

PROPOSED RESIDENTIAL DEVELOPMENT,
LAND AT ROGER'S FARM, LUNCE'S HILL,
HAYWARDS HEATH.

Landscape & Visual Appraisal

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1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Sigma Homes Ltd. to undertake a landscape and visual appraisal relating to the promotion for residential development on land at Rogers Farm, Lunce's Hill, Haywards Heath. The proposed allocation is for development of up to 25 residential properties and is situated directly to the south of the approved residential development (DM/15/3448) referred to as Gamble Mead, Fox Hill, which is now being developed. The location and context of the application site is illustrated on Plan **ASP1** Site Location and Plan **ASP2** Site and Setting.
- 1.2. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.
- 1.3. This Landscape and Visual Appraisal is not a detailed Landscape and Visual Impact Assessment (LVIA) but seeks to introduce the principle of development into the context of the existing landscape character, visual environment and landscape related policy to assess the ability of the site to integrate development of the type proposed.
- 1.4. This assessment should be read alongside the other supporting material which accompanies this application.

2. BASELINE ASSESSMENT

- 2.1. The application site is located on the western side of the B2112 Lunce's Hill / Fox Hill road, to the south of the main built up area of Haywards Heath. The site comprises a small well contained field parcel that consists of semi-improved grassland within the internal area with the boundaries defined by mature woodland / treescape. The site's eastern boundary, which fronts onto Lunce's Hill road, is characterised by a maintained mixed species native hedgerow, behind which an unmanaged stand of native structural shrub and tree planting is establishing to provide further containment.
- 2.2. The site is located to the immediate south of the emerging Gamble Mead development area, which itself extends from the established Fox Hill residential setting. Combined, these developments form a consistent area of residential development right up to the site's northern boundary, that extends south along Fox Hill from the main Haywards Heath settlement area further to the north. Further recent residential development is established along Hurstwood Lane, within the site's localised setting to the north east, forming a well-established built up environment around the junction of Fox Hill and Hurstwood Lane. The Fox and Hounds Public House forms a notable built component within this setting, with an extensive car parking area, extending south west along the Fox Hill street scene towards the site's north western corner and to the immediate east of the Gamble Mead development.
- 2.3. It is noted that the site and area on the north western side of Hurstwood Lane are under consideration for housing allocation, indicating the changing nature of the site's localised setting.
- 2.4. Development within these locations is relatively recent, dating from the late 20th Century and the present day, establishing a distinctively suburban character that extends along Fox Hill road, right up to the site's northern boundary, within the Gamble Mead development.

- 2.5. Cleavewaters Farm, established to the immediate east of the site, is more rural in character, consisting of a group of traditional barn and cottage style farmhouse properties, with a low stonewall frontage and contains the Grade 2 Listed Cleavewater property. The farmstead is considered to mark a perceived transition point between the more rural setting to the south of the site and the suburban environment to the immediate north.
- 2.6. As demonstrated within the accompanying photorecord (refer **Appendix 2**) the site is highly compartmentalised, with an established treescape characterising the southern, western and northern boundaries, with broader woodland blocks and belts established around the site's north western corner and the southern boundary respectively. The site's eastern boundary, which runs adjacent to Lunce's Hill road, is contained by a well-established and maintained mixed species native hedgerow, behind which is established further unmanaged structural native planting consisting of blackthorn, hawthorn, ash and hazel species.
- 2.7. These positive landscape features form part of a broader landscape structure that is characterised by well-established woodland blocks, tree belts and roadside hedgerows, which reinforce the compartmentalised character within the localised countryside and fieldscape setting and help to integrate the settlement edge.
- 2.8. Localised woodland blocks include; Kiln Wood, Tilebarn Wood and Hurst Wood, located within the wider landscape setting to the west, south and east respectively, with well-established tree belts and semi maintained hedgerows establishing a well-defined, medium to large scale field pattern within the surrounding countryside.
- 2.9. The localised landscape is characterised by an undulating topography. The site is set low down, at around +35m AOD, with the landscape rising to the north along Fox Hill to around +75m AOD at the junction of Fox Hill and the A272, which circumnavigates the southern extents of the main Haywards Heath settlement area. To the south, the landscape rises again to a high point of approximately +47m AOD along Ditchling Road as you head out towards More House Moat and

+53m AOD within the setting of Lunce's Hall and the small group of adjacent properties that are accessed from Ditchling Road, approximately 1km to the south of the site. The undulating topography further reinforces the compartmentalised character of the site and its localised setting, with the site being set down within a low-lying valley location, further reducing its prominence.

- 2.10. The site is bordered by a bridleway which runs adjacent to the southern and western boundaries and runs through the established woodland belt along the site's southern boundary from Lunce's Hill road. The bridleway extends from the site's north western corner following a low-lying woodland tree belt extending within the localised / wider landscape setting to the west towards Clearwaters Farm, around which a relatively extensive PRow network is established.
- 2.11. A further Public Right of Way (PRow) branches off from the bridleway just beyond the site's south eastern corner, heading south west past 'The Olde Cottage' (Grade 2 Listed) and 'Field Cottage' properties established to the immediate south of the site. The path then leads through a well contained open space area, known as Lunce's Common (refer Viewpoint 5) which is characterised by overgrown semi-maintained grassland and surrounding woodland, within the setting of Roger's Farmhouse (Grade 2 Listed) and the neighbouring cottage properties that front onto the common. The path exits the common, via a narrow track, between Pilgrims Cottage and Studio Cottage, before heading to the wider countryside setting to the south. Further PRow routes within the localised setting, include PRow 28CU, which access the Gamble Mead development to the immediate north.
- 2.12. There is a distinct lack of PRow routes to the east of Lunce's Hill road, with the nearest route accessing Colwell Lane, within Hurst Wood, approximately half a km to the north east.
- 2.13. Access into the site is provided by a partially concealed field gate within its south east corner and a field gate which is accessed from the bridleway which runs alongside the site's southern boundary. The busy B2112 Lunce's Hill / Fox Hill road provides connections to the settlement edge to the north and the countryside setting to the south,

leading to Wivelsfield village, from which the larger settlement of Burgess Hill is accessible. Hurstwood Lane, extends to the north east from the southern extents of Fox Hill, providing direct access to the south eastern settlement edge of Haywards Heath.

Local Landscape Related Planning Policy

- 2.14. The application site is located within Mid Sussex District Council on the boundary of Lewes District Council. Relevant planning policy is found within the Mid Sussex District Plan 2014-2031, which sets out a strategic overview for development within the district and also forms the basis for decision making in relation to planning applications.
- 2.15. The site falls outside of and to the immediate south the Built-up Area Boundary as defined by the current adopted policy map and as such falls within an area designated as Countryside Area of Development Restraint (CADR). However, within the Draft Policy Map, the site is shown to be within the limits of a revised Built up Area Boundary and the Housing Allocation site SA21.
- 2.16. The following adopted 'Mid Sussex District Plan 2014 – 2031' (MSDP) policies are considered to be of some relevance in landscape and visual terms to the promotion of the site for residential development:
- 2.17. DP12: Protection and Enhancement of Countryside; DP15 New Homes in the Countryside; DP22 Rights of Way and other Recreational Routes; DP26: Character and Design; DP37 Trees, Woodland and Hedgerows; DP39: Sustainable Design and Construction.
- 2.18. Of particular relevance, Policy DP12: Protection and Enhancement of Countryside states:

“The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where

possible enhances the quality of the rural and landscape character of the District....”

2.19. Policy DP26: Character and Design states:

“All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside....”

2.20. Policy DP37: Trees, Woodland and Hedgerows states:

“The District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected....

Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/ or that have landscape, historic or wildlife importance, will not normally be permitted....

Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland and hedgerows should be of a size and species that will achieve this purpose....”

2.21. A list of ‘Saved Policies’ from the 2004 Local Plan, is contained within Appendix C of the current adopted MSDP, however there are no saved policies that are considered relevant to the site.

2.22. To the east of the site, within the northern setting of Cleavewater Farm, the adopted policy map has designated a ‘Proposed Green Corridor’ that is covered by Policy E5 within the Haywards Heath Neighbourhood Plan, which states:

“The land outside the proposed built up area is designated as a local gap between Haywards Heath and neighbouring Town/Parishes, see figure 4, to create a landscape buffer that will support and enhance ecological connectivity, maintain the landscape character of the areas and individual settlements. New development outside the built up area will only be permitted if it:

- would not unduly erode the landscape character of the area or its ecology***
- would not harm the setting of the town and***
- would retain and enhance the separate identity of communities.***

2.23. It is noted that this designation is more closely related to establishing an open buffer to the residential setting established along Hurstwood Road in order to protect the setting of Cleavewater Farm rather than the site itself.

2.24. It is also noted that the residential development within Fox Hill, is designated as an ‘Area Of Townscape Character’ and covered by Neighbourhood Plan Policy E10, which protects the ‘special character’ of these areas, further reinforcing the townscape character that influences the site to the north.

2.25. The site is not covered by any statutory landscape designations and the landscape is therefore not considered to be within ‘valued countryside’ in accordance with paragraph 170a of the NPPF. Listed buildings within close proximity to the site include the Grade 2 Listed Cleavewaters Farm located opposite the site’s north east boundary on the Fox Hill Road, the Grade 2 Listed Roger’s Farm to the south west and Grade 2 Listed The Olde Cottage, to the immediate south, however the site is not within, nor does it have an association any Conservation Areas.

Landscape Character

Regional

- 2.26. At a national level, the site is located on the boundary line between the Low Weald character area (NCA121) and the High Weald (NCA122). These assessments provide a useful introduction to the landscape of the region but are considered too broad to be applied at a more site-specific level.

District

- 2.27. Within the Landscape Character Assessment for Mid Sussex November 2005, the site is located between **Character Area 10: High Weald Fringes** and **Character Area 4: Hickstead Low Weald**. The assessment identifies some of the key characteristics of these character areas as:

- *Wooded, often confined rural landscape of intimacy and complexity partly within the High Weald Area of Outstanding Natural Beauty (AONB).*
- *South and east-draining gills and broad ridges sweeping gently down to the Low Weald.*
- *Western part drained by the headwaters of the River Arun, eastern part around Scaynes Hill by the River Ouse.*
- *Long views over the Low Weald to the downs.*
- *Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees.*
- *Pattern of small, irregular-shaped assart fields and larger fields, and small pockets of remnant heathland.*

- ***Orchards and horticulture on lower slopes, particularly to the west. Biodiversity concentrated in the valleys, heathland, and woodland.***
- ***Network of lanes, droveways, tracks and footpaths.***
- ***Dispersed historic settlement pattern, close to Horsham, the principal settlements Cuckfield, Haywards Heath and Lindfield and a few villages and hamlets.***
- ***Some busy lanes and roads including A and B roads bounding the area to the west, and other roads crossing north to south, including the A23 Trunk Road.***
- ***London to Brighton Railway Line crosses the area at Haywards Heath.***
- ***Mill sites, hammerponds and ornamental lakes and ponds.***
- ***Varied traditional rural buildings built with diverse materials including timberframing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging.***
- ***Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.***
- ***Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill.***
- ***Biodiversity in woodland, meadowland, ponds and wetland.***

2.28. Some of the key management guidelines relevant to the site, described within the High Weald Fringes Land Management Guidelines as follows:

- ***Maintain and restore the historic pattern and fabric of the woodland and agricultural landscape for scenic, nature conservation and recreational purposes.***
- ***Increase screening of prominent parts of new development on the southern fringes of Haywards Heath.***
- ***Conserve, strengthen and manage existing hedgerows and hedgerow trees and replant hedgerows where they have been lost.***
- ***Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.***
- ***Seek to protect the tranquil and historic character of rural lanes and manage road verges to enhance their nature conservation value.***

Aspect Landscape Character Assessment

- 2.29. At a more site-specific level, Aspect has undertaken an assessment of the landscape character of the site and its immediate setting. This assessment identifies that the site is located within a settlement fringe landscape, being closely related to the existing residential development on Fox Hill, Hurstwood Lane and the emerging Gamble Mead development to the immediate north.
- 2.30. The site's boundaries are characterised by an established treescape, including several well established Category B & C tree groups consisting of a mix of alder, ash, goat willow, field maple, hazel, holly and hawthorn and several mature Category B (and a singular Category A) Pedunculate oaks, located along the site's western and southern boundaries, creating a high degree of containment from the surrounding countryside setting and listed properties within Rogers Farm, Cleavewaters Farm and The Olde Cottage, which is located to the immediate south beyond the site's southern tree group.

- 2.31. The proximity of the surrounding suburban influences, which includes Lunce's Hill and the existing residential development, together with the large areas of emerging development that is expanding the southern settlement edge of Haywards Heath, exert a clear suburban influence over the site, which detracts from its more rural qualities and sense of tranquillity. As such the site is considered to be located within a suburban edge location, providing a transition point between the emerging settlement edge and wider, more rural countryside, which extends to south along Ditchling Road, and to the east and west associated with the settings of Cleavewaters Farm and Rogers Farm / Lunce's Common respectively.
- 2.32. In terms of the landscape value of the site in relation to 'Box 5.1' of the Landscape Institute's 'Guidelines for Landscape and Visual Impact Assessment, Third edition,' it is considered that the application site is clearly influenced by its proximity to the existing suburban edge, which detracts from the scenic quality of the site within its immediate setting. The established vegetation structure associated with the site's boundaries and localised setting, coupled with the sites low lying and contained setting, ensures that the site is not prominent or immediately apparent within the localised or wider landscape setting and as such does not contribute significantly to the scenic quality of the wider area, although it is noted that the site's eastern boundary vegetation structure contributes to a relatively sensitive transition point between the suburban edge and rural countryside to the south as well as the setting of Cleavewater Farm.
- 2.33. The site's key boundary treescape is noted and is considered to be representative of the positive wider woodland belts and field boundary vegetation that characterise the wider landscape, with several Category B tree groups considered to be in 'Fair' condition, although the blackthorn stand along the site's eastern boundary is noticeably less well established in terms of its maturity by comparison. However, there are no landscape features associated with internal site area that are considered to be rare, or of high quality, with the majority of the internal area consisting of semi-improved grassland. The site is not accessed by any Public Rights of Way, although it is acknowledged

that the southern and western boundaries are bound by a bridleway, that is well contained within the mature woodland that characterises these boundaries. The internal grassland and boundary treescape provide some ecological interest and the neighbouring listed properties establish some historic value within the immediate and localised setting of the site, however there are no known historic or literary associations with the site itself.

- 2.34. As such, based on the above analysis, it is considered that the value of the site is low / medium and the site is therefore not considered to be 'valued countryside' in relation to the NPPF paragraph 170a. In terms of the susceptibility to change as a result of residential development, it is considered that the proximity of the settlement edge and further expanding recent development has created a changing landscape that reduces the site's susceptibility to the nature of change proposed, with its compartmentalised character ensuring it has some capacity successfully integrate residential development. However, the site's greenfield nature is acknowledged, as is the rural countryside to the west, east and south and it is therefore considered that the site is of medium susceptibility to change as a result of sensitively designed residential development. As such, it is considered that the site and its immediate landscape setting is of medium sensitivity, being representative of a site with good landscape structure, that is relatively intact, but with some detracting features and evidence of recent change.

Visual Environment

- 2.35. A visual assessment of the site and its setting has been undertaken and a series of photographs, taken during July 2020 (with the exception of internal views A and B, which were taken during a previous site visit in 2016), are included within **Appendix 2** which illustrate the site within its localised visual environment. The photographs have been taken in accordance with published guidance from the Landscape Institute, from publicly accessible locations.

Viewpoints 1-4

- 2.36. Photographs 1 to 4 show a progression along the B2112 Fox Hill / Lunce's Hill Road as you travel past the site from the north opposite the Fox and Hounds Public House (VP1). Suburban influences extending from the Fox Hill residential development to the north of the site, such as the pay and display car park, road signage and closed board fencing associated with the residential properties on the corner of Hurstwood Road as well as the busy road corridor itself, are prominent within the foreground of VP1, illustrating the site's location within a suburban fringe setting.
- 2.37. The site's contained nature is evident, with substantial tree belts and overgrown hedgerows seen extending along the road corridor creating a dense vegetation structure that prevents direct views into the site itself. The sense of containment is further enhanced through the established, semi-maintained, Blackthorn hedgerow and overgrown scrub seen in the foreground of viewpoints 2 & 3 along the site's eastern boundary, which provides a robust natural buffer to the development edge and the setting of the adjacent Cleavewaters Farm. The emerging development within Gamble Mead is also evident from viewpoint 3, with a new access point adjacent to the site's north east corner illustrated by prominent road side signage, indicating the increasing visual influence of the settlement edge over the site.

Viewpoint 5

- 2.38. Photograph 5 is taken from the PRoW as it passes through Lunce's Common within the setting of Rogers Farm and the neighbouring properties that overlook the common. This view illustrates the mature woodland belt and treescape established along the site's southern boundary and further mature tree groups that define the southern boundaries of the adjacent properties (The Olde Cottage and Field Cottage), which contain views towards the site from this location and illustrates the high degree of visual containment from Rogers Farm and the neighbouring properties that are located around the common. The PRoW can be seen in the foreground following the hard-standing

track and internal grassland that characterises the common. A very minor glimpsed view of the Grade 2 Listed 'The Olde Cottage' is just made out through the intervening vegetation that characterises the immediate setting to the south of the site.

Viewpoint 6

- 2.39. Photograph 6 is taken from the bridleway adjacent to the site's south west corner and depicts the internal area of the application site. The view is afforded via a timber field gate that provides access into the site and has created a gap within the otherwise dense vegetation cover found along the site's southern boundary, where views are more contained by the immediate treescape. Internally the site is characterised by semi-maintained grassland which is seen against the the dense woodland vegetation that has established along the site's north western corner, establishing a robust natural backdrop that further contributes to the site's visual containment.

Viewpoint 7

- 2.40. Photograph 7 has been taken from the bridleway as it follows the site's western boundary and illustrates the dense woodland cover established along this part of the site, with only very minor glimpsed views of the internal parts of the site just possible. The bridleway heads away from the site at this location to the west, where these minor glimpsed views are soon reduced and contained, illustrating the high degree of visual containment from the localised rural setting to the west.

Viewpoint 8

Photograph 8 is taken from a Public Right of Way approximately 700m north west of the site and is representative of views from the emerging development area and residential setting found on elevated ground around Rookery Farm. This longer distance view highlights the extensively wooded and tranquil nature of the rural surroundings, that extends beyond Haywards Heath to the north east. An indication of

the site's approximate location is detailed within the view, highlight the degree of separation from the site that the intervening vegetation affords to both the residents located near Rookery Farm and those using the Public Right of Way.

Viewpoint 9

- 2.41. Photograph 9 is taken from the elevated section of public footpath found approximately 700m south of the site close to the private property of Lunce's Hall. The footpath is seen within the right of the view, following the tree lined field boundary. The field is pastoral in nature and flows down to meet an area of ancient and semi-natural woodland, which contains the view to the north, beyond which the site is located and not visible. Further enclosure within the view is illustrated by the dense woodland which wraps around the field boundary to the left of the view. This longer distance view highlights the extensive woodland and increased sense of tranquillity within the wider more rural surroundings, that extends beyond Haywards Heath to the south east. An indication of the site's approximate location is detailed within the view, highlight the degree of separation from the site that the intervening vegetation affords to both the residents located near Rookery Farm and those using the Public Right of Way.

Viewpoint 10

- 2.42. Photograph 10 is taken from an accessible location within the emerging Gamble Mead development and illustrates the mature vegetation structure established along the site's northern boundary and the high degree of visual containment that this affords from the adjacent development area.

Internal Views A & B

- 2.43. Due to the limited availability of views into the site, two internal views were obtained to complete the visual assessment (these views were taken in 2016 as the site was not accessible during Aspect's more recent site visit). The robust boundary vegetation found along the

site's south boundary and north west corner are evident within views A & B respectively and illustrate the site's highly contained nature and degree of separation from both the immediate and wider landscape settings with a robust natural buffer established between the site and the neighbouring Gamble Mead development. The internal grassland has now grown on and is more semi-maintained in character.

Summary of the Visual Environment

- 2.44. The visual appraisal identifies that the site is not readily visible both from the wider or immediate visual environment. The undulating topography and established network of dense tree belts and pockets of ancient and mature woodland, established within the surrounding countryside and settlement edge, have created a highly compartmentalised character, that assists with visually integrating the site and adjacent settlement edge. Views towards the site are highly contained, with direct views into the site limited to within the immediate setting only along Lunce's Hill and through small /occasional gaps found within the boundary vegetation, primarily at the location of the existing field access point within the site's south west corner as illustrated within viewpoint 6.
- 2.45. Views from the adjacent Lunce's Hill road and setting of the Grade 2 Listed Cleavewaters Farm are well contained due to the extent of the existing Blackthorn hedgerow and overgrown scrub that has established along the site's roadside eastern boundary, whilst views from Roger's Farm and the neighbouring properties to the south west around the setting of Lunce's Common are also highly contained as a result of the dense woodland that characterises the site's southern boundary and the setting of 'The Olde Cottage' and 'Field Cottage' properties that are established to the immediate south of the site.
- 2.46. Views from the local Public Right of Way network have been tested, with minor glimpsed views into the site just possible from the bridleway that follows the site's southern boundary seen through the established woodland structure, whilst the effects of the undulating topography and

substantial intervening vegetation have contained views from the wider footpath network identified in viewpoints 5, 8 & 9.

- 2.47. Views from the emerging residential setting within Gamble Mead have been tested (refer viewpoint 10) with direct views into the site found to be prevented as a result of the established intervening vegetation established along the site's northern boundary.
- 2.48. The Visual Assessment has established that the site sits within an increasingly suburban influenced location, with the more rural characteristics and tranquillity of the site and wider setting diminished. Views from the localised rural settings and PRow network are highly contained as a result of the undulating topography and established tree belts and localised woodland character. Views from Fox Hill are well contained as a result of the existing tree belts and overgrown hedgerows established along the road corridor and the site's northern and eastern boundaries. The transient nature of those using the road corridor, also further reduces the sensitivity from Viewpoints 1 to 4 as the main focus of the primary road users would be on the road itself and views of the site would be seen in passing only.

3. DESCRIPTION OF THE PROPOSALS

- 3.1. The emerging landscape proposals seek to provide a high quality landscape setting, within which the new residential development of up to 25 residential properties will be integrated, through the use of high-quality material finishes and planting that reflects the locality and will sensitively enhance and complement the existing suburban edge character of the site.
- 3.2. The emerging layout has been informed by a thorough analysis of the landscape and visual opportunities and constraints of the site, with particular focus on the retention and enhancement of the key treescape that is established along the site's boundary locations. This will provide a mature landscape setting from Day One and maintain the historic field patterns and wooded character that is a feature of the localised landscape setting.
- 3.3. Informed by the arboricultural assessment and survey information, extensive development offsets underpin the landscape-led design approach, ensuring that the sensitive boundary vegetation structure is not harmed. This approach will provide positive ecological benefits through the strengthening of the site's important wildlife corridors, and maintain positive links with the surrounding key landscape features and elements to assist with physically integrating the proposed development within the receiving landscape.
- 3.4. Protecting the site's southern and western boundary vegetation will ensure that the more sensitive rural landscape setting to the south and south west is not harmed, whilst maintaining a positive treed setting to the Grade 2 Listed Rogers Farmhouse and Old Cottage properties. These important boundary areas will be carefully managed through the implementation of a long term, site-wide maintenance strategy that will seek to protect and enhance the important treescape along these boundaries whilst maintaining a positive setting for the PRoW links that access this setting.

- 3.5. The site's northern boundary, which sits adjacent to the emerging Gamble Mead residential scheme, will be reinforced through the planting of new mixed species native hedgerow, hedgerow trees and substantial native shrub planting, to ensure that a robust natural buffer is established between the two developments. This will provide a high-quality natural green back drop to the developments and will physically break up the perceived massing and scale of built form within the settlement edge as it extends southwards along Fox Hill Road.
- 3.6. A high-quality, vegetated frontage onto Lunce's Hill will be maintained, to ensure that the setting of the Grade 2 Listed Cleavewater property is not harmed. The proposed access point has been carefully located within the site's south eastern corner to minimise the impact of the associated visibility splays, and the harm to the existing roadside hedgerow. Any hedgerow removal that is required, will be mitigated through the installation of new native hedgerow and hedgerow tree planting that will be specified to provide an immediate robust vegetation structure and maintain the rural / suburban edge character within the context of the adjacent street scene setting.
- 3.7. Internally, the proposals have allowed for the incorporation of a varied palette of feature trees, shrubs and formal hedgerows, which will provide the main landscape structure within the site and establish high-quality landscaped streetscenes. This will be supplemented with further shrub and herbaceous planting to provide a diverse planting structure and an important sense of seasonality within the scheme.
- 3.8. Whilst it is acknowledged that the development would result in the loss of an undeveloped greenfield site, it is considered that the landscape – led design approach to the proposed development, ensures that a sensitive transition between the settlement edge and wider rural setting to the south can be successfully established. The amenity of the important listed properties that are located within the immediate and localised setting to the south, south west and east, have been carefully considered through the maintenance of the positive landscape buffers and further mitigation planting where necessary

along the site's eastern boundary, and an outward looking approach to the proposed development. The scale, density and orientation of the proposed built form is considered to reflect the localised suburban grain and would not appear to be out of character within the context of the surrounding residential development that forms the backdrop to the site.

- 3.9. The proposals are illustrated within the context of the localised landscape and also the proposed development immediately to the north, within the Landscape Strategy Plan ASP3.

4. POTENTIAL LANDSCAPE AND VISUAL EFFECTS

Potential Effect upon Landscape Character

- 4.1. The site is considered to be located within a settlement fringe location, that reduces the site's sense of tranquillity and association with the wider more rural countryside settings to the south, east and west. The suburban influences are currently increasing as a result of the development of the Gamble Mead site to the immediate north and further development coming forward along Hurstwood Lane within the localised setting to the north west, with the area to the immediate north west of Hurstwood Lane identified within the draft policies map as an area for housing allocation (H1) giving a clear indication as to the changing nature of the localised townscape setting to the north and its increasing influence over the character of the site itself.
- 4.2. The site is well contained and set down within a typically undulating topography, ensuring that the proposals would not be well perceived from the nearby rural settings, such as from within Lunce's Common to the south, Rodgers Farm, to the south west and west and the rural fieldscape setting as you head further south along Ditchling Road, where the well established woodland blocks, along the eastern side of the road, within the site's immediate and localised setting, would further reduce the prominence of the emerging proposals from this setting.
- 4.3. The setting of the neighbouring Cleavewaters Farm, which is more rural in character in comparison to the more suburban influenced built form established to the north, has been a key consideration within the emerging development principles.
- 4.4. At present, Cleavewaters Farm, overlooks Fox Hill road, which itself is relatively suburban in character and busy with traffic accessing the southern extents of Haywards Heath and wider countryside. The internal parts of the site are largely hidden, with the established hedgerow and scrub stand established along the site's eastern boundary, informing the setting of Cleavewaters Farm.

- 4.5. A significant development offset has been established from the site's eastern boundary to ensure that a positive, high-quality landscaped frontage along Fox Hill, can be both retained and established. It is assumed that the new access point, which is presently located within the site's south east corner, where there is a gap within the boundary vegetation structure, would require some partial removal of the existing vegetation along the site's eastern boundary, however, as illustrated the introduction of an instant native hedgerow, which would be used to replace any removed boundary vegetation, providing a positive landscaped frontage to the site from Day One.
- 4.6. Further native structural planting is proposed to reinforce the roadside hedgerow and existing scrub stand. In the long term, this will provide betterment in landscape terms and ensure that the green frontage to the site's eastern boundary and immediate setting of Cleavewaters Farm is maintained and enhanced. This positive landscape led approach, would also ensure that a sensitive transition with the rural setting to the south is established whilst reinforcing the positive rural / suburban character established along this section of Lunce's Hill.
- 4.7. The site's boundary treescape and hedgerows are considered positive elements, that reflect the localised wooded landscape character that assists with integrating the settlement edge. These features would be retained, adopting a similarly beneficial landscape-led approach as has been established within the Gamble Mead development, where the mature tree belts and enhanced green links break up the physical appearance and scale of the development. This influence would extend into the site, with the site's northern treebelt and tree groups retained and reinforced with new high quality native hedgerow and hedgerow tree planting to retain the localised wooded character and further enhance the compartmentalised nature of the site and localised setting. It is noted that this approach will further protect the setting of the bridleway PRow, which accesses the site's southern and western boundaries.
- 4.8. It is considered therefore, that with the introduction of a sensitively designed landscape scheme as is presently illustrated, that a high

quality residential scheme can be successfully integrated without significant harm to the existing key characteristics of the site and its setting.

- 4.9. Whilst development within the site would result in harm to the character of the internal undeveloped field parcel, it is noted that the majority of the internal area is characterised by semi-maintained grassland, which provides some ecological interest, but is not considered to be of high landscape value, is not perceived from the localised setting, and is not considered to be a rare element within the context of the receiving landscape.
- 4.10. The scale and pattern of the proposed development is considered to be compatible with the surrounding suburban grain. The relatively low density development allows for a high quality internal landscape to be established, that would create high quality street scenes and further reduce the prominence of the proposed built form, whilst also reducing pressure on the key vegetation established along the site's boundaries.
- 4.11. The emerging architectural proposals incorporate the use of an appropriate recessive palette of materials, which have been informed by the local vernacular and would ensure that the proposed development can be integrated into the settlement edge.
- 4.12. The proposals incorporate new footpath links, to promote sustainable localised movement and modal shift and further anchor the proposed development within the suburban fabric of Haywards Heath. The site is not subject to any national or localised landscape designations and is considered to be valued countryside in relation to the NPPF paragraph 170a.
- 4.13. The proposals would not require the significant removal of any key landscape features associated with the site and it is considered that the site can be developed in accordance with adopted and emerging local planning policy and the guidance set out within the relevant published landscape character assessment.

- 4.14. It is considered therefore that the proposed development of the site for residential use as proposed can be successfully integrated without significant harm to the existing landscape character of the site and its localised and wider setting.

Potential Effect upon the Visual Environment

- 4.15. Subject to the adoption of a sensitive design approach, such as has been outlined within Section 3 of this report, it is considered that the site has capacity to integrate carefully designed residential development without significant harm to the amenities or qualities of the localised visual environment. As illustrated within the visual assessment, views of the site are highly localised due to the compartmentalised character of the site, which is afforded by a mature treescape established along its boundaries, its location within a low lying shallow valley and further large scale woodland blocks, tree belts and mature roadside hedgerows and treelines which characterise the localised countryside setting.
- 4.16. The primary visual receptors are considered to be motorists travelling along Fox Hill road, refer viewpoints 1-4, which illustrate the gradual change from the suburban edge to the wider countryside which characterises the visual environment to the south of the site. Whilst views of the site are evidently highly contained, any minor glimpsed views of the proposed development would be seen within the context of the surrounding built components which characterise the road corridor on exiting Haywards Heath (refer viewpoint 1), with the prominent roadside advertising for the emerging development within Gamble Mead indicating the increasing visual influence of the suburban edge over the site. Within the context of the expanding settlement edge and prominent built components, which includes extensive residential built form that now extends beyond the Hurstwood Junction, right up to the site's north eastern corner, it is considered that the proposed development would not be perceived as an alien visual component.

- 4.17. On approaching Haywards Heath from the south, viewpoint 4 illustrates a more rural setting, with the robust roadside tree lines and hedgerow vegetation establishing a green backdrop alongside Ditchling Road. Views of the site are not possible as a result of these positive visual components and as such it is considered that there would be no change to the visual environment to the south along Ditchling Road as a result of the emerging proposed development.
- 4.18. The site's south eastern corner is demarked by the village entrance signage (refer viewpoint 3), indicating to motorists that they are now within the settlement edge. Whilst some removal of the roadside vegetation would be required, the proposed development has incorporated a significant development offset from the eastern boundary, pushing the proposed built form away from the immediate field of view and allowing for the incorporation of a high quality instant native hedgerow which will provide a mature landscaped frontage from Day One. This would be reinforced by the retained sections of overgrown hedgerow and further native structural planting which will enhance the degree of visual containment into the site once matured.
- 4.19. Minor glimpsed views into the site are available from the adjacent bridleway, although these views are heavily filtered and restricted by the dense woodland structure and canopy. A field gate provides access from the bridleway at the site's south western corner and would allow for a passing view into the site. However, this impact would only be temporary, with the proposed landscape enhancements providing infill planting, incorporating native tree and hedgerow species, which in time would contain views into the site from this location in line with the robust nature of the surrounding vegetation structure that is established along the remainder of the boundary locations and overall, it is considered that users of the adjacent bridleway would not experience any significant visual change.
- 4.20. As noted above, some removal of the site's eastern boundary vegetation, would cause some initial harm to the visual amenity upon this immediate stretch of Fox Hill road. However, the proposed high-quality landscaping will establish a robust green buffer alongside Fox Hill road that is befitting of the site's location within the suburban / rural

fringe setting. In the long-term, the enhanced boundary vegetation would provide a continuation of the positive tree lined character of this part of the road corridor and provide a sensitive visual transition with the wider countryside setting to the south.

- 4.21. Whilst it is well known that in planning terms there is no right to a view, the amenity of Cleavewaters Farm has been a key factor in developing the emerging proposals and it is considered that the positive landscape-led approach would ensure that the setting and visual amenity of Cleavewaters Farm is not significantly harmed, with its rural qualities remaining undiminished. The proposed development would be perceived from within parts of the farmstead; however, they would not be prominent, being set well back from the roadside and perceived beyond extensive high-quality landscaping. As previously noted, the surrounding visual environment around Cleavewaters Farm is becoming increasingly suburbanised, as is evidenced within viewpoint 3, where the entrance to the new Gamble Mead development is clearly seen just beyond the farmstead to the immediate north. As such, it is considered that the proposed development, as currently proposed, would not cause significant harm or change to the visual setting of Cleavewaters Farm.
- 4.22. The presence of the established treescape and undulating topography within the localised site context will ensure that an appropriately designed development will not appear prominent or overbearing. The low density of the proposed built form and considered layout ensures the proposals respect the settlement fringe location with the current field pattern and vegetation belts remaining unaltered. The proposed development would be highly contained from the setting of Rogers Farm and adjacent neighbouring properties that are established around Lunce's Common and it is considered that the establishment of the Gamble Mead development, further contains views of the site from the localised setting to the north and PRow 28CU which accesses this setting.
- 4.23. The retention and enhancement of the majority of the landscaped boundaries will soften the proposed built elevations and assist in the integration of the built form. The retention of these features will also

ensure that any built form is afforded an appropriate set back from the road corridor in keeping with the existing built form found on Lunce's Hill / Fox Hill road. It is considered that the site is not apparent in long distance views and due to the undulating topography and extent of vegetation within the site and its localised context, will not significantly affect the setting or character of the residential development found within Fox Hill to the north.

- 4.24. It is therefore considered that the development of the site for residential use as proposed can be successfully integrated without significant harm to the receiving visual environment. Any views of the proposed development would be highly localised and seen within the context of the surrounding suburban fringe setting.

5. CONCLUSIONS

- 5.1. Aspect Landscape Planning Ltd has been appointed by Sigma Homes Ltd. to undertake a landscape and visual appraisal relating to the proposed residential development on land at Rogers Farm, Lunce's Hill, Haywards Heath. The application is for development of up to 25 residential properties and is situated directly to the south of the emerging development to the immediate north.
- 5.2. As illustrated within the visual assessment, views of the site are well contained and highly localised, with the primary receptors being motorists of the Lunce's Hill / Fox Hill road.
- 5.3. The primary visual receptors are considered to be motorists travelling along Fox Hill road, whose main focus will be on the road ahead rather than an appreciation of the surrounding suburban setting. Views towards the site from the road corridor are highly contained, however any views of the proposed development would be seen within the context of the expanding settlement edge and prominent built components, which includes extensive residential built form that now extends beyond the Hurstwood Junction, right up to the site's north eastern corner.
- 5.4. In relation to the setting of Cleavewaters Farm in both landscape and visual terms, the proposed development will be set well back from the roadside and perceived beyond extensive high-quality landscaping. The surrounding visual environment is becoming increasingly suburbanised, as is evidenced within viewpoint 3, where the entrance to the new Gamble Mead development is clearly seen just beyond the farmstead to the immediate north. As such, it is considered that the proposed development, as currently proposed, would not cause significant harm or change to the visual amenities or landscape setting of Cleavewaters Farm and that its more rural character will still be perceived.
- 5.5. Minor glimpsed views into the site are available from the adjacent bridleway, although these views are heavily filtered and restricted by

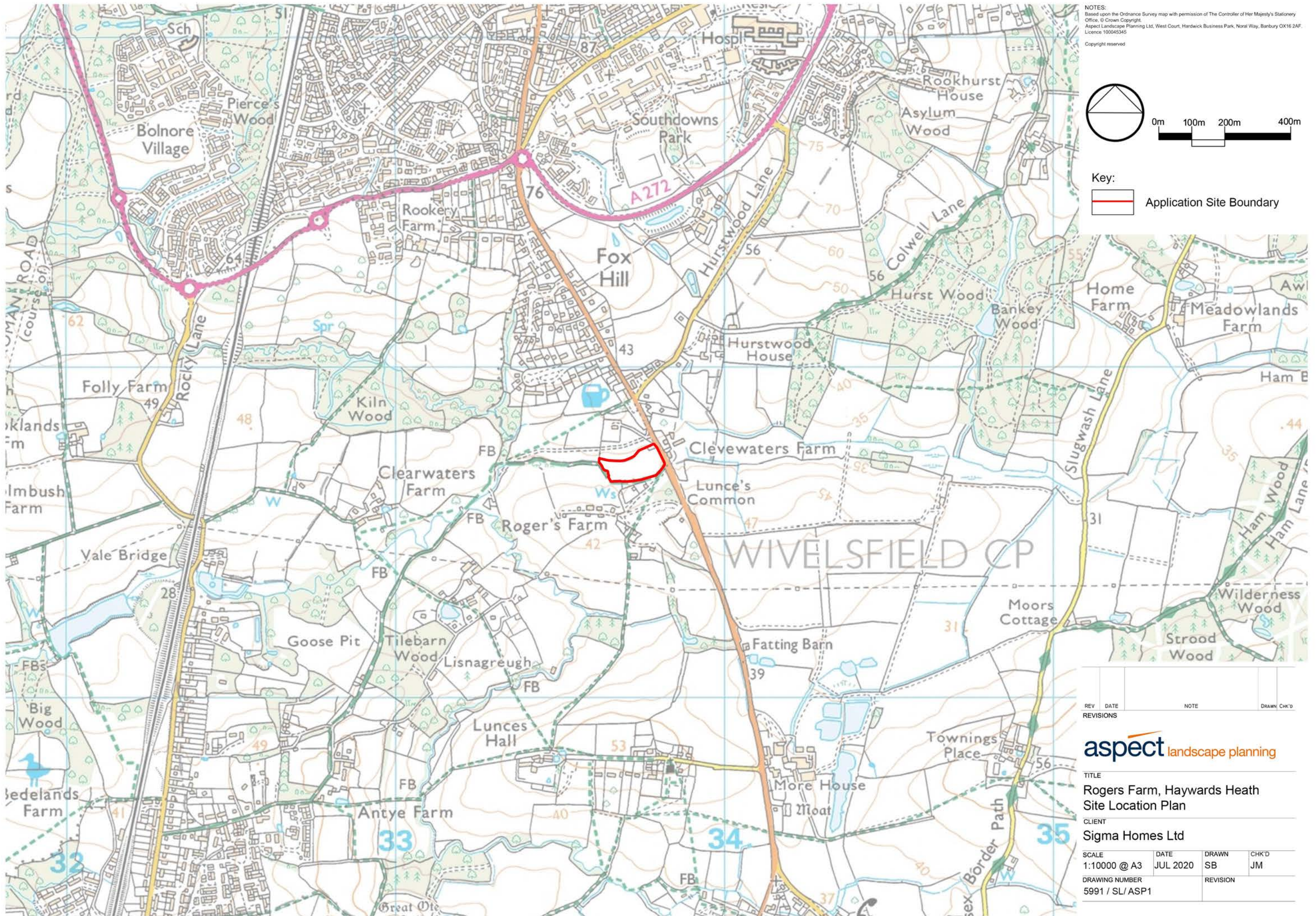
the dense woodland structure and canopy that characterises its setting, with proposed infill planting ensuring that any passing views through the gated access at the site's south west corner would be successfully mitigated.

- 5.6. The presence of the established treescape and undulating topography within the localised setting of the site ensures that an appropriately designed development will not appear prominent or overbearing from middle or long distance views.
- 5.7. The proposed development would be highly visually contained from the setting of Rogers Farm and the adjacent neighbouring properties that are established around Lunce's Common and it is considered that the establishment of the Gamble Mead development, further contains views of the site from the localised setting to the north and the PRoW 28CU route which accesses this setting.
- 5.8. The retention and enhancement of the majority of the landscaped boundaries will soften the proposed built elevations and assist in the visual integration of the built form, and it is therefore considered that the development of the site for residential use as proposed, can be successfully integrated without significant harm to the receiving visual environment. Any views of the proposed development would be highly localised and seen within the context of the suburban fringe setting ensuring that the proposed built components would not be perceived as being alien within these views.
- 5.9. In landscape terms, the retention and reinforcement of the site's higher quality vegetation along the southern and western boundaries as well as within the site's north west corner will ensure that a robust and defensible green edge to the site is maintained that protects the more sensitive and tranquil rural setting to the south and south west of the site.
- 5.10. The planting proposals along sections of the northern boundary, will see the introduction of a robust and high quality native hedgerow and native buffer planting. This responds to the presence of the emerging Gamble Mead development and the increased suburban influence that

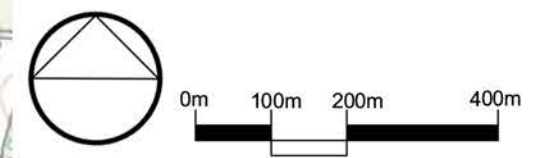
this will impart on the site by ensuring that a sensitive and substantial natural edge is provided between the two developments. This will help to break up the overall massing of the two developments to a scale and proportion that is in keeping with the protected townscape character established within Fox Hill.

- 5.11. It is considered therefore that the introduction of a sensitively designed residential scheme can be successfully integrated without significant harm to the existing key characteristics of the site and its setting. The proposed development would be perceived within the context of the existing and increasingly apparent suburban setting, ensuring that the development will not introduce any new or alien components within the localised environment.
- 5.12. Whilst development within the site would result in harm to the character of the internal undeveloped field parcel, it is noted that the majority of the internal area is characterised by semi-maintained grassland, which provides some ecological interest, but is not considered to be of high landscape value, is not perceived from the localised setting, and is not considered to be a rare element within the context of the receiving landscape.
- 5.13. The use of an appropriate palette of materials and a carefully considered layout will ensure that the proposed development can be integrated in this location and appear as a natural addition to the existing suburban setting, with the positive landscape led approach, ensuring that a sensitive transition with the rural setting to the south is established that will also reinforce the positive rural / suburban character established along this section of Lunce's Hill.

ASPECT PLANS



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Key:
 Application Site Boundary

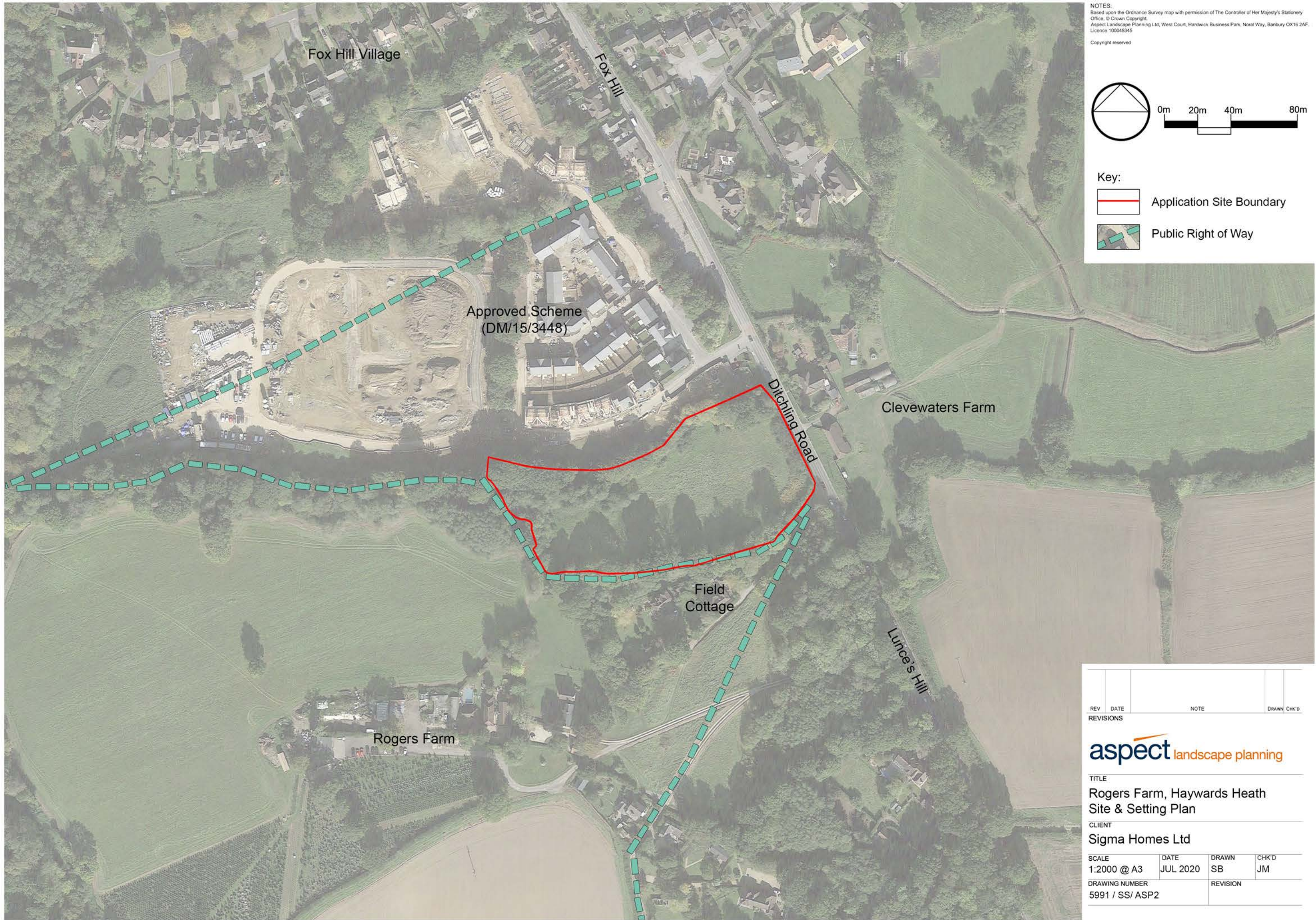
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

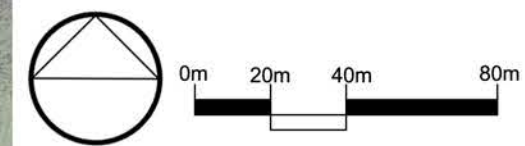
TITLE
Rogers Farm, Haywards Heath
Site Location Plan

CLIENT
Sigma Homes Ltd

SCALE 1:10000 @ A3	DATE JUL 2020	DRAWN SB	CHK'D JM
DRAWING NUMBER 5991 / SL/ ASP1		REVISION	



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- Key:
-  Application Site Boundary
 -  Public Right of Way

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				
				
TITLE				
Rogers Farm, Haywards Heath Site & Setting Plan				
CLIENT				
Sigma Homes Ltd				
SCALE	DATE	DRAWN	CHK'D	
1:2000 @ A3	JUL 2020	SB	JM	
DRAWING NUMBER		REVISION		
5991 / SS/ ASP2				



Typical Native Tree Planting



Downy birch, Rowan, Crab apple. Larger species such as Oak and beech can be provided within POS.

Ornamental Shrubs



Includes: Hebe rakaiensis, Potentilla fruticosa 'Tangerine', Lonicera nitida, Genista lydia & Lavandula angustifolia 'Hidcote'

Primary Street Trees

Tilia Rancho
Ulmus new horizon
Acer campestre 'Streetwise'
Prunus spire
Tilia tomentosa Brabant
Carpinus betulus 'Lucas'
Corylus columna
Malus trilobata
Malus tschonoskii
Pyrus calleryana chanticleer



Ornamental Shrubs



Includes: Hebe rakaiensis, Potentilla fruticosa 'Tangerine', Lonicera nitida, Genista lydia & Lavandula angustifolia 'Hidcote'

Species Rich Wildflower
Emorsgate EM2 General Purpose Meadow Mix
Emorsgate EM8 Meadow Mixture for Wetlands



The site's north boundary will be planted with a combination of native trees and mixed native hedgerow planting where necessary to fill in gaps to further assist the integration of the new development within the local and wider setting, and to provide a substantial natural buffer between the application site and the emerging Gamble Mead development.

Ecological buffer to run the full length of the north boundary will increase tree retention along this boundary and provide a significant undisturbed natural edge to the development.

Three No. advanced heavy standard 16-18cm girth Hornbeams.

Hard landscaping proposals will make use of SUDS compatible paving, using open jointed paving to reduce run off and pressure on the existing ground water system.

Some existing boundary vegetation along the site's eastern boundary vegetation structure to allow for visibility splays. Mitigation to include a new instant 2m wide native hedgerow to accommodate the required visibility splays, and further native structural shrub planting, within a deep development setback to protect the setting of Cleavewater Farm and the adjacent road corridor.

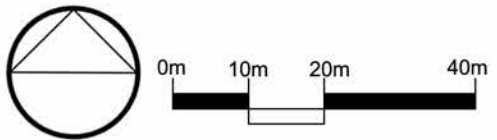
New access point from Fox Hill, will incorporate visibility splays.

Further tree and hedgerow planting along the full length of the eastern boundary will ensure a sensitive natural setting is provided for both the development itself and also the adjacent Cleavewater Farm.

Higher quality trees and vegetation will be retained along the more sensitive southern and western boundaries, where the site backs onto a more rural and sensitive countryside setting. This will also ensure that the setting currently afforded to Field Cottage and the neighbouring properties to the south of the application site is not harmed. Wild meadow planting will be introduced along the woodland edges to provide further diversity and visual amenity.

Internal plot landscaping will take advantage of the lower density housing to provide a high quality landscape framework within which the housing will sit. A varied palette of feature trees, formal hedgerows, ornamental shrubs and hedgerow species will be used appropriate to the residential context, and will further help establish the development within its surroundings.

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Key:

- Application Site Boundary
- Existing Vegetation
- Proposed Trees
- Proposed Hedge
- Proposed Shrub
- Feature Shrub

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

aspect landscape planning

TITLE
Rogers Farm, Haywards Heath
Landscape Strategy Plan

CLIENT
Sigma Homes Ltd.

SCALE	DATE	DRAWN	CHK'D
1:1000 @ A3	JULY 2020	SB	JM
DRAWING NUMBER		REVISION	
5991 / LM / ASP3			

APPENDIX 1

ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

- 1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 (GLVIA3) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

1. Baseline study

Landscape

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

Visual

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.

This will identify whether the effects are:

Adverse or Beneficial - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

Direct or Indirect – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

Short, Medium or Long Term – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

Reversible or Irreversible – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

4. Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative / adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

Assessing effects

Landscape Sensitivity

- 1.4. The sensitivity of a particular landscape in relation to new development is categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society. The following table explains each threshold and the factors that make up the degree of sensitivity.

Table 1: Landscape Sensitivity Thresholds

Sensitivity	Definition
High	Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of National or County importance e.g. within the setting of National Parks, AONB's, Conservation Areas etc.
Medium	Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.
Low	Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and contain evidence of previous landscape change.
Negligible	Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.

Visual Sensitivity

- 1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as high, medium, low or negligible. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.

Table 2: Visual Sensitivity Thresholds

Sensitivity	Definition
High	Viewers on public rights of way whose prime focus is on the landscape around and are often very aware of its value. Occupiers of residential properties with primary views affected by the development. Examples include users of National Trails, Long Distance Routes or Sustrans cycle routes, or within the setting of a listed building.
Medium	Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.
Low	Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or those passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.
Negligible	Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.

Effect Magnitude

- 1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as high, medium, low, or negligible.

Table 3: Magnitude of Change

Magnitude	Effect Definition
High	Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a landscape or view.
Medium	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape or view.
Low	Change resulting in a low degree of deterioration or improvement to a landscape or view, or constitutes only a minor component within a landscape or view.
Negligible	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
No Change	It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation.

Significance Threshold

- 1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

Table 4: Significance of Effect

Significance	Threshold Definition
Major	A high magnitude of change that materially affects a landscape or view, that has little or no ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.
Moderate	A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Minor	A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.
Negligible	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
None	It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.

- 1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.
- 1.9. In terms of assessing whether the effects are significant or otherwise, it is noted that para 5.56 of GLVIA3 states that there are no “hard and fast rules” about what makes a significant effect. For the purposes of this assessment significant landscape or visual effects are those effects considered to be greater than moderate, shaded below in Table 5.

Table 5: Measuring Significance of Effect

	Sensitivity of Receptors				
		High	Medium	Low	Negligible
Magnitude of Change	High	Major	Major/ Moderate	Moderate	Moderate/ Minor
	Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor
	Low	Moderate	Moderate/ Minor	Minor	Negligible
	Negligible	Moderate/ Minor	Minor	Negligible	Negligible/ None

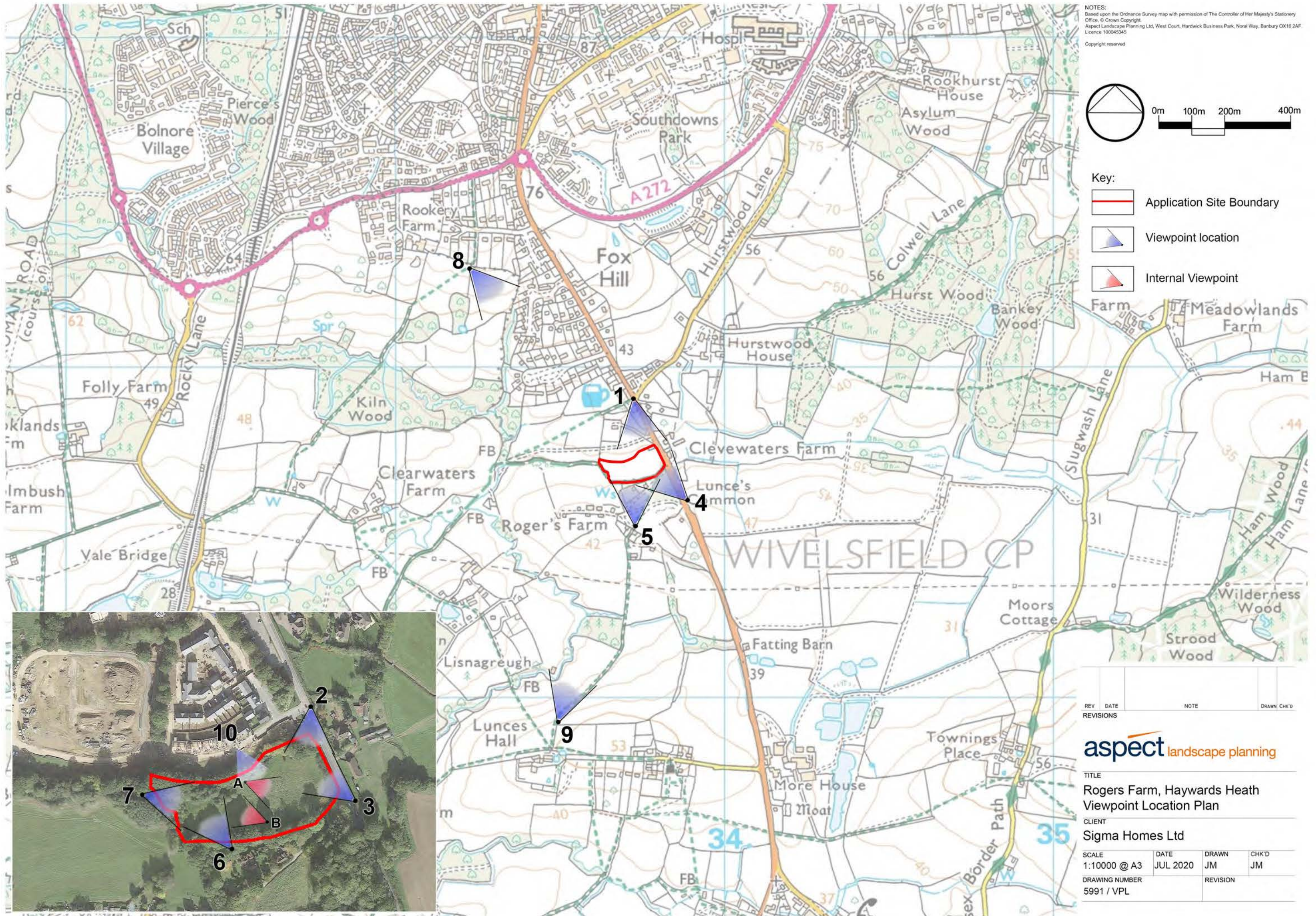
- 1.10. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 1.11. A written statement summarising the significance of effects is provided, assisted by the tables and matrices. The final judgement relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

Assessing cumulative effects

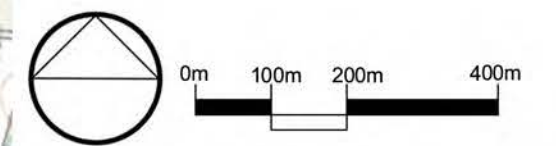
- 1.12. Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

APPENDIX 2

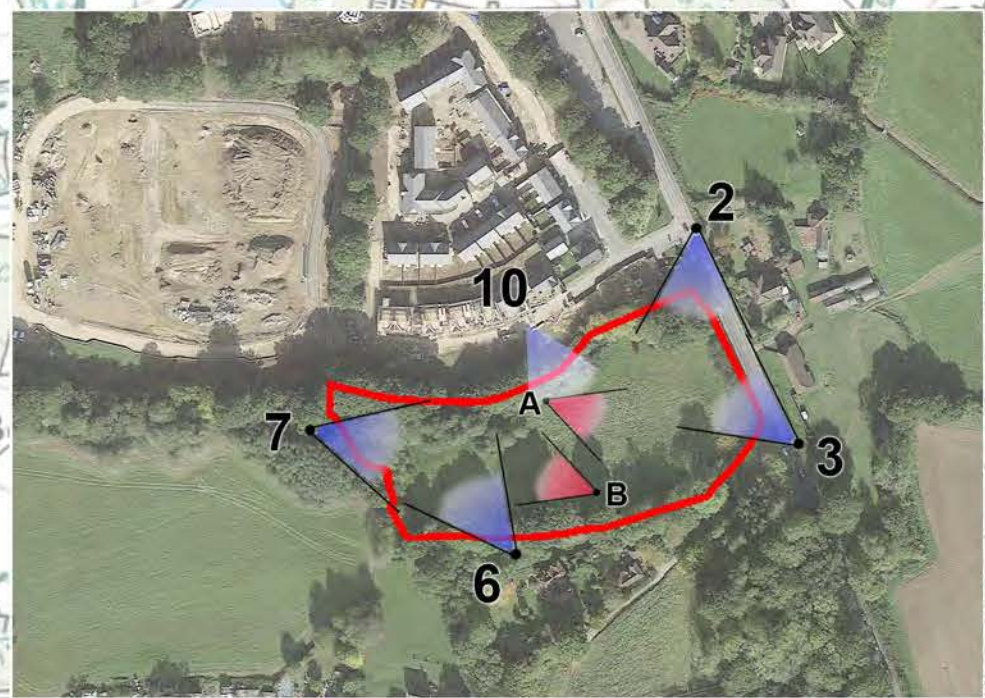
PHOTOGRAPHIC RECORD




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- Key:
- Application Site Boundary
 - Viewpoint location
 - Internal Viewpoint



REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				
				
TITLE				
Rogers Farm, Haywards Heath Viewpoint Location Plan				
CLIENT				
Sigma Homes Ltd				
SCALE	DATE	DRAWN	CHK'D	
1:10000 @ A3	JUL 2020	JM	JM	
DRAWING NUMBER		REVISION		
5991 / VPL				



Viewpoint 1



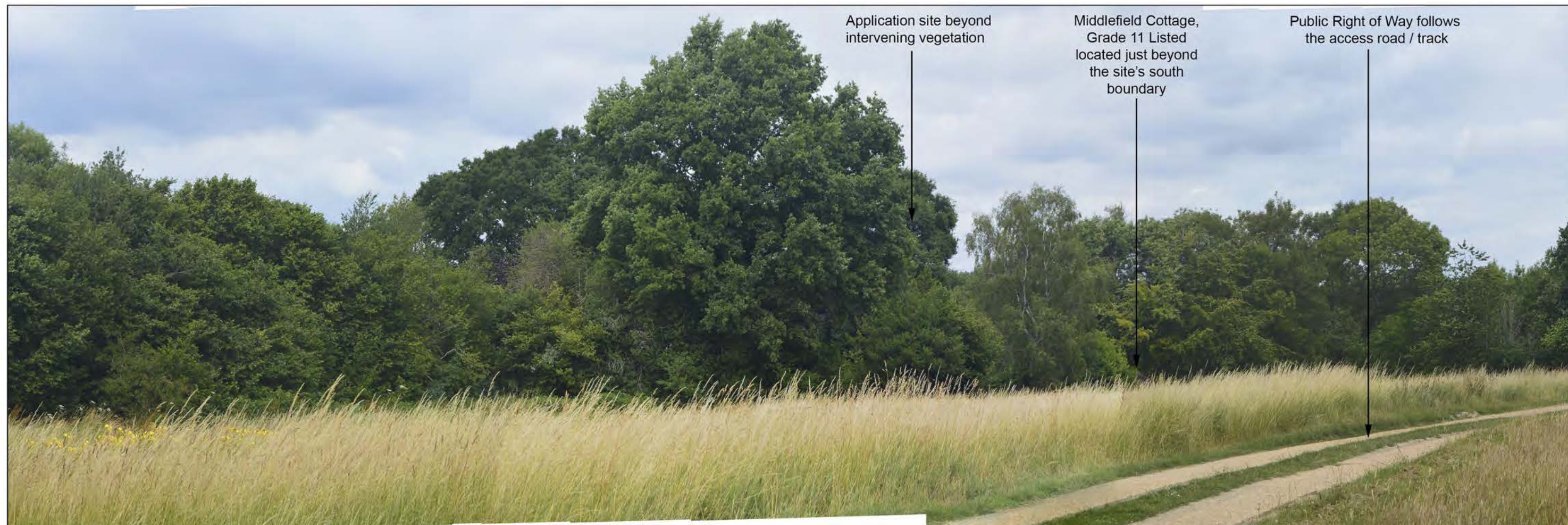
Viewpoint 2



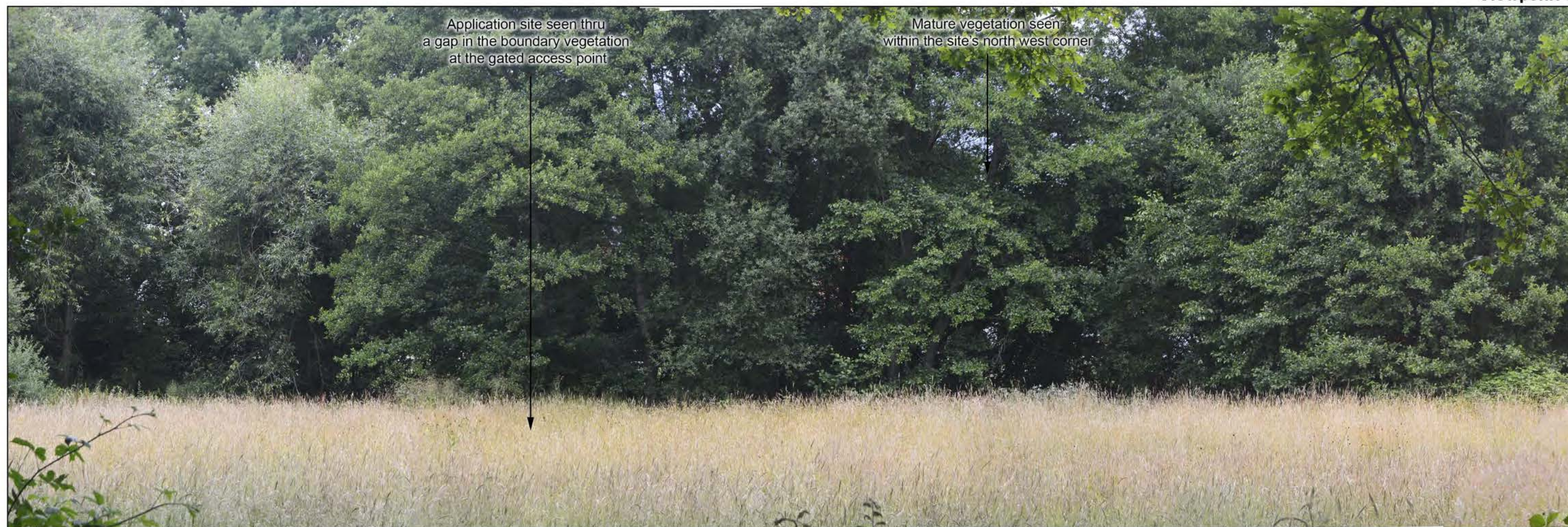
Viewpoint 3



Viewpoint 4



Viewpoint 5



Viewpoint 6



Viewpoint 7



Viewpoint 8



Viewpoint 9



Viewpoint 10