



Landscape Character and Visual Appraisal

Land at Police House Field,
Horsted Keynes

Prepared on behalf of

OVENDEN NOMINEES

Ref: 2733-RE-01 P1

Date: October 2017

LSAND AT POLICE HOUSE FIELD

LANDSCAPE CHARACTER AND VISUAL IMPACT APPRAISAL

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Rev	Description	Date	By/Chk
Draft		20/10/17	LB
P1	Planning Issue	01/02/18	LB

1. INTRODUCTION

- 1.1. This Landscape Appraisal has been prepared by Landscape Architects, Allen Pyke Associates Ltd, specialists in advising on the landscape and visual sensitivity of potential development sites.
- 1.2. The purpose of this appraisal is to assess the potential of the Site at Horsted Keynes (known as Land at Police House Field) to accept residential development without causing harmful impact on landscape character or visual amenity.
- 1.3. In the draft Horsted Keynes Neighbourhood Plan, the northern extent of the Site has been identified as suitable to accommodate 10 dwellings (Policy HK18: Police House Field).
- 1.4. This report assesses whether the Site has the potential to accept a greater quantum of residential development than the draft allocation.

2. APPROACH

- 2.1. Whilst this appraisal does not constitute a detailed Landscape and Visual Impact Assessment, it has been carried out in accordance with the principles of best practice set out in the Guidelines for Landscape and Visual Impact Assessment; Third Edition, 2013 (GLVIA3) published by the Landscape Institute and IEMA and applies a methodology and terminology developed by Allen Pyke Associates.
- 2.2. The baseline study assesses the existing Site conditions and considers the landscape elements (landform, vegetation, historic features, adjacent development, key views etc.) that make up the Site and its surrounding context. This contributes to an assessment of the landscape character and the visual amenity and aims to identify sensitive landscape and visual receptors which may be affected by development of the Site. The appraisal includes consideration, as relevant, of topography, landscape features, key routes, landmarks, views and vistas and considers to what extent the Site could accommodate appropriately designed residential development without unacceptable impact on landscape character and visual amenity.

3. LANDSCAPE CONTEXT – THE SITE AND ITS SETTING (see Figures 1 & 2; Appendix A)

- 3.1. The Site measures approximately 3.5ha and abuts the village of Horsted Keynes in West Sussex. The village is about 5 kilometres northeast of the town of Haywards Heath in the district of Mid Sussex.
- 3.2. Birchgrove Road, the main road through the village, passes along the northern boundary of the Site and Danehill Lane runs along the eastern boundary.
- 3.3. There are residential properties adjoining the Site to the northwest and the west.

Land Use

- 3.4. The Site comprises two fields which are classed as agricultural land, although they are not currently farmed.
- 3.5. For ease of reference, the two fields are referred to as the North Field and the South Field.

Landscape Designations

- 3.6. The whole of Horsted Keynes, including the Site, is located within the High Weald Area of Outstanding Natural Beauty (AONB).

Access and Public Rights of Way

- 3.7. Vehicle access to the Site is currently via a field gate from Danehill Lane.
- 3.8. A public footpath (9HK) crosses the Site, part of the wider network of public rights of way.
- 3.9. Access on foot from the northern boundary of the Site to the village centre is straightforward being 200 metres along existing footways adjacent to the main road through the village. The Site also has easy access via safe footways and quiet country lanes to the system of public rights of way which surround the village and provide access to the wider countryside.

Heritage assets

- 3.10. The Horsted Keynes Conservation area lies to the east of the Site and contains several listed buildings.
- 3.11. There is one Listed (Grade II) building in proximity to the Site, Lucas Farm, which is to the north of Birchgrove Road.

Topography and water bodies

- 3.12. The Site slopes from the highest point of approximately 101m AOD at the northern boundary to approximately 104m AOD on the southern boundary. Beyond the Site, the land falls away to the south.
- 3.13. There are no water courses or water bodies within the Site.

Vegetation

- 3.14. There are significant mature trees within the Site boundary, specifically, along the western boundary with Danehill Lane, between the North Field and the South Field and along the southern boundary. There is a mature oak on the northern boundary with Birchgrove Road.
- 3.15. These trees appear for the most part to be of high quality and represent important and attractive landscape assets.
- 3.16. There are also some areas of scrub within the boundaries.



The existing access from the South Field



The boundary of the Site with Birchgrove Road



The boundary of the Site with Danehill Lane



Trees on the western boundary



The eastern boundary



Countryside beyond the Site to the South

4. LANDSCAPE AND VISUAL SENSITIVITY

- 4.1. This appraisal assesses whether residential development could be accommodated on the Site without resulting in adverse effects on landscape character and visual amenity.

Landscape Character and Sensitivity

High Weald AONB

- 4.2. There are identified key components of the natural beauty of the High Weald AONB which must not be adversely impacted by any development. These are:
- *Geology, landform, water systems and climate*: Sandrock outcrops; Gill streams
 - *Settlement*: Dispersed settlement pattern; Historic farmsteads
 - *Routeways*: Drove ways; Sunken lanes
 - *Woodland*: Ancient woodland; Archaeological remains
 - *Field and heath*: Unimproved grassland; Heathland; Historic field boundaries
- 4.3. These key character components have been mapped by the High Weald AONB Unit, whose data sets show that Footpath 9HK is identified as an historic routeway; the High Weald Management Plan requires that the routes of historic pattern and features of routeways are preserved.
- 4.4. Lucas Farm is also identified as an historic farmstead.
- 4.5. The AONB Management Plan sets out Objectives relating to these key character components. Of particular relevance is Objective R1: *To maintain the historic pattern and features of routeways.*

Landscape Sensitivity

- 4.6. Sensitivity has been assessed for the Site and its setting. Sensitivity is determined by establishing the Character, Condition and Value of the Site and landscape areas. The Character and Condition determine the Susceptibility to Change, which is the ability of a landscape element to accommodate development without undue negative consequences. The Susceptibility to Change and Value determine the Sensitivity. (Definitions of the terms used can be found in Appendix B).

The Site – Landscape Character and landscape features

- 4.7. The Site falls away to the south and the land continues to fall away to the south. There is some sense of connection between the South Field and the wider countryside to the south. The mature vegetation at the boundaries and the glimpsed views between the trees towards the open countryside beyond suggest a rural character, particularly in the South Field, however this is reduced in the North Field due to the proximity of the adjoining settlement. Despite the slope away from the village to the south, due to the woodland belts which contain the Site, there is a sense of containment and an association with the urban fringe which borders the Site.
- 4.8. The Site contains landscape features of value such as the mature trees and the footpath (which is an historic routeway).
- 4.9. The North Field is well related to the village, which adjoins it, whilst the South Field has a stronger relationship with the wider countryside.
- 4.10. Because of the AONB designation which covers the village of Horsted Keynes in its entirety and all the surrounding countryside, all the landscape receptors are potentially of high sensitivity, as would be the case with all potential development site within the AONB. However, the North Field's proximity to the village and reduced relationship with the wider countryside mean that it has a Medium Susceptibility to change and has a medium ability/capacity to accommodate the proposed change. Table 1 summarises the assessment of sensitivity of the site and its setting.

Landscape receptor	Character	Condition	Susceptibility to change	Value	Sensitivity
North Field	Medium	Moderate	Medium	High	High
South Field	High	Moderate	High	High	High
Horsted Keynes Conservation Area	High	Good	High	Moderate	High
High Weald AONB	High	Good	High	High	High

Table 1: summary of landscape sensitivity

Visual Sensitivity

- 4.11. The visibility of the Site has been established by visiting the area and identifying visual receptors with potential to be affected by development, such as walkers using public footpaths, residents of adjoining properties and users of roads.
- 4.12. The Site does not feature in any landmark views to or from viewpoints, or tourism and recreational destinations.
- 4.13. There are some views into the Site from adjacent residential properties and open views from the stretch of the public right of way which crosses the Site. There are glimpsed views towards the Site from a short stretch of Broomwood Road.
- 4.14. Although there are some longer views out from the Site southwards, the Site cannot be distinguished amongst the tree cover in views back towards Horsted Keynes.
- 4.15. Typical views from the identified receptors are included in Appendix C.
- 4.16. The methodology has been applied to assess the Type of Receptor and Nature of View of potential visual receptors, which determine the Susceptibility to Change. The Value of the View and the Susceptibility to Change determine the Sensitivity. This is summarised in Table 2 below. (The definitions used can be found in Appendix A).

Visual receptor	Receptor Type	Nature	Susceptibility to change	Value	Sensitivity
Residents of properties on boundary	A	Good	High	Low	Moderate
Walkers on footpath 9HK	A	Good	High	High	High
Users of Broomwood Road & Danehill Lane	B	Poor	Low	Low	Low

Table 2: summary of visual sensitivity

5. CAPACITY TO ACCEPT RESIDENTIAL DEVELOPMENT

Landscape Character and features

- 5.1. The assessment of sensitivity shows that there is potential for the North Field to accommodate residential development which is sensitively located and designed. Extending development south of the allocation boundary, whilst restricting it to the North Field, would not increase the potential adverse effects on landscape and visual receptors and could be accommodated without undue adverse effects on the wider landscape of the AONB or on residential Horsted Keynes.
- 5.2. No natural or historic features such as trees, woodlands, hedgerows or historic water systems would be lost to development and proposals could be informed by the character of the Site's context.

Views

- 5.3. The Site has few visual receptors and there are no viewpoints from which built form would be seen against the horizon. The view from some adjoining receptors (users of the footpath and nearby residents) would undergo some change, however, this is symptomatic of the Site's sustainable location adjacent to a settlement boundary.
- 5.4. **Extending the area of the allocation to include the remainder of the North Field would not result in an increase in the significance of effects on visual amenity.**

Conclusion

- 5.5. The character and appearance of the northern part of the Site itself would change, however there is the potential to set development within a robust green framework, allowing it to be integrated into the existing village without resulting in unacceptable adverse effects or causing any substantial landscape impact beyond the Site's boundaries.
- 5.6. Development of the Site would not compromise Horsted Keynes' identity as a village and its character would not be harmed by inappropriate new development.
- 5.7. Any development should acknowledge the village setting and respect its unique character by respecting the distinctive height, scale, spacing, layout, orientation, design and materials of the area.
- 5.8. There would be potential to provide public access to the South Field and undeveloped areas of the North Field, creating a significant area of publicly accessible green space which would provide ecological and community benefits. The South Field could also be used to provide swales etc as part of a comprehensive sustainable drainage strategy.

APPENDIX A

METHODOLOGY & TERMS FOR ASSESSING LANDSCAPE SENSITIVITY

ASSESSMENT OF SENSITIVITY

The **'Sensitivity'** of the existing **landscape character** or **view** is determined through the combined assessment of the **'susceptibility to change'** and **'value'** of the landscape 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 landscape 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'**.

Assessing Landscape Character

'Character' of the **Landscape** is defined using the following criteria:

Character	Criteria
High	Where the area is wholly/predominately intact, may have no/few incongruous elements or forms part of a wider distinct pattern/coherent landscape, or has a highly recognisable or distinct sense of place.
Moderate	Where the area has a recognisable pattern, may have some incongruous elements that detract from or only make a moderate contribution to the intactness of the area, or retains some sense of place.
Low	Where there is no recognisable pattern, or may have few similar/no coherent elements or make no contribution to the intactness of the area, or results in a minimal/no sense of place.

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

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

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

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
Good	Where there is an open view/panoramic view of the landscape looking towards or from the site and/or is not enclosed or interrupted by/includes incongruous elements.
Moderate	Where the view to or from the site is largely open and/or partially screened/enclosed and is interrupted by/includes a few incongruous elements and/or the site is in the distance.
Poor	Where the view to or from the site is largely screened/obscured by intervening features, or is enclosed and/or only forms part of the view, or the site is difficult to perceive in the distance.

Quantifying Susceptibility to Change

Combining the **'Character'** with **'Condition'** or **'Visual Receptor Ranking'** with **'Nature of the View'** determines the **'Susceptibility to Change'** of the landscape or view

MATRIX TABLE: LANDSCAPE & VISUAL SUSCEPTIBILITY TO CHANGE

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

The **definition** of the landscape or visual **'Susceptibility to Change'** is:

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

DETERMINING SENSITIVITY

Assessing the Value of Landscape Character

The 'Value' of the landscape is defined as follows and considers any relevant designation or local recognition:

Value	Criteria	Examples	Level of importance/rarity
Exceptional	Very high importance and rarity.	World Heritage Site	International
High	High importance and rarity.	National Park, AONB, Broads and statutory designations	National, Regional
Moderate	Moderate importance.	Non-statutory landscapes - SLA, AGLV, Conservation Areas, Heritage Coast, undesignated local landscapes recognised through use/non-official publications.	County, Local
Low	Low importance with positive characteristics.	Undistinguished landscapes having some redeeming feature/features and possibly identified for improvement.	Local
Poor	Low importance but with negative characteristics.	Areas having few/no redeeming features and/or possibly identified for recovery.	Local

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 of the view:

Value of View	Criteria
Exceptional	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.
High	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/viewpoint.
Moderate	A view of some scenic value, intrinsic merit or natural/man-made beauty with few incongruous elements within, towards or across a locally important landscape or towards a locally recognised feature or reference point.
Low	A view of little/no intrinsic merit but contains some positive attributes and/or a view which is not rare and does not have any local value attached to it.
Poor	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.

Quantifying Sensitivity

MATRIX TABLE: SENSITIVITY

Combining the landscape 'Value' and the 'Susceptibility to Change' determines the sensitivity of the landscape character:

Landscape/ Visual Value	SENSITIVITY		
Exceptional/High	High	High	Moderate
Moderate	High	Moderate	Low
Poor/Low	Moderate	Low	Low
	High	Medium	Low
	Landscape/Visual Susceptibility		

The **definition** of 'Landscape 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.

APPENDIX B



LEGEND



Site Boundary



Allocation (HK 18)



Public Rights of Way



Listed building



Horsted Keynes
Conservation Area

Rev	Description	Date	Drawn	Checked
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Drawing Status
PLANNING



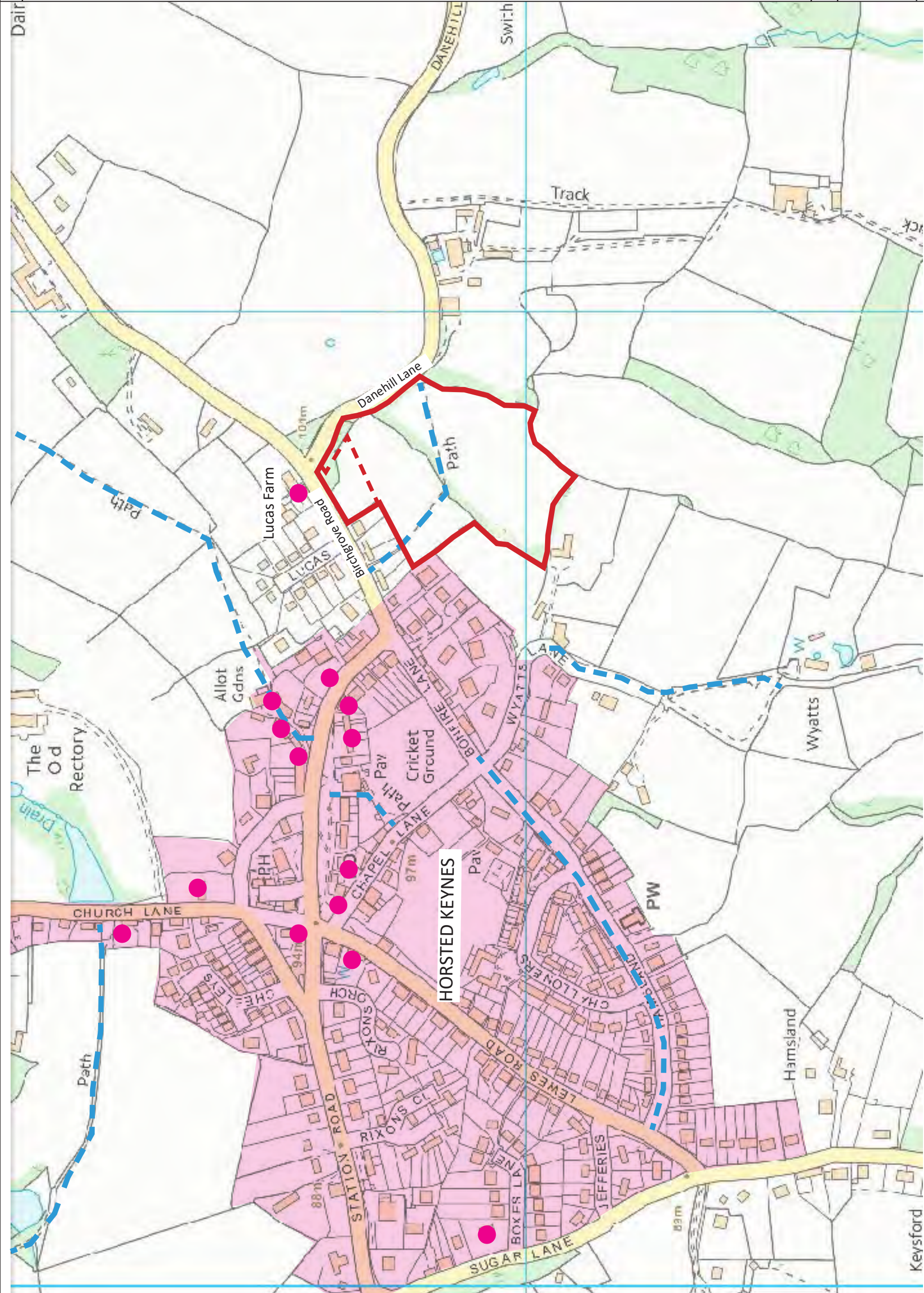
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Client	OVENDEN NOMINEES	Scale	NTS@A3
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Project	LAND AT POLICE HOUSE FIELD	By/Cd	UA/LB
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Drawing Title	FIGURE 1	Date	19/10/17
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Figure Number:	01	Revision	-
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LEGEND

- Site Boundary
- Allocation (HK18)
- Footpath (9HK)
- Listed building

Rev	Description	Date	Drawn	Checked
Drawing Status PLANNING				



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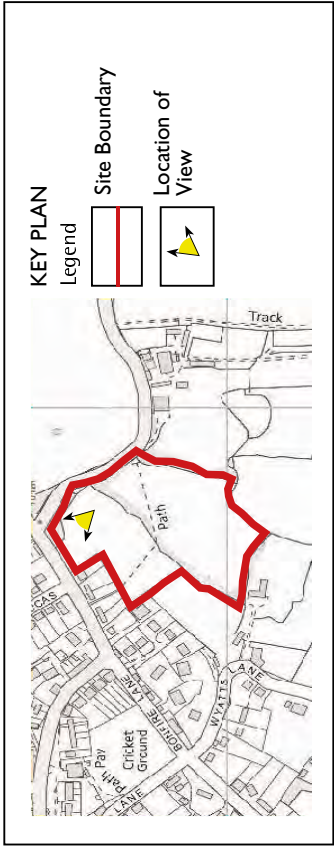
Client	OVENDEN NOMINEES	Scale	NTS@A3
Project	LAND AT POLICE HOUSE FIELD	By/Cd	UA/LB
Drawing Title	FIGURE 2	Date	19/10/17
Figure Number:	02	Revision	-

APPENDIX C



VIEW 1: View towards residential properties from Site (reverse view)

There are views into the Site from properties adjoining the Site on Birchgrove Road and glimpsed views from properties to the north of Birchgrove Road, including Lucas Farm



NOTE:
Photographic views were taken on site with a digital camera using the equivalent of a 50mm focal length lens on a standard 35mm SLR camera.
The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.
Photograph details:
Time / date: morning of 12th April 2017
Approximate eye level: 1.5m
Angle of view and location: refer to key plan.

Rev.	Description	Date	Drawn	Checked
Drawing Status				
Allen Pyke Associates				
Landscape Architects • Urban Design • Project Management				
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Client		Scale	NTS@A3	
Ovenden Nominees		By/For	LB/LB	
Land at Police House Field		Date	16/10/17	
Drawing Title		Revision	-	
Photographic Viewpoint 1		Drawing Number	2733-PS-01	

Tree belt on boundary with Danehill Lane

Tree belt between North and South Fields

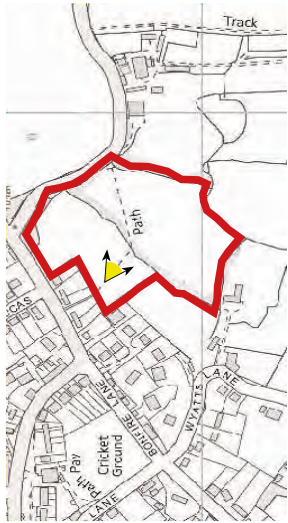
Public footpath (9HK) South Field



VIEW 2: View from the public footpath across the Site

There are 360o degree views across the Site from the public footpath.

NOTE:
Photographic views were taken on site with a digital camera using the equivalent of a 50mm focal length lens on a standard 35mm SLR camera.
The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.
Photograph details:
Time / date: morning of 12th April 2017
Approximate eye level: 1.5m
Angle of view and location: refer to key plan.



KEY PLAN

Legend

Site Boundary

Location of View

Rev.	Description	Date	Drawn	Checked	
Drawing Status					
Allen Pyke Associates					
Landscape Architecture Urban Design Landscape Architect Registration					
A registered practice of the Landscape Institute					
Sheet					
Ovenden Nominees		Scale	NTS@A3		
Project		By/For	LB/LB		
Land at Police House Field		Date	16/10/17		
Drawing Title		Photographic Viewpoint 2			
Drawing Number		2733-PS-01			
Revision		-			



VIEW 3: View from the public footpath across the Site

The North Field is screened by intervening vegetation in views from the stretch of footpath through the South Field.

VIEW 3: View from drive of Bourne Cottage looking west

The site is visible in the middle distance beyond the school playing fields,

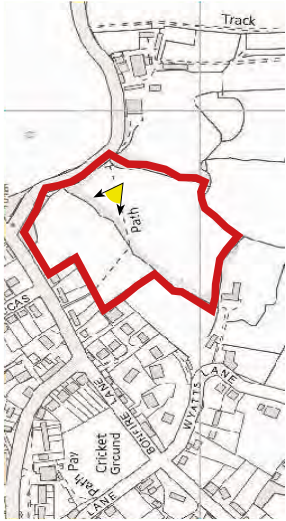
NOTE:
Photographic views were taken on site with a digital camera using the equivalent of a 50mm focal length lens on a standard 35mm SLR camera.
The individual photographic images were joined together digitally to produce a panorama. A minimum 50% overlap with adjacent images was allowed to reduce distortion.
Photograph details:
Time / date: morning of 12th April 2017
Approximate eye level: 1.5m
Angle of view and location: refer to key plan.

KEY PLAN

Legend

Site Boundary

Location of View



Rev.	Description	Date	Drawn	Checked
Drawing Status				
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Landscape Architecture Urban Design Landscape Architect Planning				
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Ovenden Nominees		NTS@A3		Scale
Project		Land at Police House Field		By/For
Drawing Title		Photographic Viewpoint 3		Date
Drawing Number		2733-PS-01		Revision