must be designed to integrate into its setting.
- 2.13 Guidance on the Selection and Use of Colour in Development provides further guidance on the use of colour in new developments in the AONB.

Landscape Character Assessments

National Landscape Character

- 2.14 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site is located in NCA 122, High Weald. This character area is described as an area of ancient countryside and one of the best medieval landscapes in northern Europe. The profile states that it consists of a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws are a fundamental characteristic.

County and District Landscape Character

Sussex Historic Landscape Characterisation

- 2.15 The Sussex Historic Landscape Characterisation ('HLC') was published in August 2010. It provides a broad-brush overview of the present-day landscape, based on desk top studies.
- 2.16 The Site and the fields to the north and south lie within HLC Type: Assarts, and in an area of cohesive assarts. These are described as fields which have been brought into cultivation by clearing (assarting) forest or waste lands, mostly documented in the 12th and 13th Centuries (Medieval). The document notes that assart fields are a feature of the High and Low Weald National Character Areas and make up 14% of the overall area surveyed by the HLC and half of the total area of fieldscapes surveyed. Defining attributes of this HLC Type include sinuous wooded field boundaries, predominantly irregular in shape although cohesive assarts have a more regular shape, and are often associated with woodland or former woodland. The Site forms part of a network of cohesive assart fields. The historic field pattern is evident in the woodland to the east, but Ancient Woodland is not a feature on the remaining boundaries.

A Landscape Character Assessment for Mid Sussex 2005

2.17 A Landscape Character Assessment for Mid Sussex was produced by Mid Sussex District Council in 2005. The study divides the District into ten Landscape Character Areas (LCAs), with the Site located in Landscape Character Area 6, High Weald. This is an extensive area which extends to the south of East Grinstead and lies wholly within the High Weald AONB. The following key characteristics are relevant to this appraisal:

- *'Wooded, confined rural landscape of intimacy and complexity, perceived as attractive, locally secluded and tranquil.*
- *Complex sandstone and clay hilly landscape of ridges and secluded valleys centred on the western end of Forest Ridge of the High Weald plateau deeply cut by numerous gill streams and with sandrock crags.*
- *Long views over the Low Weald to the downs, particularly from the high Forest Ridge.*
- *Significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws, creates a sense of enclosure, the valleys damp, deep and secluded.*
- *Pattern of small, irregular-shaped assart fields, some larger fields and small pockets of remnant heathland.*
- *Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland.*
- *Dense network of twisting, deep lanes, droveways, tracks and footpaths.*
- *Dispersed historic settlement pattern on high ridges, hilltops and high ground, the principal settlements [sic] East Grinstead and some expanded and smaller villages.*
- *Some busy lanes and roads including along the Crawley-East Grinstead corridor.*
- *Varied traditional rural buildings built with diverse materials including timber framing, Wealden stone and varieties of local brick and tile hanging.'*

2.18 The assessment identifies a number of landscape and visual sensitivities for the LCA and the following are of relevance:

- *Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity.*
- *Unobtrusive settlement pattern in many parts.*
- *Older, small assart pastures contribute to the intimacy of the landscape.*
- *Important pockets of rich biodiversity are vulnerable to loss and change.*
- *Dense network of twisting, deep lanes, droveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking and for the appreciation of nature.*
- *Long views along valleys and ridges have a high sensitivity to the impact of new urban development, modern farm buildings, masts and pylons and new roads.*
- *Settlement pattern currently sits well within the rural landscape although*

there is a danger of the cumulative visual impact of buildings and other structures.

- *Legacy of designed landscapes and treescapes.*

Landscape Capacity Study – Hankinson Duckett Associates ('HDA', 2007)

- 2.19 Mid Sussex District Council appointed HDA to assess the physical and environmental constraints on development in the District, in order to identify the capacity of Mid Sussex to accommodate future development. The study identifies and maps a series of Local Landscape Character Areas ('LLCAs') which form the basis for the assessment of Landscape Capacity.
- 2.20 The Site lies within Zone 3: East Grinstead, Ashurst Forest, Forest Row and Surrounding Areas, and LLCA 12: Sunnyside High Weald, which occupies a parcel of land at the southern edge of East Grinstead between West Hoathly Road and the Sussex Border Path. Immediately west of West Hoathly Road is LLCA 11 Rockwood High Weald. The study concludes that LLCA 12 has a substantial landscape sensitivity and landscape value. In respect of landscape sensitivity the description notes that the LLCA is mostly located in a valley below East Grinstead; is mostly rural with little settlement throughout; makes a partial contribution to separation between East Grinstead and Forest Row; has a moderate woodland network; and makes some contribution to the wider setting of East Grinstead providing a soft edge to development. In terms of the LLCA's value it notes that it is in the AONB; has some Ancient Woodland; makes a moderate contribution to the setting of the Registered Park and Garden at Brockhurst which also provides some time depth; and is of moderate scenic beauty.
- 2.21 By combining these judgements on landscape sensitivity and value, it concludes that LLCA 12 has a low landscape capacity. In contrast the adjacent Rockwood High Weald LLCA which also lies in the AONB is assessed as having a medium landscape capacity, based on a moderate landscape sensitivity and value. In forming this judgement, the study notes that LLCA 11 has a semi-rural character and significant intervisibility with adjacent settlement, makes no significant contribution to settlement separation and has limited scenic beauty being significantly settled. In respect of the adjacent LLCA the study concludes:

'Within northern part of AONB but degraded by existing development within character area..'

- 2.22 From our own assessment of the Site and surroundings, we would note that the Site forms a small part of LLCA 12 and is immediately adjacent to LLCA 11. It is overlooked by housing at the edge of East Grinstead and plays no role in providing separation between East Grinstead and Forest Row. It is also remote from the heritage asset at Brockhurst. It therefore shares some characteristics

with the neighbouring LLCA 11 and it would be reasonable to assume that it would have a higher landscape capacity to accommodate development than the wider LLCA 12 when considered in isolation.

Capacity of Mid Sussex District to Accommodate Development – Land Use Consultants ('LUC', 2014)

- 2.23 LUC was commissioned by Mid Sussex District Council to prepare a study of the capacity of the District to accommodate development. The study considered four potential constraints to development: environmental, infrastructure, landscape capacity and sustainability.
- 2.24 The study reviewed the areas previously assessed in the 2007 study against a slightly revised scale for landscape capacity.
- 2.25 This assessment concluded that LCA 12: Sunnyside High Weald has a low / medium landscape capacity, based on a moderate landscape sensitivity and substantial landscape value. Low / medium landscape capacity is defined as follows:
- 'A Low/medium capacity rating indicates that development is likely to have an adverse effect on most of the character area and while smaller development may be possible in a very few locations within the character area, it will not be suitable for strategic scale development.'*
- 2.26 The assessment of LCA 11: Rockwood High Weald remains consistent with the HDA assessment, in that the LCA has moderate landscape sensitivity and value, and medium landscape capacity.

3.0 SITE CONTEXT AND DESCRIPTION

Site Context

- 3.1 The Site is located at the southern edge of the built-up area of East Grinstead, adjacent to the suburb of Sunnyside. The Site is approximately 1.8 ha in size. Its location and immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A and B**, and on the photographs contained within **Appendix C**.
- 3.2 The Site comprises a single field of pasture. It is located to the east of West Hoathly Road. To the immediate north, the Site is bordered by the amenity land at Sunnyside Recreation Ground and by housing on the eastern edge of West Hoathly Road. Beyond this, is housing within the urban area of Sunnyside which occupies rising ground along the route of Dunning's Road.
- 3.3 West of the Site, West Hoathly Road is characterised by a variety of built development, which extends south of the main urban area. Opposite the Site are the buildings at Toybox Day Nursery, Tobias School of Art and Therapy and Peredur Centre for the Arts. Coombe Hill Road extends to the west of the Site and is characterised by a pocket of residential development, beyond which is the business park at Bullrushes Farm.
- 3.4 A short distance south of the Site is Trefoil Montessori Farm School and associated land.
- 3.5 East of the Site is a patchwork of mainly medium sized, irregular shaped pastoral fields, sub-divided by a network of mature tree belts. There are significant tracts of woodland present, particularly on steeper ground on the valley sides. The Site and the neighbouring farmland lie on a north facing slope which falls to the watercourse alongside the built edge of East Grinstead. This north facing slope is crossed by several small watercourses which form a series of smaller valleys perpendicular to the main slope. This includes a small water course at the eastern edge of the Site, which forms a narrow, wooded valley which separates the Site from the neighbouring farmland. The built-up area of Sunnyside lies on the opposite valley side, with built development occupying a south facing slope, overlooking the Site and the neighbouring farmland.

Designations and Heritage Assets

- 3.6 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Local Adopted Policies Map indicate that the Site lies within the High Weald AONB (please refer to Designations and Local Plan Extract in **Appendix D**). The AONB boundary wraps around the southern and eastern edges of East Grinstead.

- 3.7 There are no trees within the Site which are covered by a Tree Preservation Order ('TPO'). This was confirmed by checking Mid Sussex District Council's TPO Map on the 9th October 2023. The woodland at the eastern edge of the Site is designated as ancient and semi-natural woodland.
- 3.8 There are no Listed Buildings within the Site. Dunnings Mill is Grade II Listed and lies approximately 80m north of the Site on Dunning's Road. However, the Site is separated from this Listed Building by more recent development on Streatfield Place. There are no further designated heritage assets within the near vicinity of the Site. East Grinstead Conservation Area lies approximately 1km north of the Site, centred on the High Street. There is very little inter-visibility between the Site and the conservation area due to intervening built development. However, the top of the tower at the Church of St Swithun (Grade II*) can be glimpsed in views from the highest part of the Site.

Site Description

- 3.9 The Site comprises a single grassland field. It slopes generally northwards in the direction of the built-up edge of East Grinstead, from a high point of approximately 89m Above Ordnance Datum ('AOD') in the south west corner to approximately 78m AOD in the north east corner. There is a more pronounced change in level immediately adjacent to the eastern edge of the Site, with the landform dropping sharply into a narrow valley at the base of which is a small water course. This valley is heavily treed with the woodland on the valley sides designated as ancient and semi-natural woodland. This woodland indents the south east corner of the Site, with a copse of mature trees, mainly Oak with a Field Maple and Hazel understorey, occupying a small depression at the edge of the wider field.
- 3.10 The western Site boundary with West Hoathly Road is defined by a mixed, native hedgerow of Hawthorn, Blackthorn and Hazel. This is patchy in places and contains a couple of mature trees at the northern end of the boundary.
- 3.11 To the north, the boundary with the adjacent recreational land is defined by a band of mainly offsite, mixed broadleaf trees approximately 12m in height. A small number of younger Oak trees are located within the Site at the eastern extent of this boundary.
- 3.12 The southern field boundary is marked by a row of hybrid Poplar trees with an understorey of Ash, Sycamore, Oak and Hawthorn. The poplars are in varied condition and there is some evidence of limb failure within a number of the trees.

Visibility

- 3.13 The Site is well contained in views from the wider area due to its location on a north facing slope which faces towards existing settlement in East Grinstead,

and by the extent of tree cover at the Site boundaries and within the wider landscape. There is some intervisibility with a section of West Hoathly Road, from neighbouring properties and from the urban area of Sunnyside which occupies the rising ground to the north. The key views of the Site are set out below and illustrated in the photographs at **Appendix C**. The photo-locations are shown on the mapping in **Appendices A** and **B**.

- 3.14 There are views from a section of West Hoathly Road (**Photographs 6 – 9**). These views are largely restricted to the section of public highway adjacent to the Site, part of which forms a section of the High Weald Landscape Trail walking route. As the road continues to the north and south of the Site views are rapidly restricted by adjacent housing or roadside vegetation. When adjacent to the Site, views of the Site interior are heavily filtered by the roadside hedgerow at the Site boundary, although vegetation within the Site is visible above the hedgerow.
- 3.15 There are similar views to those described above from a number of buildings opposite the Site on West Hoathly Road (reciprocal view in **Photograph 1**). However, vegetation on the west side of the road provides an additional layer of screening between these buildings and the Site.
- 3.16 There is a framed view towards the western boundary of the Site from a section of the private road, Coombe Hill Road, which extends west of the Site. Views of the Site from properties off this road are prevented by intervening vegetation and buildings. Views from the High Weald Landscape Trail which crosses the farmland west of the Site are prevented by a dense belt of woodland (**Photograph 10**).
- 3.17 There is a view from a single ground floor window in the side elevation of the property to the north of the Site (reciprocal view in **Photograph 2**). Views from public footpath 26bEG and the open space at Sunnyside Recreation Ground are heavily filtered by vegetation alongside the northern Site boundary (**Photograph 11**). Winter views will be less filtered when the mainly deciduous vegetation is out of leaf.
- 3.18 As public footpath 26bEG continues east of the recreation ground, views of the interior of the Site are screened by the belt of woodland alongside the eastern edge of the Site (**Photograph 12**).
- 3.19 There are no public vantage points south of the Site with views of the Site. There will be some heavily filtered views from the adjacent field associated with the Trefoil Montessori Farm School (reciprocal view from the northern edge of the Site in **Photograph 3**) through the trees and understorey vegetation at the edge of the Site.

- 3.20 There is some intervisibility with the urban area to the north of the Site (see reciprocal view in **Photograph 2**) which occupies rising ground at the edge of East Grinstead. There will be partial views of the Site from mainly first floor windows of properties which overlook the southern edge of the settlement, although these will be partially screened by tree cover north of the Site. **Photograph 13** shows the view from an elevated section of Dunning's Road. The interior of the Site can be partially seen above existing housing and vegetation on West Hoathly Road and within the recreation ground. The tall poplar trees at the northern edge of the Site are visible in the backdrop of the Site. Other public views are generally restricted by intervening housing and garden boundaries. There are glimpsed views towards the northern boundary vegetation over boundary fences (**Photograph 14** shows a view from Forest View Road).
- 3.21 There is some intervisibility with the tower at St Swithun's Church from the highest parts of the Site. However public views from within East Grinstead Conservation Area are prevented by intervening development.

Landscape Value and Sensitivity

- 3.22 The Site occupies a single, pastoral field at the edge of the built-up area of East Grinstead. It is located on a north facing slope which faces and is overlooked by built development in East Grinstead. To the west it is bound by West Hoathly Road, which in the vicinity of the Site is bordered by a series of educational developments which extend the main built-up area of the town south along this section of the highway. To the north of the Site is a recreation ground, whilst to the south it is bordered by the buildings and grounds at Trefoil Montessori Farm School.
- 3.23 The Site lies within LLCA 12: Sunnyside High Weald as set out in the various landscape capacity studies prepared by the Council. The most recent landscape capacity study undertaken by LUC concluded that this area has a moderate landscape sensitivity and substantial landscape value. As set out in section 2, the Site is adjacent to and shares some characteristics with LLCA 11: Rockwood High Weald which is assessed in the studies as being of moderate landscape sensitivity and value.
- 3.24 Landscape features are confined to the edge of the field and comprise Ancient Woodland, tree belts and the hedgerow on West Hoathly Road. A tree survey has been undertaken (Keen Consultants). This assesses the majority of the trees and woodland as Category B and of moderate arboricultural quality. The hybrid poplars and associated vegetation to the south of the Site are assessed as Category C, as is the hedgerow at the Site frontage, and therefore of low arboricultural quality. In landscape terms the Ancient Woodland is a mature landscape feature and generally contributes to the well treed character of the local area which is a feature of the Wealden landscape. This

feature is assessed as being of high landscape quality and value. The remaining trees and vegetation are generally assessed as being of medium landscape quality and value. Overall, the Site has a generally pleasant landscape character. It is fairly typical of the neighbouring pastoral fields on the southern edge of East Grinstead, and its character is influenced by neighbouring development to the north and west. In terms of landscape condition, the Site has a relatively intact field structure and displays moderate scenic qualities.

- 3.25 The Site forms part of a wider landscape which is Nationally designated for its landscape and scenic value. It displays some of the defining characteristics of the AONB in that it lies within an area of undulating topography, it is adjacent to an area of Ancient Woodland, and the Sussex Historic Landscape Characterisation places it within an area of cohesive assart fields. However, the Site's proximity to built development detracts from its overall scenic and perceptual qualities. It is not publicly accessible and does not have the far reaching views or strong sense of tranquillity which are identified as valued elements of the AONB. Given the Site's location in the AONB, it is assessed as being of high landscape value and it forms part of a Valued Landscape in respect of paragraph 174a of the NPPF.
- 3.26 GLVIA3 states that judgements on landscape sensitivity are derived by combining judgements on the susceptibility / ability of the landscape to accommodate a particular type of development, and the value attached to the landscape. The Site is being promoted for a small residential development. It is well related to existing settlement to the north and west and is located on the edge of the urban area of East Grinstead. The Site contains a number of mature landscape features. However, these are located at the perimeter of the Site and do not pose a constraint to development. Views of the Site are generally limited to adjacent roads and neighbouring residential areas, and there is very little inter-visibility between the Site and the wider AONB. A small development could be accommodated at the Site without impacting on key landscape elements both on the Site, or in the wider area, although it would result in the loss of a pastoral field in the AONB but at the edge of a large built-up area. The Site is assessed as being of medium landscape sensitivity to a sensitively designed small residential development. This is in line with the findings of the Council's 2014 capacity study.

4.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

- 4.1 This section provides a brief appraisal of the suitability of the Site to accommodate residential development, in terms of the landscape and visual constraints and potential effects.
- 4.2 The Site is identified as a draft housing allocation for up to 45 new homes in the emerging District Plan Review. The Capacity Study in **Appendix E**, shows how development could be delivered at the Site. The key layout and design principles shown on the Capacity Study, include:
- Vehicular access off West Hoathly Road;
 - Development to medium density and two storeys in height;
 - New homes to be set back from the frontage with West Hoathly Road. The existing hedgerow can be reinforced and managed and new native tree planting can add to the well treed character of the highway;
 - New homes to be set back from the Ancient Woodland (minimum 15m buffer to be provided) and the wooded dell in the south east corner of the Site. Housing to be orientated to overlook the woodland. New structural woodland edge planting can add bio-diversity value and restrict public access to the woodland;
 - New pedestrian link to be provided to Sunnyside Recreation Ground. Link can be routed to minimise impacts on the existing trees alongside this boundary;
 - New pedestrian link to be provided alongside West Hoathly Road; and

Relationship to Settlement

- 4.3 The Site lies at the edge of the main built-up area of East Grinstead, with development extending the urban area southwards along the western edge of West Hoathly Road opposite the Site. Further south, the Site is bounded by the buildings and the associated fields at Trefoil Montessori Farm School and to the east it is enclosed by a belt of woodland which separates it from the adjacent fields. The Site is located on a north facing slope and is overlooked by housing to the immediate north, which has some urbanising influence on the character of the Site.
- 4.4 Development in this location will extend built development to the east of West Hoathly Road. However, this area is already subject to a number of urban influences and is bordered by nearby built development on three sides. Development would form a discrete parcel of housing adjacent to the existing urban area, and visually contained in views from the wider countryside. New

pedestrian links will provide access along the Site frontage to the footway on West Hoathly Road, and to the nearby recreation ground to the north.

Visual Effects

- 4.5 As set out in Section 3, views of the Site are limited to the near distance from West Hoathly Road, the adjacent recreation ground and from a number of public vantage points and existing properties at the urban edge of East Grinstead. There is very little intervisibility between the Site and the wider landscape of the AONB.
- 4.6 The new houses would be visible above the hedgerow in views from a section of West Hoathly Road to the west and there would be more open views available at the new access into the Site. These views will be from the section of carriageway which adjoins the Site, and seen in the context of neighbouring development opposite the Site and at the edge of East Grinstead. New landscaping at the edge of the Site will soften views of the new homes and new tree planting will add to the vegetated character along this section of the public highway. Views will mainly be from road users as there are no footways south of the junction with Coombe Hill Road. There will be similar, but more filtered views, from the educational buildings which border West Hoathly Road to the west.
- 4.7 There will be a partial, framed view of new housing at the Site from a section of the private access road, Coombe Hill Road, on the approach from the west, between existing built development either side of the road.
- 4.8 There will be filtered and glimpsed views of upper floors and roof tops of housing in the Site from the neighbouring recreation ground through the established tree belt at the Site boundary. This open space is located at the edge of the urban area and in close proximity to existing housing.
- 4.9 There will be a partial view of the upper part of housing in the north east of the Site from a section of public footpath 26bEG which crosses the field to the east of the recreation ground. In these views, the majority of the new homes would be screened by the established tree belt to the east of the Site, although there may be some filtered views when the deciduous vegetation is out of leaf. As the footpath continues into the next field, views would be screened.
- 4.10 There will be some partial views of the upper parts of the new homes from a limited number of elevated public vantage points within the urban area to the north. There will also be similar views from mainly first floor windows in a number of properties which look towards the Site. In these views, the new homes would be visible within the context of neighbouring housing in East Grinstead and would not appear particularly discordant.

Landscape Effects

- 4.11 As set out in Section 3, the Site lies within the High Weald AONB. However, the Site's proximity to neighbouring built development and the urban area of East Grinstead detract from its overall scenic and perceptual qualities. It is assessed as being of medium landscape sensitivity and high landscape value given it forms parts of a nationally designated landscape.
- 4.12 The Capacity Study illustrates how development can be accommodated at the Site. The proposals can retain all the significant landscape features and can provide an appropriate buffer to the Ancient Woodland. Housing development will be medium density and can be designed to reflect the local vernacular. It will be two storeys in height in keeping with the neighbouring residential areas. New tree planting at the Site boundaries, within the open space and within the streets will add to local tree cover and the well treed character of the settlement edge.
- 4.13 The character of the Site is influenced by its proximity to existing built development which overlooks it to the north. In addition, the north facing aspect of the Site means that development would relate more strongly to the settlement edge to the north, than to the wider countryside to the east and south of the Site. The proposals would be extremely well contained by the existing landscape framework of woodland and trees, both within the Site and the wider area.
- 4.14 The character of the Site would change from a pastoral field at the edge of the AONB to a small housing development. However, landscape and visual effects would be extremely localised and largely confined to the Site and the urban area to the north and west. Landscape effects on the character of the wider AONB would be very limited.

5.0 CONCLUSION

- 5.1 The Site comprises a single field to the east of West Hoathly Road on the southern edge of the suburb of Sunnyside, part of the wider urban area of East Grinstead. The Site lies within the High Weald AONB. It is identified as a draft site allocation for up to 45 dwellings in the emerging District Plan Review (Policy DPH8: Land off West Hoathly Road, East Grinstead of the Mid Sussex District Plan 2021 – 2039, consultation Draft [Regulation 18]).
- 5.2 The Site lies within LLCA 12: Sunnyside High Weald as set out in the various landscape capacity studies prepared by the Council. The most recent landscape capacity study undertaken by LUC concluded that this area has a moderate landscape sensitivity and substantial landscape value and a low / medium landscape capacity. As set out in section 2 of this report, the Site is adjacent to and shares some characteristics with LLCA 11: Rockwood High Weald which is assessed in the studies as being of moderate landscape sensitivity and value with medium landscape capacity.
- 5.3 The Site forms part of the wider landscape of the High Weald AONB which is nationally designated for its landscape and scenic value. It displays some of the defining characteristics of the AONB in that it lies within an area of undulating topography, it is adjacent to an area of Ancient Woodland, and the Sussex Historic Landscape Characterisation places it within an area of cohesive assart fields which date from the medieval period. However, the Site's proximity to built development detracts from its overall scenic and perceptual qualities and it is not publicly accessible. The Site is assessed as being of landscape sensitivity, and high landscape value owing to its location within the AONB.
- 5.4 The Site is extremely well contained in views from the wider area due to its location on a north facing slope which faces towards existing settlement in East Grinstead, and by the extent of tree cover at the Site boundaries and within the wider landscape. There is some intervisibility with a section of West Hoathly Road, views from neighbouring properties and from the urban area of Sunnyside which occupies the rising ground to the north.
- 5.5 The Capacity Study illustrates how development can be accommodated at the Site. The proposals can retain all the significant landscape features and can provide an appropriate buffer to the Ancient Woodland. Housing development will be medium density and can be designed to reflect the local vernacular. It will be two storeys in height, in keeping with the neighbouring residential areas. New tree planting at the Site boundaries, within the open space and within the streets will add to local tree cover and the well treed character of the settlement edge.

- 5.6 The character of the Site is influenced by its proximity to existing built development which overlooks it to the north. In addition, the north facing aspect of the Site means that development would relate more strongly to the settlement edge to the north, than to the wider countryside to the east and south of the Site. The proposals would be extremely well contained by the existing landscape framework of woodland and trees, both within the Site and the wider area.
- 5.7 The character of the Site would change from a pastoral field at the edge of the AONB to a small housing development. However, landscape and visual effects would be extremely localised and largely confined to the Site and the urban area to the north and west. Landscape effects on the character of the wider AONB would be very limited.

Appendix A

Site Location Plan



- Site Boundary
- Photo Locations
- Contextual Photos



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Project	Land off West Hoathley Road, East Grinstead
Drawing Title	Site Location Plan
Client	Devine Homes

Date	September 2023	Drawing No.	CSA/ 6703/100
Scale @ A4	NTS	Rev	-
Drawn	TV	Checked	CA

Appendix B

Aerial Photograph



 Site Boundary  Photos Locations  Contextual Photos



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Project Land off West Hoathley Road, East Grinstead

Drawing Title Aerial Photograph

Client Devine Homes

Date September 2023

Scale @ A4 NTS

Drawn TV

Drawing No. CSA/6703/101

Rev -

Checked CA

Appendix C

Photosheets

Vegetation along West Hoathly Road



Contextual Photograph 1 View from the southern part of the Site looking north

Residential properties along West Hoathly Road

Woodland on eastern Site boundary



Contextual Photograph 2 View from south western corner of the Site looking north

<div><div>CSA</div><div>environmental</div></div>	<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Contextual Photograph 3 View from the northern edge of Site looking north



Contextual Photograph 4 View from north western corner of Site looking south

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Woodland at eastern Site boundary

Vegetation along West Hoathly Road



Contextual Photograph 5 View from north eastern corner of Site looking south east

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<div>Project</div>	Land off West Hoathley Road, East Grinstead	<div>Drawing No.</div>	CSA/6703/102	
<div>Drawing Title</div>	Photosheets	<div>Date</div>	October 2023	
<div>Client</div>	Devine Homes	<div>Drawn</div>	TV	<div>Checked</div> CA <div>Rev</div> -

Approximate extent of Site



Photograph 6
View from West Hoathly Road looking north towards the Site

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Project	Land off West Hoathley Road, East Grinstead	Drawing No. CSA/6703/102		
Drawing Title	Photosheets	Date October 2023		
Client	Devine Homes	Drawn TV	Checked CA	Rev -

Approximate extent of Site



Photograph 7
View from West Hoathly Road looking north east towards the Site



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Project	Land off West Hoathley Road, East Grinstead	Drawing No.	CSA/6703/102		
Drawing Title	Photosheets	Date	October 2023		
Client	Devine Homes	Drawn TV	Checked CA	Rev	-

← Approximate extent of Site →



Photograph 8
View from West Hoathly Road looking south towards the Site

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Approximate extent of Site

West Hoathly Road



Photograph 9

View from Coomble Hill Road looking east towards the Site

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Project	Land off West Hoathley Road, East Grinstead	Drawing No. CSA/6703/102		
Drawing Title	Photosheets	Date October 2023		
Client	Devine Homes	Drawn TV	Checked CA	Rev -

Ash Wood

Approximate extent of Site



Photograph 10
View from High Weald Landscape Trail /
public footpath 27EG
looking east towards the Site



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Project	Land off West Hoathley Road, East Grinstead	Drawing No.	CSA/6703/102		
Drawing Title	Photosheets	Date	October 2023		
Client	Devine Homes	Drawn TV	Checked CA	Rev -	



Photograph 11

View from Sunnyside Recreation Ground / public footpath 26bEG looking south towards the Site

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<div>Project</div>	Land off West Hoathley Road, East Grinstead	<div>Drawing No.</div>	CSA/6703/102	
<div>Drawing Title</div>	Photosheets	<div>Date</div>	October 2023	
<div>Client</div>	Devine Homes	<div>Drawn</div>	TV	<div>Checked</div> CA <div>Rev</div> -

Approximate extent of Site

Woodland at eastern Site boundary



Photograph 12
View from public footpath 26bEG looking east towards the Site



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Project	Land off West Hoathley Road, East Grinstead	Drawing No.	CSA/6703/102		
Drawing Title	Photosheets	Date	October 2023		
Client	Devine Homes	Drawn TV	Checked CA	Rev	-

Approximate extent of Site

Residential Properties along Dunning's Road



Photograph 13
View from Dunning's Road looking south west towards the Site

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Approximate extent of Site

Residential Properties along
Dunning's Road



Photograph 14
View from Forest View Road looking south west
towards the Site

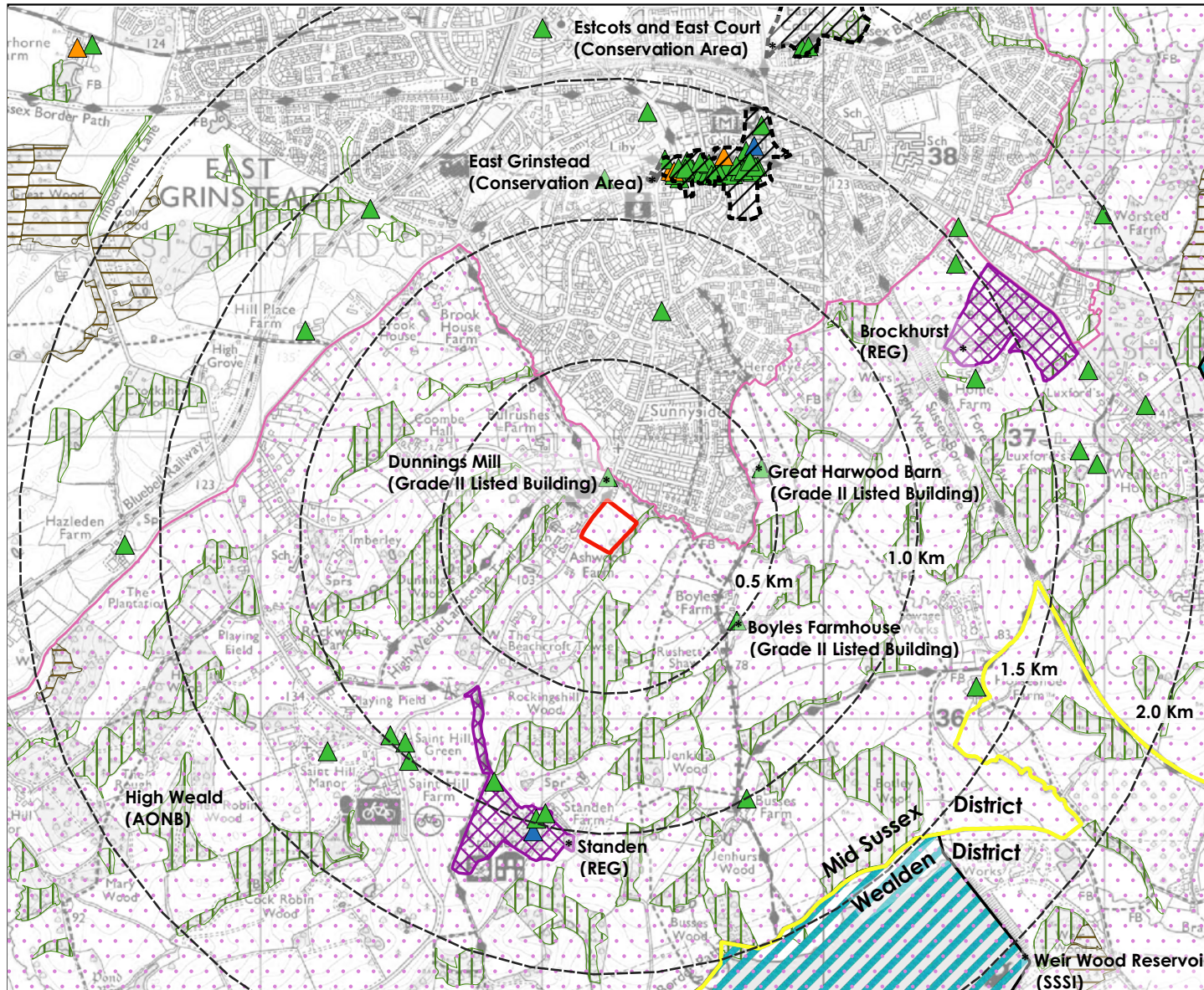
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environmental

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Project	Land off West Hoathley Road, East Grinstead	Drawing No.	CSA/6703/102		
Drawing Title	Photosheets	Date	October 2023		
Client	Devine Homes	Drawn TV	Checked CA	Rev	-

Appendix D

Designations and Local Plan Extract



Legend

 District Boundary

Designations


Landscape

 Areas of Outstanding Natural Beauty (AONB)

Ecology

 Sites of Special Scientific Interest (SSSI)


Ancient Woodland

 Ancient & Semi-Natural Woodland

 Ancient Replanted Woodland

Heritage

 Conservation Areas

 Registered Parks and Gardens (REG)

Listed Buildings

 I

 II*

 II

0 0.25 0.5 km



CSA
environmenta

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Project	Land off West Hoathley Road
Drawing Title	Designations and Local Policy Extract Plan
Client	Devine Homes

Date	September 2023	Drawing No.	CSA/6703/103
Scale	Refer to scale	Rev	-
Drawn	TV	Checked	CA

Appendix E

Capacity Study




Key

● - Affordable units

E	13.12.23	Colour amended	JT	PJ
D	01.12.23	Colour added	JT	PJ
C	22.11.23	Updated to landscape consultant comment	JT	PJ
B	04.10.22	Amended to clients comments	JW	PJ
A	09.08.22	Amended to clients comments	JW	PJ

Rev	Date	Revision Details	Dr	Ch
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ECE Architecture
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Client's Name
DEVINE HOMES

Job Title
**LAND AT WEST HOATHLY ROAD
EAST GRINSTEAD**

Drawing Title
CAPACITY STUDY

Scale
1:500 @ A1 / 1:1000 @ A3

metres 10 20 30 40 50

Drawn	Checked	Date
JW	PJ	AUG '22

Job No	Drawing No	Rev
7189	SK-02	E

Status
PRELIMINARY

Appendix F

Methodology for Landscape and Visual Assessment

METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between *landscape/townscape effects* (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and *visual effects* (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3rd edition 2013); and
 - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.
 - 'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21

LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. National Landscapes (formerly AONBs). Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.
- M5 Nationally valued landscapes are recognised by designation, such as National Parks and National Landscapes (formerly AONBs) which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation. Paragraph 174 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

VISUAL EFFECTS

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

- M12 In describing the content of a view the following terms are used:
- No view - no views of the development;
 - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
 - Partial - a clear view of part of the development only;
 - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
 - Open - a clear view to the development.
- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

MITIGATION AND RESIDUAL EFFECTS

- M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

ASSESSMENT OF EFFECTS

- M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

CUMULATIVE EFFECTS

- M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

ZONE OF THEORETICAL VISIBILITY (ZTV)

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M26 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M27 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M28 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

VISUALISATION TYPE METHODOLOGY

- M29 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
 - Type 2 - 3D wireline / model;
 - Type 3 - photomontage / photowire;
 - Type 4 - photomontage / photowire (survey / scale verifiable).
- M30 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been

joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.

- M31 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M32 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M33 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M34 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation and that professional judgement should always be applied.
- M35 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY				
		Type 1	Type 2	Type 3	Type 4	
User, Purpose, and Likely Level of Effect	A	Evidence submitted to most Public Inquiries, most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.				
		Neutral/Negligible/Slight	Moderate	Substantial		
	D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.				
		Neutral/Negligible/Slight/Moderate	Substantial			

Table LE 1

LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
Description of Landscape/Townscape Quality and Value	<p>Landscape Quality: Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, National Landscapes or World Heritage Site.</p> <p>Townscape Quality: A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site</p> <p>Value: Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/ value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p>Landscape Quality: A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p>Townscape Quality: A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p>Value: High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.</p>	<p>Landscape Quality: Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features.</p> <p>Townscape Quality: A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p>Value: An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/ or have pleasant views out, or be visible in public views.</p>	<p>Landscape / Townscape Quality: Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p>Value: Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.</p>

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity	<p>A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.</p>	<p>A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.</p>	<p>A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/townscape.</p>	<p>A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set and may result in a beneficial change.</p>

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements				
		Partial loss of or impact on key characteristics, features or elements			
			Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements		
				Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements	
					No loss or alteration of key landscape/ townscape characteristics, features or elements

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	<p>The proposals will alter the landscape/ townscape in that they:</p> <ul style="list-style-type: none">• will result in substantial change in the character, landform, scale and pattern of the landscape/townscape;• are visually intrusive and would disrupt important views;• are likely to impact on the integrity of a range of characteristic features and elements and their setting;• will impact a high quality or highly vulnerable landscape;• cannot be adequately mitigated.				
		<p>The proposals:</p> <ul style="list-style-type: none">• noticeably change the character, scale and pattern of the landscape/townscape;• may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements.• are a noticable element in key views;• not possible to fully mitigate.			
			<p>The proposals:</p> <ul style="list-style-type: none">• do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character;• will impact on certain views into and across the area;• mitigation will reduce the impact of the proposals but some minor residual effects will remain.		
				<p>The proposals:</p> <ul style="list-style-type: none">• complement the scale, landform and pattern of the landscape/townscape;• development may occupy only a relatively small part of the Site;• maintain the majority of landscape features;• incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.	
					<p>The proposals:</p> <ul style="list-style-type: none">• maintain existing landscape/townscape character;• has no impact on landscape features, such as trees, hedgerows, watercourses, etc.;• utilises a highly degraded landscape or brownfield site.

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

		High	Medium	Low
Description of the Receptor		<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an National Landscape, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>		
			<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	
				<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

Table VE 2		VISUAL MAGNITUDE OF CHANGE				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Large and dominating changes which affect a substantial part of the view.					
	Clearly perceptible and noticeable changes within a significant proportion of the view.					
	Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).					
	Very minor changes over a small proportion of the view(s).					
	No discernible change to the view(s).					

Table VE 3		VISUAL EFFECTS				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects	The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.					
	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.					
	The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.					
	The proposals would result in a negligible change to the view but would still be discernible.					
	No change in the view.					

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.



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