

PROPOSED RESIDENTIAL DEVELOPMENT,  
POLICE HOUSE FIELD, BIRCHGROVE ROAD,  
HORSTED KEYNES.

**Landscape & Visual Impact Assessment**

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### **Aspect Landscape Planning Ltd.**

Aspect Landscape Planning Ltd  
Hardwick Business Park  
Noral Way  
Banbury  
Oxfordshire  
OX16 2AF

t 01295 276066

f 01295 265072

e [info@aspect-landscape.com](mailto:info@aspect-landscape.com)

w [www.aspect-landscape.com](http://www.aspect-landscape.com)

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## **PLANS**

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**APPENDIX 1** ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

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## 1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Sunley Estates Ltd to undertake a landscape and visual impact assessment relating to a proposal for up to 30no dwellings, parking, landscaping and amenity space dwellings, on land referred to as the Police House Field, Birchgrove Road, Horsted Keynes. The location and context of the application site is illustrated on **ASP1** Site Location Plan and **ASP2** Site and Setting Plan.
- 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. The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3 Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within **Appendix 1** of this document.
- 1.4. The Landscape and Visual Impact Assessment (LVIA) will take the following format:
  - Review of landscape related policy – national and local policy context reviewed with any designations identified (Section 2);
  - Baseline assessment – review of the existing landscape character and visual environment (Section 3);
  - Description of the proposals – introducing the proposed development and the associated landscape proposals and associated mitigation (Section 4);
  - Assessment of effects – using an established methodology based on the guidance of GLVIA3, the potential effects of the proposals upon the existing landscape character and visual environment will be assessed (Section 5);
  - Conclusions will be drawn (Section 6).
- 1.5. This assessment should be read alongside the other supporting material which accompanies this application.

## 2. LANDSCAPE RELATED POLICY

- 2.1. The application site lies on the south-eastern edge of the settlement of Horsted Keynes within the jurisdiction of Mid Sussex District Council. Mid Sussex District Plan 2014 – 2031 was adopted as a Development Plan Document in March 2018 and this replaces the Mid Sussex Local Plan 2004, other than saved Local Plan policies.
- 2.2. The site is identified as a pending allocation within the draft Mid Sussex Site Allocations Development Plan Document (MSSADPD), Regulation 18 consultation as SA28 Land South of the Old Police House. This is one of two sites in Horsted Keynes identified for housing allocation as having the least impact on the High Weald Area of Outstanding Natural Beauty (AONB) that washes over the settlement. The number of units identified for the site during stage 2 of the SHELAA in April 2019 was assessed as 30, whereas the Regulation 18 draft considers a lesser quantum of 25.
- 2.3. The draft Horsted Keynes Neighbourhood Plan November 2017 (withdrawn in July 2018) identified part of the site for residential development in Policy HK17: Police House Field for approximately 10 units. It is understood that the revised new draft Neighbourhood Plan will now refer directly to the MSSADPD in support of this allocation (the site).
- 2.4. The application site is located directly adjacent to the existing built up edge to the north, and northwest, however it currently lies outside of the defined settlement policy boundary. The site lies within the High Weald AONB and the south western site corner just brushes the edge of the Horsted Keynes Conservation Area as it abuts one property boundary. One Public Right of Way (PRoW) footpath, reference 9HK crosses the site.

### National Policy

#### National Planning Policy Framework (Feb 2019)

- 2.5. The NPPF is a material consideration in planning decisions and outlines the Government's planning policies for England, setting out how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable

development. For plan making the presumption requires plans to positively seek opportunities to meet the development needs of an area to be sufficiently flexible to adapt to change. Footnote 6 at Paragraph 11 indicates those designated areas where development should be restricted, namely:

- Sites of Special Scientific Interest;
- Green Belt;
- Local Green Space;
- Areas of Outstanding Natural Beauty;
- Heritage Coasts;
- National Parks;
- Designated Heritage Assets; and
- Areas at Risk of Flooding or Coastal Erosion.

2.6. The site is subject to the High Weald AONB designation.

2.7. The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, as set out in paragraph 124.

2.8. Paragraph 127 seeks to ensure that developments:

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) Create spaces that are safe, inclusive and accessible and which promote health and wellbeing with a high standard of amenity for existing and future users; and where crime and disorder and fear of crime do not undermine the quality of life or community cohesion and resilience.

- 2.9. Paragraph 98 considers the importance of public rights of way, their protection and enhancement.
- 2.10. Paragraph 170 requires planning policies and decisions to contribute to and enhance the natural and local environment by fulfilling criteria that includes amongst others:
- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and*
  - b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- 2.11. Paragraph 172 advises that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and AONBs which have the highest status of protection. It goes on, the scale and extent of development within these designated areas should be limited.
- 2.12. The document also highlights the requirement for the conservation and enhancement of the historic environment in Chapter 16, with designated heritage assets being afforded a level of protection and conservation commensurate with its level of heritage significance.
- 2.13. The NPPF will be a material consideration as part of our assessment of the site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within it.

National Planning Practice Guidance (NPPG) 2019

- 2.14. Those categories within the NPPG that are of relevance to landscape and visual matters in relation to this site are set out below.

*Design:Process and Tools*

- 2.15. The NPPG states that well-designed places can be achieved by taking a pro-active and collaborative approach at all stages of the planning process. The guidance sets out processes and tools that can be used through the planning system. The guidance is to be read alongside the National Design Guide.
- 2.16. As set out in paragraph 130 of the NPPF, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

*National Design Guide*

- 2.17. The importance of design is a key focus within the guide as is the local and wider context and character of the site.

*Green Infrastructure*

- 2.18. The NPPG highlights the multifaceted benefits delivered through Green Infrastructure and recognises how it can be used to reinforce and enhance local landscape character and contribute to a sense of place.

*Landscape*

- 2.19. Finally, the NPPG refers to the NPPF and the recognition of the intrinsic character and beauty of the countryside and the provision of strategic policies to provide the conservation and enhancement of landscapes. Adverse landscape impacts are to be avoided and mitigation measures employed where necessary.

## **Local Planning Policy**

Mid Sussex District Plan – (2014 - 2031) adopted March 2018

- 2.20. In June 2014 LUC published a study of the “Capacity of Mid Sussex to Accommodate Development” and concluded that a key finding related to Mid Sussex being heavily constrained by environmental designations such as the High Weald AONB and the South Downs National Park – designations that are afforded the highest protection under national policy.



2.21. The following adopted policies are considered to be of relevance to the site and its setting, in terms of landscape character and visual amenity:

- **Policy DP16; High Weald Area of Outstanding Natural Beauty.** NPPF affords great weight to the need to conserve the landscape and scenic beauty of the AONB. The High Weald AONB Management Plan identifies the distinctive features of the landscape and how these can be conserved and enhanced. Development within the AONB (as shown on Policies Maps) will only be permitted where it conserves or enhances natural beauty and has regard to the AONB Management Plan. Those relevant to the site include:
  - the identified landscape features or components of natural beauty and to their setting; and
  - character and local distinctiveness, settlement pattern, sense of place and setting of the AONB.
- **Policy DP12: Protection and Enhancement of the Countryside.**

The Landscape Character Assessment for Mid Sussex (2005) sets out the character of the District, and Historic Character Information (informed by data held by West Sussex County Council) identifies important historic landscape features. It is important that all development in the countryside (defined as being outside of the built-up area), must seek to maintain or enhance the intrinsic beauty and tranquillity of the countryside.

The protection of valued landscapes is a key strategic objective.

Development outside the built-up area boundaries on the Policies Map will be permitted if it is supported by a specific policy reference and where it maintains or enhances the quality of the rural and landscape character of the District.
- **Policy DP22: Rights of Way and other Recreational Routes.**

PRoW are identified as a primary environmental constraint to development in the Capacity of Mid Sussex District to Accommodate Development Strategy (2014 para 6.9) due to high environmental importance and strong policy safeguards that protect them.

PRoW footpath 9HK runs through the site.
- **Policy DP26: Character and Design.**

This policy requires high quality design, promoting well located development that respects local character, incorporates appropriate landscape and greenspace, and protects valued townscapes
- **Policy DP35: Conservation Areas.**

The site abuts a short section of garden boundary that lies within the Conservation Area and lies within its setting. Development will need to protect the setting of the conservation area and also views in and out.

#### Mid Sussex District Local Plan – (2004)

- 2.22. There are a number of policies in the Mid Sussex Local Plan 2004 that will continue to be saved after the District Plan is adopted but none are relevant to this site.

#### Site Allocations Development Plan Document (DPD)

- 2.23. A number of housing sites were identified, assessed and sieved out in a process of potential site selection. This site was maintained as a proposed allocation in SHELAA (reference 807 with a yield of 25 units). The Draft Site Allocations DPD identified the site as SA28 for 25 units. The objectives stated are *“to deliver a high quality, landscape led, sustainable extension to Horsted Keynes, which respects the character of the village and the High Weald AONB, and which is comprehensively integrated with the settlement so residents can access existing facilities.”*

#### Relevant other documents

- 2.24. The High Weald AONB Management Plan 2019-2024 sets out the long term objectives for conserving this nationally important landscape. The five defining components of character that make the High Weald distinct and must not be adversely impacted by development and they include:
1. Geology, landform and water systems: Sand outcrops; Gill streams.
  2. Settlement: Dispersed settlement pattern, historic farmsteads.
  3. Routeways: Drove ways, sunken lanes.
  4. Woodland: Ancient woodland: Archaeological remains.
  5. Field and Heath: Unimproved grassland; Heathland; Historic field boundaries.
- 2.25. 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 are preserved.

- 2.26. Lucas Farm (Grade II listed) is also identified as an historic farmstead. The Orion Initial Heritage Assessment (January 2020) confirms the historic relationship with a collection of buildings on the north eastern corner of the site field directly opposite Lucas Farm on Birchgrove Road (refer to the Initial Heritage Impact Assessment).
- 2.27. The AONB Management Plan sets out the vision and objectives relating to the five defining components. Of particular relevance are Objectives R1: *to maintain the historic pattern and features of routeways*; FH2: *to maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodlands*. Objective S3: *to enhance the architectural quality of the High Weald and ensure development reflects the character of the High Weald in scale, layout and design*. In terms of “other qualities” those of some relevance include the perceived qualities of *scenic beauty and glimpsed long views*, and *intrinsically dark landscapes*.

Horsted Keynes Neighbourhood Plan 2016-2031 (submission version April 2017)

- 2.28. The Horsted Neighbourhood Plan (HNP) has been prepared by Horsted Keynes Parish Council and has currently been withdrawn to allow further work following examination in July 2018. However, Policy HK17: Police House Field identified part of the site field as a housing allocation proposal (10 units). In arriving at this site selection, HNP promoted sites based on four objectives, two of which included;
- Protecting the unique character of Mid Sussex; and
  - Meeting local housing need and ensuring developments in suitable locations.
- 2.29. It is understood that the revised new draft Neighbourhood Plan due for release shortly, will now refer directly to the MSSADPD in support of this allocation (the site).

Horsted Keynes Conservation Area

- 2.30. Whilst the site is not located within the Horsted Keynes Conservation Area, it is acknowledged that it lies immediately adjacent to a part of its south western boundary. It is noted that trees and hedgerows are identified as being particularly important features within the village. For detail relating to heritage assets, refer to the Initial Heritage Impact Assessment (January 2020).
- 2.31. The nearest listed buildings in relation to the site are identified on the Site and Setting Plan and include Lucas Farm **ASP2**.

### 3. BASELINE ASSESSMENT

- 3.1. The application site is located on the south eastern corner of the Horsted Keynes settlement. It is defined by an irregularly shaped field enclosed by vegetation on all sides. The field is currently fallow pasture and abuts the built edge of the settlement on Birchgrove Road along the northern boundary, it wraps around the Old Police House and the rear of 1-4 Swedish Houses as far as Joylands to the north west. Danehill Lane joins Birchgrove Road at the junction opposite Lucas Farm. The southern field boundary of a strong and well treed dense hedgerow belt completes the extent.
- 3.2. The site comprises one unmanaged field bordered by a strong framework of mature hedgerows and wealth of trees, some of them evergreen and hence delivering a notable screening effect. A mature tree is located within the field and is noted. The location and setting of the application site is illustrated on **ASP1** Site Location Plan and **ASP2** Site and Setting Plan.
- 3.3. The site context is characterised by generic modern housing adjoining to the north and south of Birchgrove Road and is excluded from the Conservation Area.
- 3.4. The character of the area beyond the northern and north western boundary is of settled residential character of modern generic built form that extends beyond into the older core within the Conservation Area. The significantly wooded boundaries along the western, southern and eastern boundaries connect similarly more widely, extending the linear features into the rural landscape to the south, east and north east of Horsted Keynes. The wooded belts and hedgerows follow the rolling topography and roadsides along Danehill Lane to afford a more wooded character with some intimacy. Within the wider landscape a high degree of visual and physical containment is established by the extensive mosaic of woodland belts, woodlands and well-furnished hedgerows.

#### **Public Rights of Way**

- 3.5. A PRoW (9HK) crosses the site providing footpath access from the village at Birchgrove Road between 1-4 Swedish Houses, across the western part of the site and then on across the adjoining field until it meets Danehill Lane. The High Weald AONB in Objectives R1 of the Management Plan, seek to protect such routeways and to maintain their historic pattern and features.

## Topography

- 3.6. The site lies on the local ridge occupied by the settlement of Horsted Keynes, a landform typical of the landscape of the area. Land falls from Birchgrove Road and the site slopes from the highest point of approximately 101m Above Ordnance Datum (AOD) at the northern boundary to approximately 93m AOD along the southern boundary with a low point to the south west. The landform to the south continues to fall where local valleys drain. The gently undulating nature of the wider topography combined with large scale woodland and a robust vegetation structure established along the localised road networks ensures that the intervisibility between the site and the wider countryside setting is highly limited. The settlement of Danehill to the east is similarly located on a local ridged feature and at approximately 95m AOD Freshfield Lane affords panoramic views across the wider landscape. This includes some buildings in Horsted Keynes 1.4km (approximately) south east from the site.

## National Landscape Character

- 3.7. Natural England have produced a countrywide landscape character assessment resulting in the National Character Areas (NCA's). The site lies within **NCA 122: High Weald** an extensive area stretching from Horsham to the Romney Marshes, the ridged sandstone core where 78% is covered by the High Weald AONB.
- 3.8. The site and locale reflect some of the key characteristics and those that are relevant include the following:
- A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages
  - Ancient routeways in the form of ridgetop roads and dense system of droveways, often narrow and deeply sunken and edge with trees.
  - An intimate, hidden and small-scale landscape with glimpses of far reaching views giving a sense of remoteness and tranquillity.
  - A strong feeling of remoteness due to very rural, wooded character. A great extent of interconnected ancient woods, steep sided gill woodlands.
  - Extensive broadleaved woodland cover plus steep valleys with gill woodland.

- Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed for grazing.
  - A predominantly grassland agriculture that is grazed.
- 3.9. It is considered that, whilst the character assessments provided at a national level informs the context for regional, county and local character assessments, they do not provide a sufficient level of detail appropriate to the nature of effects likely to arise at a local level as a result of the scale and size of the proposed development.

### **County Landscape Character**

#### West Sussex Strategy for the West Sussex Landscape 2005

- 3.10. The strategy has been prepared by West Sussex County Council in association with others and is based on the Landscape Character Assessment of West Sussex 1995. The site lies within Landscape Character Area (LCA) **HW1 High Weald**. The relevant key characteristics include:
- *Wooded, confined rural landscape of intimacy and complexity within the High Weald AONB;*
  - *Plateau, ridges and deep secluded valleys cut by gill streams;*
  - *Significant woodland cover and a dense network of shaws, hedgerows and hedgerow trees;*
  - *Pattern of small irregular-shaped assart fields;*
  - *Dense network of twisting, deep lanes, droveways, tracks and footpaths;*
  - *Dispersed historic settlement pattern on high ridges, hilltops and high ground; and*
  - *Mill sites, ponds and ornamental lakes.*
- 3.11. In terms of landscape and visual sensitivities, those relevant to the site and surroundings include:
- *Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity;*
  - *Older, small assart pastures contribute to the intimacy of the landscape; and*
  - *Dense network of twisting, deep lanes, drover roads, tracks and footpaths provide a rich terrain for horse-riding, cycling and waling for the appreciation of nature.*

- 3.12. In terms of landscape management guidelines those that are relevant to the site and surroundings include:
- Maintain and restore the historic pattern and fabric of the woodland and agricultural landscape for scenic, nature conservation and recreational purposes;
  - Extend existing woodland areas rather than creating new woodland features;
  - Increase tree cover in and around villages, agricultural and other development on the rural fringe, along the approach roads to settlements;
  - Conserve and replant single oaks in hedgerows to maintain succession;
  - Conserve, strengthen and manage existing hedgerows and hedgerow trees and replant hedgerows where lost;
  - Seek to protect the tranquil and historic character of rural lanes; and
  - Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.

### **High Weald AONB**

#### The High Weald AONB Management Plan 2019-2024

- 3.13. The 1994 “High Weald - Exploring the landscape of the Area of Outstanding Natural Beauty” assessment, has been superseded by the High Weald AONB Management Plan.
- 3.14. The Management Plan sets out the long-term objectives for conserving the landscape. It sets out in its “Statement of Significance” five defining components of character that make the High Weald distinct and they include:
1. Geology, landform and water systems: Sand outcrops; Gill streams.
  2. Settlement: Dispersed settlement pattern, historic farmsteads.
  3. Routeways: Droversways, sunken lanes.
  4. Woodland: Ancient woodland: Archaeological remains.
  5. Field and Heath: Unimproved grassland; Heathland; Historic field boundaries.
- 3.15. The AONB landscape has remained relatively unchanged since the 14<sup>th</sup> century. The outstanding beauty arises from its “*essentially rural and human scale*”

*character....". Woodland and mixed farming supports an "exceptionally well-connected green and blue infrastructure..."*

- 3.16. The AONB Management Plan sets out the vision and objectives relating to the five defining components. Of particular relevance are Objectives R1: *to maintain the historic pattern and features of routeways*; FH2: *to maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodlands*; S2: *protecting the historic pattern and character of settlement*; Objective S3: *to enhance the architectural quality of the High Weald and ensure development reflects the character of the High Weald in scale, layout and design*. In terms of "other qualities" those of some relevance include the perceived qualities of *scenic beauty and glimpsed long views*, and *intrinsically dark landscapes*.
- 3.17. In relation to R1, the 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 are preserved. The junction of Birchgrove Road and Danehill Lane, another historic routeway feature remains unaffected by the proposals.
- 3.18. In relation to FH2, the irregular field pattern and with hedgerow and wooded boundaries remains unaffected by the proposals and would be enhanced and maintained.
- 3.19. In relation to S3 and also to S2 (protecting the historic pattern and character of settlement) new development that responds to local needs will need to be delivered through a small-scale and a mix of housing sizes. A respect of local character, materials and relevant published guidelines will need to be acknowledged. Lucas Farm (listed) is also identified as an historic farmstead.
- 3.20. It is noted that the context of the Grade II listed Lucas Farm included historic development on the north eastern corner of the site.

#### **Aspect Landscape Character Assessment (site specific)**

- 3.21. While the NCA, and county landscape character assessments provide a good overview of the quality and character of the landscape within which the site is set, it



is considered that they represent a broad-brush approach and do not necessarily reflect the particular qualities of the application site itself and its immediate localised setting. As such Aspect has undertaken a more localised landscape character assessment of the application site, and its environs, on the edge of Horsted Keynes settlement. Whilst the site is presently greenfield, it is located directly adjacent to the existing settlement edge along its northern, and north western boundaries, ensuring a strong relationship with the existing built up setting.

3.22. The mature vegetation on the boundaries, particularly on the southern, eastern and western boundaries, are well endowed with mature hedgerow vegetation and a notable quantum of mature trees, some of which are evergreen. The vegetation along Danehill Lane, characteristically partly sunken, winding, narrow lane clothed by linear woodland belts, forms part of the network that follows lanes, tracks and an irregular field pattern to convey an intimate landscape of small scale. This combination of landform and landcover creates a high level of containment together with an association with the urban fringe which borders the site.

3.23. In order to assess the effects on the landscape resource, GLVIA3 provides a number of definitions for landscape susceptibility, landscape value and finally landscape sensitivity, as follows:

- Landscape Susceptibility: *“the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences”*;
- Landscape Value: *“the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons”*; and
- Landscape Sensitivity: *“a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”*

3.24. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of the site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as very high, 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.

### Landscape Susceptibility

- 3.25. In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, it is considered that the presence of the existing settlement edge immediately to the north, and northwest reduces the susceptibility of the site to change as a result of residential development. The established vegetation structure along the site boundaries create a robust and containing external edge to the site.
- 3.26. It is therefore considered that the landscape character of the site has capacity to accommodate sensitively designed residential development. The susceptibility of the landscape resource to change of the type proposed is considered to be **medium**.

### Landscape Value

- 3.27. The Guidelines for Landscape & Visual Impact (GLVIA 3) sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. These factors include:
- Landscape quality (condition);
  - Scenic quality;
  - Rarity;
  - Representativeness;
  - Conservation Interests;
  - Recreation Value;
  - Perceptual aspects; and
  - Associations.
- 3.28. Table 1 below seeks to assess the value of the site based on the Box 5.1 criteria (GLVIA3).

Table 1: Assessment of Landscape Value of the site and environs

Criteria	Assessment of Value
Landscape quality (condition)	<b>Medium</b> – The site generally reflects that of its locality, comprising an irregular pasture field. The enclosing hedgerows are well furnished with trees but not regularly maintained (gappy northern boundary with Birchgrove Road). The unmanaged nature of the enclosing elements, the appearance of the settlement edge and the pylons and overhead cables crossing the site all negatively affect

	landscape quality in spite of the AONB designation.
Scenic quality	<b>Medium</b> – There is intervisibility between the site and its immediate and localised setting, mostly of the modern development and garden paraphernalia of dwellings on Birchgrove Road that are outside of the Conservation Area. This is a strong connection. Within the site the only features include the field, a single tree and boundary vegetation. The northern part of the site is influenced by the settled edge context and to the south more rural. While the site lies within the High Weald AONB, its contribution is limited to the enclosing boundary vegetation around the irregular field - all characteristic features. Overhead cables/poles and settlement edge detract.
Rarity	<b>Low</b> – The development site comprises an area of pastoral land which is common in the localised setting and within the district and is not considered rare.
Representativeness	<b>Medium</b> – There are no landscape features that do not exist elsewhere within the localised setting of the site and it is considered that it does not contribute substantially to the representativeness of the wider setting. However, the well treed hedgerows and irregularly shaped field combined with a sloping landform are consistent features within the localised and wider landscape setting.
Conservation Interests	<b>Medium</b> – The existing boundary vegetation represents some ecological interest and the Horsed Keynes Conservation Area abuts the site in the north west corner. However, the boundary of the Conservation Area at this point is well furnished with mature trees with very limited intervisibility (in winter). It is clearly separated from the historic core of the Conservation Area.
Recreation Value	<b>High</b> – The site is crossed by a PRoW 9HK.
Perceptual aspects	<b>Medium</b> – The field is relatively tranquil and has a rural character associated with the localised fieldscape setting to the south and the wider countryside. However, the edge of settlement location to the north is acknowledged.
Associations	<b>Low</b> – There are no known literary, artistic or historic events associations with the site.

3.29. In terms of value, the site and its immediate setting are washed over by the High Weald AONB, one of the highest landscape designations in England. However, when considering the single field and its immediate context against the Box 5.1 criteria in table 1 above, the score of a medium value is returned. The site is influenced by the presence of existing modern residential development (and associated garden paraphernalia) on the Birchgrove Road boundary. It is acknowledged that the application site is located directly adjacent to the Horsed Keynes Conservation Area to the north west, however it is separated from the historic core by more modern built form and dense vegetation. Aspect concludes that the landscape value of the site and its immediate setting is **medium**. This is assessed at a site-specific level as evaluated above and while the AONB designation washes over the landscape at a large scale as an overall high value, given the site and location a less than high value is attributed.

### Landscape Sensitivity

- 3.30. The site is considered to be consistent in terms of its land use, features and elements with that of the immediate surrounding area. When considering this at a site-specific level, and when both value and susceptibility of the landscape resource are considered together, it is concluded that the application site would typically be of **medium** landscape sensitivity.
- 3.31. It is noted that the Mid Sussex Landscape Capacity Study (2014) has placed the site within a **moderate** landscape sensitivity and with a **low/medium** landscape capacity for development. However, this is a large land area and therefore a more strategic study rather than a more focussed site-specific analysis.
- 3.32. With regard to the localised and wider rural landscape to the south of the site, the gently undulating topography alongside the established vegetation structure and extensive woodlands provide positive landscape features that also help to integrate the existing built edge within the landscape. Within the localised and wider landscape setting, it is considered that the landscape would be of an increased sensitivity, as the distance from the settlement and, consequent tranquillity, increases.

### **Visual Baseline Assessment**

- 3.33. A number of viewpoints have been identified in order to demonstrate the visibility of the site within the localised and wider setting. The views have been informed by a thorough desk study and a number of field assessments. The views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify the views that will, potentially, experience the greatest degree of change as a result of the proposals.
- 3.34. The visual assessment is included within **Appendix 2** and the baseline studies have fully considered the various factors required, as detailed in Section 6 of GLVIA3 and the Landscape Institute Technical Guidance Note 06/19 September 2019 "Visual Representation of Development Proposals."
- 3.35. The photographs were taken in February 2020 by a Chartered Landscape Architect using a 35mm equivalent digital SLR camera at a 50mm focal length in line with the

LI Note 06/19. The weather was partly overcast with mixed visibility at long distance and good visibility close by. The full assessment of effects upon the visual environment is detailed in section 5.

3.36. Prevailing visual containment of the site has been verified during the site visit.

3.37. Viewpoint locations are set out below

1	Public Right of Way 9HK entering the site from Birchgrove Road, looking south into the site	Footpath users	High sensitivity
2	Public Right of Way 9HK entering the site from the adjoining field looking north east into the site	Footpath users	High sensitivity
3	Public Right of Way 9HK entering the site from the adjoining field looking north east into the site	Footpath users	High sensitivity
4	Junction of PRoW 9HK entering the adjoining field on Danehill Lane looking towards the site	Footpath users	High sensitivity
5	Outside Lucas Farm on pavement of Birchgrove Road looking south into the site	Walkers on the footway Cars using Birchgrove Road/Danehill Lane	Medium sensitivity
6	Birchgrove Road outside entrance to Little Mead dwelling	Road users	Medium sensitivity
7	Public Right of Way 81HK close to Lucas Farm	Footpath users	High sensitivity
8	Public Right of Way 81HK close to Lucas Farm	Footpath users	High sensitivity
9	View from corner of Bonfire Lane in the Conservation Area looking along Birchgrove Road	Footway users/residents/road users	Medium sensitivity
10	Public Right of Way 19HK on edge of Conservation Area looking toward western site boundary	Footpath users	High sensitivity
11	Public Right of Way 23HK looking towards south west corner of the site	Footpath users	High sensitivity
12	Public Right of Way looking northwards towards the site	Bridleway users	High sensitivity
13	Public Right of Way looking northwards towards the site	Bridleway users	High sensitivity
14	Freshfield Lane looking north towards the site	Road users	Medium sensitivity

3.38. **Close distance views.** (up to 100m). Viewpoints 1, 2, 3, 4, 5, are located on or close to the site boundaries. Users of the PRoW that passes through the site will have the closest views (viewpoints 1, 2, 3). Those walkers at viewpoint 4 will experience some change as they walk towards the site, where visibility is limited by the density of boundary vegetation. Viewpoint 5 is located immediately outside the listed Lucas Farm with views afforded into the site through the loss of boundary

vegetation. Views out from the site are limited by intervening vegetation that curtail views.

- 3.39. **Medium distance views.** (100m – 250m). Viewpoints 6,7,9,10 are located in a range around the site, including the Conservation Area, roads, and PRow. Even at this relatively close distance views are either absent or filtered due to the limiting effects of intervening landform and landcover.
- 3.40. **Long distance views.** (250m to 1.5km). Viewpoints 8, 11, 12, 13, 14 are more distant from the site. The effect of landcover and landform has a noticeable effect on visibility even at this relatively concise distance. Viewpoint 14 from the ridge on Freshfield Lane near Danehill (1.35km distance) is panoramic and extensive, providing long views across the AONB landscape. has no view and while viewpoint 12 is elevated with panoramic views the effect of clarity at this distance is a factor.
- 3.41. As an overview, views of the site are localised as a result of the combination of topography, built form and vegetation structure. Limited public access within the wider landscape ensures that opportunities to capture views of the site are restricted.

#### 4. DESCRIPTION OF THE PROPOSALS

- 4.1. Full details of the proposals are provided within the supporting material.
- 4.2. The site is identified as a pending allocation within the draft Mid Sussex Site Allocations Development Plan Document (MSSADPD), Regulation 18 consultation SA28 Land South of the Old Police House. This is one of two sites in Horsted Keynes identified for housing allocation as having the least impact on the AONB. The number of units identified for the site during stage 2 of the SHELAA in April 2019 was assessed as 30, whereas the Regulation 18 draft considers a lesser quantum of 25.
- 4.3. The draft Horsted Keynes Neighbourhood Plan November 2017 (withdrawn in July 2018) identified part of the site for residential development in Policy HK17: Police House Field for approximately 10 units. It is understood that the revised new draft Neighbourhood Plan will now refer directly to the MSSADPD in support of this allocation (the site).
- 4.4. The capacity of the site to accommodate up to 30 units is considered to be a comfortable fit within the receiving landscape. A layout has been drafted that considers an arrangement of up to 30 units.
- 4.5. It is essential to respect the AONB Management Plan objectives R1, FH2, S3, S4, the West Sussex County Council management guidelines and landscape and visual sensitivities relating to LCA **HW1 High Weald**.
- 4.6. SA 28 in the Draft Site Allocations DPD has included a number of objectives, the primary being:
- “To deliver a high quality, landscape led, sustainable extension to Horsted Keynes, which respects the character of the village and the High Weald AONB, and which is comprehensively integrated with the settlement so that residents can access existing facilities.”*
- 4.7. In terms of landscape considerations, a number are listed relating to the AONB, mitigation, retention of natural features, increased Green Infrastructure, definition of a good settlement interface with the countryside and the protection of the amenity of footpath users along the PRow.

- 4.8. When considering the capacity of the site, clearly the retention of the strong boundary features and their enhancement together with public open space and play space provision will deliver a framework for development. Frontage facing dwellings on Birchgrove Road ensure the consistency of the street scene as active, set back from landscape enclosure and tree planting.
- 4.9. While the Historic Environment and Cultural Heritage officer seeks mitigation to protect the setting of the Grade II Listed Lucas Farm by a “*sufficiently sized landscape buffer*” it has been noted within this LVIA that built form has existed on the corner of the field in question opposite Lucas Farm for some time (refer to old OS mapping) and that the placing of well designed dwellings in a landscape setting would not be out of keeping and would deliver the active frontage sought by the Urban Design Officer. It would be appropriate to locate dwellings at this location rather than a planting buffer but this can be informed by heritage technical input.
- 4.10. The PRoW that crosses the site can be defined by a native hedgerow “sequence” that comprises of enclosing property boundaries along its alignment. Not a continuous corridor, this “sequence” of native hedgerows can be supplemented with small, native trees to provide a natural route between the field beyond and house boundaries on Birchgrove Road. This is a relatively short section of footpath passing within the site.
- 4.11. The integration of existing enclosing features within a landscape layout will assist in creating a high-quality development, that both integrates well with the existing settlement edge, Conservation Area setting and the localised rural setting to the south.
- 4.12. The proposal benefits from the existing mature structure provided by the quantum of trees, ensuring a good fit and providing a soft interface between new development and the countryside. The key objectives are to:
- Retain key components of the existing vegetation and treescape associated with the site’s boundaries to assist the integration of the proposals into the receiving environment.
  - Maintain the varied field shape in accordance with the prevailing characteristic historic field pattern of the AONB.



- Reinforce the existing, retained planting with appropriate new planting to further assist the integration of the proposals, this is important to ensure that the residential amenity of the neighbouring properties are not harmed and to establish a natural development edge.
- Ensure opportunities for habitat creation and biodiversity enhancements are maximised.
- Ensure that areas of open space and green links are established and maintained to maximise the development's contribution to the localised and wider green infrastructure provision and biodiversity.
- Create open space designed for informal recreation and communal amenity to break up the development and assist in integrating the new built form.
- Provide high quality streetscenes, defined by soft landscaping which would include appropriate feature tree planting and native hedgerows to assist in placemaking.
- The existing key trees and vegetation belts associated with the site's boundaries ensure that an established landscape framework for the site is achieved from Day One.
- Sensitive lighting proposals (in agreement with the LPA) would ensure that the effect of lighting in the AONB landscape is minimised. However, any development dovetails neatly into the existing settlement edge and the beneficial screening effect of existing vegetation will assist in mitigating lighting to some extent.

## 5. ASSESSMENT OF EFFECTS

- 5.1. To assess the nature of the change as a result of the proposals, it is appropriate to appraise the impact of the proposed development upon the existing landscape character and visual environment within which the site is situated.
- 5.2. The assessment of effects has been derived from guidance provided within GLVIA3. The methodology is contained within **Appendix 2** of this document.

### Effect upon Landscape Character

#### National

- 5.3. It is considered that the proposals can be integrated without significant harm to the character or qualities of the NCA: 122 High Weald. Within the context of the national character assessment, the proposals represent a highly localised development that would not adversely affect the characteristics of the larger scale landscape character area. Characteristics that are relevant and that relate to the proposals would not be adversely affected.
- 5.4. The replacement of the pasture of the irregular field with the residential development proposed will result in a pleasant but very different environment. The field pattern and boundary vegetation will be retained, the footpath alignment respected, and failed boundaries replenished with local native hedgerow species and occasional standard trees. It is considered that the relatively small scale of the proposals will result in a low magnitude resulting in a **Moderate/Minor adverse** effect.

#### County

- 5.5. It is considered that the proposals can be effectively integrated without significant harm to the LCA HW1: High Weald. The relevant key characteristics will remain unaffected, the relevant landscape and visual sensitivities will be respected, and the landscape management guidelines can be adopted. The replacement of the pasture of the irregular field with the residential development proposed will result in a pleasant but very different environment. The field pattern and boundary vegetation will be retained, the footpath alignment respected, and failed boundaries replenished with local native hedgerow species and occasional standard trees.

- 5.6. The relevant enhancements and recommendations are accommodated within the proposed scheme. It is therefore considered that the proposals will result in a low magnitude of change resulting in a **Moderate/Minor adverse** effect.

High Weald AONB

- 5.7. The proposals seek to avoid any negative impact arising with regard to the objectives of the AONB.
- 5.8. Objective **R1**: *to maintain the historic pattern and features of routeways*. Danehill Lane will remain unaffected and Birchgrove Road enhanced with landscape features. No change in magnitude will result in a **Negligible** effect
- 5.9. The PRoW crossing the site will be retained on its alignment and bordered by a “sequence” of native hedgerows and small native trees in order to respect the route. Not a continuous corridor, this “sequence” of native hedgerows can be supplemented with small, native trees to provide a natural route between the field beyond and house boundaries on Birchgrove Road. This is a relatively short section of footpath passing within the development.
- 5.10. It is a short section and of short duration. As an historic route through the landscape the mitigation proposed is considered appropriate and proportionate. A medium magnitude of change will result in a **Moderate** adverse effect (that is not significant).
- 5.11. Objective **FH2**: *to maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodlands*; the field pattern will remain unchanged and a negligible magnitude will result in a **Moderate/Minor** adverse effect.
- 5.12. Objective **S3**: *to enhance the architectural quality of the High Weald and ensure development reflects the character of the High Weald in scale, layout and design*, and also to Objective **S2**: *protecting the historic pattern and character of settlement*; new development on this site will respond to local needs, and will need to be delivered through a small-scale and a mix of housing sizes. Local character, materials and relevant published guidelines will be acknowledged as the proposal progresses in an iterative manner. A medium magnitude of change will result in a **Moderate** adverse effect (that is not significant).

- 5.13. In terms of “other qualities” those of some relevance include the perceived qualities of *scenic beauty*, *glimpsed long views*, and *intrinsically dark landscapes*.
- 5.14. It is considered that the “other qualities” named, can be accommodated within the scheme as it’s layout progresses.
- 5.15. The replacement of the pasture of the irregular field with the residential development proposed will result in a pleasant but very different environment. The field pattern and boundary vegetation will be retained, the footpath alignment respected, and failed boundaries replenished with local native hedgerow species and occasional standard trees
- 5.16. Having regard to the effect of the proposals upon the immediate and localised landscape character, it is considered that a sustainable and appropriate high-quality development on the settlement edge of Horsted Keynes for a capacity of up to 30 units can be sensitively accommodated.
- 5.17. It is clear that the established vegetation structure and mature treescape which exists on the site boundary and within the locality, are positive landscape features. They already deliver a softening touch to existing built form and help to integrate the settlement edge within the wider landscape to some extent, but this will be increased through enhancement planting and sensitive management through the scheme delivery. This existing and beneficial framework ensures that the proposals are not readily perceived and as a result will not have a significant impact upon the wider landscape character. Furthermore, whilst the intervisibility with the localised fieldscape to the south is acknowledged, it is clear that the residential proposals are influenced far more greatly by the existing settlement edge than the wider rural landscape setting of the character area.

#### Site-specific

- 5.18. In terms of the effect of the proposals upon the landscape of the site and its immediate setting, it is acknowledged that the proposals would result in the loss of the field that would be developed.
- 5.19. Development of this kind is not uncharacteristic given the edge of settlement location. It is considered therefore that the proposals would not introduce any new or alien components into the context of the site that do not already exist within its setting.

- 5.20. Building materials and detail design will be influenced by the local character, whilst the proposed scale, density and orientation of the proposed built form, will also be influenced by these settings to ensure a positive integration with the existing settlement.
- 5.21. The key landscape features associated with the proposals are the well treed boundary features. The bolstering of each and introduction of internal landscape elements will strengthen the framework and ensure increased connectivity with the wider landscape.
- 5.22. The proposals will not compromise the key landscape features of the site or its immediate setting and it is considered that they can be integrated within the receiving landscape without significant harm.
- 5.23. It is considered that the proposals will represent a medium magnitude of change resulting in a localised effect of **Moderate** adverse that is not significant.
- 5.24. Overall, as discussed above, it is considered that the proposed development would not significantly affect the landscape fabric of the site's localised or wider landscape setting. The proposals will not harm the existing boundary vegetation established within the site, with the development offsets being carefully considered to ensure that these positive landscape features will provide a mature landscaped backdrop and assist with integrating the proposed development within its localised and wider setting from Day One, with the additional landscape structural planting, providing a substantial increase in vegetation cover and habitat creation. It is therefore considered that in the long term the bolstering of the boundaries with local, native species and careful management, would successfully establish a high-quality rural setting to the settlement edge.
- 5.25. It is concluded that the proposals will give rise to some change, although the change is not readily perceived from the adjacent rural landscape and the key characteristics of the localised and wider landscape setting will be unaltered. It is assessed that the proposals will not give rise to any significant adverse effects in terms of landscape character, nor would it result in significant harm in terms of its impact on the landscape character of the area.

### **Effect upon the Visual Environment**

- 5.26. A number of viewpoints have been identified in order to demonstrate the visibility of the site within the localised and wider setting. The views have been informed by a thorough desk study and a number of field assessments. The views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify those views that will, potentially, experience the greatest degree of change as a result of the proposals. The views are illustrated on the Viewpoint Location Plan with accompanying photographs in **Appendix 2**.
- 5.27. The field work undertaken in winter time during leaf fall (worst case scenario) has established that the extent of visibility is limited to an area close to the site itself. This means that those locations where the site and proposed development upon it are not evident in views or are barely discernible (taking into account vegetation and built form) can be scoped out from the assessment. They are viewpoints; 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 14.
- 5.28. Local topography such as the local ridges and hollows of the land to the east and south in combination with the density of woodlands and intervening vegetation result in a limited visual envelope

Table 2: Assessment of Visual Effects

Viewpoint	Location	Receptor	Sensitivity	Magnitude of Change	Significance of Effect
1	Public Right of Way 9HK entering the site from Birchgrove Road, looking south into the site	Footpath users	High	High	Major Adverse

	<p><b>NOTES:</b> Direct view into the site from the settlement edge of the heavily enclosed field with glimpsed view through hedge gap to field beyond. Truncated view. The pasture field, sloping landform and dominant woody vegetation (including evergreen Pines) are present in the view.</p> <p>The PRoW corridor and its alignment will be maintained. For a short duration footpath receptors will experience the extension of the settlement edge. It will change but good design and masterplanning can ensure a pleasant if different landuse. This field will change character to residential built form. However dwellings prevail immediately closeby (dwellings on Birchgrove Road. Nothing jarring would be introduced.</p> <p>The resulting very localised Major Adverse significance of effect is considered to reduce to <b>Moderate</b> with mitigation planting and dwellings established and good design.</p>				
<b>2</b>	Public Right of Way 9HK entering the site from the southern boundary looking north east into the site	Footpath users	High	High	<b>Major Adverse</b>
	<p><b>NOTES:</b> Direct view into the site from the southern boundary looking across it. Heavily treed boundaries along Birchgrove Road and Danehill Lane contain views. Lucas Farm building (listed) is visible though filtered and the garden with paraphernalia of the modern Police House together with telegraph poles and overhead wires represent elements in the view. Truncated view. The pasture field, sloping landform and dominant woody vegetation (including evergreen Pines) are present.</p> <p>The PRoW corridor and its alignment will be maintained. For a short duration footpath receptors will experience the extension of the settlement edge. It will change but good design and masterplanning can ensure a pleasant if different landuse. This field will change character to residential built form. However dwellings prevail in the view (dwellings on Birchgrove Road). Nothing jarring would be introduced.</p> <p>The resulting very localised Major Adverse significance of effect is considered to reduce to <b>Moderate</b> with mitigation planting and dwellings established.</p>				
<b>3</b>	Public Right of Way 9HK entering the site from the southern boundary looking north west into the site	Footpath users	High	High	<b>Moderate Adverse</b>
	<p><b>NOTES:</b> Direct view into the site from the southern boundary looking across it. Heavily treed boundaries along the Conservation Area edge and along 1-4 Swedish Houses contain views. Truncated view. The pasture field, sloping landform and dominant woody vegetation (including evergreen Pines and Cypresses) are present.</p> <p>The PRoW corridor and its alignment will be maintained. For a short duration footpath receptors will experience the extension of the settlement edge. It will change but good design and masterplanning can ensure a pleasant if different landuse. This field will change character to residential built form. However, dwellings prevail in the view (dwellings on Birchgrove Road). Nothing jarring would be introduced.</p> <p>The resulting very localised Major Adverse significance of effect is considered to reduce to <b>Moderate</b> with mitigation planting and dwellings established.</p>				

4	Public Right of Way 9HK at junction with Danehill Lane	Footpath users	High	Low	Major Adverse
<p><b>NOTES:</b> Danehill Lane is solid with vegetation and earth bank at this location. The footpath enters the adjacent field to the south of the site and the well-treed site boundary is glimpsed. The layering of vegetation in the view makes the site barely perceptible. Truncated view dominated by dense vegetation. Roof ridges may just be visible, but screening is effective.</p> <p>The PRoW corridor and its alignment will remain unaffected outside the site.</p> <p>The resulting very localised Moderate Adverse significance of effect is considered to reduce to possibly <b>Moderate/Minor adverse</b> with mitigation planting and dwellings established.</p>					
5	Outside Lucas Farm (listed) on Birchgrove Road	Footway and Road users	High	High	Major Adverse
<p><b>NOTES:</b> Vegetation along the northern site boundary on Birchgrove Road is sparse in but trees do channel and filter views into the site. Views beyond are heavily filtered by the boundary trees and hedgerow on the southern site boundary.</p> <p>The proposal to reinstate a hedgerow boundary with single trees would be in keeping with local character. The siting of well-designed and attractive dwellings facing towards the road from the site behind the hedge would not be a jarring addition to the view, simply a continuation of what already exists on Birchgrove Road.</p> <p>There is evidence of built form within this particular view, evidence by old OS mapping. While a change from undeveloped field to a newly hedged series of dwellings that change is not necessarily construed to be adverse. The resulting Major Adverse significance of effect is considered to reduce greatly once the hedgerow feature is re-established with the new dwellings to <b>Moderate</b>.</p>					
6	Birchgrove Road at access to Little Mead	Road users	Medium	Low	Moderate/Minor Adverse
<p><b>NOTES:</b> The road corridor is heavily wooded with a concentration of mature trees at the junction of Danehill Lane with Birchgrove Road, a typical and characteristic feature of the locale.</p> <p>While development would be introduced beyond the trees, it is a narrow view corridor and heavily filtered. The magnitude of change would be very low and bolstering of boundary hedgerow features would further filter visibility.</p> <p>The resulting Major Adverse significance of effect is considered to reduce greatly once the hedgerow feature is re-established with the new dwellings to <b>Minor</b>.</p>					
7	Public Right of Way 81HK to rear of Lucas Farm	Footpath users	High	Low	Moderate Adverse
<p><b>NOTES:</b> Intervening vegetation is a common characteristic of the locale and the combination with the buildings of Lucas Farm effectively screen views of the site and new development upon it. While roof tops may be glimpsed in part they would not introduce anything new or jarring to the view. The view would remain as the pastoral scene on the edge of the settlement.</p>					



9	Birchgrove Road junction with Bonfire Lane	Road users	Medium	Low	<b>Moderate/Minor Adverse</b>
	<p><b>NOTES:</b> A street scene from the edge of the Conservation Area looking along Birchgrove Road and well vegetated frontages that filter visibility of the site entrance. A change to the road edge to accommodate the new development would be visible but not a dominant feature. New frontage and hedgerow with single trees would also be introduced and a number of driveways already cross the verges. Any access change to the street scene would not be a jarring introduction.</p>				
10	Public Right of Way 19HK Sussex Border Path	Bridleway users	High	Low	<b>Moderate Adverse</b>
	<p><b>NOTES:</b> The view looks along the edge of the Conservation Area where Cinderbanks property is evident. The density of mature and mixed vegetation is dominant and effectively encloses the view around the small pasture field. Proposed development would lie beyond the well-stocked hedgerow that forms the western site boundary. It would be glimpsed between the dense vegetation, but development would be set back from garden spaces and boundaries would be replenished and enhanced to bolster screening benefit. Residential context already prevails on the edge of the settlement and Conservation Area and therefore the introduction of a small number of dwellings along the boundary would not be out of keeping.</p>				
11	Public Right of Way 23HK Sussex Border Path	Bridleway	High	Negligible	<b>Moderate/Minor Adverse</b>
	<p><b>NOTES:</b> The dwelling Lyneham is a dominant feature within the pastoral scene together with the density of trees that interleave within the view.</p> <p>The density of vegetation together with any maturing boundary on-site mitigation results in there being only a very small change to part of the view behind Lyneham where elements of the proposals may be apparent within the tree tracteries. Residential built form is a feature in this landscape and the introduction of more in a filtered framework would not be jarring. Boundaries would be replenished and enhanced to bolster screening benefit within the scheme.</p>				
14	Freshfield Lane	Road users	Medium	Negligible	<b>Minor Adverse</b>
	<p><b>NOTES:</b> The view is an extensive panorama over the High Weald landscape. The characteristic folded landscape with significant woodland cover is evident. Built form is visible and present within the panorama, mostly sparsely scattered along the ridgelines of the folds but it is not a key component.</p> <p>The proposals would sit within the view but at this distance and within such an extensive panorama their presence would barely register. The distance, topography, density of intervening vegetation and expansive view already have small elements of built form within that include evidence of parts of roof tops and upper forms of residences in Horsted Heath. However, the built form would not be clearly visible, would not pierce the skyline. It would sit within a strong and strengthened mature vegetated boundary framework that nestles within the landscape. Any lighting introduced could be controlled</p>				

	during the planning process, but the proposal brings forward existing lit residential elements into a view that is already well screened.
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#### Overview of visual effects

- 5.29. As an overview it is considered that the views of development on the site are localised and limited to those close to it. The primary receptors are those using the footpath crossing the site where well designed and attractive development replaces the pasture of the field. The boundary vegetation and field shape remain unchanged and while different, the change will be pleasant. The develop simply extends the built edge experience from Birchgrove Road into a more open corridor before entering the field beyond. A sort distance and a short duration. Landscape enhancements will include the bolstering and management of the landscape features.
- 5.30. Residents in adjoining properties that abut and overlook the site boundaries off Birchgrove Road would experience a change when viewed from garden spaces and windows with uninterrupted views over. However, the introduction of dwellings that are set well back from their boundaries and on falling ground would not be out of keeping with the settlement edge location.
- 5.31. Road users or footway walkers on Birchgrove Road would see the change to the boundary to accommodate the development entrance. Breaks across this road and farm accesses are already present, the introduction would not be out of keeping. The site boundary is already degraded and would be restored as a native hedgerow with standard trees in accordance with published guidance. Only a couple of new dwellings would be most visible in the street scene, forming a logical continuation to the street scene and they would be set behind additional soft landscape elements that link to the dense vegetation along Danehill Lane.
- 5.32. With regard to the listed Lucas Farm building that occupies a position on the junction of Danehill Lane and Birchgrove Road, refer to the Initial Heritage Impact Assessment. The significance of the effect on the heritage asset will be considered by others but the logical extension of dwellings set back behind a soft edge of new hedgerow and garden planting is considered in visual terms to be wholly appropriate, logical and beneficial to the Birchgrove street scene.

#### Effect upon landscape related policy

- 5.33. It is considered that the proposals will comply with the aims and objectives of the NPPF, adopted Local and Neighbourhood Plan policies. The AONB designation affords the highest scale of planning protection. The relatively small scale of development that responds to housing need is identified at both District and Local Plan level on this site and the relevant objectives set out in the High Weald AONB Management Plan would not be harmed.
- 5.34. The site is already characterised by the settlement edge along its northern and north western boundaries. A number of design solutions can be employed that ensures the high-quality design of the built elements befits the local landscape character. It is therefore considered that the proposed development can be integrated in this location without significant harm to the intrinsic character of the landscape setting of Horsted Keynes and its location within the High Weald AONB
- 5.35. The site is identified as a pending allocation within the draft Mid Sussex Site Allocations Development Plan Document (MSSADPD), Regulation 18 consultation as SA28 Land South of the Old Police House. This is one of two sites in Horsted Keynes identified for housing allocation as having the least impact on the High Weald AONB. The number of units identified for the site during stage 2 of the SHELAA in April 2019 was assessed as 30, whereas the Regulation 18 draft considers a lesser quantum of 25.
- 5.36. The draft Horsted Keynes Neighbourhood Plan November 2017 (withdrawn in July 2018) identified part of the site for residential development in Policy HK17: Police House Field for approximately 10 units. It is understood that the revised new draft Neighbourhood Plan will now refer directly to the MSSADPD in support of this allocation (the site).
- 5.37. While the Draft Site Allocations DPD, SA 28, targets 25 units for the site, it has been demonstrated with a draft layout that up to 30 units would not result in an increase in the significance of effects on visual amenity or on the landscape context. An active frontage is delivered along Birchgrove Road that works well in the street scene and sensitively respects its relationship with the listed Lucas Farm without the need for a screening buffer. A native hedgerow with standard trees is an appropriate response and in accordance with published landscape guidance at this location. The PRoW alignment will be protected and integrated within the scheme layout and will be set

within a “sequence” of natural enclosures comprising native hedgerows and small native trees for the short distance of its route through the site.

- 5.38. The site represents an appropriate location on the settlement edge and will deliver a high quality of design that is commensurate with the setting of Horsted Keynes Conservation Area and the character of the AONB landscape as policy at all levels requires.

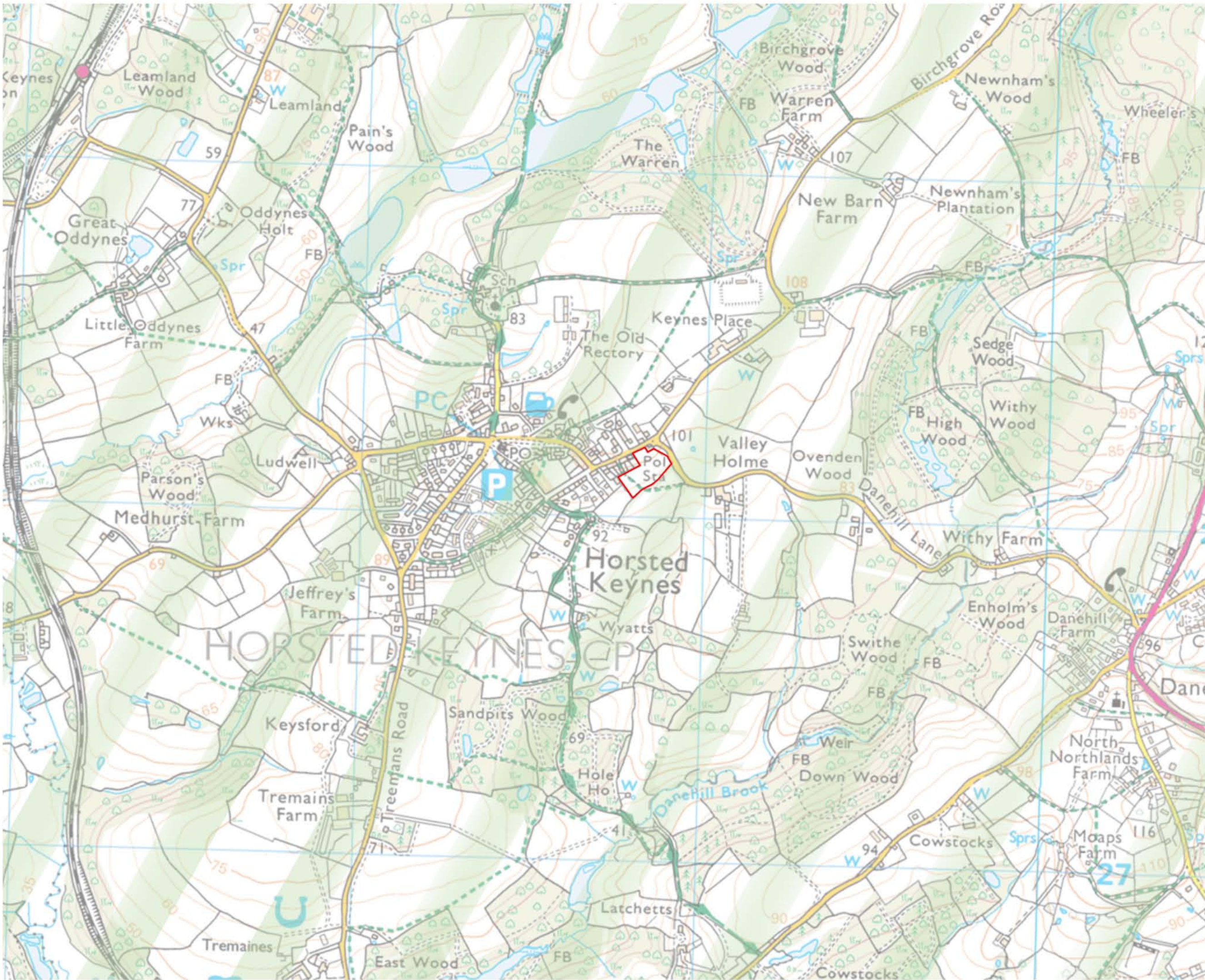
## 6. CONCLUSIONS

- 6.1. Aspect Landscape Planning Ltd has been instructed to review the landscape and visual matters relating to the proposed development at this site and to consider potential capacity. In accordance with guidance set out in GLVIA3, an LVIA has been undertaken.
- 6.1.1. In terms of the effect of the proposals upon the landscape of the site and its immediate setting, it is acknowledged that the proposals would result in the loss of the pasture field that would be developed.
- 6.2. Development of this kind is not uncharacteristic given the edge of settlement location. It is considered therefore that the proposals would not introduce any new or alien components into the context of the site that do not already exist within its setting.
- 6.3. Building materials and detail design will be influenced by the local character, whilst the proposed scale, density and orientation of the proposed built form will also be influenced by the location to ensure a positive integration with the existing settlement.
- 6.4. The key landscape feature associated with the proposals are the well treed boundaries. The bolstering of each and introduction of internal landscape elements will strengthen the framework and ensure increased connectivity with the wider landscape. The absent boundary on Birchgrove Road will be replenished with a native hedgerow containing standard trees in keeping with the local landscape character and delivering improved Green Infrastructure connectivity.
- 6.5. The characteristic and historic ridgeline or high ground settlement pattern is reflected in Horsed Keynes and the small extension to it within an enclosed field framework below the skyline is not out of keeping. A development of up to 30 units would not result in undue adverse effects on the wider landscape of the AONB or on residential Horsed Keynes.
- 6.6. It is noted that the Mid Sussex Landscape Capacity Study (2014) has placed the site within a moderate landscape sensitivity and with a low/medium landscape capacity for development.

- 6.7. No natural or historic features such as trees, woodlands or hedgerows would be lost to development and proposals could be informed by the character of the site's context. Boundary features will be bolstered and enhanced and new hedgerows introduced. The irregular field shape will be retained in order to maintain the prevailing pattern. The proposals will not compromise the key landscape features of the site or its immediate setting and it is considered that they can be integrated within the receiving landscape without significant harm.
- 6.8. In terms of visual amenity and visibility the site is well contained, with few visual receptors and there are no viewpoints from which built form would be seen against the skyline. The view from some adjoining receptors (users of the PRoW crossing the site and adjacent residents and road users on Birchgrove Road) would experience some change, however, this is symptomatic of the site's sustainable location adjacent to the settlement boundary. Land use will change to one that is not unpleasant and not out of keeping. The major adverse effect arising for the PRoW users would be localised, of short duration and small in scale. The replacement of pasture with a different but familiar land use of pleasant, well-designed and high-quality development would reduce this effect to something more moderate. An appropriately worded condition to ensure high standards are achieved lies within the control of the Local Planning Authority.
- 6.9. The site represents an appropriate location, is proposed by both the Parish and District Councils as being appropriate for housing development and that in landscape and visual terms the site can accommodate up to 30 units without accruing harm.

## **ASPECT PLANS**





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0m 100m 200m 400m

**Key:**

- Application Site Boundary
- AONB - Area of Outstanding Natural Beauty

REV	DATE	NOTE	DRAWN	CHK'D
1				

**aspect landscape planning**

**TITLE**  
Horsted Keynes  
Site Location Plan

**CLIENT**  
Sunley Estates

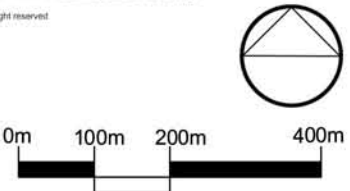
SCALE	DATE	DRAWN	CHK'D
1:10,000@ A3	FEB 2020	EL	JC

DRAWING NUMBER	REVISION
7144/ ASP1	





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- Key:
- Application Site Boundary
  - Public Rights of Way
  - Listed Buildings
  - AONB - Area of Outstanding Natural Beauty
  - Conservation Area
  - Existing Vegetation

REV	DATE	NOTE	DRAWN	CHK'D

**aspect** landscape planning

TITLE			
Horstead Keynes Site & Setting Plan			
CLIENT			
Sunley Estates			
SCALE	DATE	DRAWN	CHK'D
1:5,000 @ A3	FEB 2020	EL	JC
DRAWING NUMBER		REVISION	
7144 / ASP2			



## **APPENDIX 1**

### **ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY**

## **LANDSCAPE AND VISUAL IMPACT ASSESSMENT 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
<b>High</b>	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.
<b>Medium</b>	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.
<b>Low</b>	Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and contain evidence of previous landscape change.
<b>Negligible</b>	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**

<b>Sensitivity</b>	<b>Definition</b>
<b>High</b>	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.
<b>Medium</b>	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.
<b>Low</b>	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.
<b>Negligible</b>	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**

<b>Magnitude</b>	<b>Effect Definition</b>
<b>High</b>	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.
<b>Medium</b>	Change resulting in a moderate degree of deterioration or improvement, or constitutes a perceptible change within a landscape or view.
<b>Low</b>	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.
<b>Negligible</b>	Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.
<b>No Change</b>	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
<b>Major</b>	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.
<b>Moderate</b>	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.
<b>Minor</b>	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.
<b>Negligible</b>	A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.
<b>None</b>	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.

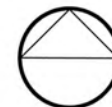
## **APPENDIX 2**

### VISUAL ASSESSMENT







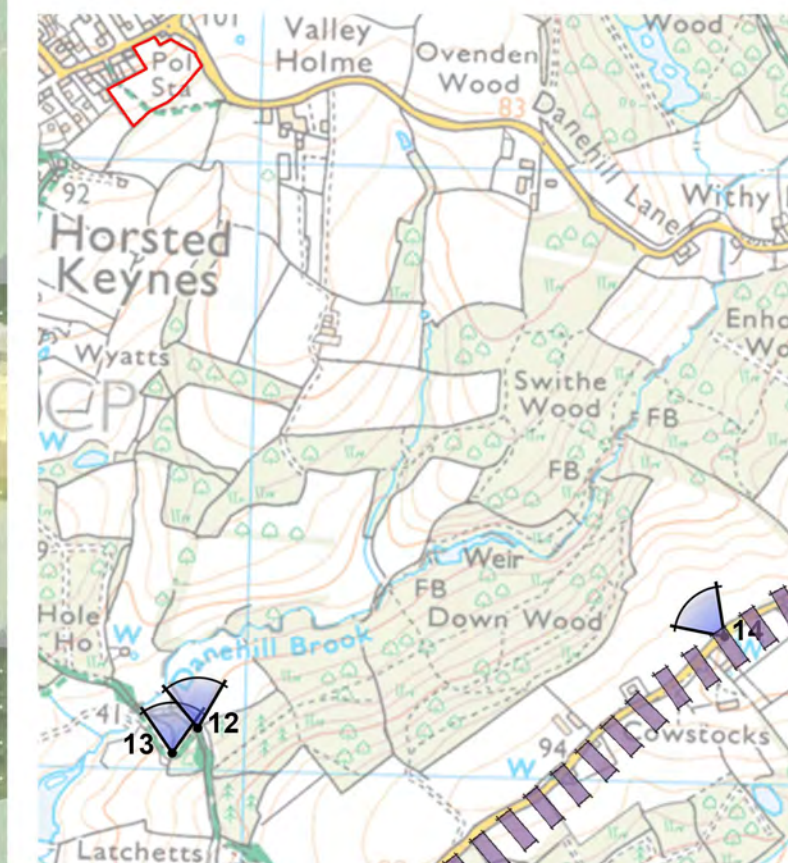
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0m      100m      200m      400m

Key:

- |   |   |
|---|---|
|  | Application Site Boundary                 |
|  | Public Rights of Way                      |
|  | Viewpoint Location                        |
|  | AONB - Area of Outstanding Natural Beauty |
|  | Conservation Area                         |
|  | Existing Vegetation                       |
|  | Local Ridgeline                           |



REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

**aspect** landscape planning

TITLE

Horstead Keynes  
Viewpoint Location Plan

CLIENT  
**Sunley Estates**

SCALE 1:5,000 @ A3	DATE FEB 2020	DRAWN NB	CHK'D JC
DRAWING NUMBER 7144 / VLP		REVISION	





Viewpoint Coordinates: E 538768,N 128134      Date & time of photograph: 25/02/2020    09:09      AOD & Viewing height: c. 99m AOD 1.6m      Weather conditions: Partly Overcast      **Viewpoint 1**



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Viewpoint Coordinates: E 538833,N 128226 Date & time of photograph: 25/02/2020 09:13 AOD & Viewing height: c. 103m AOD 1.6m Weather conditions: Partly Overcast **Viewpoint 5**



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Viewpoint Coordinates: E 538792,N 128343 Date & time of photograph: 25/02/2020 09:24 AOD & Viewing height: c. 105m AOD 1.6m Weather conditions: Partly Overcast **Viewpoint 7**



Viewpoint Coordinates: E 538921,N 128578 Date & time of photograph: 25/02/2020 09:21 AOD & Viewing height: c. 107m AOD 1.6m Weather conditions: Partly Overcast **Viewpoint 8**





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Viewpoint Coordinates: E 539776,N 127238 Date & time of photograph: 25/02/2020 09:52 AOD & Viewing height: c. 97m AOD 1.6m Weather conditions: Partly Overcast **Viewpoint 14**



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Aspect Landscape Planning Ltd  
West Court  
Hardwick Business Park  
Noral Way  
Banbury  
Oxfordshire OX16 2AF

T: 01295 276066  
F: 01295 265072  
E: [info@aspect-landscape.com](mailto:info@aspect-landscape.com)  
W: [www.aspect-landscape.com](http://www.aspect-landscape.com)