



Land East of Keymer Road,  
Burgess Hill

## **Landscape and Visual Appraisal**

Prepared by  
CSA Environmental

on behalf of  
Thakeham Homes &  
Persimmon Homes Thames Valley

Report No: CSA/4007/02

April 2020

Report Reference	Revision	Date	Prepared by	Approved by	Comments
CSA/4007/02	-	24/01/20	BS	CA	DRAFT issue
CSA/4007/02	A	30/01/20	BS	CA	Minor amendments to report
	B	28/04/20	BS	CA	Amended to reflect Landscape History and setting of SDNP.



<b>CONTENTS</b>	<b>Page</b>
<b>1.0 Introduction</b>	<b>2</b>
<b>2.0 Landscape Policy Context</b>	<b>3</b>
<b>3.0 Site Context</b>	<b>12</b>
<b>4.0 Site Description and Visibility</b>	<b>18</b>
<b>5.0 Suitability of the Site to Accommodate Development</b>	<b>25</b>
<b>6.0 Conclusion</b>	<b>35</b>

## **Appendices**

Appendix A: Site Location Plan

Appendix B: Aerial Photograph

Appendix C: Photosheets

Appendix D: MAGIC Map and Heritage Information

Appendix E: Historic Map - 1874

Appendix F: Concept Masterplan

Appendix G: Landscape Principles Plan

Appendix H: Methodology

## 1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Thakeham Homes & Persimmon Homes Thames Valley to undertake a landscape and visual appraisal of Land East of Keymer Road, Burgess Hill (the 'Site'). The purpose of this report is to accompany representations to Mid Sussex District Council in relation to their emerging Site Allocations Development Plan Document. The assessment has informed the design of the Concept Masterplan, which is included at **Appendix F**, and the Landscape Principles Plan, which is included at **Appendix G**.
- 1.2 The Site comprises an area of land on the southern edge of Burgess Hill, approximately 15.17 hectares in size. It lies in the jurisdiction of Mid Sussex District Council. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.3 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

### Methodology

- 1.4 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in January 2020. The weather conditions at the time were good and visibility was generally good, with some haze on longer distance views.
- 1.5 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix H**.
- 1.6 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

## 2.0 LANDSCAPE POLICY CONTEXT

### National Planning Policy Framework (February 2019)

- 2.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 2.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 2.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for, among other elements, the *'(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'*
- 2.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality buildings and places. Paragraph 125 states that *'... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.'*
- 2.5 Paragraph 127 states that planning policies and decisions, should ensure that developments, amongst others:
- *'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;*
  - *are visually attractive as a result of good architecture, layout and effective landscaping;*
  - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...'*
- 2.6 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 170 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, *'... (in a manner commensurate with their statutory status or identified quality in the development plan)'*.

The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'

- 2.7 Paragraph 172 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The paragraph goes on to state that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Applications for development should include an assessment of potential detrimental effects on the environment, the landscape and recreational opportunities, and should show the extent to which these could be moderated.
- 2.8 Paragraph 175 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, '*(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*'.

### **Planning Practice Guidance**

- 2.9 The Planning Practice Guidance ('PPG') is in the process of being updated to reflect the changes following the publication of the revised NPPF. Any PPG paragraphs which have not been updated remain relevant until they are updated, insofar as they are consistent with the Revised NPPF 2019. The guidance as relevant to this assessment covers landscape and the natural environment, and the design of new developments.
- 2.10 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 130 of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:

- Context

- Identity
- Built form
- Movement
- Nature
- Public places
- Uses
- Homes and buildings
- Resources
- Lifespan.

2.11 Paragraph 003 sets out that a plan's vision, objectives and strategic policies can be used to shape the types of places it aims to achieve, in order to contribute to sustainable development and to guide development expectations including design. It goes on to note that strategic policies can be used to set out design expectations, including for strategic site allocations.

2.12 Paragraph 004 deals with the role of non-strategic policies and their use in guiding more local or detailed design principles, which it notes would be most effective when the historic, landscape or townscape character is evidenced.

2.13 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...* '. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.

2.14 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.

2.15 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

- *Building a strong, competitive economy;*
- *Achieving well-designed places;*
- *Promoting healthy and safe communities;*

- *Mitigating climate change, flooding and coastal change;*
- *Conserving and enhancing the natural environment.*

2.16 The final paragraph (008) in the green infrastructure sub-section notes that:

*'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'*

2.17 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as *'... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.'*

2.18 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 170 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to *'... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.'* Paragraph 036 goes on to note that:

*'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'*

2.19 Paragraph 041 of the Landscape section deals with the approach to development within National Parks, the Broads and Areas of Outstanding Natural Beauty. It notes that their status as landscapes of the highest quality has to be reflected in the design and location of all development in these areas, and refers to the considerations for development as set out in paragraph 172 of the NPPF. Development in the setting of one of these protected landscapes is covered in paragraph 042, which states that, where important long views from or to the designated landscapes are identified, or where the land within and adjoining the designated area is complementary, a sensitive approach



which takes potential impacts into account will be needed to avoid significant harm.

### **National Design Guide**

2.20 The National Design Guide (2019) provides guidance to illustrate '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*'

2.21 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):

- Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

*'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.*

- The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.

Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'

### **Local Policy Context**

2.22 Planning policy for the District is set out in the Mid Sussex District Plan 2014-2031 (adopted in 2018) and Saved Policies from the Mid Sussex Local Plan 2004. Those parts relevant to this assessment and the Site are summarised below. Due to the proximity of the Site to the South Downs

National Park, the assessment also considers relevant policies from the South Downs Local Plan (adopted 2019).

Mid Sussex District Plan 2014-2031

- 2.23 **Policy DP12: Protection and Enhancement of Countryside** states that the countryside will be protected for its intrinsic character and beauty. It goes on to state that development will be permitted in the countryside, as defined by the Policies Map, where it maintains or where possible enhances the quality of the rural and landscape character of the District, and is supported by a specific policy reference elsewhere in the Plan, a DPD or Neighbourhood Plan.
- 2.24 **Policy DP13: Preventing Coalescence** states that it is important that the separate identity of individual towns and villages in the District is maintained, with a sense of leaving one settlement before arriving in the next.
- 2.25 **Policy DP18: Setting of the South Downs National Park** states that development on land which contributes to the setting of the National Park will only be permitted where it does not detract from the visual and special qualities (including dark skies), tranquillity and essential characteristics of the National Park.
- 2.26 **Policy DP26: Character and Design** summarises requirements for development proposals to demonstrate in order to meet objectives relating to the character of towns and sensitivity of the countryside. These include ensuring development:
- 'Is of high-quality design and layout and includes appropriate landscaping greenspace; ...
  - *Creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
  - *Protects valued townscapes and the separate identity and character of towns and villages;*'
- 2.27 **Policy DP37: Trees, Woodland and Hedgerows** states that the Council will support the protection of existing trees, woodland and hedgerows, particularly where it contributes to the character or visual amenity of an area. Proposals that would damage such important landscape featured would not normally be permitted. The policy goes on to state that proposed tree, woodland and hedgerow planting should be appropriate in terms of species and size.

## Site Allocations Development Plan Document, Regulation 18 Draft

2.28 The Site Allocations Development Plan Document (DPD) was out to consultation in October 2019. Once adopted the Site Allocations DPD will sit alongside the adopted District Plan, shaping the future of the District up to 2031. The document identifies a number of draft housing allocations across the District, including on the edges of Burgess Hill. Draft allocation SA12 is identified for 43 dwellings at land south of 96 Folders Lane, to the east of the Site. The entirety of the Site is identified as draft allocation SA13, for 300 dwellings.

2.29 In relation to development of site SA13, the document states that the overall objective is to create a sympathetic and well integrated extension to Burgess Hill, with a landscape led design including a central open space and good pedestrian and cycle linkages, within a scheme that respects the setting of the National Park. The document also lists a number of principles and considerations in specific relation to site SA13, the most relevant to this assessment being listed below.

- *'Development shall be sympathetic to the semi-rural character of Keymer Road/Folders Lane whilst protecting the landscape setting.*
- *Existing landscape features and established trees shall be integrated with the green infrastructure, open space provision and movement strategy that encourages pedestrian and cycle use.*
- *Establish a strong sense of place through the creation of a main central open space to provide a focus for the development with higher density housing in close proximity to benefit from the provision.*
- *Undertake a Landscape and Visual Impact Assessment (LVIA) to inform the site layout, capacity and mitigation requirements, in order to minimise impact in the most visible parts of the site on the wider countryside and any potential views from the South Downs National Park to the south.*
- *Retain and enhance existing mature trees and landscaping along the boundaries and within the site, incorporating them into the landscape structure and layout of the development.*
- *Protect the character and amenity of the existing public footpath to the south of the site.*
- *Provide a suitably managed and designed on site public open space, equipped children's playspace and formal sport.*
- *Provide appropriate design, layout and landscaping to protect the rural setting of the Grade II Listed High Chimneys to the east of the*

*site, ensuring that development is not dominant in views from the building or its setting and by reinforcing the tree belt on the western boundary.*

- *Undertake an holistic approach to Green Infrastructure and corridors including biodiversity and landscape enhancements within the site and surrounding area.*
- *Provision of onsite SuDS will need to contribute to green infrastructure.'*

### **South Downs Local Plan (adopted 2019)**

- 2.30 The South Downs Local Plan was formally adopted by the South Downs National Park Authority ('SDNPA') on 2nd July 2019. The Local Plan is part of the statutory development plan for the whole National Park, and sets out how development will be managed over the period 2014 to 2033. South Downs Local Plan Policies that are of relevance to the Site and this assessment are set out below.
- 2.31 **Strategic Policy SD4: Landscape Character** states that development proposals will only be permitted where they conserve and enhance landscape character by demonstrating that:
- They are informed by landscape character;
  - The design, layout and scale of proposals conserve and enhance existing landscape character features which contribute to the distinctive character, pattern and evolution of the landscape; and,
  - Where planting is considered appropriate, it is consistent with local character, enhances biodiversity, and, where appropriate, uses native species.
- 2.32 **Strategic Policy SD5: Design** states that development proposals will only be permitted where they adopt a landscape led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area.
- 2.33 **Strategic Policy SD6: Safeguarding Views** expects development proposals to preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.
- 2.34 **Strategic Policy SD7: Relative Tranquillity** seeks to conserve and enhance the relative tranquillity of the National Park and states that development proposals should consider the impacts that the proposals are likely to

cause by changes in the visual and aural environment in the immediate vicinity of the proposals.

## 3.0 SITE CONTEXT

### Site Context

- 3.1 The Site lies on the southern edge of Burgess Hill, to the east of Keymer Road and south of Folders Lane. The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A** and **B**, and on the photographs contained within **Appendix C**.
- 3.2 The Site adjoins the built up edge of Burgess Hill to the north, including properties along Folders Gardens, Wintons Close, Guild Place and Woodward's Close, all of which are cul-de-sacs off Folders Lane. These cul-de-sacs comprise largely 21<sup>st</sup> century 'backlands' developments, of detached, brick built, two storey houses, set within an established landscape framework. The built up area continues north, comprising largely residential estate development as well as Birchwood Grove Primary School. Burgess Hill Station lies approximately 0.9km north west of the Site.
- 3.3 To the west, the Site adjoins residential properties on Broadlands and recently constructed properties on Greenacres, as well as adjoining the rear garden boundaries of several larger properties on Keymer Road. Keymer Road lies approximately 140m west of the Site, and leads south from Burgess Hill towards Keymer and Hassocks. Beyond Keymer Road to the west is residential estate development, west of the northern part of the Site, and Batchelors Farm Nature Reserve, west of the southern part of the Site. The mainline railway line connecting Burgess Hill to Hassocks and Brighton lies beyond the nature reserve, approximately 0.8km from the Site.
- 3.4 To the south of the Site lie a series of detached properties on Wellhouse Lane, with large rear gardens extending up to the southern Site boundary. Beyond Wellhouse Lane lie pastoral and occasional arable fields, with small areas of scattered woodland and occasional clusters of development off Ockley Hill. The settlements of Keymer and Ditchling lie approximately 1.3km and 1.6km south of the Site respectively.
- 3.5 To the east of the Site is farmland and the fishing lakes associated with Wintons Fishery, with a small cluster of buildings at Wintons, lying to the east of the Site's northern fields. Further east is Ridgeview Wine Estate and a new development currently under construction on land to the rear of Folders Lane. Planning consent for 73 new homes in this location was granted at appeal on the 15<sup>th</sup> June 2017 (Appeal Ref: APP/D3830/W/16/3149456).

## National Landscape Character

- 3.6 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site is located in NCA 121, Low Weald. This character area is described as a low-lying clay vale which wraps around the northern, western and southern edges of the High Weald. The Site lies within the southern part of the NCA.
- 3.7 The NCA profile describes the area as a generally pastoral landscape with arable farming and urban influences. Field boundaries are described as comprising hedgerows and shaws which enclose small irregular fields, linking small and scattered linear settlements. Small towns and villages are scattered among areas of woodland, permanent grassland, hedgerows and small areas of heathland. It is also noted that many small rivers, streams and watercourses within associated water meadows and wet woodland are found within the area.

## County Landscape Character

- 3.8 In 2003, West Sussex County Council carried out an assessment of the landscape character of West Sussex resulting in the identification of 42 unique areas and the production of landscape management guidelines for each character area. The Site lies within the eastern part of character area LW10, Eastern Low Weald, which encompasses the built up area of Burgess Hill and land predominantly to its west.
- 3.9 The assessment describes the area as a gently undulating landscape with views dominated by the steep downland scarp to the south and the High Weald fringes to the north. The landscape is described as a mosaic of small and large fields, both arable and pastoral, with scattered woodlands, shaws and hedgerows. The eastern part of the character area is described as having experienced high levels of development, centred on Burgess Hill. The area is crossed by north-south roads as well as the London to Brighton Railway Line which crosses the area through Burgess Hill.
- 3.10 Key Landscape and Visual Sensitives of the Eastern Low Weald character area are identified by the assessment to include:
- *'High level of perceived naturalness and a rural quality in the quieter, rural landscape to the west of the A23 Trunk Road.'*
  - *Woodland cover and the mosaic of shaws and hedgerows contribute strongly to the essence of the landscape.*

- *Pockets of rich biodiversity are vulnerable to loss and change.*
- *Parts of the area are highly exposed to views from the downs with a consequently high sensitivity to the impact of new development and the cumulative visual impact of buildings and other structures.'*

3.11 Land Management Guidelines for the area include to conserve and enhance the quiet, rural qualities of the western part of the area, encourage landscape restoration and woodland management, and ensure that new development is well-integrated within the landscape.

### **Local Landscape Character**

#### A Landscape Character Assessment for Mid Sussex 2005

3.12 A Landscape Character Assessment for Mid Sussex was produced by Mid Sussex District Council in 2005. The study divides the District into ten Landscape Character Areas (LCAs), with the Site located in Landscape Character Area 4, Hickstead Low Weald. This character area encompasses the land on the periphery of Burgess Hill and is described as a lowland, mixed arable and pastoral landscape with strong hedgerow patterns, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerow trees. It is also noted that in the east, the area has experienced high levels of development centred on Burgess Hill.

#### Feasibility Study for Development Options at Burgess Hill – Atkins (2005)

3.13 Atkins undertook a feasibility study to examine the potential for additional strategic development on land around Burgess Hill. The aim of this study was to identify land contiguous with the Burgess Hill urban area, which was the least environmentally constrained and could be developed to provide viable, sustainable new neighbourhoods of up to 5,000 dwellings.

3.14 The study undertook a landscape assessment of the land at the periphery of Burgess Hill to identify its landscape capacity to accommodate development. The Site, and the land to the immediate north, were identified as 'land which is appropriate for lower density development or for use as open space'. The description of this category identified the following factors which had been considered:

- *Land including ridgelines which are not visible;*
- *Sloping land which is partially concealed by woodland; and*
- *Small enclosed fields adjoining the settlement edge.*



- 3.15 The land within the Site was identified as Option C7, and was considered as part of a wider strategic development option (Option C). The report concluded that Option C was the most sustainable option for the provision of 5,000 new homes.

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

- 3.16 Mid Sussex District Council appointed HDA to assess the physical and environmental constraints on development in the District in order to identify the capacity of Mid Sussex to accommodate future development. The study identifies and maps a series of Local Landscape Character Areas ('LCAs') which form the basis for the assessment of Landscape Capacity.

- 3.17 The Site lies within LCA 68: Furze field Low Weald, which occupies a parcel of land between the Brighton main line railway and the B2112. The study concludes that this area has a moderate landscape sensitivity and moderate landscape value. The description notes that it is a pastoral landscape with a dense hedgerow network; has a similar topography to the residential areas along Folders Lane; and, has very little inter-visibility with the surrounding landscape. In terms of the LCA's value it notes that it makes a moderate contribution to the setting of Ditchling Common and that there are glimpsed views to the South Downs; and it has moderate scenic beauty and is fairly tranquil owing to its enclosure.

- 3.18 By combining these judgements on landscape sensitivity and value, it concludes that LCA 68 has a medium landscape capacity. The study defines medium capacity as follows:

*'A rating of Medium identifies a landscape character area with the capacity for limited development, in some parts of the character areas, having regard for the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas.'*

- 3.19 The study notes that much of the District is heavily constrained with much of the study area either highly valuable or highly sensitive. As a result only five LCAs have a high or medium high capacity to accommodate development. A further five, including LCA 68 have a medium capacity and the remaining 65 LCAs have lower capacity.

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

- 3.20 LUC was commissioned by Mid Sussex District Council to prepare a study of the capacity of the District to accommodate development. The

study considered four potential constraints to development: environmental, infrastructure, landscape capacity and sustainability.

- 3.21 The study reviewed the areas previously assessed in the 2007 study against a slightly revised scale for landscape capacity. Consistent with the 2007 study, this assessment concluded that LCA 68: Furze field Low Weald has a medium landscape capacity, which it defines as follows:

*'A Medium capacity rating indicates that there is the potential for limited smaller-scale development to be located in some parts of the character area, so long as there is regard for existing features and sensitivities within the landscape.'*

Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of Site Suitability (LUC, 2015)

- 3.22 LUC was commissioned to review selected site appraisals undertaken for the Strategic Housing Land Availability Assessment ('SHLAA'), with a focus on landscape and visual matters. The Site lies within SHLAA Site 557 and the report identifies the northern three fields within the Site as sub-parcel A. The assessment concluded that sub-parcel A has a low-medium Landscape Suitability to accommodate a medium development yield (21 – 50 dwellings). It states that the remainder of Site 557 has a low landscape suitability for development. The site assessment concludes as follows:

*'Most of the site is considered to have LOW landscape suitability for development. Relatively small field sizes and well treed boundaries suggest that houses in this area would not have much visual impact on the wider landscape, including the National Park, but the fields also have a timedepth value as characteristic assarts with mature oaks. Development on the north-facing slopes in the southern half of the site would represent more of a change in terms of the relationship between housing and landform on the southern side of Burgess Hill, and would also extend beyond the line of development the adjacent sites (4 and 543), were these also to be developed. Area A is considered to have LOW-MEDIUM landscape suitability. This could accommodate development with a MEDIUM yield. The northern, south-sloping part of the site, despite being situated close to the highest ground in the town, is well screened from wider view. It would be desirable, for landscape character, screening and ecological value, to preserve the hedgerows; the central part of the site, on the floor of the valley, has parallel hedgerows running close to each other, so this area is unsuitable for development and could be preserved as a green corridor.'*

### **Statutory and Non-Statutory Designations**

- 3.23 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the adopted Mid Sussex District Council Policies Map, indicate that the Site is not covered by any statutory or non-statutory designations for landscape character or quality (please refer to MAGIC Map and Heritage Plan in **Appendix D**). Within the wider context of the Site, the South Downs National Park lies approximately 140m to the south east at its closest point, beyond Wellhouse Lane.

### **Conservation Area and Listed Buildings**

- 3.24 There are no heritage assets located within or immediately adjacent to the Site. The nearest listed building is the Grade II Listed High Chimneys, located off Keymer Road approximately 100m west of the Site. The Burgess Hill Conservation Area covers several parts of the built up area, with the closest lying approximately 200m north west of the Site at its closest point. Policy H3 of the adopted Mid Sussex Local Plan identifies the north section of Keymer Road (north west of the Site) and Folders Lane (to the north of the Site) as an Area of Townscape Value (please refer to **Appendix D**).

### **Public Rights of Way**

- 3.25 There are no public rights of way crossing or running along the boundaries of the Site. Within the immediate context of the Site, public footpath 2K / 44ESx lies to the south, running along Wellhouse Lane. Public rights of way within the wider context of the Site are shown on the OS mapping, on the Site Location Plan at **Appendix A**.

### **Tree Preservation Orders**

- 3.26 There are a number of trees located along and adjacent to the northern Site boundary, which are covered by Tree Preservation Orders. There are no other trees within the Site covered by a Tree Preservation Order ('TPO'). This was confirmed by the examination of Mid Sussex District Council's online TPO mapping on the 20<sup>th</sup> January 2020.

## 4.0 SITE DESCRIPTION AND VISIBILITY

### Site Description

- 4.1 The Site comprises a series of seven pastoral fields together with several narrow sections of access routes to the immediate north and west (as shown on the Aerial Photograph at **Appendix B**).
- 4.2 The Site's three northernmost fields comprise broadly rectangular areas of managed pasture and appear to have been grazed by sheep. The eastern of these three fields is the smallest, with the central and western fields broadly the same size. The three fields are separated by intermittent hedgerows and post & wire fencing, with lines of mature oak trees running along each of the internal field boundaries. Short breaks at the northern ends of these field boundaries provide field access between the fields. The southern boundary of these fields comprises a well vegetated tree line. A narrow field access extends northwards up to Folders Lane, from the north western corner of the easternmost field. Two additional narrow strips of land (currently serving private access roads) lie within the Site boundary and extend from the westernmost field up to Keymer Road.
- 4.3 To the immediate south of the three northernmost fields is a narrow rectangular shaped field, extending the full width of the Site. The field is largely overgrown with scrub vegetation, with tree lines running along its northern and southern boundaries.
- 4.4 The Site's southern three fields comprise rough grassland, with areas of scattered scrub vegetation, particularly in the southernmost field. Tree cover is generally confined to the boundaries of these fields, except for three mature trees located within the northern part of the southernmost field. There are also numerous young self sett oaks within this southernmost field. A small pond is also located on the north western edge of the southernmost field. Field access to these southern fields is through a field gate which leads from the end of Broadlands at the mid-point of the western Site boundary. These southern fields are bound by well vegetated boundaries, including numerous mature trees particularly along the southern Site boundary.

### Topography

- 4.5 The landform falls gently from approximately 65m Above Ordnance Datum ('AOD') at the north western corner of the Site, to a low point of approximately 55m AOD within the narrow central field. The Site then gradually rises again towards the southern Site boundary, at around 60m AOD.

- 4.6 Beyond this, the adjacent farmland rises approximately 5m to the rear of the properties on Keymer Road. The wider landscape to the south of Burgess Hill is gently undulating at around 40m – 65m AOD. To the south of Keymer and Ditchling there is a distinct change in level, as the topography rises sharply at the edge of the South Downs. The local high point at Ditchling Beacon at the edge of the Downs sits at 248m AOD, approximately 4.5km from the Site.

### **Visibility**

- 4.7 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained in **Appendices A** and **B** and on the photographs in **Appendix C**.
- 4.8 From our assessment, it is apparent that the Site is very well contained by existing built form to the north and by existing mature vegetation to the west, south and east, which restricts views from these directions. Views of the Site are generally limited to the adjoining properties to the immediate north and west. The site visit was undertaken in winter, when vegetation was without leaf and the Site was at its most visible. During summer months, the Site will be further screened when vegetation is in leaf. The key views of the Site are summarised below.

#### North

- 4.9 Views from properties on Wintons Close look towards the Site's north easternmost field, with both ground and first floor views being possible from properties which adjoin the Site boundary, occasionally filtered by rear garden vegetation (reciprocal view at **photograph 01**). Views of the remainder of the Site from these properties are largely screened by the established field boundary vegetation.
- 4.10 Views from properties on Guild Place and Folders Gardens look towards the Site's central northern field, with tree cover providing some partial filtering of ground and first floor views (reciprocal view at **photograph 03**). Oblique, filtered views of the north eastern and north western fields are also possible from these properties, with the remainder of the Site screened by established vegetation.
- 4.11 Views from properties on Woodward's Close and on the western end of Folders Gardens look towards the Site's north westernmost field, with scattered trees along this boundary providing some filtering of ground and first floor views (reciprocal view at **photograph 05**). Oblique filtered of the central northern field are also possible from these properties, with the remainder of the Site screened by established vegetation.

- 4.12 Views from Woodward's Close, and from the adjacent private roads, are restricted by the properties along these roads, with the Site not visible from these roads (**photograph 19**).
- 4.13 The Site is not visible from Folders Lane, with intervening built form preventing views, although a glimpsed fleeting view of the existing field access gate is possible.

#### West

- 4.14 Views from the recently constructed properties on the eastern edge of Greenacres look towards the Site's north westernmost field, with views possible from first floor and ground floor windows (reciprocal view at **photograph 04**). Filtered views towards the central northern field are also possible from these properties.
- 4.15 Views from Greenacres are largely screened by the new properties and field boundary vegetation, although a particle framed view of the Site's north westernmost field is possible (**photographs 16 & 17**).
- 4.16 Oblique filtered views towards the central part of the Site are possible from properties on the eastern edge of Broadlands, with the Site's boundary vegetation filtering views (reciprocal view at **photographs 07 & 12**).
- 4.17 Views of the Site from Broadlands are predominantly screened by intervening vegetation and properties, with only glimpsed views of the Site possible from the eastern end of the road (**photographs 13 & 14**).
- 4.18 The Site is well screened in views from properties on Keymer Road, with intervening vegetation preventing views into the Site. Views from Keymer Road are similarly screened by intervening vegetation and properties, with fleeting framed views towards the Site's western boundary vegetation possible at the junctions with Broadlands and Greenacres (**photographs 15 & 18**).
- 4.19 The Site is not visible from the Batchelors Farm Nature Reserve, with several layers of dense intervening vegetation preventing views.

#### South

- 4.20 The Site is not visible from the detached properties on Wellhouse Lane, with dense vegetation to the Site's southern boundary preventing views (reciprocal view at **photograph 11**).
- 4.21 The Site is similarly screened in views from public footpath 2K / 44ESx along Wellhouse Lane, by the intervening properties and dense intervening vegetation (**photographs 20 & 21**).

- 4.22 Views from public bridleway 3K, leading south eastwards from Ockley Lane, are well screened by intervening vegetation. A glimpsed view of the properties on Wellhouse Lane is possible from a short section of this route (**photograph 22**).
- 4.23 Views from public footpath Ditchling 45a (within the South Downs National Park) look northwards, with wide panoramic views possible. The Site is however not visible in these views (**photograph 23**).
- 4.24 Panoramic views looking north are possible from the ridgeline within the South Downs National Park, approximately 4.5km south of the Site. One such representative view is from Ditchling Beacon, where panoramic views are possible, with the settlements of Ditchling, Keymer and Burgess Hill all visible. This view is recognised under Viewpoint 22 of the South Downs National Park Viewshed Analysis. The Site is not readily discernible in these views given the distance, and reads as part of the well vegetated area to the immediate south of Burgess Hill (**photograph 24**).

#### East

- 4.25 Heavily filtered, glimpsed views towards the Site's north easternmost field are possible from the property at Wintons, looking through the intervening Site boundary vegetation (**photograph 01**).
- 4.26 Heavily filtered glimpsed views into the eastern part of the Site are also possible from the western edge of the fishing lakes, looking through the intervening Site boundary vegetation (**photograph 08**).
- 4.27 The Site is screened in the remainder of views from the east, by dense intervening vegetation.

#### **Landscape Quality, Value and Sensitivity**

- 4.28 The Site comprises a series of seven pastoral fields sub-divided by well established, heavily treed field boundaries. It is bordered on three sides by built development, and by fishing lakes to the east, beyond which new development is currently under construction at the southern edge of Burgess Hill. The northern part of the Site is heavily influenced by the adjacent built up area, with several 21<sup>st</sup> century 'backlands' developments at Folders Gardens, Guild Place and Wintons Close all overlooking the Site's northern fields, with very little vegetation to soften this edge. The southern part of the Site retains a more rural character despite its proximity to the edge of Burgess Hill, largely due to its containment by dense and mature vegetation. The Site's northern fields appear to have been recently grazed by sheep, with the remainder of the Site appearing less managed, with the southern field in particular developing a mosaic of grassland and young scrub vegetation.

- 4.29 The existing established landscape features are predominantly located at the Site boundaries. The established hedgerows contain numerous mature trees, including a number of large oaks and hornbeam. These features contribute to the vegetated character of the area and are considered to be of high landscape quality. The interior of the Site has a pleasant, natural character, although there are views of adjacent housing to the north and west. It is therefore considered to be of medium landscape quality.
- 4.30 Landscape sensitivity is judged according to the type of development proposed, in this case medium scale residential development. The Site lies in close proximity to existing built development which borders it on three sides, with the remaining boundary adjacent to the fishing lakes. The surrounding built development and urban fringe uses provide containment to the Site, separating it from the wider farmland further south. The existing treed field boundaries and small scale field pattern would be sensitive to over development of the Site, however subject to the sensitive siting of development these important features are capable of retention, and would provide an established landscape framework within which the development would sit, in keeping with the character of the surrounding built up area. In addition, the Site is extremely well contained in views from the surrounding area, including the sensitive landscape of the South Downs National Park. Accordingly, the Site is considered to have a medium-low sensitivity to the type of development envisioned.
- 4.31 Paragraph 170 of the NPPF states that Valued Landscapes should be protected and enhanced *'in a manner commensurate with their statutory status or identified quality in the development plan'*.
- 4.32 The Site is not covered by any designations for landscape character or quality, nor is it identified in the Local Plan for its character or landscape quality. It is not publically accessible and does not contain or lie in proximity to any designated heritage assets. Due to its physical containment it does not provide a setting for the adjacent housing areas, nor does it form an important component of the setting for the South Downs National Park. Also, as noted in the published capacity assessments it does not provide separation between Burgess Hill and the neighbouring settlements at Keymer and Ditchling. The Site is relatively pleasant farmland, bordered by housing at the edge of Burgess Hill and is considered to be of medium landscape value.
- 4.33 Overall the Site could not be considered to form part of a Valued Landscape for the purposes of Paragraph 170 of the NPPF.
- 4.34 The neighbouring townscape of built form on the southern edge of Burgess Hill is largely characterised by 20<sup>th</sup> and 21<sup>st</sup> century suburban



housing, including several 'backlands' developments which overlook the Site to the immediate north. Lower density, detached properties with mature, vegetated gardens line the western and southern edges of the Site, although these are generally set back behind well enclosed boundaries. Overall the surrounding built form is assessed as being of medium townscape quality and sensitivity.

### **Landscape History of the Site**

- 4.35 Historic mapping dating back to 1874 shows that the landscape structure of the Site and its field boundaries have remained largely unchanged, with the exception of a former field boundary within the southern part of the Site which over the years has been lost. This is highlighted on the Historic Map from 1874 at **Appendix E**. Although this field boundary has been lost, its approximate line is still identifiable by the two remaining mature trees, which would have been planted along the field boundary. The remainder of the Site's historic field boundaries remain, although the north eastern field and central western field both extended beyond the Site boundary and were larger in size. Both of these fields have since been reduced in size over time in order to accommodate residential dwellings and associated gardens, as the built up area of Burgess Hill has grown. As well as the historic field pattern, another key historic landscape feature of the Site are the mature trees (predominantly oak and hornbeam) which exist along the boundaries of the Site and along its internal field boundaries. Both the historic field pattern and mature trees of the Site are key historic landscape sensitivities that should be retained and protected as part of any development proposals. Enhancement measures such as reinforcing field boundaries, and reinstating the former field boundary in the south of the Site should also be considered.

### **Setting of the South Downs National Park**

- 4.36 The South Downs National Park (SDNP) is a nationally important and designated landscape, whose natural beauty, wildlife and cultural heritage should be conserved and enhanced. The relevant planning policy, at both a national and local level, for the SDNP is set out in Section 2 of this report.
- 4.37 The SDNP extends to the east and south of the Site, separated from the Site by a series of fields and lakes with densely vegetated boundaries to the east, and a series of properties along Wellhouse Lane and their densely vegetated grounds to the south. A similar separation of fields with well vegetated boundaries exists between the existing southern urban edge of Burgess Hill and the SDNP to the east of the Site, although the recently consented scheme for 73 homes to the north of the Ridgeview Wine Estate (currently under construction) extends up to the

boundary of the SDNP. The Inspector states within their appeal decision for this scheme that *'the appeal scheme would have no appreciable effect on the purposes for which the SDNP was designated. There would be no material harm to the landscape and scenic beauty of the SDNP and no conflict with the policies of the Framework insofar as they relate to National Parks.'*

- 4.38 Notwithstanding this recently consented development, there is generally a buffer between the SDNP and the built up area of Burgess Hill, which is emphasised by the dense, mature intervening vegetation. This dense vegetation contributes to the landscape setting to the SDNP as well as providing a strong visual barrier, which limits the inter-visibility between the SDNP and the southern edge of Burgess Hill.
- 4.39 In terms of the Site, there is no inter-visibility from within it, to the nearby edge of the SDNP, owing to the densely vegetated intervening land. At the Site's closest point to the SDNP, along the route of Wellhouse Lane, the mature vegetation along the southern Site boundary and within the grounds of the Wellhouse Lane properties, provides a strong visual screen, preventing any inter-visibility. These properties' grounds, together with the fields and lakes to the east of the Site, provide a well vegetated buffer between the Site and the SDNP. As a consequence the Site itself plays a very limited role in contributing to the setting of the SDNP.

## 5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

- 5.1 This section considers the ability of the Site to accommodate the proposed residential development, in terms of the landscape and visual constraints and effects.
- 5.2 The baseline landscape and visual assessment has informed the design of a Concept Masterplan, included in **Appendix F** and shows how development could be sensitively delivered on the Site. It is anticipated that the proposed development, which is in draft form, will comprise approximately 300 residential dwellings, with vehicular access off Broadlands and Greenacres to the west, together with new public open space, landscaping, earthworks, drainage and associated infrastructure. The houses are assumed to be limited to 2 storeys in height, reflecting the surrounding townscape and minimising the potential for views of the new houses.
- 5.3 A Landscape Principles Plan is also included at **Appendix G** and sets out the landscape led approach to the layout. The key landscape and visual principles used in developing the proposals include:
- New housing to be sensitively located within the Site, maintaining the historic landscape structure of field boundaries, and incorporating these key landscape features into the Green Infrastructure network running through the Site;
  - Reinstatement of the former historic field boundary in the southern part of the Site, following the line of the two remaining mature trees;
  - Setting back of development from the mature trees present on Site in order to retain these historic landscape features, with the detailed layout to be informed by a tree survey to identify the extent of Root Protection Areas and any preliminary arboricultural works;
  - Development to be medium density and limited to two storeys in height, in keeping with the surrounding townscape, minimising any potential for views from the South Downs National Park;
  - Enhancement of the Site's eastern boundary vegetation with dense structural planting to provide a robust boundary to the development and further minimise any potential for views from the SDNP;
  - Sensitively site housing to respect the amenity of neighbouring housing to the north and west of the Site;

- Where internal access between development parcels is required this should be located through areas of lower quality hedgerow vegetation and losses should be kept to a minimum (to be informed by a tree survey at the detailed layout stage);
- Creation of an area of public open space including a children's play area within the northern part of the southernmost field, respecting the three mature trees within this part of the Site and the reinstated historic field boundary; and
- Creation of a linear area of public open space within the centre of the Site, to include attenuation features and children's play facilities, which could take the form of a trim trail.

### **Relationship to Settlement**

- 5.4 The Site adjoins the existing built up edge of Burgess Hill to the north, as well as adjoining existing residential properties to the west and south. The proposed development has been sensitively designed within the existing well vegetated landscape framework, ensuring that the proposal creates a logical and well contained extension to Burgess Hill.
- 5.5 The proposed development would be entirely compatible with the existing and planned development on the southern edge of Burgess Hill, set within a retained and established framework of mature and densely vegetated field boundaries. New structural planting will reinforce the Site boundaries and assist in further assimilating the new houses into the extended southern edge of Burgess Hill.

### **Impact on Landscape Features**

- 5.6 The Site comprises a series of pastoral fields, with the majority of the Site's landscape features located along the Site boundaries and internal field boundaries. Three mature trees are also located within the northern part of the southernmost field and there is scattered scrub vegetation within the central and southern parts of the Site.
- 5.7 The development proposals have been sensitively designed to retain the vast majority of existing field boundary vegetation, with built form set back from these boundaries in order to retain the Site's historic field pattern. Furthermore the layout has been designed to reinstate the former historic field boundary in the south of the Site, following the line of the two retained trees. Where the internal access road will require the removal of short sections of existing field boundary vegetation in order to facilitate access between development parcels, these have been sensitively sited to avoid existing mature trees of high landscape quality, utilising natural breaks in the vegetation wherever possible. The layout

has also been sensitively designed to retain the three mature trees in the southern part of the Site, with an area of open space centred around these key landscape features. The vast majority of the existing scrub vegetation within the central and southern parts of the Site will be removed, in order to create usable public open space and development parcels.

- 5.8 It is envisaged that the direct landscape effect on the Site's trees will be between moderate and slight adverse, with the trees of highest landscape and arboricultural quality being retained and new tree planting across the Site reducing this effect as it matures. It is anticipated that the removal of the vast majority of the Site's low quality scrub vegetation will result in a moderate adverse effect, although this would be in part mitigated by new native structural planting to the boundaries of the Site.

### **Visual Impact and Effects**

- 5.9 The visual appraisal in Section 4 identifies that the Site is very well contained by the existing built up area and well vegetated field boundaries, with very few opportunities to view the Site from its surroundings. Where views of the Site are possible, these are predominantly limited to the adjoining residential properties to the immediate north and west. A summary of the impact of the proposals on key views of the Site is described below.

#### North

- 5.10 Views from properties on Wintons Close will look south towards the new houses in the northern part of the Site, with new structural vegetation along the northern Site boundary providing filtering of these views as it matures. It is anticipated that the visual effect on these properties will be substantial adverse at year 1, reducing to moderate adverse as the mitigation planting establishes.
- 5.11 Views from properties on Guild Place and Folders Gardens will look towards the new houses within the northern part of the Site, with scattered intervening tree cover providing some partial filtering of views. Additional structural planting along the northern Site boundary will help to increasingly filter these views as it matures. It is anticipated that the visual effect on these properties will be substantial adverse, reducing to moderate adverse once mitigation planting matures.
- 5.12 Views from properties on Woodward's Close will look southwards towards the new houses in the north western part of the Site, with retained boundary vegetation and new structural planting filtering these views. It is anticipated that the visual effect on these properties will be substantial

adverse at year 1, reducing to moderate adverse as the mitigation planting establishes.

- 5.13 The new houses will be predominantly screened in views from the private roads at Guild Place, Folders Gardens, Woodward's Close and Wintons Close, by intervening vegetation and built form. Occasional partial views of the roofs of the new houses in the northern parts of the Site will be possible, seen beyond the existing intervening properties. It is envisaged that the visual effect on the users of these roads will range between slight and negligible adverse.
- 5.14 The new houses will not be visible in views from Folders Lane, with intervening vegetation and built form preventing views. The proposed pedestrian access route off Folders Lane will be visible in fleeting views from the road, although it is envisaged that overall the proposals will result in a neutral visual effect on users of Folders Lane.

#### West

- 5.15 Views from properties on the eastern edge of Greenacres will look towards the new houses in the north western part of the Site, together with the new vehicular access road into the Site, which is proposed to be taken off Greenacres. New structural planting is proposed along the north western Site boundary in order to filter these views and it is envisaged that the visual effect on these properties will be substantial adverse, reducing to moderate adverse once the mitigation planting matures.
- 5.16 Views from Greenacres will look towards the new access road junction into the Site, with framed views of the new houses also possible, appearing beyond the existing properties on Greenacres. It is envisaged that the visual effect on users of this road will be slight adverse.
- 5.17 Views from the properties on the eastern edge of Broadlands will look towards the new vehicular access road into the Site which is proposed to be taken off Broadlands. Oblique filtered views of the new houses and open space in the western part of the Site will also be possible through the intervening retained boundary vegetation. It is envisaged that the visual effect on these properties will be slight adverse.
- 5.18 Views from Broadlands will look eastwards towards the new vehicular access road into the Site, with the new houses being predominantly screened by intervening vegetation. Near distance, filtered, glimpsed views of the upper parts of the houses in the west of the Site may be possible. It is envisaged that the visual effect on the users of Broadlands will be slight adverse.

- 5.19 The proposed development will be well screened in views from Keymer Road, by intervening vegetation and built form. Glimpsed views of the new access road junctions into the Site may be possible although it is anticipated that the visual effect on users of this road will be negligible adverse.
- 5.20 The proposed development will not be visible in views from Batchelors Farm Nature Reserve, with dense intervening vegetation preventing views.

#### South

- 5.21 The new houses will be well screened in views from properties on Wellhouse Lane, by the retained dense southern boundary vegetation. It is anticipated that the visual effect on these properties will range between negligible adverse and neutral.
- 5.22 The new houses will not be visible from public footpath 2K / 44ESx along Wellhouse Lane, with the intervening vegetation and properties preventing views.
- 5.23 There will be no views of the proposed development from public bridleway 3K (which leads south eastwards from Ockley Lane and lies partly within the South Downs National Park), with substantial intervening vegetation preventing views.
- 5.24 The new houses will not be visible from public footpath Ditchling 45a (within the South Downs National Park), with intervening vegetation screening views.
- 5.25 Views from the ridgeline within the South Downs National Park, including from Ditchling Beacon, will look northwards across the intervening landscape, towards the proposed development. Given the distance of around 4.5km from the Site, it is not anticipated that the new houses would be readily discernible to the naked eye in these views. Surrounding mature vegetation would provide an effective screen to the proposed two storey development, with any anticipated views being barely discernible and limited to glimpsed views of the roofs of the new houses, which will be seen in the context of the exiting adjacent built up area. It is envisaged that the visual effect on users of footpaths and areas of public access land along Ditchling Beacon would be, at worst, negligible adverse.

#### East

- 5.26 Views from the property at Wintons will look westwards towards the new houses in the north eastern part of the Site, with retained boundary vegetation filtering views. It is envisaged that the visual effect on this

property will be slight adverse, with new structural planting to the eastern Site boundary further filtering these views as it matures.

- 5.27 Heavily filtered views of the new houses in the eastern part of the Site will be possible from the western edge of the fishing lakes, looking through the retained boundary vegetation. It is envisaged that the visual effect on users of this fishing lake would be slight adverse.

### **Landscape Effects**

- 5.28 As set out in Section 4, the Site is not covered by any statutory or non-statutory designations for landscape character or quality.
- 5.29 Development of the Site would result in the loss of a series of pastoral fields on the southern edge of Burgess Hill. This will extend the settlement edge further southwards, although there is already built development along Keymer Road to the west, and Wellhouse Lane to the south of the Site. In addition, land to the east of the Site and the adjacent fishery is currently under construction, with consent for 73 new dwellings. Development at the Site would therefore be compatible with the surrounding and planned development on the southern edge of Burgess Hill. The retained framework of existing vegetation at the Site, including numerous mature trees and densely vegetated boundaries, will provide containment to the development and will be enhanced with new structural planting to further contain and screen the proposals from their surroundings.
- 5.30 The layout of the proposals has been sensitively designed to create new areas of open space within the Site's central linear field as well as within the southern part of the Site, centred around the three mature field trees and reinstated historic field boundary. Both of these spaces will include new children's play spaces, with an emphasis on natural play to reflect the surrounding context. In addition the vegetated field boundaries will be incorporated into linear public open spaces, providing pedestrian routes through the Site as well as biodiversity corridors for local wildlife and a strong Green Infrastructure network. New SUDs features will also be incorporated into the open spaces and will be sown with species rich grassland and marginal planting, to provide new wildlife habitats.
- 5.31 It is envisaged that the indirect effect on the local landscape character will be a localised moderate adverse effect within the immediate vicinity of the Site, and a slight – negligible adverse effect on the wider landscape, due to the very well contained nature of the Site and the retained and enhanced landscape framework of field boundary vegetation, within which the development will sit.



- 5.32 In terms of the South Downs National Park, there would be extremely limited opportunities to view the proposed development from within the SDNP, with views limited to middle distance panoramic views towards Ditchling, Keymer and Burgess Hill from highpoints approximately 4.5km south of the Site. At this distance the proposed development will not be discernible to the naked eye, with any glimpsed views of the new houses reading as a continuation of the existing built up edge of Burgess Hill, set within a mature landscape framework of retained field boundaries and mature trees. At its closest point, there will remain a densely vegetated buffer between the SDNP and the Site, both to the south and east of the Site, with the Site's eastern boundary being further enhanced with new structural planting, preventing any close range inter-visibility between the proposals and the edge of the SDNP. It is therefore envisaged that there will be a no greater than negligible adverse and indirect effect on the landscape character of the South Downs National Park.
- 5.33 In terms of the indirect effect on the local townscape character, this is anticipated to be a localised moderate adverse effect, with the retained mature landscape features augmented with new structural boundary planting, helping to integrate the new housing into the extending southern edge of Burgess Hill.

#### **Conformity with Mid Sussex Landscape Evidence Base**

- 5.34 The above findings are in general conformity with the existing Mid Sussex landscape evidence base, with both the landscape capacity work undertaken by HDA (2007) and LDA (2014) and the Feasibility Study undertaken by Atkins (2005) identifying the Site as having some capacity to accommodate development.
- 5.35 Further work undertaken by LUC in 2015 (Mid Sussex District SHLAA: Review of Landscape and Visual Aspects of Site Suitability) concluded that the Site has a lower suitability to accommodate development. Whilst we would acknowledge that the Site contains a number of mature landscape features and possesses a relatively intact landscape framework, our own assessment of the Site concluded that it has a higher capacity to accommodate development. The following section, considers the capacity of the Site against each of the factors considered in the LUC report.

#### **Landscape Sensitivity**

##### **Landscape Condition**

- 5.36 The Site comprises a relatively small scale field pattern enclosed by an established landscape framework of outgrown field hedgerows and mature trees. There are pockets of establishing scrub and self sett oak trees, particularly in the Site's southernmost field.

#### Settlement Setting

- 5.37 The Site is enclosed by predominantly 21st century 'backlands' development to the north and by relatively low density built development to the west and south. However, due to its physical containment the Site makes little contribution to the setting of the edge of the settlement. The dense tree cover within the Site does contribute to the treed edge of settlement which is a feature of this part of Burgess Hill.

#### Visual Receptors

- 5.38 Very limited public views of the Site.

#### Sense of Rurality

- 5.39 The Site does possess some rural qualities, however development is visible at the periphery of the Site, particularly to the north and in part to the west, which also provides containment and separation from the wider countryside.

#### Settlement Separation

- 5.40 The Site plays no role in maintaining separation between Burgess Hill and the neighbouring settlements of Keymer and Ditchling.

#### Landscape Sensitivity

- 5.41 The Site is bordered by built development at the edge of the settlement and housing in this location would not be contrary to the established settlement pattern. It contains a number of mature landscape features, however these are largely capable of retention and would not pose a significant constraint to development. There are limited views of the Site from the surrounding area and development would not intrude materially on the setting of the neighbouring townscape. Accordingly in our view the landscape sensitivity of the Site is Medium – Low.

### **Landscape Value**

#### Landscape Designations

- 5.42 The Site is not covered by any Statutory or non-statutory landscape designations and development would not intrude on views from the South Downs National Park (as set out above).

#### Environmental Designations

- 5.43 None.

#### Setting of Valued Assets and Features

- 5.44 Development at the Site would have no material impact on the setting of nearby heritage assets or on Ditchling Common which lies east of the B2112.

#### Cultural and Historical Associations

- 5.45 The established field boundaries could form part of a historic field pattern. These features are capable of retention with development sited within the interior of the fields, set back from the boundaries.

#### Perceptual Qualities

- 5.46 The Site exhibits pleasant, semi-rural qualities however the proximity of housing impacts on the overall sense of tranquillity, particularly in the northern part of the Site.

#### Landscape Value

- 5.47 The Site is not designated and plays little role in the setting of the South Downs National Park (as set out above). It is not publically accessible. It has a pleasant character and contains a number of mature landscape features which are capable of retention. The Site is considered to have a Medium Landscape Value.
- 5.48 Based on the above assessment, in our view the Site has a lower sensitivity to sensitively designed development than suggested in the LUC report. Accordingly, a medium scale development could be accommodated at the Site provided it respects the existing landscape framework.

#### **Cumulative Effects**

- 5.49 The Mid Sussex Site Allocations DPD identifies a number of draft allocations around Burgess Hill, including the Site (site SA13) and land to the south of 96 Folders Lane (site SA12).
- 5.50 Site SA12 is identified as a draft allocation for 43 dwellings on land to the south of Folders Lane, east of the Site and the consented scheme for 73 dwellings (currently under construction). In landscape terms, development of both sites SA12 and SA13, would result in the cumulative loss of agricultural land on the southern edge of Burgess Hill, although both sites are very well contained by dense and mature vegetation, the vast majority of which is assumed to be retained within both schemes. In visual terms there would be very few opportunities for views of both schemes, either 'in combination' or 'sequentially', with both schemes being very well screened in views from Folders Lane to the north, and in views from public footpath 2K/44ESx to the south. There may be some potential for middle distance views of both schemes from highpoints within the South Downs National Park to the south, although given the distance neither scheme would be readily discernible to the naked eye in the view. Any glimpsed views of the two schemes would be limited to the rooftops of the new houses, seen as a continuation of the existing built up area, set within an established landscape framework.

- 5.51 Although details of the proposals for site SA12 were not seen, it is envisaged that the cumulative effect of both sites on the local landscape character would be no greater than moderate adverse, in the immediate vicinity, and slight to negligible adverse, within the wider landscape. There would be a no greater than negligible adverse, indirect cumulative effect on the South Downs National Park.

## 6.0 CONCLUSION

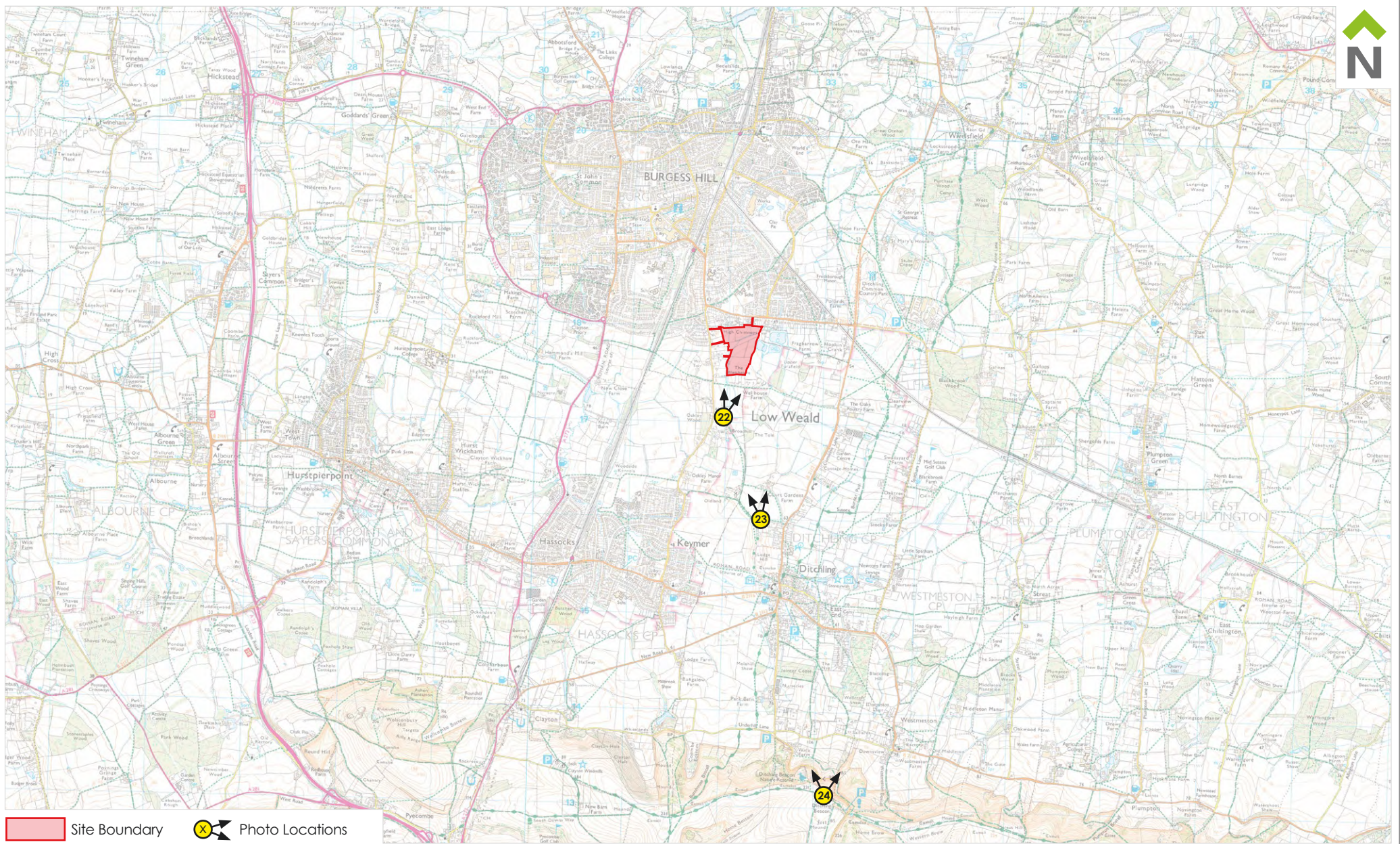
- 6.1 The Site is located on the southern edge of Burgess Hill, adjacent to properties on Folders Gardens, Wintons Close, Guild Place and Woodward's Close. It also adjoins properties on Greenacres and Broadlands to the west and properties on Wellhouse Lane to the south. It comprises a series of seven pastoral fields with a total area of approximately 15.17 hectares.
- 6.2 The Site is very well contained by surrounding vegetation and built form, with very few opportunities for public views of the Site. The northern part of the Site is overlooked by a number of properties on the southern edge of Burgess Hill, with views possible from both first and ground floor windows.
- 6.3 The Site's landscape features are predominantly confined to the boundaries and internal field boundaries and comprise hedgerows with frequent mature hedgerow trees, typically oak, which follow historic field boundary lines. These mature hedgerow trees, together with the three mature field trees located within the Site's southern field, are assessed as being of high landscape quality. There is also scattered scrub vegetation within the central and southern parts of the Site which is assessed as being of low landscape quality. The Site is assessed as being of overall medium landscape quality and value, and whilst relatively pleasant in character, is influenced by its proximity to surrounding built development. It is assessed as being of medium-low landscape sensitivity to the type of development proposed, due to its containment in views from the surrounding area, the landscape framework of established field boundary vegetation which is capable of retention, and its proximity to surrounding built form.
- 6.4 The proposed development comprises approximately 300 dwellings and associated public open space, with proposed access off Broadlands and Greenacres to the immediate west. The appended Concept Masterplan and Landscape Principles Plan illustrate how the layout has been sensitively designed to retain the landscape structure of historic field boundaries, and the mature hedgerow trees which are of high landscape quality. Furthermore the layout illustrates how a former historic field boundary in the southern part of the Site will be reinstated, following the line of the two retained trees. New areas of public open space are proposed throughout the Site including a central linear open space with a trim trail play space and a southern focal open space with a natural play space, centred on the three mature field trees and reinstated field boundary.

- 6.5 The vast majority of the Site's existing vegetation will be retained within the development proposals, although short sections of the internal hedgerows will require removal to facilitate access between the development parcels, which have been carefully designed to avoid the mature hedgerow trees. The areas of low quality scrub vegetation will require removal to facilitate the proposed development. The proposals will include new mitigation planting including new structural planting to reinforce the Site boundaries and new tree planting and wildflower grassland within the areas of open space.
- 6.6 The new houses will be visible from a number of adjoining properties to the immediate north of the Site, and will be partially visible from several properties to the immediate west. Retained boundary vegetation and new structural planting to these boundaries will increasingly filter and screen these views as it matures. There will be very few opportunities for public views of the new houses, with glimpsed framed views of the new houses and access road junctions, possible from Broadlands and Greenacres. The proposed development will be well screened in views from the South Downs National Park, with any potential glimpsed views limited to highpoints in the middle distance, where panoramic views towards Ditchling, Keymer and Burgess Hill are possible. Where available, these glimpsed views will not be discernible to the naked eye and will be limited to the rooftops of the new houses seen as a continuation of the built up area of Burgess Hill, set within the mature landscape framework. Close range views from the SDNP where it is closest to the Site, will be well screened by the densely vegetated land to the south and east of the Site.
- 6.7 The assessment found that the proposed development would be compatible with the surrounding and planned development on the southern edge of Burgess Hill, set within an established landscape framework of mature trees and densely vegetated boundaries. In summary, the Site is capable of accommodating development in line with that shown on the Concept Masterplan and Landscape Principles Plan, without resulting in significant harm to the surrounding local landscape character, or views from the surrounding area, including the South Downs National Park.

## **Appendix A**

Site Location Plan  
(Showing middle to long distance photo locations)





 Site Boundary  Photo Locations



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT  
t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land East of Keymer Road, Burgess Hill
Drawing Title	Location Plan
Client	Thakeham Homes & Persimmon Homes Thames Valley

Date	Januaru 2020	Drawing No.	CSA/4007/107
Scale @ A4	NTS	Rev	-
Drawn	SP	Checked	CA



## **Appendix B**

Aerial Photograph  
(Showing near distance photo locations)



 Site Boundary  Photo Locations



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT  
t 01462 743647  
e [ashwell@csaenvironmental.co.uk](mailto:ashwell@csaenvironmental.co.uk)  
w [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

Project	Land East of Keymer Road, Burgess Hill
Drawing Title	Aerial Photograph
Client	Thakeham Homes & Persimmon Homes Thames Valley

Date January 2020

Drawing No. CSA/4007/108

Scale @ A4 NTS

Rev -

Drawn SP

Checked CA

## **Appendix C**

Photosheets



Properties on Wintons Close

Properties at Wintons Close



View from within the north eastern part of the Site looking north east. **Photograph 01**

Properties on Greenacres



View from within the north eastern part of the Site looking south west. **Photograph 02**



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT  
t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land East of Keymer Road, Burgess Hill	Drawing No.	CSA/4007/102	Rev	A
Drawing Title	Photosheets	Date	January 2020		
Client	Thakenham Homes & Persimmon Homes Thames Valley	Drawn	SP	Checked	BS



Properties on Folders Gardens



View from within the northern part of the Site looking north. **Photograph 03**

Properties on Greenacres



View from within the north western part of the Site looking south west. **Photograph 04**



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

† 01462 743647  
e [ashwell@csaenvironmental.co.uk](mailto:ashwell@csaenvironmental.co.uk)  
w [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

Project	Land East of Keymer Road, Burgess Hill	Drawing No.	CSA/4007/102	Rev	A
Drawing Title	Photosheets	Date	January 2020		
Client	Thakenham Homes & Persimmon Homes Thames Valley	Drawn	SP	Checked	BS



Properties on Folders Gardens



View from within the north western part of the Site looking north. **Photograph 05**



View from within the central western part of the Site looking east. **Photograph 06**



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

† 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land East of Keymer Road, Burgess Hill	Drawing No.	CSA/4007/102	Rev	A
Drawing Title	Photosheets	Date	January 2020		
Client	Thakenham Homes & Persimmon Homes Thames Valley	Drawn	SP	Checked	BS



Properties on Broadlands

Properties on Greenacres



View from within the central part of the Site looking west. **Photograph 07**



View from within the central eastern part of the Site looking north. **Photograph 08**



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

† 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land East of Keymer Road, Burgess Hill	Drawing No.	CSA/4007/102	Rev	A
Drawing Title	Photosheets	Date	January 2020		
Client	Thakenham Homes & Persimmon Homes Thames Valley	Drawn	SP	Checked	BS





View from within the central part of the Site looking north. **Photograph 09**

Water Tower



View from within the south eastern part of the Site looking west. **Photograph 10**

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

† 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land East of Keymer Road, Burgess Hill	Drawing No.	CSA/4007/102	Rev	A
Drawing Title	Photosheets	Date	January 2020		
Client	Thakenham Homes & Persimmon Homes Thames Valley	Drawn	SP	Checked	BS





View from within the south western part of the Site looking south. **Photograph 11**

Property off Broadlands



View from within the south western part of the Site looking north west. **Photograph 12**

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

† 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land East of Keymer Road, Burgess Hill	Drawing No.	CSA/4007/102	Rev	A
Drawing Title	Photosheets	Date	January 2020		
Client	Thakenham Homes & Persimmon Homes Thames Valley	Drawn	SP	Checked	BS



Properties on Broadlands

Properties on Broadlands



View from Broadlands, looking east towards Site. **Photograph 13**

Properties on Broadlands

Broadlands



View from Broadlands, looking east towards Site. **Photograph 14**

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

† 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land East of Keymer Road, Burgess Hill	Drawing No.	CSA/4007/102	Rev	A
Drawing Title	Photosheets	Date	January 2020		
Client	Thakenham Homes & Persimmon Homes Thames Valley	Drawn	SP	Checked	BS



Broadlands

Keymer Road



View from Keymer Road looking south east towards the Site. **Photograph 15**

Property on Greenacres

The Site



View from Greenacres looking east towards the Site. **Photograph 16**

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

† 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land East of Keymer Road, Burgess Hill	Drawing No.	CSA/4007/102	Rev	A
Drawing Title	Photosheets	Date	January 2020		
Client	Thakenham Homes & Persimmon Homes Thames Valley	Drawn	SP	Checked	BS





View from Greenacres looking east towards the Site. **Photograph 17**



View from the junction of Greenacres and Keymer Road looking east towards the Site. **Photograph 18**

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT  
t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land East of Keymer Road, Burgess Hill	Drawing No.	CSA/4007/102	Rev	A
Drawing Title	Photosheets	Date	January 2020		
Client	Thakenham Homes & Persimmon Homes Thames Valley	Drawn	SP	Checked	BS



Properties on Woodward's Close



View from Woodward's Close looking south towards the Site. **Photograph 19**

Properties on Wellhouse Lane

Wellhouse Lane



View from Wellhouse Lane (Public Footpath 2K) looking north east towards the Site. **Photograph 20**



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

† 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land East of Keymer Road, Burgess Hill	Drawing No.	CSA/4007/102	Rev	A
Drawing Title	Photosheets	Date	January 2020		
Client	Thakenham Homes & Persimmon Homes Thames Valley	Drawn	SP	Checked	BS



Wellhouse Lane

Properties on Wellhouse Lane



View from Wellhouse Lane (Public Footpath 2K) looking north west towards the Site. **Photograph 21**

Public Bridleway 3K

Properties on Wellhouse Lane



View from Public Bridleway 3K looking north towards the Site. **Photograph 22**



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

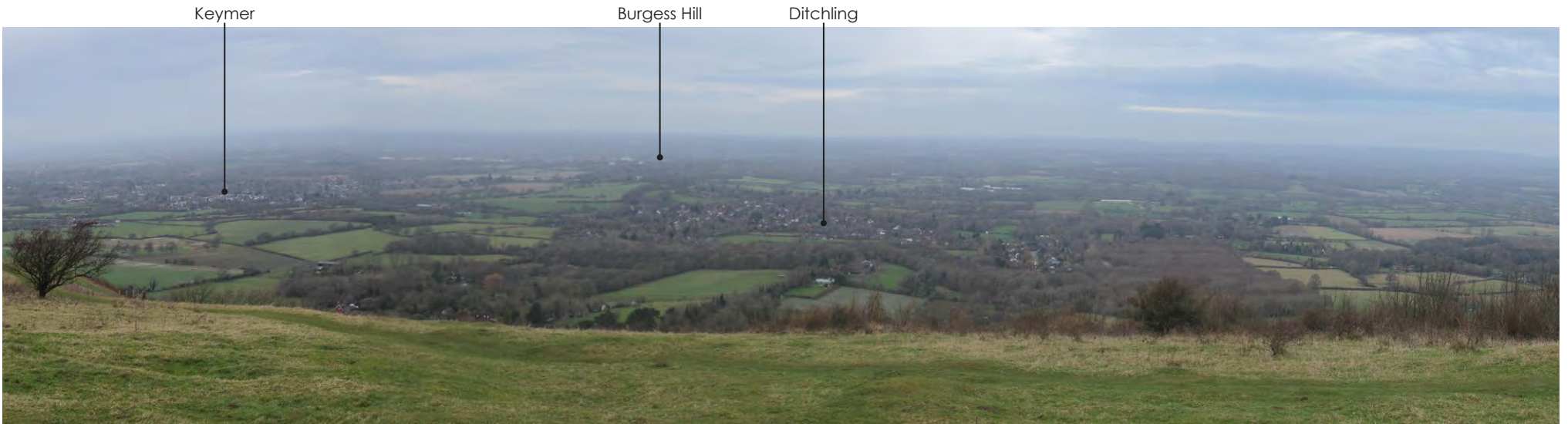
📞 01462 743647  
✉ ashwell@csaenvironmental.co.uk  
🌐 csaenvironmental.co.uk

Project	Land East of Keymer Road, Burgess Hill	Drawing No.	CSA/4007/102	Rev	A
Drawing Title	Photosheets	Date	January 2020		
Client	Thakenham Homes & Persimmon Homes Thames Valley	Drawn	SP	Checked	BS





View from Public Footpath Ditchling 45a looking north towards the Site. **Photograph 23**



View from Ditchling Beacon looking north towards the Site. **Photograph 24**



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

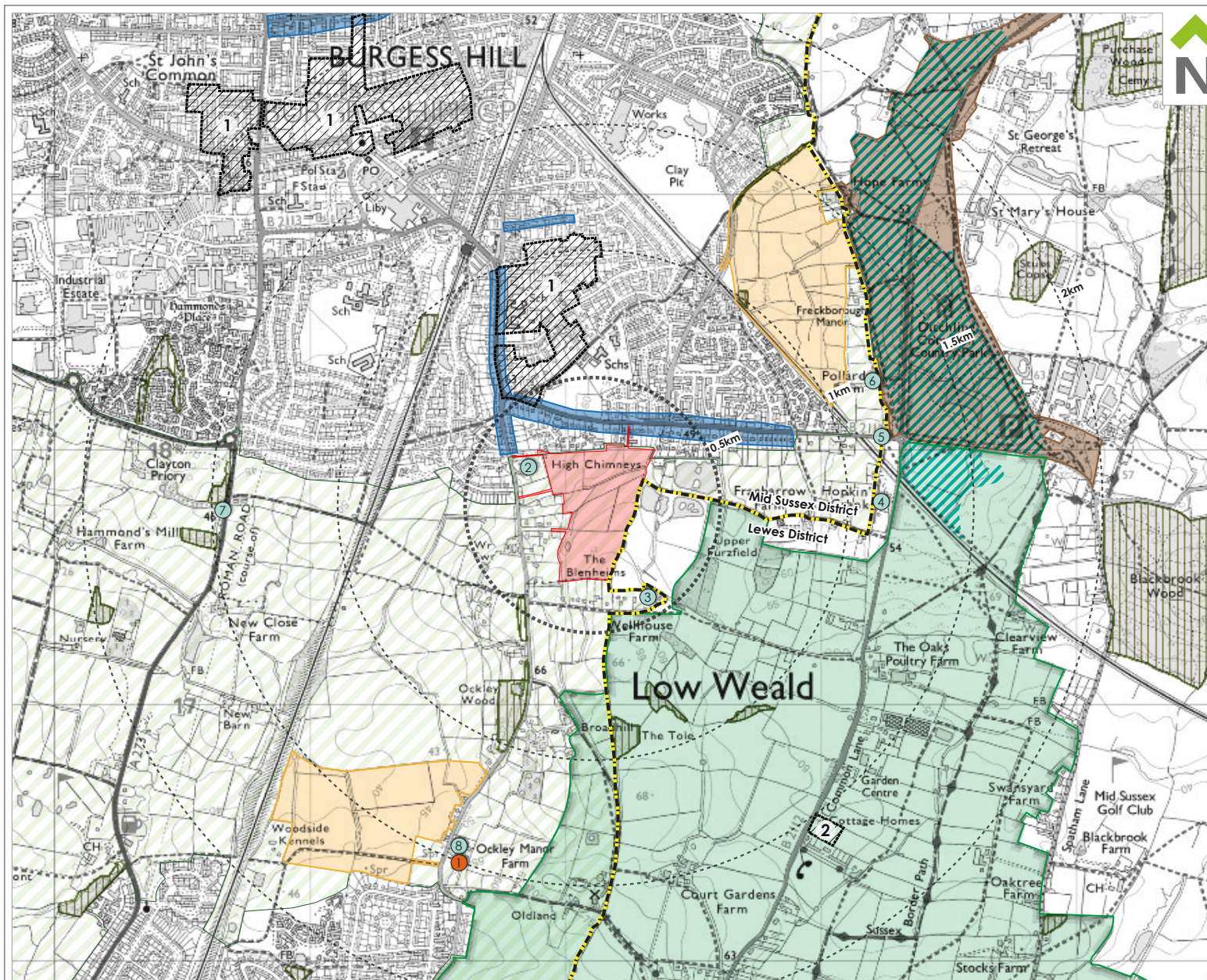
† 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land East of Keymer Road, Burgess Hill	Drawing No.	CSA/4007/102	Rev	A
Drawing Title	Photosheets	Date	January 2020		
Client	Thakenham Homes & Persimmon Homes Thames Valley	Drawn	SP	Checked	BS

## **Appendix D**

MAGIC map and Heritage Information





- Site Boundary
- District Boundary
- South Downs National Park
- Ancient Woodland
- Country Park
- Conservation Areas
  1. Burgess Hill
  2. Ditchling Cottage Homes
- X Grade II\* Listed Buildings & Structures within 1.5km
  1. Ockley Manor
- X Grade II Listed Buildings & Structures within 1.5km (Outside Conservation Areas)
  2. High Chimneys
  3. The Well Cottage
  4. Hopkin's Crank
  5. Folders Lane Gate Cottage
  6. The Cottage, Pollards Farm
  7. Lodge and Gateway to the East of Clayton Priory
  8. Group of 3: Ockley Manor Farm Cottages, Barn and Dovecot

#### Mid Sussex District Plan 2014-2031 Policies

- Strategic Site Allocations
- Policy H3 - Protecting Areas of Townscape Value
- Policy DP12 - Protection & Enhancement of Countryside



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

☎ 01462 743647  
 ✉ ashwell@csaenvironmental.co.uk  
 🌐 csaenvironmental.co.uk

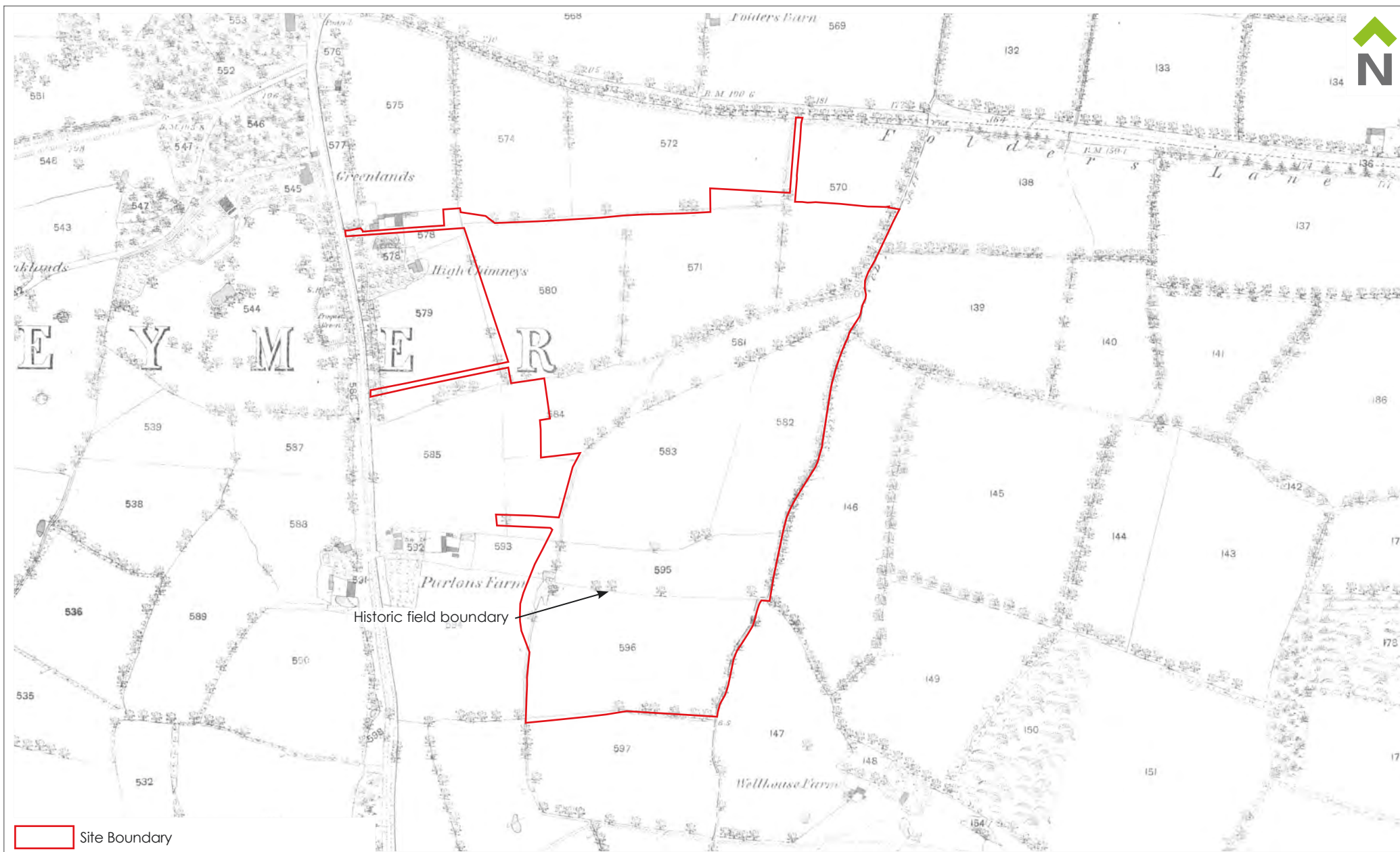
**Project** Land East of Keymer Road Burgess Hill  
**Drawing Title** MAGIC Map Extract & Heritage Plan  
**Client** Thakeham Homes & Persimmon Homes Thames Valley

**Date** January 2020      **Drawing No.** CSA/4007/109  
**Scale @ A4** NTS      **Rev** -  
**Drawn** AJ      **Checked** CA

## **Appendix E**

Historic Map - 1874





Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT  
t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

**Project** Land East of Keymer Road, Burgess Hill

**Drawing Title** Historic Map - 1874

**Client** Thakeham Homes & Persimmon Homes Thames Valley

**Date** April 2020

**Drawing No.** CSA/4007/111

**Scale @ A4** NTS

**Rev** -

**Drawn** BS

**Checked** CA

## **Appendix F**

Concept Masterplan





0 20 40 60 80 100 metres

Site Boundary and draft allocation  
(Policy number SA13): **Approx. 15.17ha**

Proposed developable area: **7.50ha**  
**Up to 265 dwellings @ 35dph**

**Movement and Infrastructure**

Proposed vehicular access points

Proposed spine streets

Proposed secondary streets and private drives

**Green Infrastructure and Public Open Space**

Proposed green infrastructure and public open space

Existing vegetation (subject to tree survey)

Trees with Tree Preservation Orders (TPO)

Proposed tree, hedgerow and thicket planting

Potential location for Sustainable Drainage System (SuDS) basins (subject to drainage input)

Proposed locations for children's play areas

Proposed recreational routes

Potential pedestrian links

Existing water features

**Context**

+55m Existing contours

Public footpaths

Public bridleways

B Main vehicular routes and existing bus stops

South Downs National Park

Protecting Areas of Townscape Value  
(Source: Mid Sussex District Council, 2018)

Informal Open Space  
(Source: Mid Sussex District Council, 2018)

Listed Building

Extent of Flood Zone  
(Source: Mid Sussex District Council, 2018)

Ancient woodland

B	28/04/20	BS	Proposed planting amended
A	21/01/20	SM	Spine street amended
Rev	Date	By	Description

CSA

environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

01462 743647

ashwell@csaenvironmental.co.uk

csaenvironmental.co.uk

Project

Land East of Keymer Road & South of Folders Lane, Burgess Hill

Title

Concept Masterplan

Client

Persimmon Homes Thames Valley & Thakeham

Scale

1:2000 @ A2

Drawn

SM

Date

Nov 2019

Checked

CA

Drawing No.

CSA/4007/104

Rev

B

© CSA Landscapes Ltd. Do not scale from this drawing. Refer to figured dimensions only.



## **Appendix G**

### Landscape Principles Plan



1 Green Infrastructure

The proposals will retain the existing mature landscape framework, with the new housing carefully sited within the established field pattern. The existing tree lines will form part of the onsite green infrastructure, forming an integral part of the open space network which connects across the Site. The existing trees will provide a mature landscape setting for the new homes, as well as a significant wildlife resource, providing linked habitat corridors through the site and connections to the wider area. There is an opportunity to plant along the alignment of a former field boundary in the south of the Site, referencing the former landscape pattern. Existing vegetation will be retained and reinforced at the Site boundaries maintaining a buffer between existing properties and the new homes.



2 Sustainable Drainage

New sustainable drainage features will be provided as part of the proposed surface water strategy. These features will form an integral part of the open space provision. These features can be sown with species rich grassland and planted with marginal vegetation to provide landscape interest and new areas of wildlife habitat. Drainage features will be carefully sited to avoid the RPAs of existing trees.



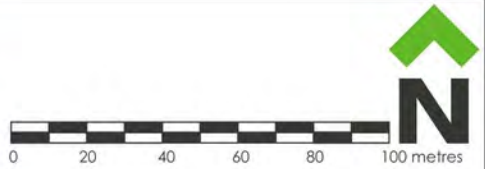
3 Play Strategy

New play areas can be provided as part of the site wide play strategy. The play areas can be provided within areas of open space within easy reach of the new residents and connected to the proposed recreational routes which cross the site. The play areas will be overlooked by nearby housing which will be orientated to provide a positive frontage to the open space. The design of the play areas should be in keeping with the mature landscape setting of the Site and could include timber equipment and natural play elements such as logs, mounds and boulders. It is envisaged that the northern play space could take the form of a linear trim trail through the central open space.



4 Open Space and Recreation

The open space network is focused on the on-site landscape features, which provide a series of interconnected spaces which link across the allocation site and provide connections to the neighbouring residential areas to the north and west. A linear area of open space will be located between the established tree lines which cross the central part of the allocated site. Within this area existing vegetation will be carefully managed, and provision will be made for new native tree and shrub planting, and species rich wildflower creation.



Draft allocation (Policy number SA13):  
Approx. 15.17ha

Proposed developable area: 7.50ha  
Up to 265 dwellings @ 35dph

Movement and Infrastructure

Proposed vehicular access points

Proposed secondary streets and private drives

Green Infrastructure and Public Open Space

Proposed green infrastructure and public open space

Existing vegetation (subject to tree survey)

Trees with Tree Preservation Orders (TPO)

Proposed tree, hedgerow and thicket planting

Potential location for Sustainable Drainage System (SuDS) basins (subject to drainage input)

Proposed locations for children's play areas

Proposed recreational routes

Potential pedestrian links

Existing water features

Context

South Downs National Park

Protecting Areas of Townscape Value  
(Source: Mid Sussex District Council, 2018)

Listed Building

A	28/04/20	BS	Amended proposed planting
Rev	Date	By	Description

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

01462 743647  
ashwell@csaenvironmental.co.uk  
csaenvironmental.co.uk

Project Land East of Keymer Road & South of Folders Lane, Burgess Hill

Title Landscape Principles Plan

Client Persimmon Homes & Thakeham Homes

Scale 1:2000 @ A2 Drawn BS

Date Jan 2020 Checked CA

Drawing No. CSA/4007/110 Rev A



## **Appendix H**

Methodology



## METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

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

### LANDSCAPE/TOWNSCAPE EFFECTS

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

Landscape sensitivity can vary with:

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

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid

undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscape are typically those covered by a Conservation Area or similar designation. Paragraph 170 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

## **VISUAL EFFECTS**

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

- M12 In describing the content of a view the following terms are used:
- No view - no views of the development;
  - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
  - Partial - a clear view of part of the development only;
  - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
  - Open - a clear view to the development.
- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted.
- M18 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

## **MITIGATION AND RESIDUAL EFFECTS**

- M19 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M20 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M21 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

## **ASSESSMENT OF EFFECTS**

- M22 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

## **CUMULATIVE EFFECTS**

- M23 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M24 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

## **ZONE OF THEORETICAL VISIBILITY (ZTV)**

- M25 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M26 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M27 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M28 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M29 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

Table LE 1

## LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

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

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

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

**Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE**

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

**Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS**

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

Footnote:

table relates to adverse landscape effects, however where proposals complement or enhance landscape character,

Table VE 1

VISUAL SENSITIVITY

		High	Medium	Low
Description of the Receptor		<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Views from within an Area of Outstanding Natural Beauty, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>		
			<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from windows only, or an oblique view from one ground window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose</p> <p>Schools and other institutional buildings, and their outdoor areas.</p>	
				<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>



**Table VE 2** **VISUAL MAGNITUDE OF CHANGE**

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

Table VE 3 VISUAL EFFECTS

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



Dixies Barns, High Street, Ashwell,  
Hertfordshire SG7 5NT

t 01462 743647

e [ashwell@csaenvironmental.co.uk](mailto:ashwell@csaenvironmental.co.uk)

w [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

Suite 1, Deer Park Business Centre, Eckington,  
Persore, Worcestershire WR10 3DN

t 01386 751100

e [persore@csaenvironmental.co.uk](mailto:persore@csaenvironmental.co.uk)

w [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

Gallery 1, Citibase, 95 Ditchling Road,  
Brighton BN1 4ST

t 01273 573871

e [brighton@csaenvironmental.co.uk](mailto:brighton@csaenvironmental.co.uk)

w [csaenvironmental.co.uk](http://csaenvironmental.co.uk)