



# LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Withypitts Farm,  
Turner's Hill

DRAFT

Prepared on behalf of

**Strutt and Parker**

Ref: 2838-RE-02 Rev A

Date: February 2020



## **Withypitts Farm, Turners Hill**

### **LANDSCAPE AND VISUAL IMPACT ASSESSMENT**

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P1	Planning issue	18/02/20	CR

## 1. INTRODUCTION

1.1. This Landscape and Visual Impact Assessment (LVIA) has been commissioned by Strutt and Parker on behalf of The Paddockhurst Estate. It has been prepared by Landscape Architects, Allen Pyke Associates Ltd, specialists in advising on the landscape and visual sensitivity of potential development sites. It provides an assessment of the potential impact on both the landscape character and visual amenity resulting from the potential allocation of a residential development of the Withypitts Farm Site at Turner's Hill, Mid-Sussex.

1.2. It has been prepared to inform the Local Plan allocations process and responds to the High Weald AONB Unit's Planning Advisor's objection to a potential allocation which reads as follows:

***'Policy SA32 16 homes, Withypitts Farm, Selsfield Road Turners Hill'***

*'Object in the absence of:*

*a) A Landscape and Visual Impact assessment to inform the decision on whether this site should be allocated and to inform the criteria that accompanies the allocation; and*

*b) an assessment of whether the proposal constitutes major development, and justification under NPPF paragraph 172 if it does.'*

1.3. The LVIA seeks to address reason a) of the above objection.

### **Overview of Landscape & Visual Considerations**

1.4. The Site falls entirely within the High Weald Area of Outstanding Natural Beauty (AONB). It is located along the southern edge of Turner's Hill, a village located along a prominent east-west ridgeline which broadly follows the AONB boundary. The centre of the village is designated as a Conservation Area.

1.5. The Site contains a working farm with large scale cattle sheds and service areas which are readily visible from the gently undulating landscape associated with the southern edge of the village. The built form is dominant in local views. Positive landscape features within the Site are limited to a small tree belt along its western boundary which soften the built form on the Site and provide visual interest in skyline views.

1.6. Whilst the undulating landform restricts the extent to which the Site is visible from the wider AONB landscape, the local views, in particular from visitors to the St Leonard's Church of England and from residential properties along the upper south facing slopes of Turner's Hill, will see a change in their view should the Site be developed.



- 1.7. Proposals for the Site should seek to provide an improved form of development which would be appropriate to the village edge setting, thereby improving local views in the long term.
- 1.8. This LVIA provides a summary of recommendations to ensure that any future development provides an enhancement to the AONB landscape and the views experienced.

## **2. METHODOLOGY**

- 2.1. This assessment applies a methodology developed by Allen Pyke Associates based on best practice as set out in the Guidelines for Landscape and Visual Impact Assessment; Third Edition, 2013 (GLVIA3) published by the Landscape Institute and IEMA. (See Appendix A)
- 2.2. GLVIA3 states that the role of a Landscape and Visual Impact Assessment (LVIA) is to *“consider the effects of development on the landscape as a resource in its own right and the effects on views and visual amenity”*. It refers to ‘landscape’, as adopted by the Council of Europe in the European Landscape Convention 2002, as being *“an area, as perceived by people, whose character is the result of the action and interaction of natural and /or human factors.”* The application of the Convention is inclusive referring to natural, rural, urban and peri-urban areas, including land, inland water and marine areas and it goes on to state that it *“concerns landscapes that might be considered outstanding as well as every day or degraded landscapes”*.
- 2.3. The GLVIA3 requires that professional judgements are *“reasonable and based on clear and transparent methods”* and that *“in carrying out an LVIA the landscape professional must always take an independent stance, and fully and transparently address both the negative and positive effects of a scheme in a way that is accessible and reliable for all parties concerned”*. A definition of each of the terms used throughout this report is found in Appendix A.
- 2.4. The assessment is undertaken in two parts; first the baseline study (Section 3.0 below), whereby a combination of desk-based research and site visit/s are used to assess the existing site conditions and consider the landscape elements (landform, vegetation, historic features, adjacent development, relevant planning policies and key views) that make up the Site and its surrounding context. This information contributes to an assessment of the susceptibility and sensitivity of landscape character and visual amenity. Visual amenity considers existing views into, and out of, the Site from a variety of public viewpoints and, where relevant, from residential properties. It should be noted, however, that access to private properties is not usually possible so an assessment based on the nearest accessible viewpoint is used. This process assists in identifying

the Zone of Visual Influence (ZVI) of the proposed development and locations where people (Visual Receptors) have views of the Site or have the potential to see the proposed development.

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

### **3. ASSESSMENT OF BASELINE CONSIDERATIONS**

#### **The Site and Surrounding Context**

- 3.1. Figure 1 illustrates the Site Location and the extent of the Study Area of this LVIA. It indicates the extent of the High Weald AONB in the context of the larger settlements of Crawley and Crawley Down to the west and north respectively. The M23 is a major transport corridor forming the eastern edge of Crawley. Other transport routes generally follow the undulating landform, connecting the smaller villages and settlements within the Wealden landscape. National Trails include the Sussex Border Path and the High Weald Landscape Trail which are located over 2km to the north and south east respectively.
- 3.2. Turners Hill is a medium sized village. Its centre was designated as a Conservation Area in 1984. It falls within the 7km buffer of the Ashdown Forest Special Protection Area and Special Area of Conservation. The village is situated on a ridge which forms the boundary to the High Weald Area of Outstanding Natural Beauty to the south.
- 3.3. Figure 2 illustrates that the Site abuts the settlement boundary to the south of the village. It falls entirely within the AONB. The Conservation Area is contained to the upper slopes of the village, approximately 0.5km to the north of the Site. There are various Listed Buildings within the Study Area, mostly contained within the Turners Hill Conservation Area.

#### **Topography and Drainage**

- 3.4. The Site is located along a gentle ridgeline within the undulating landscape associated with the AONB. It slopes gently from 170m AOD (Above Ordnance Datum) along its southern boundary to approximately 150m AOD where its northern boundary falls towards a valley (including Threepoint Gill and Withypitts Pond) at the foot of the village edge. The land then rises up to the ridge associated with the village and the AONB boundary.

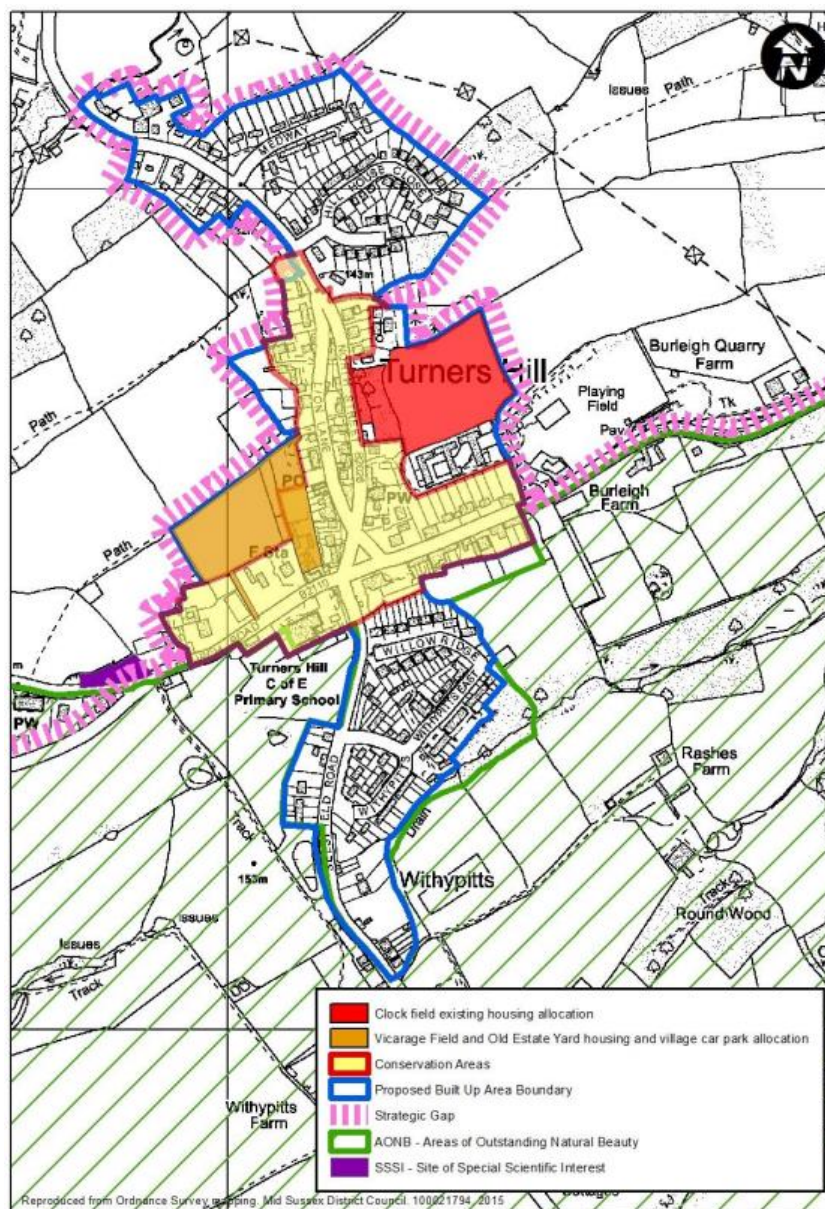
## Land Use

- 3.5. The landscape is formed by a mix of pasture and mature woodland set within the undulating landscape. The village is predominantly residential with a primary school, church and selection of pubs and shops located within the centre along the ridgeline.

## Landscape Planning Context

- 3.6. At a National Scale, the National Planning Policy Framework (NPPF) gives details of the national policy context. It was published in July 2018 and last updated in February 2019. The document provides the framework within which locally-prepared plans for housing and other development can be produced.
- 3.7. The following sections are relevant to this LVIA:
- **Section 12** focusses on achieving well designed spaces which are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
  - **Section 15** highlights the need to conserve and enhance the natural environment.
  - **Section 16** highlights the need to conserve and enhance the historic environment.
- 3.8. At a County Scale the Site is regulated by the Mid Sussex District Plan 2014-2031, Adopted March 2018. Landscape Policies which are relevant to this appraisal include:
- DP12: Protection and Enhancement of Countryside
  - DP16: High Weald Area of Outstanding Natural Beauty
  - DP22: Rights of Way and other Recreational Routes
  - DP34: Listed Buildings and other Heritage Assets
  - DP35: Conservation Areas
  - DP37: Trees, Woodland and Hedgerows
  - DP38: Biodiversity
  - DP39: Sustainable Design and Construction
- 3.9. The following background documents / evidence base to the District Plan are considered relevant to this LVIA:
- The 'Capacity of Mid Sussex to Accommodate Development' prepared by LUC in June 2014.
  - The 'Mid Sussex Landscape Capacity Study' prepared by Hankinson Duckett Associates in June 2007

- 3.10. The 'Conservation Areas in Mid Sussex', August 2018 forms supplementary planning guidance. The description of Turners Hill Conservation Area lists the features which contribute to its character, which includes *'The elevated position of the village also affords excellent views from the Conservation Area across the surrounding countryside.'*
- 3.11. At a Local Scale, the Site is currently subject to the extant Turners Hill Neighbourhood Plan 2014-2031 March 2016. The Policy Maps identify a Strategic Gap to the northern edge of the village. The gap does not extend to the southern edge where the landscape is protected by the AONB designation. The Neighbourhood Plan identifies two new areas of residential development to the north of the village centre at Clock Field and Vicarage Field. The Neighbourhood Plan does not recognise the recent development by Green Plan at the southern edge, opposite the Withypitts Farm site.



Policy Map from Turners Hill Neighbourhood Plan

3.12. The Neighbourhood Plan reads as follows:

*‘Outside the Built-up Area Boundary (which is shown on the proposals map on page 24), priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will only be permitted where:*

- a) It is allocated for development in Policy THP1 or would be in accordance with Policies THP7 and THP14 of this Plan or other relevant planning policies applying to the area; and:*
- b) It must not have a detrimental impact on, and would enhance, areas of substantial landscape value or sensitivity, and*
- c) It must not have an adverse impact on the landscape setting of Turners Hill and*
- d) It must maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the built-up area; and*
- e) Within the High Weald Area of Outstanding Natural Beauty it must conserve and enhance the natural beauty and have regard to the High Weald AONB Management Plan.*
- f) It is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available..’.*

3.13. The Mid Sussex District Plan 2014-2031, Adopted March 2018, replaces the Local Plan referenced in the Neighbourhood Plan.

### **Description of the Site**

3.14. Figure 3 provides a zoomed in aerial photograph of the Site and identifies its key landscape features.

3.15. The Site abuts the built-up area boundary on its north eastern corner. It is bound to the north and west by pastoral fields; to the south by a small orchard and Withypitts Farmhouse and to the east by Selsfield Road and properties fronting onto it.

3.16. The Site contains two large cattle sheds and various ancillary buildings and service areas. The sloping ground results in localised terracing and mounding to form the working areas associated with the cattle yards.





The southern and western boundaries are formed by hedgerows and scattered trees respectively



The boundary to Withypitts Farmhouse is formed by a managed native hedge



The site is generally in a state of disrepair



The Northern boundary is formed by stables and fencing.



Soil mounds and dirt tracks across the site



View from inside of site looking towards entrance from Selsfield Road



Entrance from Selsfield Road

### Historic Landscape/Townscape Features

- 3.17. A brief overview of historic maps has been carried out to identify any notable historic features or land uses and to understand the historic landscape character of the Site.

- 3.18. Historic maps indicate that Withypitts Farm, Withypitts Pond, Threepoint Gill, St Leonard's Church, the School and the Conservation Area at Turners Hill have been notable features on mapping since 1899. The road network has remained broadly unchanged.
- 3.19. Small clusters of residential properties opposite the Site and north of Withypitts Farm front onto Selsfield Road on the 1899 mapping. 1910 mapping shows the settlement area around the Pond extending north towards Turners Hill. 1958 to 1970 mapping shows the settlement area extending east along Withypitts East and Willow Ridge which rises up the ridge towards the edge of the Conservation Area to provide an established built up area boundary to the village.

### **Landscape Character**

- 3.20. At a national scale Natural England identifies the wider landscape associated with Turners Hill as falling within Character Area 122: The High Weald and describes it as:

*'... an area of ancient countryside and one of the best surviving medieval landscapes in northern Europe. The High Weald Area of Outstanding Natural Beauty covers 78 per cent of the NCA, reflecting the outstanding natural and scenic beauty of the landscape. From a distance the appearance of the High Weald is one of a densely wooded landscape, although closer inspection reveals a patchwork of irregularly shaped fields and woods forming both open and enclosed landscapes along rolling ridges and within valleys. Along the ridgetop roads briefly glimpsed extensive views open up, stretching away over rolling ridges, punctuated by church spires far into the horizon, providing a contrast to the intimacy of the lush green valleys. Everything in the High Weald landscape is of human scale and its rich detail is best explored on foot, cycle or horseback along the myriad interconnecting paths and tracks.'*

- 3.21. The Site is located within the High Weald AONB. The Natural England Statements of Environmental Opportunity are relevant and read as follows:

- *'SEO1: Maintain and enhance the existing woodland and pasture components of the landscape, including the historic field pattern bounded by shaws, hedgerows and farm woods, to improve ecological function at a landscape scale for the benefit of biodiversity, soils and water, sense of place and climate regulation, safeguard ancient woodlands and encourage sustainably produced timber to support local markets and contribute to biomass production.'*
- *SEO 2: Maintain and restore the natural function of river catchments at a landscape scale, promoting benefits for water quality and water flow within all Wealden rivers, streams and flood plains by encouraging sustainable land management and best agricultural practices to*

*maintain good soil quality, reduce soil erosion, increase biodiversity and enhance sense of place...*

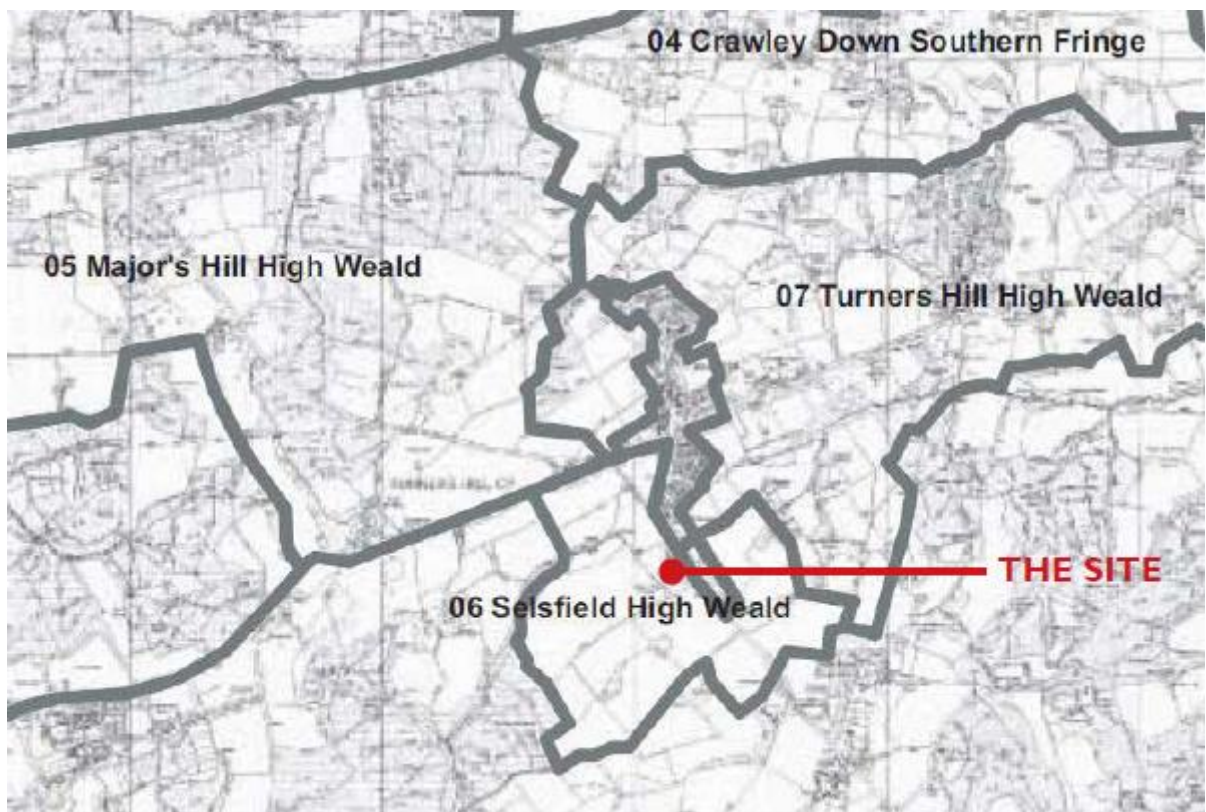
- *SEO 3: Maintain and enhance the distinctive dispersed settlement pattern, parkland and historic pattern and features of the routeways of the High Weald, encouraging the use of locally characteristic materials and Wealden practices to ensure that any development recognises and retains the distinctiveness, biodiversity, geodiversity and heritage assets present, reaffirm sense of place and enhance the ecological function of routeways to improve the connectivity of habitats and provide wildlife corridors.*
  - *SEO 4: Manage and enhance recreational opportunities, public understanding and enjoyment integrated with the conservation and enhancement of the natural and historic environment, a productive landscape and tranquillity, in accordance with the purpose of the High Weald AONB designation’.*
- 3.22. The High Weald AONB Management Plan 2019-2024 is a ‘statutory plan setting out local authority policies for the management of the High Weald Area of Outstanding Natural Beauty (AONB)’
- 3.23. The Management Plan identifies a range of objectives for Local Authorities and Others to follow and implement. The following are considered most relevant to the scheme proposals:
- ‘Objective S2:** *To protect the historic pattern and character of settlement. Promote use of the High Weald Design Guide and historic characterisation to guide settlement planning. Seek to prioritise the delivery of new housing primarily through small-scale development and a mix of housing sizes that responds to local needs*
- Objective S3** *To enhance the architectural quality of the High Weald and ensure development reflects the character of the High Weald in its scale, layout and design.; Utilise AONB design guidance for new housing development; Use local fencing materials or native planting for boundaries; Reflect local landscape character and use of local provenance species in new landscaping scheme ensuring improved connectivity.*
- Objective OQ3** *To develop and manage access to maximise opportunities for everyone to enjoy, appreciate and understand the character of the AONB while conserving its natural beauty.*
- Objective OQ4** *To protect and promote the perceptual qualities that people value; Identify and protect valued views and act to reduce scenic impact of intrusive developments.’*



## Local Landscape Character

3.24. The June 2007 'Mid Sussex Landscape Capacity Study' describes Turners Hill as follows:

*'Turners Hill is located on a prominent ridgeline which runs broadly northeast-southwest through the High Weald, south of Crawley Down. The majority of the settlement follows the main north-south road running roughly perpendicularly across the ridgeline. The highest point of the village is its centre. The northern part of the village slopes down from the ridge on north facing slopes, while the southern part of the village is on the south facing slopes within the AONB. The settlement is surrounded on most sides by small scale pastoral fields, but to the south larger arable fields are prominent.'*



3.25. The Study identifies the Site as falling within 'Area 06 Selsfield Hill High Weald'. The following key characteristics are identified:

- *An unsettled area of mainly arable fields that wraps around southern extension of Turners Hill;*
- *(Provides) setting to village within the AONB;*
- *Mainly on south and west facing ridge slopes;*
- *Unsettled and fairly remote;*
- *Contributes to separation between Turners Hill and Selsfield Common;*
- *Moderate scenic beauty, quite rural;*

- *Setting to Listed Buildings;*
- *Small amount of Ancient Woodland, abuts Conservation Area, abuts SSSI.*

3.26. The 'Capacity of Mid Sussex to Accommodate Development' was prepared for the Council by LUC in June 2014. It assesses development at Turners Hill within 'Capacity Area 6'. It refers back to the 2007 Study and concludes findings for Selsfield Common as follows:

- *Landscape Sensitivity: substantial*
- *Landscape Value: moderate*
- *Landscape Capacity: low / medium.*

3.27. The Capacity studies place weight on the contribution the landscape makes to the setting of Turners Hill and the contribution it makes to separation between Turners Hill and Selsfield Common.

3.28. The Site itself contains built form and, as such, makes no contribution to the perception of a gap between these settlements.

3.29. In terms of the setting to Turners Hill, the Mid Sussex Conservation Area appraisal lists the key features which contribute to its character and setting and no reference is made to the site or landscape immediately south of the settlement boundary.

### **Site Character**

3.30. Allen Pyke have carried out an assessment of the Site's character in order to inform the extent to which development could be considered. The assessment applies a methodology developed by Allen Pyke Associates based on best practice as set out in the Guidelines for Landscape and Visual Impact Assessment; Third Edition, 2013 (GLVIA3) published by the Landscape Institute and IEMA. (See Appendix A).

- **Character: Low.** The Site has no recognisable pattern or structure. It contains a disparate collection of elements that make little contribution to the intactness of the area, and result in no sense of place. Existing trees and hedgerows to the boundaries have the potential to contribute to the Site character and should be retained and enhanced
- **Condition: Poor.** The Site is generally of poor landscape quality with localised unmanaged areas.

- **Landscape Susceptibility: Low.** The Site has a high ability to accommodate the proposed change.
- **Landscape Value: High.** The Site is located within the High Weald AONB, an area of high landscape importance and rarity.
- **Landscape Sensitivity: Moderate.** The elements that make up the Site are of little merit. They could in part be restored or replaced without a notable detriment to the wider High Weald landscape.

3.31. Overall the Site is assessed as having a moderate landscape sensitivity to change. The built elements that dominate the Site are of little merit and could be restored or replaced without detriment to the overall character area. The trees and hedgerows along the site boundaries should be retained and enhanced and where possible their immediate setting enhanced to provide a more established landscape setting for the new development.

Name	Character	Condition	Susceptibility to change	Value	Sensitivity
High Weald AONB	High	Good	High	High	High
Selsfield Common High Weald	High	Good	High	High	High
Turners Hill Conservation Area	High	Good	High	High	High
The Site	Low	Poor	Low	High	Moderate

**Table 1: Summary table of Landscape Character Area Sensitivity**

## Visual Assessment

- 3.32. The Site was visited in mid-winter (January 2020) to allow an assessment of the maximum visibility when leaves were off the trees. Despite being generally overcast visibility was clear on the day of the site visit. Views out from the Site and views back from public vantage points have been used to establish the Zone of Visual Influence (ZVI) and Visual Receptors (VRs).
- 3.33. The ZVI is the land from which the Site, and future proposals, might be seen and is determined by the landform, topographical features such as surrounding buildings and vegetation (whose screening capacity may change through the seasons) and the scale and height of the proposed development.

- 3.34. The VR's are people who may experience a change in their views. They are demonstrated on Figure 4 at Appendix B.

#### **Views out from the Site – Extent of the ZVI**

- 3.35. The sloping nature of the Site allows for open panoramic views towards Turners Hill and the ridge which broadly forms the boundary of the Area of Outstanding Natural Beauty. This ridge contains the Zone of Visual Influence (land from which the Site and proposals may be visible) to the north.
- 3.36. The gently undulating wooded landscape of the AONB landscape south of the ridge limits long distance views to the east, south and west, thereby containing the ZVI to the valley landscape immediately south of Turners Hill. Occasional stretches of open ridgelines to allow for potential views from the east, south and west towards the ridge. In these views St Leonard's Church is a positive landmark which draws reference to the Conservation Area.
- 3.37. The Sensitivity of the Visual Receptors is considered below. Reference should be made to the Photographs provided at Appendix B.

#### **VR 1: Residents at Withypitts Farmhouse**

- 3.38. View 1 (2838-PS-01.1 at Appendix B) is taken from within the Site at the southern boundary, at its highest point. The view demonstrates that residents at Withypitts Farmhouse have open views across the Site from their upper and ground floor windows. The tenant farmer, working the Site, occupies the farmhouse. A low, managed hedge currently forms the boundary to the property. Detracting elements in the view include the working farm areas and mounding. Positive elements in the view include the Scots Pines along the western boundary and the undulating rural landscape beyond the Site with the church along the Turners Hill ridgeline. People experiencing this view are residents at home. The Site forms a significant portion of the view which is set within the designated AONB landscape. The sensitivity of VR 1 is assessed as high.

#### **VR 2: Residents at Selsfield Road**

- 3.39. Properties adjacent to, and overlooking the Site, at Selsfield Road include Holly Cottages and numbers 50 to 67. These are mostly detached and semi-detached properties close to the road which overlook the Site's eastern boundaries. Views 2 and 3 demonstrate that the road forms a dominant feature in the view. People experiencing this view are residents at home. The Site's eastern boundary treatments and the entrance track are visible in the near distance views. There are likely to be views across the AONB landscape from upper floor windows and the built form within the Site is likely to be visible in these views. The sensitivity of VR 2 is assessed as high.

### **VR 3: Motorists and Walkers at Selsfield Road**

- 3.40. Walkers and motorists leaving Turners Hill towards Selsfield Common have views of the Site when orientated towards the south. Views 2, 3 and 4 are representative of these views. The views are transient but do add to the travel experience within the AONB landscape. The built form within the Site and the trees along the western boundary are notable features in the view and in some cases the sheds break the skyline (see View 4). The sensitivity of VR3 is assessed as high.

### **VR 4: Walkers from St Leonard's Church to Withypitts Pond**

- 3.41. Views 4 and 5 represent the views from the public footpath leading from St Leonard's Church to Withypitts Pond. Withypitts Pond provides an area of amenity space with seating and litter bins indicating its regular use. The views from the pond setting and the public footpath are anticipated to have local value attached to them due to the historic connections between the Church and Withypitts within the AONB landscape. The Site and its features are one of several elements in the view. The large-scale sheds break the skyline from lower points. Positive elements in the view include the gently rolling pastoral landscape with well managed hedgerows and trees which reinforce the landscape pattern of the AONB. The sensitivity of VR 4 is assessed as high.

### **VRs 5, 6 and 7: Visitors to St Leonard's Church Grounds; Residents at B2110 / Church Road and Staff and Students and Turners Hill CoE Primary School.**

- 3.42. View 6 is taken from the grounds of St Leonard's Church of England looking south towards the Site. The Site is visible but is one of several built elements in the view and does not detract from the gently rolling pastoral landscape which provides a scenic view typical of the High Weald AONB. The built form within the Site does not break the skyline which is formed by the woodland at Selsfield Common beyond. View 7 is taken from Church Road and represents a similar view of the Site from residents at Grove Cottage, the Vicarage and the staff and students at the Primary School. All of these are located within the Turners Hill Conservation Area and several of the buildings are Listed. The sensitivity of the VRs 5, 6 and 7 is assessed as high.

### **VRs 8 and 9: Visitors to the Crown and residents at Turners Hill**

- 3.43. The Crown Public House is a Listed Building along the south facing slopes of Turners Hill. It is contained within the Conservation Area. There are panoramic views (see view 8) from the pub carpark behind the building, looking towards the Site. The view is also representative of views from the residential properties at Willow Ridge and Paddockhurst at Turners Hill. The Site is visible but is one of several built elements in the view and does not detract from the gently rolling pastoral

landscape which provides a scenic view typical of the High Weald AONB. The built form within the Site does not break the skyline which is formed by the woodland at Selsfield Common beyond. The sensitivity of VRs 8 and 9 is assessed as high.

#### **VRs 10 and 11: Residents at Grove Farmhouse and Bramblehill Farm**

- 3.44. It is likely that residents at isolated farmsteads within the gently undulating landscape will have occasional views towards the Site. Grove Farmhouse and Bramblehill Farm are likely to have views of the Site and its features and may have views of the proposed development. It has not been possible to access these private properties but Views 9 and 11, taken from public rights of way, indicate that the undulating wooded pastoral landscape will be dominant in the view with the St Leonard's Church spire visible on the skyline to the north and the Selsfield wooded ridgeline visible to the south east if visible. The Site and its features will be small component in the view however, as these are residents at their home, experiencing panoramic views across a designated landscape, their sensitivity is assessed as high.

#### **VR 12 and 13: Walkers at public rights of way near Selsfield Common**

- 3.45. The undulating wooded landscape and the orientation of the Site itself results in limited views from the landscape south of the Site, forming the setting of Selsfield Common. Views 10 and 11 are representative of these views and illustrate that St Leonard's Church is glimpsed on the distant skyline at occasional points. The Site and its features are difficult to perceive in the context of the AONB landscape. As these are walkers enjoying views across a designated landscape, their sensitivity is assessed as high.

Ref	Name	Type of receptor	Nature of view of Site	Susceptibility to change	Value of view	Sensitivity
VR 1	Residents at Withypitts Farmhouse	A	Good	High	High	High
VR 2	Residents at Selsfield Road	A	Moderate	High	High	High
VR 3	Motorists and walkers at Selsfield Road	B	Moderate	Medium	High	High
VR 4	Walkers from St Leonards Church to Withypitts Pond	A	Good	High	High	High
VR 5	Visitors to St Leonard's Church of England	A	Good	High	High	High
VR 6	Residents at B2011 / Church Road	A	Good	High	High	High
VR 7	Staff and Students at Turner's Hill CoE Primary School	A	Good	High	High	High
VR 8	Visitors to the Crown Public House	A	Good	High	High	High
VR 9	Residents at Turners Hill	A	Good	High	High	High
VR 10	Residents at Grove Farmhouse	A	Moderate	High	High	High

VR 11	Residents at Bramblehill Farm	A	Moderate	High	High	High
VR 12	Walkers at the Gill	A	Moderate	High	High	High
VR 13	Walkers at Selsfield Common	A	Moderate	High	High	High

**Table 2: Summary table of sensitivity of visual receptors**

#### **4. DEVELOPMENT PRINCIPLES**

4.1. Based on the above baseline assessment the following design principles are recommended to ensure that emerging scheme proposals consider the sensitivity of the landscape setting and visual receptors appropriately:

- Reduce any built form from the upper slopes of the Site where it is likely to obstruct views to the AONB landscape from Withypitts Farmhouse or has the potential to affect skyline views;
- Consider new areas of open space at the upper parts of the Site to allow for opportunities for new and existing residents to enjoy views from the Site out towards the AONB landscape and St Leonard's Church at Turners Hill;
- Provide additional tree planting to the Site's southern and eastern boundaries as necessary to filter views and provide a sense of privacy between Withypitts Farmhouse and the new residential and open space areas;
- Retain and enhance the existing access from Selsfield Road and condition of the built form fronting onto the road to ensure views from adjacent receptors is improved in the long term;
- Retain the existing Scots Pine trees along the western boundary which are currently visible in the landscape. Enhance this boundary with additional native trees to provide a long term enhancement to the landscape;
- Avoid extensive areas of cut and fill and work with the existing levels as much as possible to demonstrate consideration of the undulating landscape;
- Provide a robust boundary treatment to the northern boundary which is appropriate to the rural setting and provides a green edge to the development in views from the Paddockhurst ridge and Turner's Hill Conservation Area. Avoid 1.8m timber closeboard fencing along this boundary which would be a detractor in views from the north. A native hedge with trees



would be most appropriate and would reinforce the field patterns and soften the visible built form.

- Ensure detailed proposals respond to the High Weald Design Guide and all relevant SPGs to provide an attractive development which is viewed positively in the landscape. Reference to the historic farm use should be considered where possible.

- 4.2. A Landscape Strategy for the Site would be developed on a refined scheme which takes account of the above and would be provided at planning submission stage to demonstrate consideration of the Site's landscape and visual receptors.

## **5. ANTICIPATED EFFECTS**

- 5.1. This section of the report considers the significance of the anticipated effects of redevelopment of the Site for housing. It assumes the development principles set out Section 5 will be adhered to.
- 5.2. The *Effects* of development are considered in terms of *Magnitude of Change* and the *Sensitivity* of both the landscape character areas and visual receptors. *Effects* are predicted at three stages: 'during construction', at 'year 1 operation' and at 'year 15', to establish the temporary and residual implications of the development proposals. Year 15 is used to determine the Residual Effects when the established planting proposals would have matured and achieved their full screening potential. The definitions of terms used are found in Appendix A.

### **Anticipated Effects on Landscape Character**

#### **Effects on the High Weald Area of Outstanding Natural Beauty**

- 5.3. The proposed development will see the large-scale farm buildings and working areas removed and replaced with a low-density housing scheme.
- 5.4. The existing trees and hedgerows which provide some sense of containment along the boundaries will be retained and enhanced in the long term to enhance the field patterns and improve the relationship between the new built form and the adjacent gently undulating pastoral AONB landscape.
- 5.5. The works to remove the working barns and erect the new housing will have an effect on the landscape by introducing detracting elements which have negative connotations. However, these adverse effects will be short-lived. The breaking up of the built form within the Site through a policy compliant landscape strategy will allow the new development to provide an improvement to the AONB character in the long term.



- 5.6. In the context of the wider High Weald AONB landscape the proposals will result in a negligible change in landscape character. There will be no loss of key landscape features and no deterioration of the gently undulating rural and wooded landscape which contributes to the strong sense of place associated with the AONB.
- 5.7. There will be a residual minor effect on the wider High Weald Area of Outstanding Natural Beauty. The direction of these effects will be beneficial.

#### **Effects on the Selsfield Common High Weald and Turners Hill Conservation Area**

- 5.8. Selsfield Common High Weald is valued in published assessments for the contribution it makes to the setting of the Turner's Hill Conservation Area and the contribution it makes to providing a gap between Turner's Hill and Selsfield Common.
- 5.9. The scheme proposals will not result in the reduction of any perceived gap between the settlements of Turner's Hill and Selsfield Common. It already contains a notable built form which is perceived as part of the built-up area which extends along Selsfield Road. Effects on visual receptors are discussed at paragraph 5.14 in more detail.
- 5.10. The built form within the Site provides reference to the rural land use and historic landscape character which may have significance in the context of the setting of the Conservation Area. A heritage consultant will be able to provide a more robust assessment of the significance of the effects of the perceived change of use from a working farm to a new residential development.
- 5.11. In terms of landscape character there will be a notable change in the landscape character and an anticipated residual moderate effect on the Selsfield Common High Weald. Provided the scheme proposals adhere to the landscape objectives set out at Section 5 above the direction of these effects will be beneficial.

#### **Effects on the Site Character**

- 5.12. The scheme proposals have the potential to significantly improve the landscape character of the Site by replacing the large scale building sheds and associated infrastructure with a new high quality residential development. By adhering to planning policy and supplementary planning guidance the scheme has the potential to create a strong sense of place for new residents. It will present new opportunities for people to enjoy the scenic AONB landscape which forms its setting.

- 5.13. There will be a high change to the Site character with a corresponding substantial effect in the long term. These effects will be beneficial with the landscape strategy providing a robust green setting to the new housing which respects and responds to its landscape setting and enhances visual connectivity to the Conservation Area and its AONB landscape.

Name	Sensitivity	Magnitude of Change			Significance of Effects and Direction of Change on Landscape Character		
					Temporary Effects		Residual Effects
		Construction	Year 1	Year 15	Construction	Year 1	Year 15
High Weald AONB	High	Negligible	Negligible	Negligible	Minor; Adverse	Minor; Beneficial	Minor; Beneficial
Selsfield Common High Weald	High	Low	Low	Low	Moderate; Adverse	Moderate; Beneficial	Moderate; Beneficial
Turners Hill Conservation Area	High	Low	Negligible	Negligible	Moderate; Adverse	Minor; Beneficial	Minor; Beneficial
The Site	Moderate	High	High	High	Substantial; Adverse	Substantial; Beneficial	Substantial; Beneficial

**Table 3: Summary of effects on Landscape Character**

### **Anticipated Visual Effects**

#### **Visual Effects on Residents at Withypitts Farmhouse**

- 5.14. Residents at Withypitts Farmhouse have open views across the Site. The proposals have the potential to enhance the boundary through native tree planting which would provide a sense of privacy for the existing and new residents, whilst maintaining some visibility towards the AONB landscape beyond the Site from upper floor windows. The views across the working farm will change significantly during construction and on completion. Measures will be implemented during the construction period to mitigate against any unreasonable effects during the construction period. The effects on residents at Withypitts Farmhouse will be substantial, however should the scheme proposals adhere to the landscape strategy principles set out Section 5 above then the scheme has the potential to ensure that the direction of the residual effects will be beneficial.

#### **Visual Effects on Residents at Selsfield Road**

- 5.15. Existing built form immediately adjacent to Selsfield Road will be retained and restored thereby improving views from properties fronting onto the road. The existing access track will be resurfaced and made good to provide an attractive entrance to the new residential development. There will be oblique views into a working construction site which will result in temporary adverse

effects. The development has the potential to improve the views from Selsfield Road resulting in residual beneficial effects for these visual receptors.

#### **Visual Effects on Motorists and Walkers at Selsfield Road**

- 5.16. There will be transient views of the development as motorists and pedestrians approach the Site from Turners Hill. During construction the site operations will be a detractor in the view, however the anticipated adverse effects will be short-lived. In the long term the new development will break up the extent of built form visible within the Site and will allow for the introduction of new planting along the northern boundary to improve the visual qualities of the Site in the context of the AONB landscape.

#### **Visual Effects on Walkers from St Leonard's Church to Withypitts Pond**

- 5.17. The scheme proposals will remove the large sheds within the Site and provide a new development which reflects the settlement pattern of the adjacent properties along Selsfield Road. The emerging scheme proposals suggest internal open space areas and suitable terracing of the built form and site to allow for a landscaping scheme which would soften the built form, provide enhanced boundary treatments and improve views from the north. The new built form will be no higher than the existing sheds and may continue to break the skyline in the nearer views, however the landscape proposals will soften the skyline and improve views towards it in the context of the AONB landscape.

#### **Visual Effects on Properties at Paddockhurst Road**

- 5.18. In views from St Leonard's Church, the Primary School, the Crown Pub and properties along Church Road, the scheme proposals will remove the large sheds within the Site and provide a new development which reflects the settlement pattern of the adjacent properties along Selsfield Road. The emerging scheme proposals suggest internal open space areas and suitable terracing of the built form and the Site to allow for a landscaping scheme which would soften the built form, provide enhanced boundary treatments and improve views from the north.

#### **Effects on Residents at Grove Farmhouse and Bramblehill Farm**

- 5.19. Residents at Grove Farmhouse are likely to experience a low change in their views as a result of development of the Site. The new housing will be a minor element in the view and will provide a lesser degree of built form in the view than the previous land use. The western boundary will be improved – existing mature trees will be retained and enhanced with new native planting. Built form will be limited along the upper parts of the Site so as to avoid any changes to skyline views.

Residents at Bramblehill Farm may have glimpses of additional planting along the Site's southern boundary, thereby enhancing their views towards in the long term.

#### Effects on Walkers at public rights of way near Selsfield Common

5.20. Walkers at the Gill and Selsfield Common will see no notable change in their panoramic views across the High Weald AONB Landscape towards Turners Hill and St Leonard's Church. The wooded gently undulating landscape will continue to provide a highly scenic view with the Church a landmark visible on the horizon.

5.21. Table 4 below sets out the effects of the proposed development on the visual receptors.

Ref	Name	Sensitivity	Magnitude of Change			Significance of Effects and Direction on Visual Amenity		
						Temporary Effects		Residual Effects
			Construction	Year 1	Year 15	Construction	Year 1	Year 15
VR 1	Residents at Withypitts Farmhouse	High	High	High	High	Substantial; adverse	Substantial; beneficial	Substantial; beneficial
VR 2	Residents at Selsfield Road	High	Medium	Low	Low	Substantial; Adverse	Moderate; Beneficial	Moderate; Beneficial
VR 3	Motorists and walkers at Selsfield Road	High	Medium	Low	Low	Substantial; Adverse	Moderate; Beneficial	Moderate; Beneficial
VR 4	Walkers from St Leonards Church to Withypitts Pond	High	Medium to Low	Low	Low	Substantial to moderate; Adverse	Moderate; Beneficial	Moderate; Beneficial
VR 5	Visitors to St Leonard's Church of England	High	Low	Low	Low	Moderate; Adverse	Moderate; Beneficial	Moderate; Beneficial
VR 6	Residents at Paddockhurst Road	High	Low	Low	Low	Moderate; Adverse	Moderate; Beneficial	Moderate; Beneficial
VR 7	Staff and Students at Turner's Hill CoE Primary School	High	Low	Low	Low	Moderate; Adverse	Moderate; Beneficial	Moderate; Beneficial
VR 8	Visitors to the Crown Public House	High	Low	Low	Low	Moderate; Adverse	Moderate; Beneficial	Moderate; Beneficial
VR 9	Residents at Turners Hill	High	Low	Low	Low	Moderate; Adverse	Moderate; Beneficial	Moderate; Beneficial
VR 10	Residents at Grove Farmhouse	High	Low	Low	Low	Moderate; Adverse	Moderate; Beneficial	Moderate; Beneficial
VR 11	Residents at Bramblehill Farm	High	Negligible	Negligible	Negligible	Neutral	Neutral	Neutral
VR 12	Walkers at the Gill	High	Negligible	Negligible	Negligible	Neutral	Neutral	Neutral
VR 13	Walkers at Selsfield Common	High	Negligible	Negligible	Negligible	Neutral	Neutral	Neutral

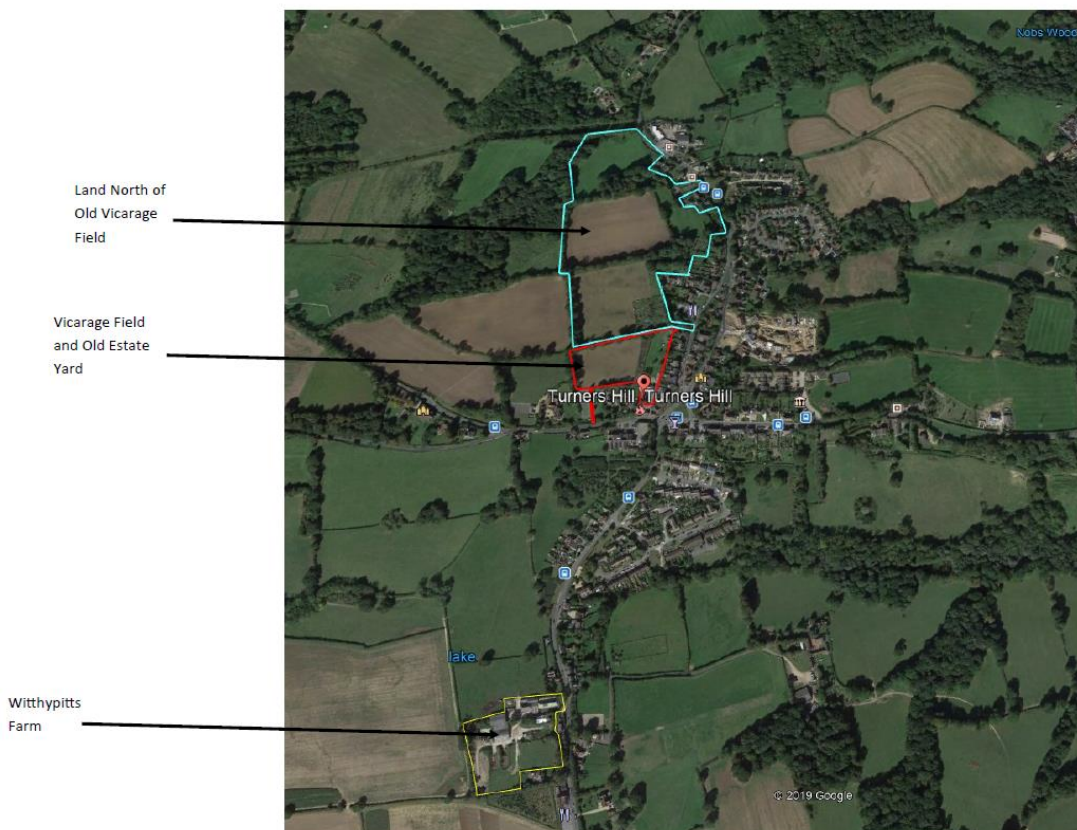
**Table 4: Summary of Significance of Effects on Visual Amenity**

### **Night-time effects**

- 5.22. There will be a low change in the night time effects as a result of the additional residential properties. This will be in keeping with the adjacent settlement area associated with Selsfield Road. A lighting strategy will be submitted to demonstrate an appropriate scheme which reduces any glare or unnecessary light spill, in particular for views from the immediate landscape to the north.

### **Consideration of Cumulative Effects**

- 5.23. Three sites are currently being considered for allocation in the Study Area as indicated on the marked up aerial photograph below:



These are reference hereafter to as:

- Site 1: Land north of Old Vicarage Field;
- Site 2: Vicarage Field and Old Estate;
- Site 3: Withypitts Farm (The Site).

- 5.24. The three sites are at various stages in the allocation process. For the purposes of providing an assessment of potential cumulative effects resulting from all three sites, it has been assumed that all would be developed at the same time and at a similar density.

### **Cumulative Effects on Landscape Character**

- 5.25. Sites 1 and 2 fall outside of the High Weald AONB however their landscape is valued in published assessments for the contribution they make to the setting of the Turner's Hill Conservation Area. The most notable cumulative effects on landscape character will be the combined loss of the rural landscape which contributes to the setting of the Conservation Area. In this respect Site 3 (the Site) makes a minimal contribution as it already contains built form in contrast to Sites 1 and 2 which are predominantly laid to pasture.

### **Cumulative Visual Effects**

- 5.26. The Turner's Hill ridge which broadly forms the AONB boundary contains the Zones of Visual Influence of the three schemes to such an extent that there are no locations within the Study Area where all three sites will be visible. Site 1 and 2 will have a combined effect on views from residential properties along the north western edge of Turner's Hill.
- 5.27. There are no locations where the Site will contribute to any cumulative visual effects resulting from the development of all three sites.

## **6. CONCLUSION**

- 6.1. This Landscape and Visual Impact Assessment (LVIA) provides an assessment of the potential landscape and visual effects associated with converting the working Withypitts Farm at Selsfield Road, Turners Hill to a low-density housing scheme of up to 24 units. The Site falls entirely within the High Weald Area of Outstanding Natural Beauty and is visible from the Turners Hill Conservation Area.
- 6.2. The LVIA provides an assessment of the baseline site conditions and published guidance in the context of the landscape setting and the extent to which the site features contribute to views in the High Weald AONB landscape.
- 6.3. Initial sketch proposals and development principles have been considered. The assessment demonstrates that an appropriate form of development on the Site would result in no residual adverse effects on landscape character or visual amenity. Instead, the redevelopment of the Site has the potential to improve the local landscape and views currently experienced across the designated landscape.
- 6.4. Furthermore, the Site presents opportunities for increased enjoyment of the AONB and the Conservation Area by introducing areas of open space which have the potential to celebrate views out from the Site for existing and new residents.
- 6.5. Redevelopment of the Site has the potential to provide a high quality, sustainable, development which conserves and enhances the natural and historic environment associated with Turners Hill. The detailed design will ensure provision of a series of well-designed spaces which are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 6.6. Proposals for the Site have the potential to protect the historic pattern and character of settlement, making use of the High Weald Design Guide to provide an attractive small-scale development which responds to local needs whilst enhancing the architectural qualities of the High Weald.
- 6.7. It can be concluded that development of the Withypitts Farm Site has the potential to provide a form of development which could respond to National and Local planning policy and objectives of the High Weald AONB Management Plan.

## **APPENDIX A**



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**ALLEN PYKE ASSOCIATES**

**(Landscape Consultants)**

**Methodology & Definition of  
Landscape and Visual Impact Assessment Terms**

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## METHODOLOGY & TERMS FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

### INTRODUCTION

This document set out the methodology and terms used by Allen Pyke Associates in LVIAs and Environmental Statements to establish and describe the potential effects on landscape character and visual amenity of a development

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

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

The assessment process is divided into two stages:

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

### STAGE 1: ASSESSMENT OF EXISTING BASELINE CONDITIONS & SENSITIVITY

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

#### 1. DETERMINING SUSCEPTIBILITY TO CHANGE

##### 1a. Assessing Landscape/Townscape Character:

The '**Character**' of an area is defined using the following criteria:

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

The '**Condition**' of the **Landscape/Townscape** is **defined** using the following criteria:

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

### 1b. Assessing Visual Amenity:

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

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

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

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

### 1c. Quantifying Susceptibility to Change

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

**MATRIX TABLE: LANDSCAPE & VISUAL SUSCEPTIBILITY TO CHANGE**

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

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

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

## 2. DETERMINING SENSITIVITY

### 2a. Assessing the Value of Landscape/Townscape Character

The ‘**Value**’ of an area is defined as follows and considers any relevant designation or local recognition:

Value	Criteria	Examples	Level of importance/rarity
<b>Exceptional</b>	Very high importance and rarity.	World Heritage Site	International
<b>High</b>	High importance and rarity.	National Park, AONB, Broads or other statutory/inalienable area designations	National, Regional
<b>Moderate</b>	Moderate importance.	Non-statutory landscape (SLA, AGLV), Conservation Area, Heritage Coast, or valued undesignated area recognised through use/association/ publications.	County, Local
<b>Low</b>	Low importance with positive characteristics.	Undistinguished and undesignated area with some redeeming feature/features and possibly identified for or being improved.	Local
<b>Poor</b>	Low importance but with negative characteristics.	Area having few/no redeeming features and/or possibly identified for recovery.	Local

### 2b. Assessing the Value of the View

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

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

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## 2c. Quantifying Sensitivity

### MATRIX TABLE: SENSITIVITY

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

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

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

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

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

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

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

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

### **DETERMINING THE SIGNIFICANCE OF THE EFFECTS OF DEVELOPMENT**

The ‘**Significance**’ of the effects of development on landscape character and visual receptors is determined by combining the assessment of:

- the ‘**Sensitivity**’ of the landscape or view, as established in the (Stage 1) baseline assessment; and
- the potential ‘**Magnitude of Change**’ resulting from the proposed development.

#### **2a. Assessment of Magnitude of Change**

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

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

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

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

#### **2b. Quantifying the Significance of Effects**

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

## MATRIX TABLE: SIGNIFICANCE OF EFFECTS

Sensitivity	SIGNIFICANCE OF EFFECTS			
High	Substantial	Substantial	Moderate	Minor*/Neutral
Moderate	Substantial	Moderate	Minor	Neutral
Low	Moderate	Minor	Minor	Neutral
	High	Medium	Low	Negligible*/None
	Magnitude of Change			

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

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

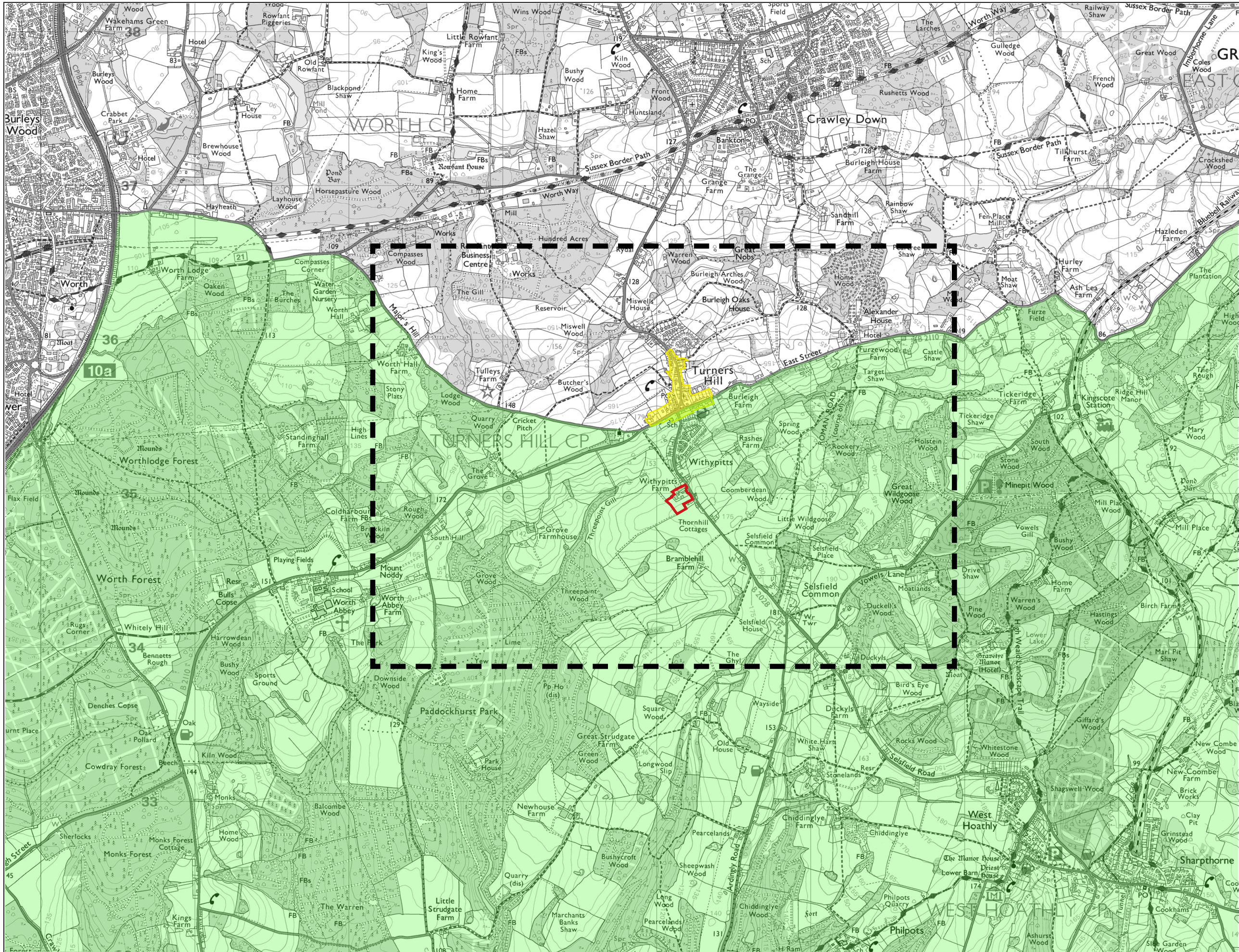
### 2c. Quantifying the Direction of the Significance of Effects

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

<b>Beneficial Criteria (+)</b>
<ul style="list-style-type: none"> <li>Fits well with scale of landform &amp;/or pattern of an area/view</li> <li>Increases attributes or enhances in contribution to an area/setting/view</li> <li>Enhances balance of elements in an area/view or sense of tranquillity</li> <li>Provides ability to include adequate or appropriate mitigation</li> <li>Complements local/national planning policies or guidance to protect an area's character or a view</li> </ul>
<b>Adverse Criteria (-)</b>
<ul style="list-style-type: none"> <li>Out of scale with landform &amp;/or pattern of an area/view</li> <li>Loss of attributes or deterioration in contribution to an area/setting/view</li> <li>Disrupts balance of elements in an area/view or sense of tranquillity.</li> <li>Lacks ability to include adequate or appropriate mitigation</li> <li>Conflicts with local/national planning policies or guidance to protect an area's character or a view</li> </ul>
<b>Neutral</b>
<ul style="list-style-type: none"> <li>Where there is no discernable change to an area's character or a view</li> <li>Where there is no positive or negative affect on an area's character or a view</li> </ul>

## **APPENDIX B**





APAL FILE REFERENCE  
2838-AS-04

North

LEGEND

Site Boundary

Extent of Study Area

Turners Hill Conservation Area

High Weald Area of Outstanding Natural Beauty

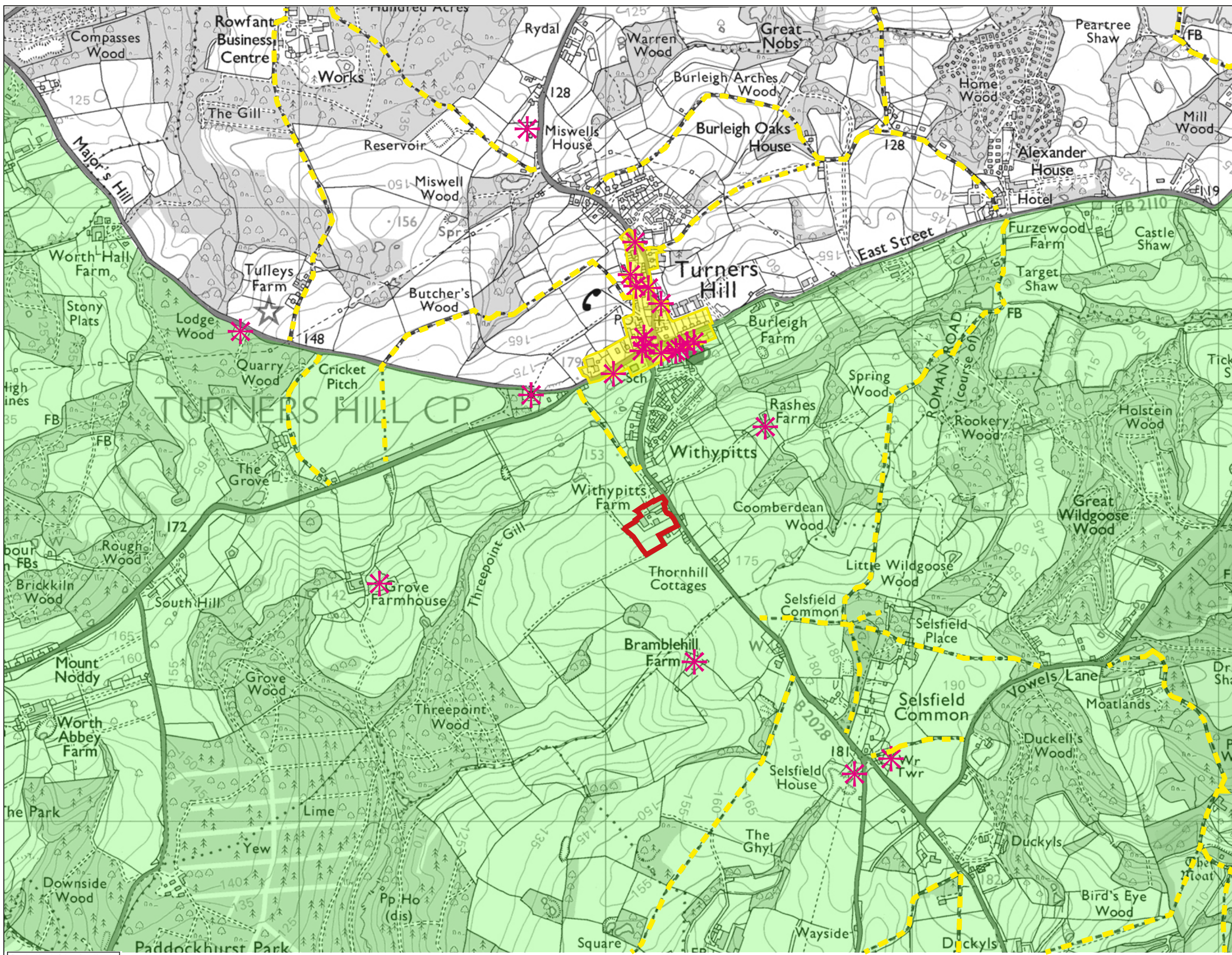
Rev	Description	Date	Drawn	Checked
Drawing Status DRAFT				

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Client	Scale
Strutt and Parker	NTS@A3
Project	By/Ckd
Withypitts Farm	VV/CR
Drawing Title	Date
Site Location and Extent of Study Area	27/01/20
Figure Number:	Revision
FIGURE 1	-

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APAL FILE REFERENCE  
2838-AS-05



LEGEND

- Site Boundary
- High Weald AONB
- Turners Hill Conservation Area
- Listed Buildings
- Public Rights of Way

Rev	Description	Date	Drawn	Checked
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DRAFT

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Project	By/Ckd
Withypitts Farm	VV/CR
Drawing Title	Date
Landscape Planning Context	27/01/20

Figure Number:	Revision
FIGURE 2	-

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Views to the Site from St Leonard's  
C of E Church and properties along  
Paddockhurst Road

Existing mature hedgerows along  
eastern boundary obscure views  
from properties along Selsfield Road

Access from Selsfield Road

Existing tree belt along western  
boundary

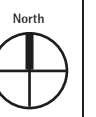
Withypitts Farmhouse

Tarana Bar & Restaurant

APAL FILE REFERENCE  
2838-AS-06

# LEGEND

- Site Boundary
- Construction Site  
Development by Greenplan  
Designer Homes



Rev	Description	Date	Drawn	Checked
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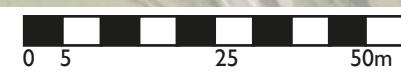
Drawing Status  
**DRAFT**



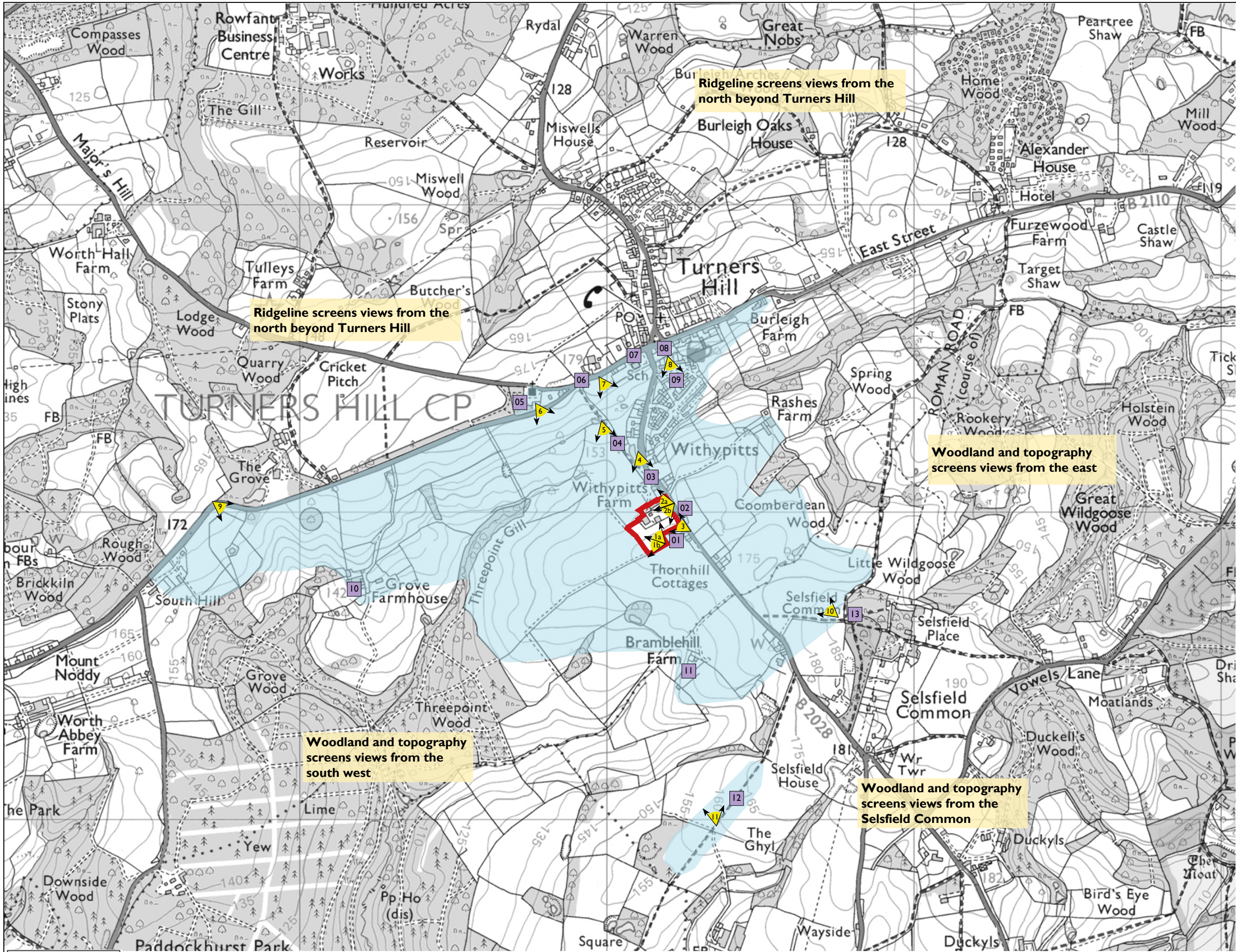
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Client	Scale
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Project	By/Ckd
Withypitts Farm	VV/CR
Drawing Title	Date
Aerial Photograph	27/01/20
Figure Number:	Revision
FIGURE 3	-

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2838-AS-07



LEGEND



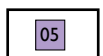
Site Boundary



Zone of Visual Influence;  
Land from which the Site  
and / or proposals may  
be visible



Photograph Location



Visual Receptor

Visual Receptors:

- VR 1 Residents at Withypitts Farmhouse
- VR 2 Residents at Selsfield Road
- VR 3 Motorists and walkers at Selsfield Road
- VR 4 Walkers from St Leonards Church to Withypitts Pond
- VR 5 Visitors to St Leonard's Church of England
- VR 6 Residents at B2110 / Church Road
- VR 7 Staff and Students at Turner's Hill CoE Primary School
- VR 8 Visitors to the Crown Public House
- VR 9 Residents at Turners Hill
- VR 10 Residents at Grove Farmhouse
- VR 11 Residents at Bramblehill Farm
- VR 12 Walkers at the Gill
- VR 13 Walkers at Selsfield Common

Rev	Description	Date	Drawn	Checked
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DRAFT

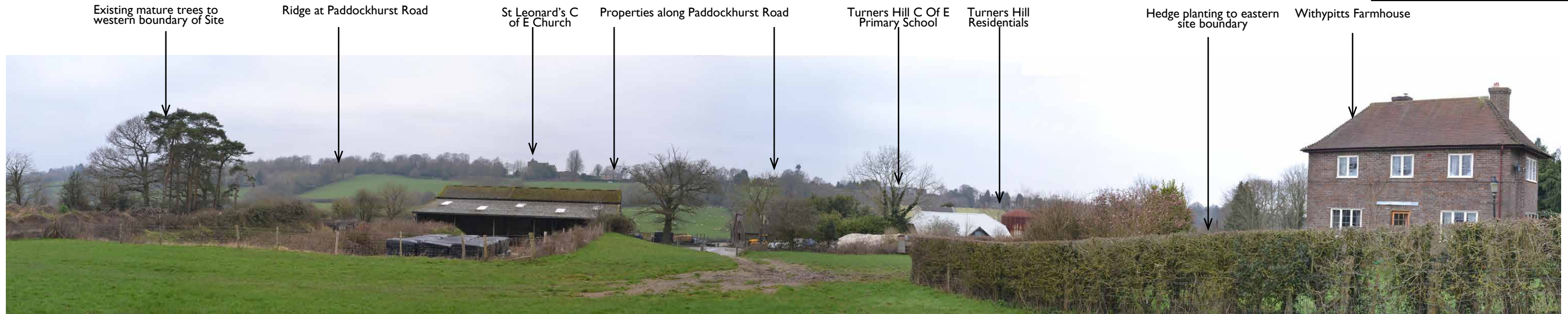
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Project	By/Ckd
Withypitts Farm	VV/CR
Drawing Title	Date
Visual Assessment Plan	24/01/20

Figure Number:	Revision
FIGURE 4	-





**VIEW 1a** - View towards Paddockhurst Road and Turners Hill ridge from southern edge of Site



**VIEW 1b** - Extension of View 1a

Rev	Description	Date	Drawn	Checked
Drawing Status <b>DRAFT</b>				
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Client <b>Strutt and Parker</b>		Scale <b>NTS@A3</b>		
Project <b>Withypitts Farm</b>		By/Ckd <b>VV/CR</b>		
Drawing Title <b>Representative Views - Photosheet: Views 1a &amp; 1b</b>		Date <b>31/01/20</b>		
Drawing Number: <b>2838-PS-01.1</b>		Revision <b>-</b>		





**VIEW 2a** - Looking north from Selsfield Road, opposite driveway entrance to Site



**VIEW 2b** - Looking south from driveway entrance to Site

Rev	Description	Date	Drawn	Checked
Drawing Status <b>DRAFT</b>				
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Client			Scale	
<b>Strutt and Parker</b>			<b>NTS@A3</b>	
Project			By/Ckd	
<b>Withypitts Farm</b>			<b>VV/CR</b>	
Drawing Title			Date	
<b>Representative Views - Photosheet: Views 2a &amp; 2b</b>			<b>31/01/20</b>	
Drawing Number:			Revision	
<b>2838-PS-01.2</b>			<b>-</b>	





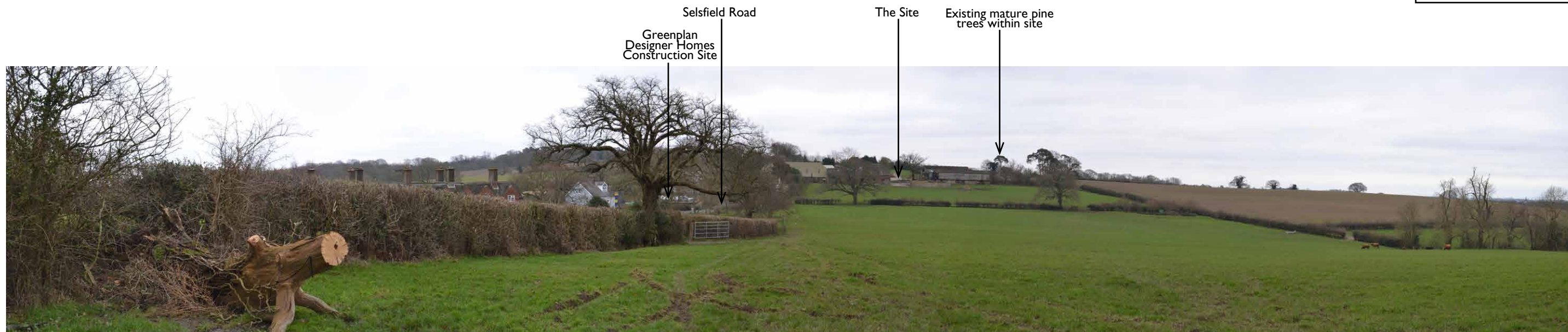
**VIEW 3-** View from Selsfield Road towards Site



**VIEW 4 -** View from pond looking south towards Site

Rev	Description	Date	Drawn	Checked
Drawing Status DRAFT				
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Client			Scale	
Strutt and Parker			NTS@A3	
Project			By/Ckd	
Withypitts Farm			VV/CR	
Drawing Title			Date	
Representative Views - Photosheet: Views 3 & 4			31/01/20	
Drawing Number:			Revision	
2871-PS-01.3			-	





**VIEW 5** - View from public footpath 67W looking south towards Site



**VIEW 6** - View from St Leonard's C of E Church looking south towards Site

Rev	Description	Date	Drawn	Checked
Drawing Status <b>DRAFT</b>				
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Client		Scale		
<b>Strutt and Parker</b>		<b>NTS@A3</b>		
Project		By/Ckd		
<b>Withypitts Farm</b>		<b>VV/CR</b>		
Drawing Title		Date		
<b>Representative Views - Photosheet: Views 5 &amp; 6</b>		<b>31/01/20</b>		
Drawing Number:		Revision		
<b>2871-PS-01.4</b>		<b>-</b>		



Outbuilding at  
#31 Church Road

The Site

APAL FILE REFERENCE  
2838-PS-01



**VIEW 7** - View from B2011 / Church Road looking south towards Site

The Site

The Crown  
car parking



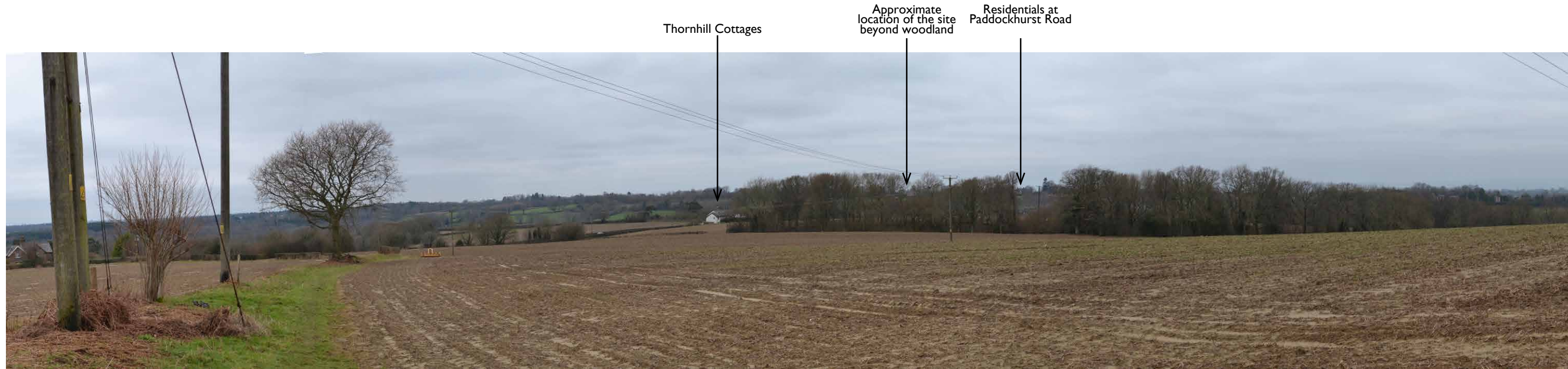
**VIEW 8** - View from car parking of The Crown Public House at Turners Hill

Rev	Description	Date	Drawn	Checked
Drawing Status DRAFT				
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Client			Scale	
Strutt and Parker			NTS@A3	
Project			By/Ckd	
Withypitts Farm			VV/CR	
Drawing Title			Date	
Representative Views - Photosheet: Views 7 & 8			31/01/20	
Drawing Number:			Revision	
2871-PS-01.5			-	





**VIEW 9** - Woodland to the north-west of the site obstructs views towards Site




**VIEW 10** - View from public footpath 13WH, from the edge of National Trust Selsfield Common Nature Reserve

Rev	Description	Date	Drawn	Checked
Drawing Status DRAFT				
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Client			Scale	
Strutt and Parker			NTS@A3	
Project			By/Ckd	
Withypitts Farm			VV/CR	
Drawing Title			Date	
Representative Views - Photosheet: Views 9 & 10			31/01/20	
Drawing Number:			Revision	
2871-PS-01.6			-	





**VIEW 11-** View from public footpath 16WH, looking north towards Site

Rev	Description	Date	Drawn	Checked
Drawing Status DRAFT				
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Client Strutt and Parker		Scale NTS@A3		
Project Withypitts Farm		By/Ckd VV/CR		
Drawing Title Representative Views - Photosheet: View 11		Date 31/01/20		
Drawing Number: 2871-PS-01.7		Revision -		