

Land at Pease Pottage Nurseries

LANDSCAPE AND VISUAL APPRAISAL

**January 2020
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1 Introduction

The following Landscape and Visual Appraisal sets out the potential impacts for the proposed allocation for commercial development at the land at Pease Pottage Nurseries, the 'Site'. The Site has been included for allocation of employment land within use classes B1 (Business / Light Industrial), B2 (General Industrial) and B8 (Storage and Distribution). Subject to Site specific requirements, one of which is to undertake a Landscape and Visual Appraisal of the Land. This will assess and inform the site layout, capacity and mitigation requirements for the Site. As well as adjudging the impact on the Landscape Character of the High Weald AONB and visual effects of the residents and local community who live and use the area.

2 Methodology

2.1 Scope of the Assessment

For the purposes of the assessment, a clear distinction is drawn between landscape and visual amenity.

Landscape relates to the physical characteristics or components of the landscape, which together form the character of that landscape, e.g. landform, vegetation and buildings;

Visual amenity relates to individual 'receptor's' views of that landscape, e.g. views experienced by local residents or motorists passing through the area.

An assessment of the existing landscape features, character, condition and visual amenity of the potential development sites and surrounding area has been undertaken in order to establish the 'baseline' conditions.

Site visits have been undertaken to the site and surrounding area during January 2020 to establish a study area of 200M from the Site boundary. Character surveys and photographs of and from the visual and landscape receptors were taken.

2.1.1 Sources of Information and Data

The landscape and visual amenity baseline study has been based on the following best practice guidance:

Guidelines for Landscape and Visual Impact Assessment (3rd Edition), Landscape Institute and Institute of Environmental Management & Assessment, 2013.

An approach to Landscape Character Assessment, Natural England October, 2014.

Baseline data has been gathered from a study of definitive maps and aerial photographs, publicly available documents such as landscape character assessment documents from local authorities within the immediate area and national character mapping available from Natural England. The wider study area covers the 1.7 ha site and its surrounding area up to 2km from the Site boundary.

2.1.2 Landscape Baseline Methodology

In order to establish future assessment of potential predicted affects from any likely impacts to the landscape resulting from the development of the site, the following criteria were considered:

Landscape Character
Landscape Sensitivity
Landscape Susceptibility to Change

2.1.3 Landscape Sensitivity

The sensitivity of the landscape to change is the degree to which a particular Landscape Character Area (LCA) or feature can accommodate changes or new features without unacceptable detrimental effects to its essential characteristics. Sensitivity is determined in relation to the following criteria:

- The distinctiveness of character and quality of the existing landscape;
- The vulnerability of the key components determining character;
- The nature of predicted impacts, the degree of change that would result and the ability of the landscape to accommodate change; and
- The significance of the landscape resource in a local, regional and national context.

2.1.4 Visual Amenity Methodology

Key views of the site that could be affected by a change to the appearance of the landscape as a result of capping of the existing land either intruding into, or obstructing existing views, or by the overall impact of the proposed development on visual amenity and character, have been identified.

Key views are recorded, including distance from the site (as the crow flies), receptor type, sensitivity and a short description of the view.

The sensitivity of receptors relates principally to three factors as below:

- Receptor's function whilst exposed to view (work, recreational activities, resident);
- Degree of exposure to view; and
- Period of exposure to view.

The sensitivity of the potential visual receptors will vary depending on the location and context of the viewpoint, the activity of the receptor and the importance of the view.

The criteria used to assess the magnitude of visual impacts are as follows:

- Value of existing views;
- Degree of change to existing views;
- The availability and amenity value of the alternative views; and
- Distance of the receptor.

3 Baseline Conditions

3.1 Planning Policy Context

The Land at Pease Pottage Nurseries is covered by national and local policies as described below. These policies are from the National Planning Policy Framework (Feb 2019), Mid Sussex District Plan 2014 – 2031 and complies with the vision 2034 set out by the High Weald AONB.

The relevant policies and guidance Includes:

3.1.1 High Weald Area of Outstanding Natural Beauty and its Vision 2034

The criteria for designation of AONBs are:

- *Outstanding natural beauty across the area as a whole;*
- *An area of such significance that its conservation and enhancement can best be met through AONB designation.*

High Weald Vision 2034

The AONB partnership has set out a vision for the High Weald AONB in 20 years' time. It is a landscape which:

- *Retains its remarkable character and scenic beauty, and is functioning successfully as an attractive place to live and work.*
- *Is adapting well to changing economic and climatic conditions.*
- *Is recognised and valued by those living, working and visiting the area as a nationally important protected landscape championed by the High Weald Joint Advisory Committee.*
- *Is maintained under 'traditional' land management practices, carried out by people connected to the land through work, lifestyle and leisure.*
- *Displays the benefits of appropriate management in its highly interconnected and biodiversity rich ancient woodlands, meadows and heathland; and the improving condition of its route ways,*
- *Sandrock and more naturally functioning river systems.*
- *Is embracing a low-carbon future with green technologies underpinning a strong rural economy and thriving communities.*
- *Accommodates an increasing number of households without compromising the characteristic historic settlement pattern as a result of strong planning policies and a sound understanding of the dynamics of sustainable communities.*
- *Celebrates its woodland history and nurtures a woodland economy whose timber products are highly valued.*
- *Sees land managed by a myriad of different people through diverse activities that are supported and nurtured where they deliver public benefits.*
- *Encourages active participation by people, their communities and businesses, in conserving the area and managing change.*

- Provides a warm welcome and high quality experience for residents and visitors seeking inspiration and enjoyment of its landscape and rich, well understood and celebrated cultural heritage.

3.1.2 Mid Sussex District Plan 2014 – 2031

DP12: Protection and Enhancement of Countryside
DP16: High Weald Area of Outstanding Natural Beauty
DP22: Rights of Way and other Recreational Routes
DP26: Character and Design
DP37: Trees, Woodland and Hedgerows

3.1.3 National Planning Policy Framework (Feb 2019)

15. Conserving and enhancing the natural environment

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

172. Great weight should be given to conserving and enhancing 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 these issues. T
Habitats and biodiversity

175. When determining planning applications, local planning authorities should apply the following principles:

a) If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

4 Existing Landscape Baseline

4.1 Landscape Characterisation

The following documents were reviewed in relation to the site and the surrounding area and are summarised below. Please refer to the original documents for the complete landscape characterisation descriptions. The following documents describe the sites and surrounding area:

The High Weald Area of Outstanding Natural Beauty Management Plan 2014-2019
 National Character Area Profile (NCA): 122: High Weald

4.1.1 National Landscape Characterisation

Natural England National Character Areas (NCA)

The three documents referred to give a detailed characterisation of the land around the site defining the landscape context of the study area. They define the history, culture, soil types and landscape value.

National Character Areas (NCA)

NCA	Description
122: High Weald	The High Weald National Character Area (NCA) encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald. It is an area of ancient countryside and one of the best surviving medieval landscapes in northern Europe. The High Weald Area of Outstanding Natural Beauty (AONB) covers 78 per cent of the NCA. The High Weald consists of a mixture of fields, small woodlands farmsteads connected by historic route ways, tracks and paths.

5 Baseline Landscape Context

5.1 Protected Landscapes & Habitats

5.1.1 Protected Landscapes

The site is located within the High Weald Area of Outstanding Natural Beauty (AONB). A national protected landscape with a unique landscape character.

'A Medieval landscape of wooded, rolling hills studded with sandstone outcrops; small, irregular-shaped fields; scattered farmsteads; and ancient routeways. The 1461km² area covers parts of Kent, Sussex and Surrey at the heart of South East England'

Within a radius of 2.5km there are a number of statutory designations.

Site of Special Scientific Interest (SSSI)

The Site is located 2km from Cow Wood and Harry's Wood Site of Special Scientific Interest. The Site is within the 5th Impact Ring of the SSSI –likely impact is negligible. The Site is 2km from Buchan Hill Ponds SSSI. The Site is 50M from its 5th Impact Ring. – Likely impact is negligible.

Local Nature Reserve (LNR)

The Site is 2.1KM from Target Hill Park LNR

5.1.2 Landscape Habitats & Species

Ancient and Semi-Natural Woodland

Bensonshill Wood which is located to the east of the Site is designated as an Ancient and Semi-Natural Woodland which under the local planning policies are considered of high value and should be protected when development may potentially harm their sensitive habitat. A 15m buffer to minimise disturbance must be adhered to in all cases.

Priority Habitat Inventory - Deciduous Woodland (England)

The Site is a Priority Habitat for Deciduous Woodland. This is not an ancient woodland but a recognised area of important habitat.

Wood pasture and Parkland BAP Priority Habitat

The Site and its adjacent fields are in a Wood pasture and Parkland BAP Priority Habitat which is recognised for its wood pastoral habitat.

Species:

From a desk top study of the open source data the site is a potential breeding and habitat area for the following species of birds:

Lapwing

For further information and a detailed study into existing habitats within or near to the Site it is recommended to carry to the Ecological Impact Assessment.

5.2 Landscape Character

5.2.1 The Site and Its Local Setting

The Site is located in the village of Pease Pottage in the Mid Sussex District of West Sussex. It lies off the southern edge of the Crawley built up area in the civil parish of Slaugham. Pease Pottage and the Site is situated on the Forest Ridge of the High Weald (AONB). This ridge is formed from the resistant sandstones and thin clays of the Cretaceous Hastings Beds and stretches from Horsham in the west to reach the English Channel coast in the east between Hastings and Rye. The local soil type is freely draining lime rich loamy soils.

5.2.2 Settlement and Land Use

The Land currently an area of pastoral grass land with three to four degraded and partly demolished buildings which are located to the western end of the Site near to Brighton Road. The Land is currently awaiting a formal allocation and currently has no obvious use.

5.2.3 Topography & Natural Drainage

The Site slopes from the Brighton Road (West) towards the waterworks and Bensonhill Wood at the eastern and south eastern corner of the Site. There is an overall change of 5M from these two points. There is a water way (Stanford Brook) which runs along the southern boundary. The natural drainage as well as through the freely draining existing soil is towards the south eastern corner of the Site.

5.2.4 Vegetation Cover

The Site is mainly pastoral grass covered. There are areas of scrub along the northern boundary populated with a few young trees. Along the southern boundary there is a line of young deciduous trees. The Site benefits from the woodland to the east and mature trees along its northern boundary. This gives a feeling of enclosure.

5.2.5 Recreation and Public Rights of Way

A footpath (PROW) runs along the northern boundary. The footpath commences at the Brighton Road and enters the Bensonhill Wood at the north eastern corner of the Site. There are a number of footpaths within the Bensonhill Wood. Currently the footpath has views across the Site towards the High Weald AONB.

5.2.6 Access and Roads

Brighton Road (B2114) runs perpendicular to the western end of the Site. Adjacent to this is the A23. There is currently no official vehicular access. Road noise can be heard from the A23.

6 Existing Visual Baseline

A review of Ordnance Survey (OS) maps at varying scales, desk-based assessment and knowledge gained from previous site visits to the Site and surrounding area was undertaken to identify key views of the Site. The key views, receptors and their existing views are described in Table 2 and located on Figure 3.

Visibility within the study area is dictated by landform, screening elements such as hedgerows, woodland blocks and built settlement. Views within the study area are restricted by small scale landscape elements and settlements due to the undulating landform and as such the location of key views is representative of the limited visibility within this area.

6.1 Visual Receptors Identified

Sensitive residential receptors include individual dwellings, and residential developments within close proximity of the Site. These are generally considered to be of high sensitivity due to their close proximity to the Site and its proposals. The receptors are considered more sensitive due to their permanent locations as opposed to a place of work where the receptor is at location for a short period of time.

6.1.1 Visual Receptors

- Residents at the town houses along Brighton Road
- Residents at Home Farm & Cedar Cottage
- Users of the Public Right of Way
- Workers at the scrapyard
- Residents at the detached house adjacent to PROW (marked on viewpoint location plan)

6.1.2 Public Rights of Way

The sensitivity of PROWs within close proximity of the site are considered to be of high sensitivity whilst PROWs located further from the site are considered to be of medium sensitivity. The sensitivity of users of PROWs would be dependent on the nature of the existing view. Public footpaths will generally have a range of intermittent views of the sites dependant on the direction of travel and proximity of the developments.

One public footpath lies to the north of the site and continues along the boundary towards Bensonshill Wood and Brighton Road. Views towards the AONB are a benefit to the users of the footpath.

6.1.3 Dynamic Views

Users of local roads would gain dynamic views towards the sites to varying degrees dependant on intervening structures, screening vegetation, elevation and direction of travel. These receptors are considered to be of between medium and low sensitivity. Brighton Road runs past the western boundary. Vehicles which pass the Site while on the Brighton Road will have a short but important view.

7 Limitations or Difficulties

The location of key views is restricted by the limits of public access. In particular, it would not be appropriate to visit the upper storeys of residential properties or onto private land to record the views available. In these instances, where key views may include those views gained by a residential property an estimation of the view has been made from visiting nearby public vantage points.

9 Landscape and Visual Effects

9.1 Allocation proposed for the Site

The area of land at Pease Pottage Nurseries has been proposed for commercial development. There are a number of potential landscape and visual impacts which may occur. These impacts have been identified and adjudged in accordance with the methodology and guidelines set out in chapter 2 of this assessment. Through the desktop and field study of the Site it is recognised that the adjacent land uses conflict and that this Site would form part of a similar land use to that of the adjacent scrap yard.

9.2 Landscape Character Effects

9.2.1 High Weald Area of Outstanding Natural Beauty

The Landscape Character of the area is determined by the High Weald AONB. Which is protected due to its medieval landscape form. The area is nationally recognised for its rolling hills that are draped with small irregular fields edged with ancient boundary features and often containing flower rich grasslands. Due to the contrast in land use from a protected landscape to commercially occupied land the likely effects on the character of the High Weald AONB will be adverse. However, the proposed allocation with mitigation as set out in the impact schedules could soften the impact from the unsightly existing scrapyard. It has been adjudged that the likely impact of the proposed allocation would be moderate adverse with mitigation low adverse.

9.2.2 Bensonhill Wood (Ancient Woodland)

The woodland to the east of the Site is designated as ancient woodland. In order to protect its sensitive qualities a 15M buffer precluding development is recommended. It has been adjudged that the likely impact of the proposed allocation would be moderate adverse to low adverse with Mitigation and adhering to the 15M protection buffer.

9.2.3 Existing Mature trees

Within the Site's immediate location there are a number of mature trees of value. Some of these trees are on the boundary of the Site and some are located within the adjacent field. It has been adjudged that the likely impact of the proposed allocation would be low adverse to negligible with mitigation through good layout and design.

9.2.4 Priority Habitats

Through the desktop study it has been identified that the Site has been classified as priority wood pasture and priority deciduous woodland. It has been adjudged that the likely impact of the proposed allocation would be negligible to low adverse.

9.3 Visual Effects

9.3.1 Residents at the town houses along Brighton Road

The residents at the town houses will have views of the Site from their back gardens and rear windows. The Residents range from 5M to 100M from the Site boundary. Residents within 50M of the boundary maybe affected by noise and pollution as well as feeling a visual impact. VP5&6 (refer to fig: 3 Viewpoint Location Plan) considering that the prevailing wind is from the west, this would reduce the impact from the proposed allocation.

9.3.2 Residents at Home Farm & Cedar Cottage

The residents at Home Farm and Cedar Cottage have a long distance view of the Site. They have a similar view to VP3 (refer to fig: 3 Viewpoint Location Plan). It has been adjudged that the likely impact of the proposed allocation would be minor adverse moving to negligible after mitigation and careful site layout.

9.3.3 Users of the Public Right of Way

The users of the footpath along the northern boundary views VP1, VP2, VP3 (refer to fig: 3 Viewpoint Location Plan) have a clear view across the site towards the High Weald AONB. They also have views towards the Bensonhill Wood. Given the sensitivity of the receptor it is adjudged that the likely impact will be high adverse with mitigation the residual effects are considered to be low adverse.

9.3.4 Workers at the scrapyard

The scrapyard fence line is located 10M from the Site boundary. Given the close proximity, the workers will feel a minor adverse impact. Through screening and careful mitigation the residual effects will be negligible.

9.3.5 Residents at the detached house adjacent to PROW (marked on Viewpoint Location Plan)

The residents at the detached house adjacent to the footpath will have a similar view to the public right of way. The receptors are not transient, but static and therefore are more sensitive to change. The impact felt is likely to be high adverse but with mitigation will become low adverse.

9.4 Cumulative Effects

Through the desktop study it is apparent that there are similar developments existing adjacent to the proposed site that fall within the same classes as stated in 9.1 of this assessment.

Through a design of the development that coincides with the High Weald Environmental Colour Assessment the development can integrate itself into the existing AONB landscaper. By using materials that reflect the High Weald landscape and a detailed soft landscaping plan with minimal amount of hard landscaping. This will limit the visual impact that the proposed development will have on the existing area.

As the development site is largely not visible from the surrounding landscape (see Fig 13-17) and that the Scandia Gatwick Workshop shares no inter-visibility with Proposed Development, the magnitude of the cumulative change to the area is negligible.

9.4.1 Scandia Gatwick Workshop

The Scandia depot which is located to the north of the Site and is accessible from Brighton Road shows no advancements in incorporating itself into the High Weald landscape of the AONB. It is highly visible from the surrounding landscape and its effects on light pollution are substantial.

10 Conclusion

To conclude the appraisal and with reference to the schedule of landscape and visual impacts (Appendix A table 1 & 2) considered, the levels of impact from the proposed allocation have been adjudged.

10.1 Opportunities and Constraints

With reference to Appendix D Fig:13 & 14 the two plans that set out the site analysis and design layout with mitigation measures suggest an ideal layout of use class and approximate quantum of that class.

The views from the public footpath which runs along the northern boundary would be adversely effected from the proposed allocation. However, with careful design of the Site the views can be retained towards the High Weald AONB. Refer to Appendix D for analysis and Proposals and mitigation.

To conclude the appraisal of the land at Pease Pottage Nurseries, and to judge the impact of the proposed allocation refer to the table 1 & 2 which considers the likely effects on the identified visual receptors and identified landscape resource. Refer also to the recommended layout and mitigation measures at Appendix D Figures 13 & 14. It has been suggested through good layout and design of the Site the residual effects reduce the impact considerably.

Appendix A

Landscape & Visual Impact Schedule

Table 1 Landscape Impact Schedule

Table 2 Visual Impact Schedule

Landscape Impact Schedule

Proposed

Resource	Orientation from Site	Description	Sensitivity of receptor (High, Medium, Low)	Magnitude of change (Very High, High, Moderate, Minor, Negligible & No Effect)	Adverse or beneficial impact	Mitigation Measures	Residual Effects
Bensonhill Woodland (Ancient Woodland	East	The woodland is located near to or within the eastern boundary of the Site. It is defined as an Ancient Woodland due to its existence since 1600s. Contains sensitive habitats. Development to adhere to 15M Buffer.	High	Moderate	Adverse	15M Buffer	Low Adverse
High Weald AONB	Site located with AONB	The Site is located with the High Weald AONB which is a protected landscape due to its special character. The potential development allocation will impact the special character.	High	Moderate	Adverse	Screening, retaining an openness and vistas across the site. Layout and Design of the developable area.	Low Adverse
Existing Mature Valued Trees	As indicated	Mature trees that exist with the adjacent fields and along the Site Boundary.	High	Low	Adverse	RPA where necessary, Vistas,	negligible
Priority Habitat Inventory - Deciduous Woodland	Site defined as a Priority Habitat	Habitat which has been identified but not evident during the Site visit. Historic evidence shows of woodland coverage.	Low	None	NA	Layout and Design of development	negligible
Wood pasture and Parkland BAP Priority Habitat	Site defined as a Priority Habitat	Habitat which is similar to the adjacent field.	Low	Low	Adverse	Layout and Design of development	Low Adverse

Table 1 - Landscape Impact Schedule

Visual Impact Schedule Proposed

Visual Receptor	Distance from the development Site	Description	Sensitivity and Capacity (High, Medium, Low)	Magnitude of change (Very High, High, Moderate, Minor, Negligible & No Effect)	Adverse or beneficial impact	Mitigation Measures	Residual Effects
Residents at the town houses along Brighton Road	5M-100M	The dwellings are aligned on a w/e axis. Likely views of the Site are seen from the back of the property.	High	High	Adverse	Landscape Screening, Layout of the proposed development	Low Adverse
Residents at Home Farm & Cedar Cottage	280M	The dwellings are located on a n/s axis. The rear gardens will look towards the Site. These will be distant views.	Medium	Minor	Adverse	Landscape Screening, Layout and design of the proposed development.	Negligible
Users of the Public Right of Way	1M	The PROW runs along the northern Site boundary.	High	High	Adverse	Landscape Screening, Layout and design of the proposed development. Maintaining views towards the AONB	Low Adverse
Workers at the scrapyard	10M	The scrapyard is located to the north of the Site.	Low	Minor	Adverse	Landscape Screening, Layout and design of the proposed development.	Negligible
Residents at the detached house adjacent to PROW (marked on Viewpoint Location Plan)	10M	The dwelling has views to the Site.	High	High	Adverse	Landscape Screening, Layout of the proposed development	Low Adverse

Table 2 - Visual Impact Schedule

Appendix B

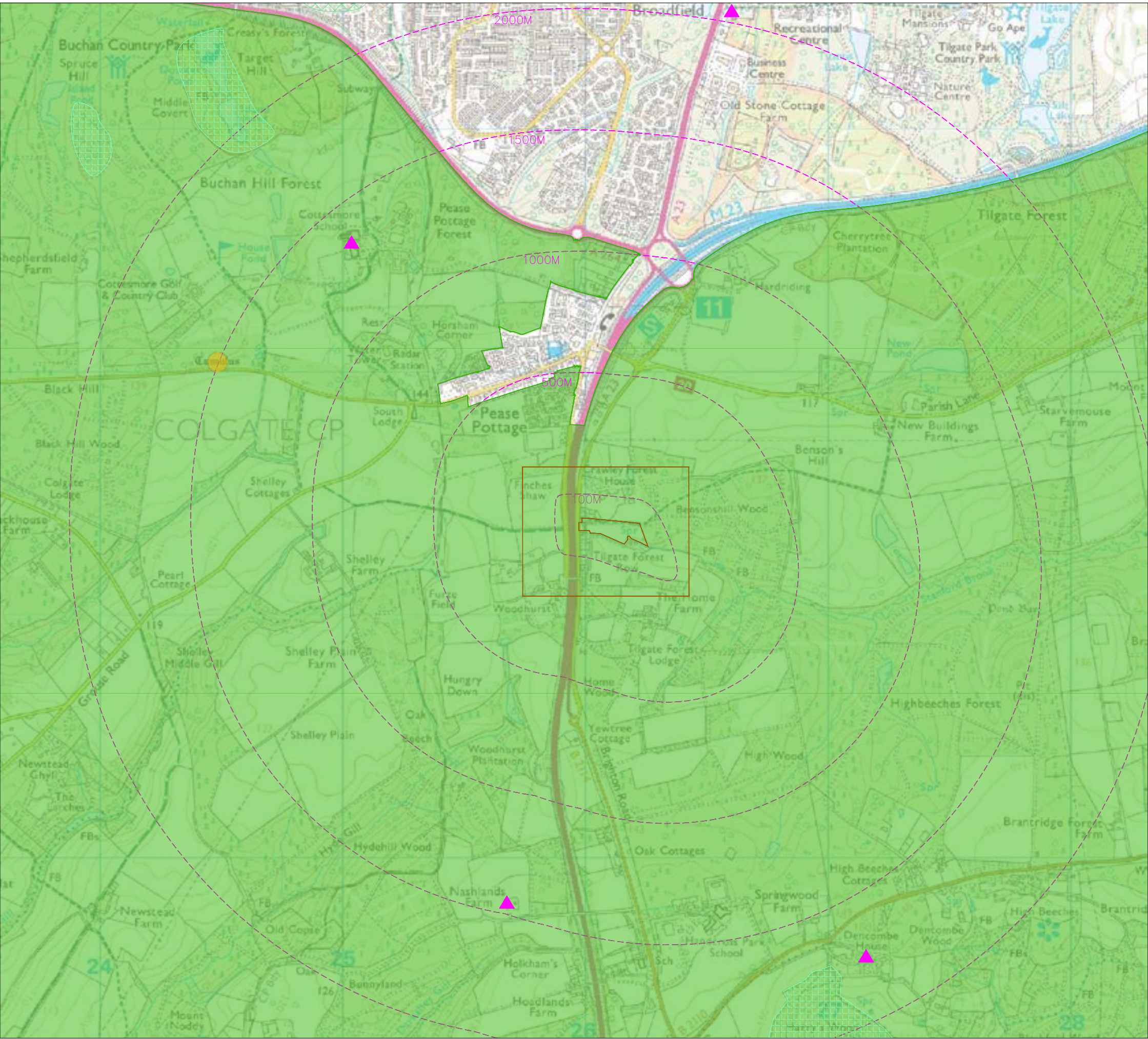
Mapping

FIGURE 1 LANDSCAPE CONTEXT PLAN

FIGURE 2 STUDY AREA

FIGURE 3 VIEWPOINT LOCATION PLAN

FIGURE 4 VISUAL ENVELOPE VIEWPOINT PLAN



- KEY
- Study Area
 - Application Site Boundary
 - Distance from the Site

- Historic and Heritage
- Listed Buildings
 - Scheduled Monuments

- Sensitive & Protected Areas
- Special Site of Scientific Interest (SSSI)
 - High Weald AONB
 - Local Nature Reserve (LNR)

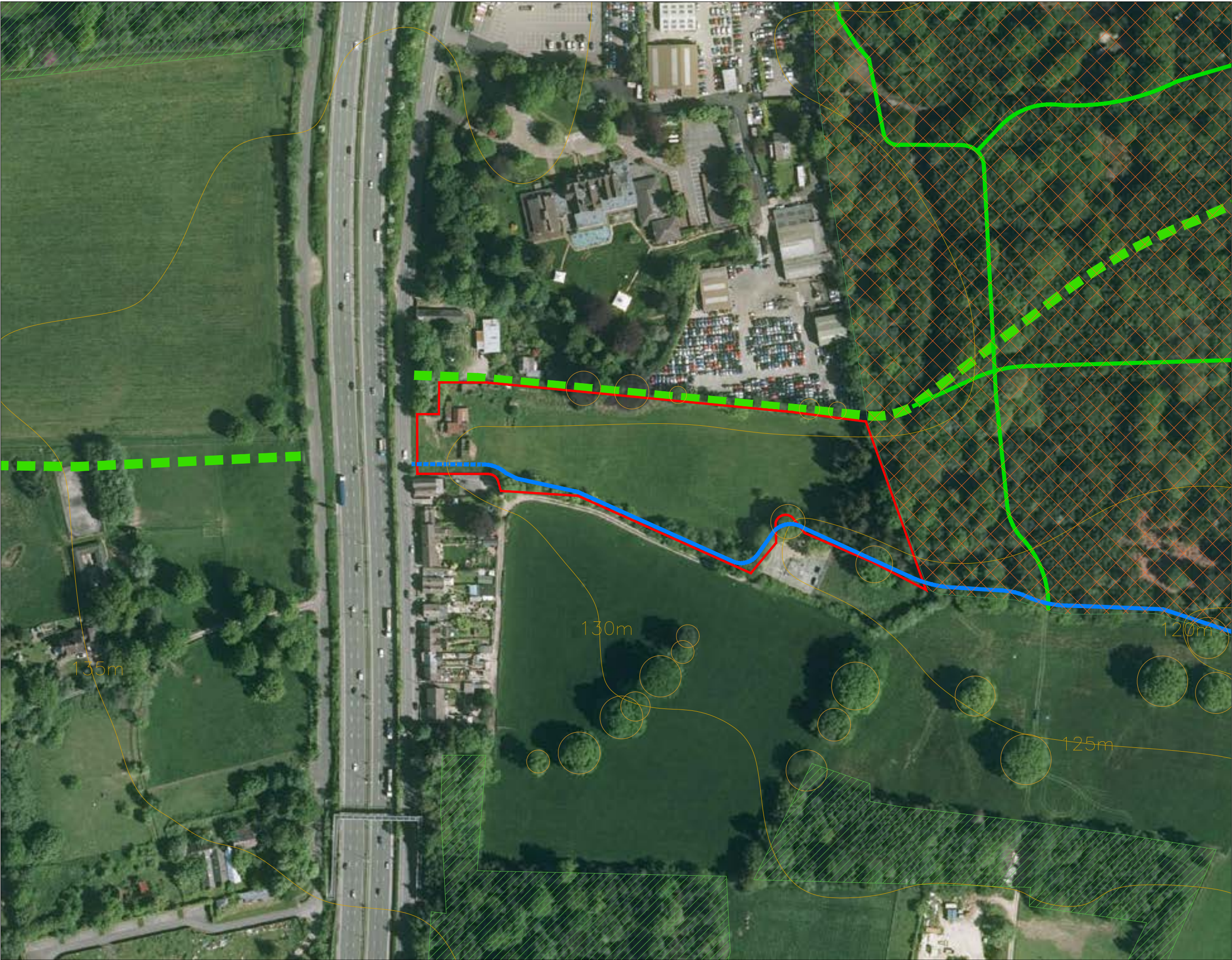
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- KEY
- Application Site Boundary
 - Existing Contours
 - Public Right of Way
 - Footpath
 - Culvert Waterway
 - Waterway (Stanford Brook)
 - Area of Ancient Woodland
 - Existing Woodland
 - Existing Trees (deemed to be of Landscape value)

NOTES:

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Study Area Plan

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KEY

Application Site Boundary

Viewpoints with a clear view of the development

Key Visual Receptor Points (Verifiable Location Points)

NOTES:

1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Weller Designs Ltd before works commence on site.

2. Do not scale from this drawing, always work to noted dimensions.

3. All given dimensions in M.

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

DRAWING STATUS

PLANNING

Bishopsmead House, Bishops Mead, West Street, Farnham, Surrey, GU9 7DU

Tel/Fax: 01252 712127 Email: info@wellerdesigns.co.uk Web: www.wellerdesigns.co.uk

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PROJECT TITLE:

Pease Pottage Landscape Appraisal

PROJECT NUMBER:

WD853

PLOT DATE:

27.01.20

DRAWING SCALE:

1:1000

APPROVED BY:

DW

PAPER SIZE:

A1

DRAWN BY:

BA

DRAWING TITLE:

View Point Location Plan

Local Context

DRAWING NUMBER:

WD309SP01

REVISION LETTER:

#

DRAWING FILE LOCATION:

W:\WD853 Pease Pottage Nursery\04 WD Production\01 Autocad\01 Plans\01 Working Plans\WD Working Drawing.dwg



Viewpoints

KEY

- Application Site Boundary
- Viewpoints from a wider envelope towards the development
- Distance from the Site

NOTES:

- This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Weller Designs Ltd before works commence on site.
- Do not scale from this drawing, always work to noted dimensions.
- All given dimensions in M.

DATE	DRAWN	DESCRIPTION OF REVISION	REVISION LETTER	CHECKED BY

DRAWING STATUS

PLANNING

Bishopsmead House, Bishops Mead, West Street, Farnham, Surrey, GU9 7DU
Tel/Fax: 01252 712127 Email: info@wellerdesigns.co.uk Web: www.wellerdesigns.co.uk
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PROJECT TITLE:

Pease Pottage Landscape Appraisal

PROJECT NUMBER:	PLOT DATE:
WD835	27.01.20
DRAWING SCALE:	APPROVED BY:
1:8000	DW
PAPER SIZE:	DRAWN BY:
A1	BA

DRAWING TITLE:
Visual Envelope Viewpoint Plan
Local Context

DRAWING NUMBER:	REVISION LETTER:
WD853LC01	#
DRAWING FILE LOCATION:	
W:\WD853 Pease Pottage Nursery\04 WD Production\01 Autocad\01 Plans\01 Working Plans\WD Working Drawing_recover.dwg	



Appendix C

Visual Representations

Viewpoint photographs

Figure 4 Viewpoint 1

Figure 5 Viewpoint 2

Figure 6 Viewpoint 3

Figure 7 Viewpoint 4

Figure 8 Viewpoint 5

Figure 9 Viewpoint 6

Figure 10 Viewpoint 7

Figure 11 Viewpoint 8

Figure 12 Viewpoint 9

Footpath (PROW)

Bensonshill Wood

Water Works

Weather: Cloud Cover / Damp
Time/Date: 11:36am / 15th January 2020
Distance from Site Boundary: Less than 1m on Site Boundary

View taken from the public footpath (PROW) which runs along the northern boundary of the Site. The view looks towards the south eastern corner of the site where a southern water pumping station exists.

A map of Tilgate Forest Row, FB. A red dot labeled '1' is located on a road that runs horizontally across the upper part of the map. The road is labeled 'Spr' and '60'. The map shows various features including trees, buildings, and a road that curves downwards from the horizontal road. The text 'Tilgate Forest Row' and 'FB' are prominently displayed in the lower half of the map.

Winter View Recommended Viewing Distance of 300mm @ A3



Viewpoint 2

Weather:
Time/Date: 11:50am / 15th January 2020
Distance from Site Boundary: 10M

Description:
View taken from the public footpath (PROW) which runs along the northern boundary of the Site. The view looks towards the south western corner of the Site towards the Brighton Road.

Observations:
The land falls away from the footpath towards the southern boundary but rises up towards the Brighton Road. A line of approximately 10 two story residential dwellings can be seen located along the Brighton Road.



VP Location Plan

Winter View Recommended Viewing Distance of 300mm @ A3



Viewpoint 3

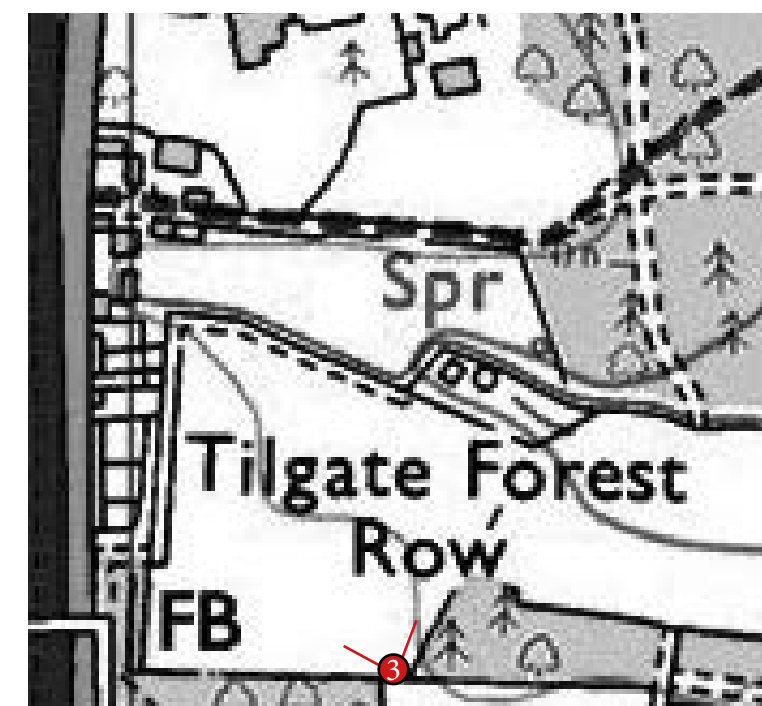
Weather: Clear
 Time/Date: 12:01pm / 15th January 2020
 Distance from Site Boundary: 169M

Description:
 View taken from the south east corner of the adjacent field. The view looks towards the Site which is partially obscured by the young deciduous tree line along the Site boundary and a line of mature oak trees which stand within the adjacent field. The view is representative of the landowners and residents of the dwellings behind the viewpoint.

Observations:

The oak trees are of significant size and maturity to add ecological and visual value to the area and view. The edge of the ancient woodland, Bensonhill Wood can be seen in the view. The line of town houses can be seen in the view and the grey fence line to the scrap yard is also clearly visible.

Winter View Recommended Viewing Distance of 300mm @ A3



VP Location Plan



Viewpoint 4

Weather: Clear / Partly Sunny
Time/Date: 12:15pm / 15th January 2020
Distance from the Site Boundary: 206M

Description:
View taken from the south west corner of the adjacent field. The view looks towards the Site which is partially obscured by the young deciduous trees along the boundary edge and the mature oak trees within the adjacent field. The land falls away from the viewpoint towards the Site boundary. The view is representative of the landowners.

Observations:
The grey security fence line to the scrapyard as well as the scrap yard can be seen in the view. An obscured view of the Ceders can be seen as well as the nurseries buildings which are located north west of the site can be seen partially. The access road which leads to the water works (south east of the site) can be seen in the view.

Winter View Recommended Viewing Distance of 300mm @ A3



VP Location Plan

Development Site (Approximate Extent)



Viewpoint 5

Weather: Clear / Partly Sunny
Time/Date: 12:25pm / 15th January 2020
Distance from the Site Boundary: 149M

Description
View taken from the western edge of the adjacent field. The view looks towards the Site which can be seen through the existing boundary trees which partially screen it. The Scrap yard fence line can be seen as well as the scrapyard buildings behind it. The Ceders and Nurseries buildings can be seen partially through the existing trees.

Observations:
The scrap yard fence line is evident in the view. The grey colour is incongruous in the landscape setting. The site topography slopes towards the waterway, running along the south boundary.



VP Location Plan

Winter View Recommended Viewing Distance of 300mm @ A3



Viewpoint 6

Weather: Clear / Partly Sunny
Time/Date: 12:35pm / 15th January 2020
Distance from the Site Boundary: 1M

Description:
View taken from the pavement on Brighton Road. The view looks towards the Site which is partially obscured by temporary barrier fencing. Bensonhill Wood can be seen at the far end of the Site. Ceders and a dwelling at the Nurseries can be seen in the view.

Observations:
Two or three decrepit buildings take up the foreground of the view. A Timber fence forms the boundary to the south of the Site. A mix of coniferous and deciduous trees a small number being of maturity and significant value.



VP Location Plan

Winter View Recommended Viewing Distance of 300mm @ A3

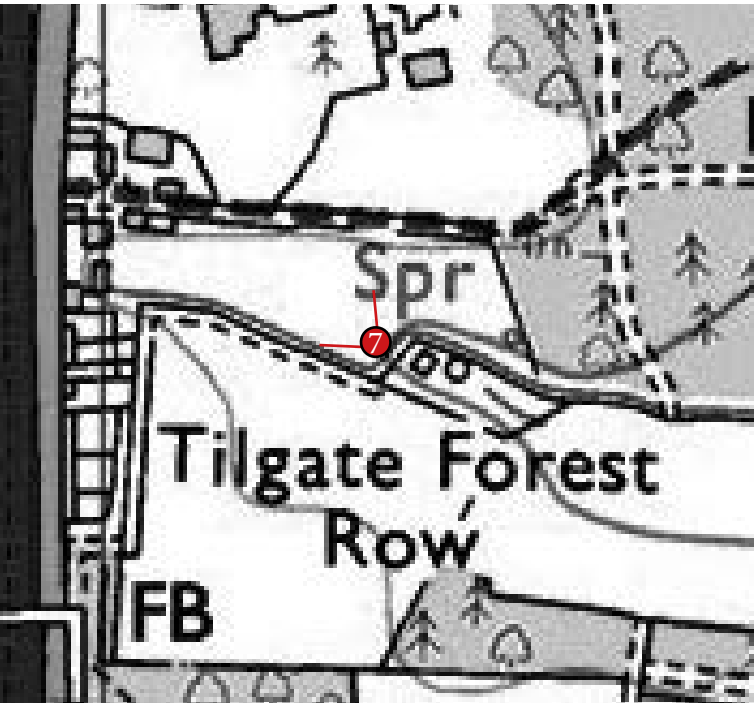


Viewpoint 7

Weather: Clear
Time/Date: 12:46pm / 15th January 2020
Distance from the Site Boundary: Onsite

Description:
View taken from the south eastern corner of the Site. This is the lowest point on the Site which is approximately 125M AOD. A brick structure can be seen, located adjacent to the site boundary at the western end of the Site.

Observations:
From this viewpoint the line of town houses along Brighton Road cannot be seen due to the deciduous trees along the southern boundary.



VP Location Plan

Winter View Recommended Viewing Distance of 300mm @ A3

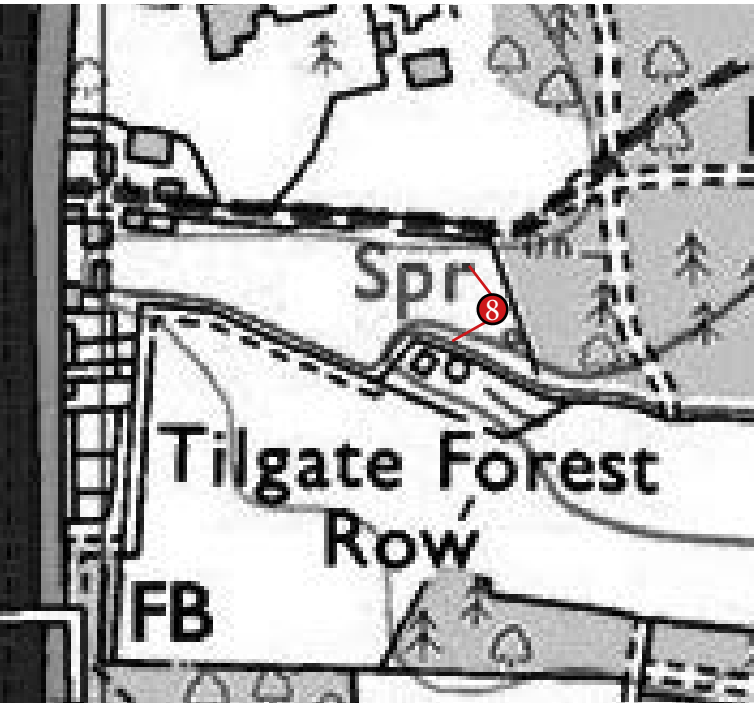


Viewpoint 8

Weather: Clear
Time/Date: 12:50pm / 15th January 2020
Distance from the Site Boundary: Onsite

Description:
View looks towards the Brighton road end of the Site. The line of town houses can be seen through the deciduous line of trees along the southern boundary. The land slopes up towards the Brighton Road.

Observations:
From this location the grey metal fence can be seen as can the Town houses.



VP Location Plan

Winter View Recommended Viewing Distance of 300mm @ A3

Scrapyard
(Evident grey metal
fence line)

Bensonhill Wood

Water Works

Ditch / Waterway

Adjacent Field Ma-
ture Trees of Value.
Typical AONB



Viewpoint 9

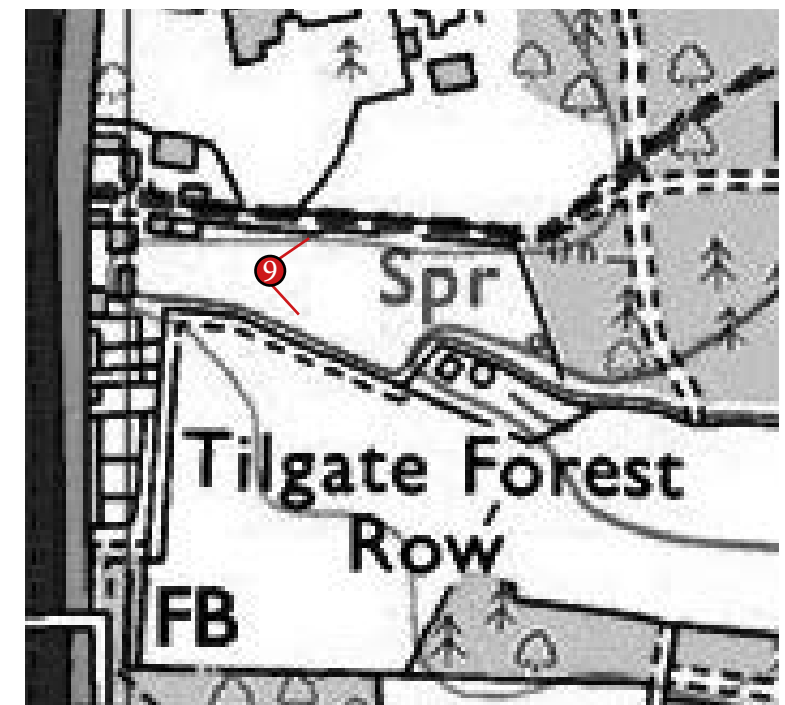
Weather: Clear / Partly Sunny
Time/Date: 13:04pm / 15th January 2020
Distance from the Site Boundary: On Site

Description:

View taken from the southern side of the Site. The view looks towards the Bensonhill Wood and water works. The view includes the view across the adjacent fields. The grey fencing which forms the boundary to the scrap yard can also be seen in the view.

Observations:

The view across the adjacent fields is typical of the character of the High Weald AONB which the Site is located. The land falls away from the northern boundary towards the waterway which is at its lowest point at the south eastern corner of the Site.



VP Location Plan

Winter View Recommended Viewing Distance of 300mm @ A3

Appendix D

Visual Envelope Representations

Viewpoint photographs

Figure 13 Viewpoint 1

Figure 14 Viewpoint 2

Figure 15 Viewpoint 3

Figure 16 Viewpoint 4

Figure 17 Viewpoint 5

Development Site (Approximate Extent)



Fig:13 Viewpoint 1

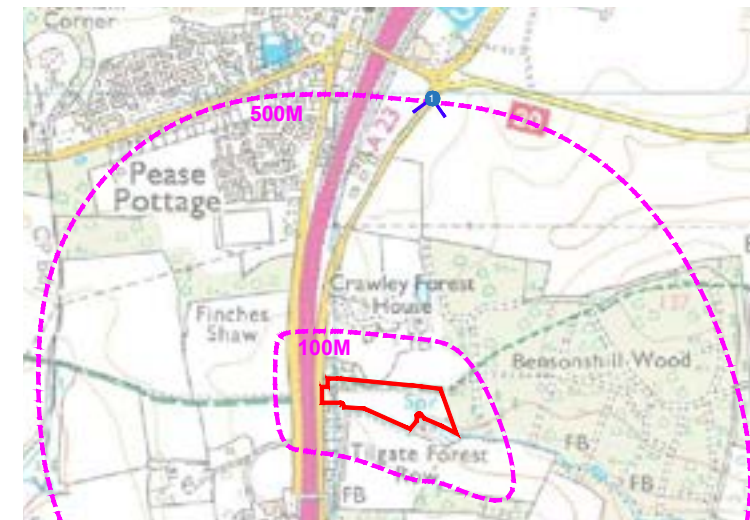
Viewpoint 1

Description:

View taken from Brighton Road adjacent to the Scania development. The view looks towards the Site which is screened by deciduous trees bordering G.W. & G Bridges Ltd to the north of the Site and a hedgerow that runs parallel to Brighton Road. Bensonhill Wood can be seen to the left of the image.

Observations:

The development site cannot be seen from this location through the deciduous trees bordering G.W. & G Bridges Ltd to the north of the Site and Bensonhill Wood.



VP Location Plan

Overhead Power Line
Development Site (Approximate Extent)



Fig:14 Viewpoint 2

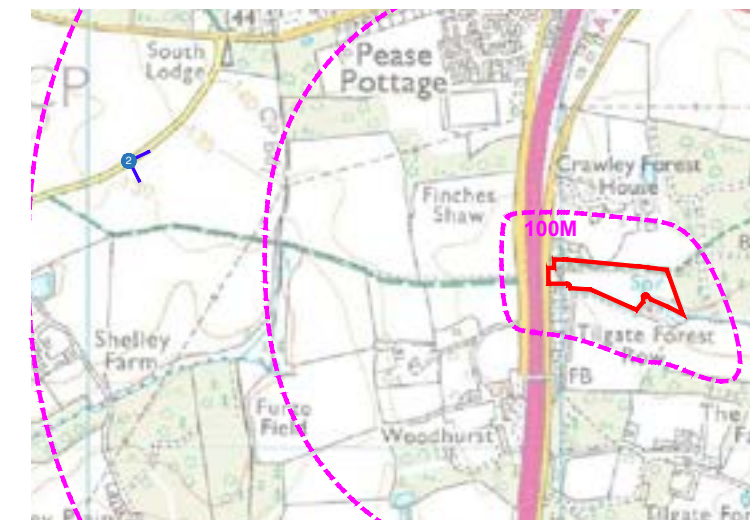
Viewpoint 2

Description:

View taken from Grouse Road facing South East towards the Site. The view shows agricultural land with a hedgerow of native planting. The overhead power line to the North of the site situated North of Bensonhill Wood in the farming field adjacent to Brighton Road and Parish Lane can be seen in the far distance.

Observations:

The Development Site is not in view from this location due to the undulating landform and surrounding vegetation.



VP Location Plan

Development Site (Approximate Extent)



Fig:15 Viewpoint 3

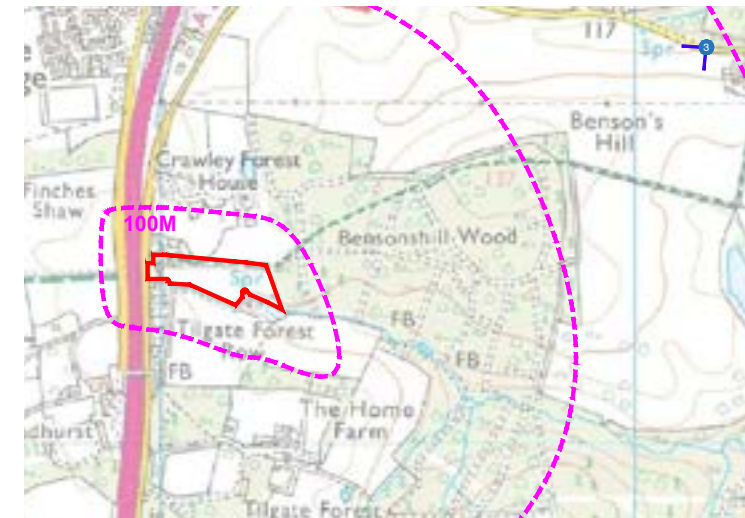
Viewpoint 3

Description:

View taken from Parish Lane to the North East of the development site. The view overlooks vast agricultural fields used for crops. Bensonhill Wood can be seen in the background of the image.

Observations:

Elevating earth movements and coniferous and deciduous trees obstruct any views into the Site from this location and any running along Parish Lane.



VP Location Plan

Development Site (Approximate Extent)



Fig:16 Viewpoint 4

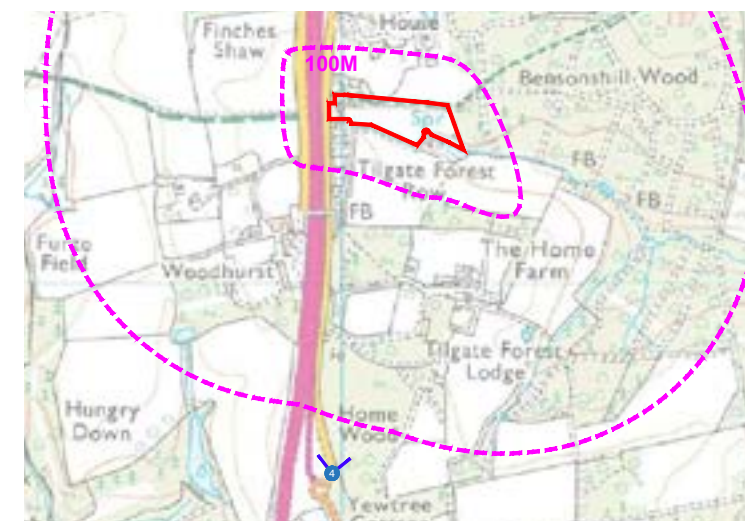
Viewpoint 4

Description:

View taken from the Roundabout connecting Brighton Road to the A23. Large volume of Desiduous and coniferous trees make up Home Wood which runs parallel to Brighton Road up to the housing south of the Development Site.

Observations:

The high volume of tree planting prevent any views into the Site from this receptor.



VP Location Plan

Development Site (Approximate Extent)

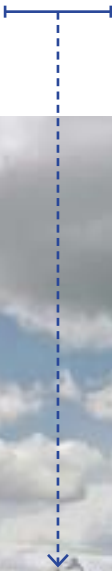
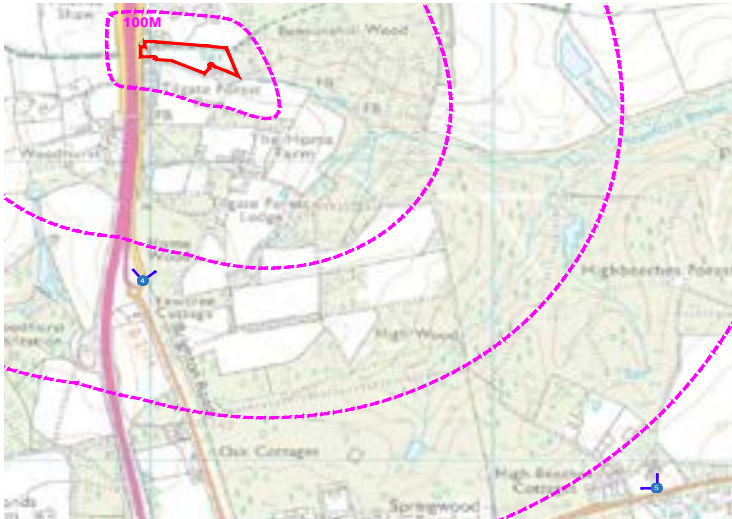


Fig:17 Viewpoint 5

Viewpoint 5

Description:
View taken from Highbeeches Lane overlooking farmland with High Wood and Highbeeches Forest in the background. Adolescent confireous planting runs parallel to the road.

Observations:
Although the receptor is at a higher level than the Development Site, the wooded areas screen any views into the Site from this position.

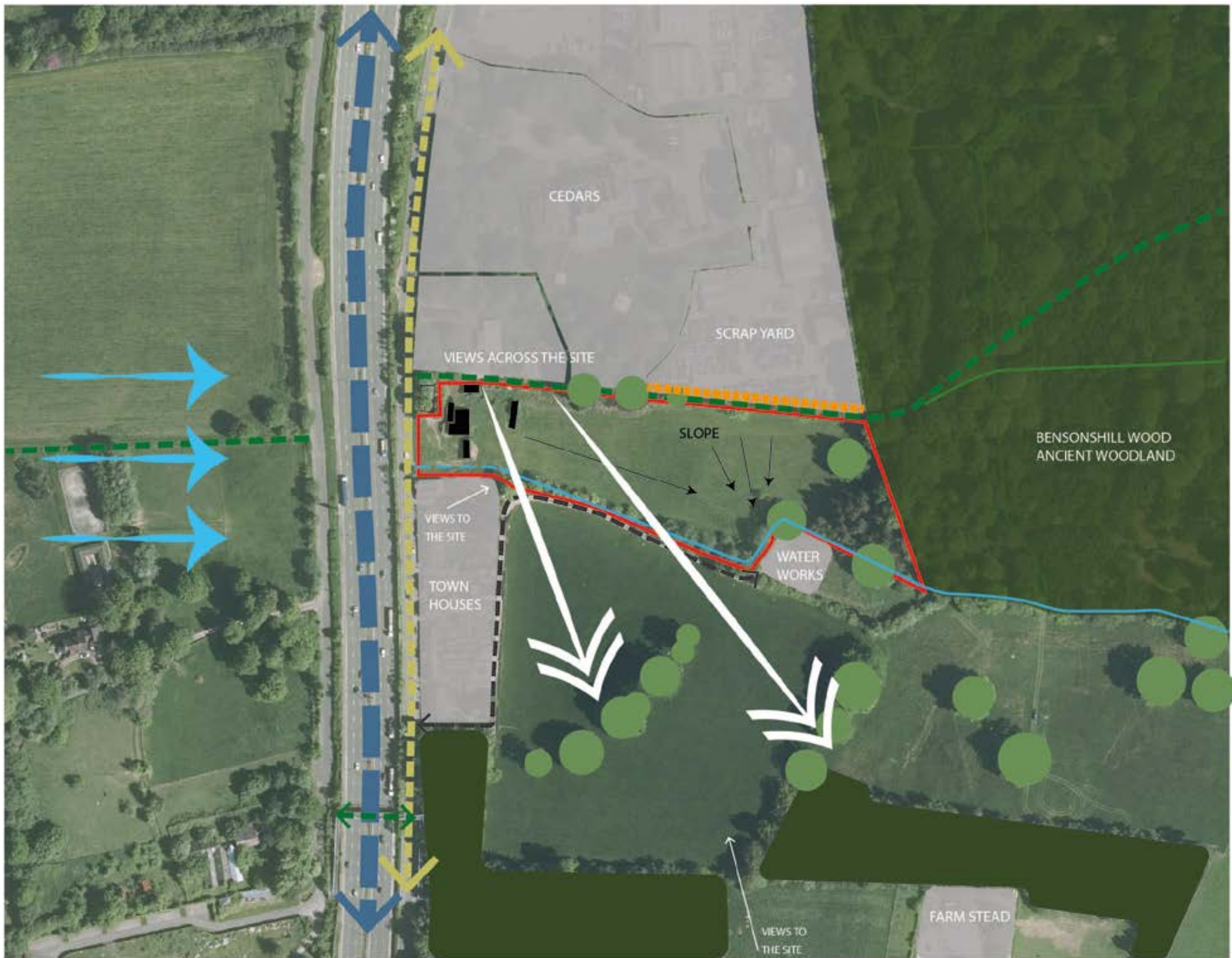


VP Location Plan

Appendix E

Landscape Appraisal

FIGURE 18 CONSTRAINTS AND OPPORTUNITIES
FIGURE 19 LAYOUT PROPOSALS AND MITIGATION



- KEY:
- SITE BOUNDARY
 - PREVAILING WIND FROM THE WEST
 - SLOPE
 - VIEWS
 - ACCESS TO WATER WORKS
 - PUBLIC RIGHT OF WAY
 - BRIGHTON ROAD
 - A23
 - GRAY METAL FENCE TO SCRAPYARD BOUNDARY
 - EXISTING MATURE TREES
 - WOODLAND
 - ANCIENT WOODLAND
 - WATERWAY (STANFORD BROOK)





- KEY:
- SITE BOUNDARY
 - APPROXIMATE DEVELOPABLE AREA
 - MITIGATION PLANTING / SCREENING (VARYING HEIGHTS)
 - PUBLIC RIGHT OF WAY
 - GRAY METAL FENCE TO SCRAPYARD BOUNDARY
 - EXISTING MATURE TREES
 - WOODLAND
 - ANCIENT WOODLAND
 - ANCIENT WOODLAND 15M BUFFER
 - POTENTIAL ACCESS TO SITE

0 20 40 60 80 100m

