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**Landscape Statement to be read in conjunction with Landscape Character and Visual Impact Assessment (LVIA), 10th March 2017 by Lizard Landscape Design and Ecology (LLDE), the Landscape and Visual Matters Report, hla 235 R01, June 2017 by Harper Landscape Architecture LLP (HLA) and the Landscape Statement 9th February 2018**

**For Hartmires Investments Ltd**

By Nick Harper, Partner of Harper Landscape Architecture LLP, 05-12-19

**Ref: HLA 359 R101**

**Revised proposals (Planning Application one: the relocation of the 8 approved employee car parking spaces and Planning Application two: a barn/workshop) to the Consented Applications, for the relocation of the chapel building (ref: DM/17/1167), and the Consented Application for the staff car parking (ref: DM 18/5092).**

**1.0 Introduction**

- 1.1 This Statement has been prepared by Nick Harper CMLI, a Chartered Landscape Architect and Partner of Harper Landscape Architecture LLP (HLA). It was commissioned by Hartmires Investments Ltd on the 5th December 2019.
- 1.2 The Statement has reviewed LLDE's LVIA, 10th March 2017, the subsequent Landscape Character and Visual Matters report, hla 235 R01, by HLA, June 2017 which confirmed the LLDE's judgements and the Landscape Statement 9th February 2019.
- 1.3 It is noted the Mid Sussex District Council (MSDC) Planning Department have confirmed the whole 7.4 hectare Site is non agricultural and that the development would be a community asset. The principle of covered storage has been accepted by PINs and by MSDC.

## 2.0 Revised Design

2.1 The new proposals are shown on the Ecotecture drawing No. 668/400a 16, Nov 19 and would result in the following changes to the previous design.

2.11 Application one: Relocation of the 8 approved employee car parking spaces

- The approved 8 no. employee car parking spaces would be relocated 10-15m south west of their consented position to the western end of the main approved car park.
- Indigenous species screening planting (with a high evergreen content) to the whole perimeter of the relocated car parking spaces.
- The car park would be sensitively surfaced with permeable gravel.

2.12 Application two: Barn/workshop

- A new barn workshop width = 10m, length = 10m and height = 4950 with a pitched roof.
- The barn would be constructed with fair faced concrete clockwork, timber cladding to the upper part of the elevations, a composite metal roof and a steel shutter door.

## 3.0 Planning policy

3.1 The following planning policy documents have changed since being described for the Consented Planning Applications. The revised design proposals would continue to be in accordance with landscape related planning policy.

- National Planning Policy Framework, February 2019.
- The Mid Sussex District Plan 2014-2031 adopted 28th March 2018.
- His Weald Area of Outstanding Natural Beauty (AONB) Management Plan 2019 - 2024

## 4.0 Impact judgements for the revised scheme compared with LLDE's LVIA, 10-03-17 and HLA's Landscape Character and Visual Matters report, hla 235 R01, June 2017 put forward for the consented development

### 4.1 Existing conditions

4.11 There has been no change to the existing landscape conditions except for the ongoing establishment of the 600 indigenous trees planted along the western and northern boundary and inside Public Right of Way (PRoW) Footpath 68W. This planting has had a further 2 growing seasons to establish and will continue to strengthen the historic hedgerow and enhance biodiversity.

## 4.2 Application one: Relocation of the 8 approved employee car parking spaces

### 4.21 *Landscape Character*

- 4.211 The landscape character impact judgements would not be altered as the relocated 8 no. employee car parking spaces would take up no more space and remain within the perceived curtilage of the Chapel and associated built forms.
- 4.212 The landscape character impact conclusions put forward in LLDE's LVIA, confirmed by HLA would remain as stated for the revised scheme. LLDE's LVIA conclusion is reiterated as follows.

“7.3.1 The Scheme is likely to result in a **short term moderate adverse** effect, having only a limited, localised influence on a largely rural landscape character.

7.3.2 As the built form is softened and enclosed by maturing planted trees in combination with existing vegetation, landscape effects are likely to reduce in time, having a **mid-long term minor adverse** localised effect on landscape character of the Majors Hill High Weald Local Landscape Character Area (LCA 5).”

### 4.22 *Visual Amenity*

- 4.221 The visual impact judgements would not be altered as the relocated 8 no. employee car parking spaces would be a similar distance from the sensitive PRow Footpath 68 and would be seen in the context of the Chapel and associated built forms. The establishing 600 planted trees will continue to strengthen the historic hedgerow and screen views of the development.
- 4.222 The proposals would not change the judgements in relation to views from the sensitive public visual receptor sites within the AONB and as such would not alter LLDE's judgement which would remain as a **short term moderate adverse** effect (LLDE page 15, point 5.4.3).
- 4.223 All the other visual impact judgements put forward by LLDE on page 15, 5.4 Visual Amenity remain as stated for the relocated spaces.

## 4.3 Application two: Barn/workshop

### 4.31 *Landscape Character*

- 4.311 The landscape character would be incrementally adversely altered by the minor increase in built form however the previous consented scheme impact judgements would not be altered as the change would be minimal and the new built form is within the perceived curtilage of the Chapel and associated built forms.
- 4.312 The landscape character impact conclusions put forward in LLDE's LVIA, confirmed by HLA would remain as stated for the revised scheme. LLDE's LVIA conclusion is reiterated as follows.

“7.3.1 The Scheme is likely to result in a **short term moderate adverse** effect, having only a limited, localised influence on a largely rural landscape character.

7.3.2 As the built form is softened and enclosed by maturing planted trees in combination with existing vegetation, landscape effects are likely to reduce in time, having a **mid-long term minor adverse** localised effect on landscape character of the Majors Hill High Weald Local Landscape Character Area (LCA 5).”

#### 4.32 *Visual Amenity*

4.321 The visual impact judgements would experience short term incremental adverse impact and as such would not be altered as the barn would be seen in the context of the Chapel and associated built forms. Also the establishing 600 newly planted trees will continue to work towards screening views from PRoW Footpath 68 as they grow up.

4.322 The proposals would not change the judgements in relation to views from the sensitive public visual receptor sites within the AONB and as such would not alter LLDE’s visual impact judgement which would remain as a **short term moderate adverse** effect (LLDE page 15, point 5.4.3).

4.323 All the other visual impact judgements put forward by LLDE on page 15, 5.4 Visual Amenity remain as stated for the revised scheme.

#### 4.4 Cumulative impacts if both Applications one and two were to be constructed

4.43 As there would be no change in landscape character and visual impacts as a result of the relocated car parking there would be no cumulative impacts should both Applications be consented.

### **5.0 Conclusion**

5.1 To re-iterate the MSDC Planning Department have confirmed the whole 7.4 hectare Site is non agricultural and that the development would be a community asset. The principle of covered storage has been accepted by PINs and by MSDC.

5.2 The conclusions put forward by LLDE and HLA for the consented scheme remain as stated for the proposed designs of Applications One and Two, LLDE’s conclusion is quoted as follows.

“7.4.1 The proposed Chapel is not considered to result in a long term impact on the rural landscape character and visual amenity of the area, with no readily perceptible effect upon the visual quality or essential characteristics of the adjacent High Weald Area of Outstanding Natural Beauty.

7.4.2 The proposed development is not considered to compromise individually or cumulatively the objectives or fundamental integrity of the Strategic Gap.”

HLA's conclusion is quoted as follows.

“5.6 In conclusion the development is judged by HLA, LLDE and the Case Officer to be in line with landscape related planning policy and they all agree that the short to mid term adverse impacts on landscape character and visual amenity are judged to be extensively mitigated and in the long term would offer landscape enhancement to the wider rural setting. As such it is proposed that there is good reason on landscape character and visual amenity grounds; that this development should be judged as acceptable within its local landscape context; that the reasons for refusal are unsubstantiated; and that an appeal against the refusal should be allowed.”

## **6.0 Final Statement**

- 6.1 It is noted the Mid Sussex District Council (MSDC) Planning Department have confirmed the whole 7.4 hectare Site is non agricultural and that the development would be a community asset. The principle of covered storage has been accepted by PINs and by MSDC.**
- 6.2 With regard to Application one: Relocation of the 8 approved employee car parking spaces, there would be no changes to the previous landscape character and visual impact judgements put forward by LLDE and HLA. It is also noted that the proposed planting to the perimeter of the relocated spaces would enhance screening of the consented car park whilst also offering biodiversity enhancement.**
- 6.3 With regard to Application two: Barn/workshop there would be incremental adverse impact as a result of the increased built form although this would be seen in the context of the Chapel and in time would be screened from PRoW 68 by the as-planted 600 trees located along the Site's northern and western perimeter. The landscape character and visual change as a result of the barn would be not significant and therefore would not alter the previous landscape character and visual impact judgements put forward by LLDE and HLA.**
- 6.4 As such there is good reason on landscape character and visual impact grounds for the new Applications One and Two to be given consent.**