LANDSCAPE AND VISUAL APPRAISAL

LVS HASSOCKS

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REF. NO.	6416-LLB-RP-L-0001
STATUS:	S4 - STAGE APPROVAL
DATE OF ISSUE:	27.09.2023
APPROVED BY:	JULIAN BORE

REVISIONS

REVISION P02	27/09/2023
	Minor amendments.
REVISION P01	05/09/2023
	Initial issue.

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CONTENTS

1. INTRODUCTION

1.1 This document has been produced on behalf of LVA Hassocks in relation to a proposed residential and educational land allocation in the Mid Sussex local plan.

1.2 The purpose of this exercise is to identify and appraise potential impacts on landscape and visual resources that would be brought about by new development on this land.

ABOUT THE AUTHOR

1.3 This report has been compiled by Julian Lloyd Bore on behalf of Lloyd Bore Ltd.

1.4 Julian is a Chartered Landscape Architect and Principal at Lloyd Bore Ltd (established 1996), which is a specialist practice offering consultancy services in Landscape Architecture, Ecology and Arboriculture, based in Canterbury, Kent.

1.5 Julian has many years post qualification experience in landscape architecture and landscape assessment work, including extensive involvement in Landscape and Visual Impact Assessment projects.

GUIDANCE

1.6 The approach adopted for this report has been informed and guided by the following key sources:

- *The Landscape Institute and Institute of Environmental Management and Assessment, Third Edition, 2013. Guidelines for Landscape and Visual Impact Assessment.*
- *The Countryside Agency and Scottish Natural Heritage, 2002.*
- *Landscape Character Assessment: Guidance for England and Scotland.*
- *Landscape Institute Technical Guidance Note 06/19. Visual Representation of Development Proposals*
- *Scottish Natural Heritage, Visual Representation of Wind Farms, Version 2.2, 2017.*

Note. The latter document is relevant to photographic methodology in general.

ASSESSMENT APPROACH

1.7 The detailed methodology used in compiling this assessment is described in **Appendix 1** of this report.

1.8 The Landscape Institute publication *'GLVIA3 Statement of Clarification 1/13 June 2013'* provides guidance on the recommended methodology for landscape and visual impact work.

1.9 With reference to 'Non EIA Landscape and Visual Impact Appraisals' the guidance states;

'In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are, or are not significant given that the exercise is not being undertaken for EIA purposes.

The reason is that should a landscape professional apply LVIA principles and processes in carrying out an appraisal and then go on to determine that certain effects would be likely be significant, given the term 'significant' is enshrined in EIA Regulations, such a judgement could trigger the requirement for a formal EIA.The emphasis on likely 'significant effects' in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle - focussing on a proportional approach – also applies to appraisals of landscape and visual impacts outside the formal requirements of EIA'.

1.10 Assessment reports relating to landscape and visual impact can therefore be divided into two categories, as described below:

LVIA (EIA):

1.11 A Landscape and Visual Impact Assessment produced as part of the Environmental Impact Assessment (EIA) process, to inform an Environmental Statement.

1.12 It will assess the "Significance" of all potential landscape and visual effects (construction, operational, residual and cumulative), normally using a scale of significance such as; Major, Moderate or Minor.

LVA:

1.13 A Landscape and Visual Appraisal produced as part of a non EIA development.

1.14 An LVA does not assess the "Significance" of landscape and visual effects and will consider only the nature of the potential effects in terms of whether they are considered beneficial, adverse, or neutral.

1.15 As this project has not been screened as EIA development this report takes the form of a Landscape and Visual Appraisal in which significance of effects is not assessed.

STRUCTURE OF THE REPORT

Section 1: Introduction

1.16 This section introduces the type and structure of the report.

1.17 It includes relevant information about the author, their qualifications, professional experience and involvement in the design and / or assessment process.

Section 2: Scope of Assessment

1.18 This section establishes the study area and scope of the appraisal.

1.19 It identifies the relevant issues which need to be included in the assessment and those which can be appropriately 'scoped out'.

Section 3: Baseline Studies

1.20 This section describes the existing landscape and visual environment. It identifies appropriate landscape receptors and character areas. It describes the visual context and accessibility of the site, the likely visual receptors and representative viewpoints. This will include:

- Reference to relevant landscape designations and planning policies relating to landscape and visual matters.
- Assessment of existing landscape character based upon published assessments and verified through field work.

Section 4: Project Description

1.21 This section describes the key features and components of the proposed development which relate to landscape and visual amenity, including details of potential impacts and effects and any primary mitigation measures which have been included within the design.

Section 5: Identification and Assessment of Impacts and Effects

1.22 This section summarises the anticipated impacts and resulting effects that would arise from the operational phase of the proposed development, upon landscape character and visual amenity.

1.23 It identifies the nature of these effects in terms of whether they will be direct / indirect / secondary, short / medium / long-term, permanent / temporary, beneficial / adverse or neutral.

1.24 It will also determine the sensitivity to change of landscape resources and visual receptors by considering the following:

- The susceptibility of the resource / receptor to the type of change proposed, and
- The value placed upon the resource/receptor.

1.25 It will then assess the predicted impacts in terms of whether they are beneficial / adverse or neutral. This is determined by the size / scale, geographic extent, duration and reversibility of the impact and the sensitivity of the resource / receptor. For visual impacts, viewing distance and elevation, exposure, prominence, atmospheric and seasonal conditions are also considered.

1.26 As this is a non-EIA development proposal the significance of the effects will not be assessed.

Section 6: Conclusion

1.27 This section provides a non-technical summary of the main conclusions resulting from the appraisal.

Appendix 1: Methodology

1.28 This section comprises a technical summary of the methodology used in the production of the assessment.

Appendix 2: Photography

1.29 This section comprises a series of predetermined views and associated technical specification used to assist in the production of the assessment.

2. SCOPE OF ASSESSMENT

ESTABLISHING THE STUDY AREA

2.1 The defined study area for this assessment is shown opposite.

2.2 A study area with a diameter of 5km. centred on the proposal site is judged to be sufficient to provide context for the site and proposed development in this study, and assess potential impacts upon landscape and visual character.

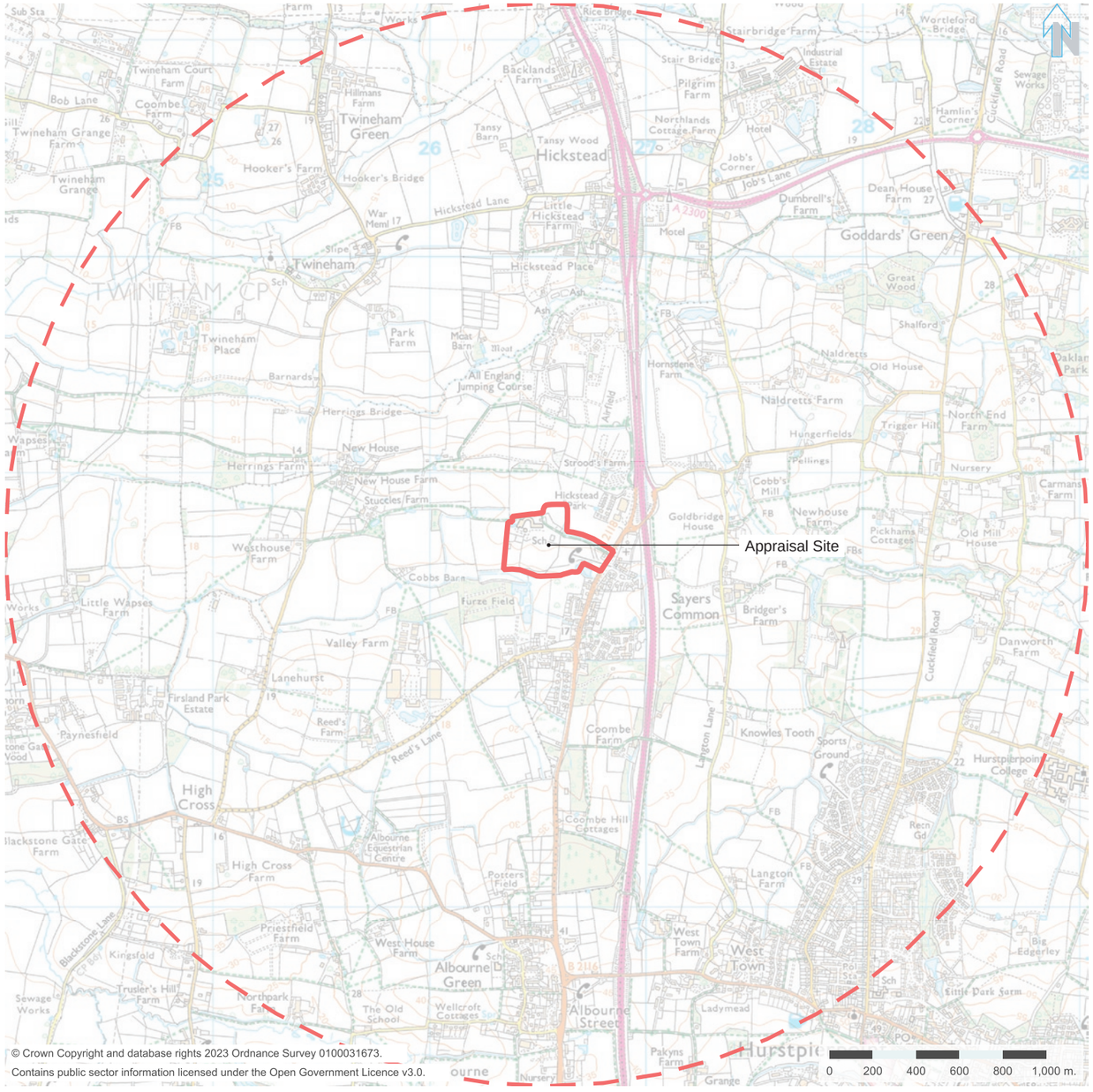
2.3 Additional checks were made beyond the defined study area(s) where necessary. This would include for example, checking mapping on a broader scale to identify the location of important landscape designations such as AONB in relation to the site.

SOURCES OF INFORMATION

2.4 Preliminary desktop investigations have referenced the following sources of key information relevant to this assessment:

- The following sources of information have been consulted for the purposes of this assessment:
- OS digital mapping data.
- MAGIC online mapping data.
- Historic England Listed Building and Scheduled Monument Listings.
- Historic England Register of Parks and Gardens.
- Core Strategy Documents / Policies.
- Council Local Plans / Proposal Maps / Policies.
- Supplementary Planning Documents.
- Capacity Studies.
- Management Plans.
- Landscape Character Assessments.
- Conservation Area Appraisals.

Fig. 1: Ordnance Survey map indicating site location and extent of study area.



Appraisal Site Boundary

Study Area

NATURE OF POTENTIAL EFFECTS

Landscape Effects

2.5 The anticipated effects of the proposed development upon landscape resources are assessed :

- Potential change to the character of the site and its immediate surroundings as a result of:
  - Change in built form on a partially previously developed site
  - Change in vegetation cover and character of the site.

Visual Effects

2.6 The anticipated effects of the proposed development upon visual resources are assessed to be:

- A change in the nature and composition of the visual landscape resulting from changes to the character and appearance of the site, as a result of demolitions and the introduction of new development on the site. This could potentially affect the amenity value associated with existing views from:
  - Nearby public highways and Public Rights of Way.
  - Nearby private land, including residential properties.

RECEPTORS

Landscape Designations

2.7 The site does not lie within an Area of Outstanding Natural Beauty (AONB).

2.8 With regard to the settings of AONB, paragraph 176 of the NPPF (September 2023) states 'development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.' The settings of AONB are therefore a material planning consideration.

2.9 The southern boundary of the High Weald AONB is located approximately 2.2 miles (3.6km) north of the appraisal site. The intervening landscape is characterised by highways infrastructure, vegetation belts and built form. Development on the appraisal site as proposed would have no adverse impact on the setting of the High Weald AONB.

2.10 The site is not within designated Green Belt. Green Belt policy is not designed for the protection of landscapes of quality, and its prime function is to prevent urban sprawl.

Ecological, Wildlife and Nature Conservation based designations:

2.11 Ecology and habitat designations are not designed for protecting landscapes for their particular landscape character or level of visual amenity. Potential impacts upon local ecology should be assessed independently.

Landscape Character

2.12 Landscape character assessments are undertaken at a range of scales or levels. Development projects have the potential to impact upon landscape character. Published landscape character areas and their key characteristics will therefore be scoped in to this study.

2.13 A detailed assessment of predicted impacts upon heritage assets is not within the scope of this study, although the landscape settings of listed buildings, conservation areas and scheduled monuments will be referenced where appropriate.

Other landscape baseline topics scoped in to the study:

- Vegetation.
- Topography.
- Public Rights of Way.
- Settlement pattern.
- Settings of heritage assets.
- Ancient woodland and protected trees.

Visual Receptors

2.14 A scoping site visit was undertaken in June 2023 to assess the overall visibility of the site in its local landscape context. The site visit revealed that development of the site to residential use as proposed, would have little impact on the visual amenity of nearby private residents and the greatest scope for visual change relates to views from local public rights of way and public highways in fairly close vicinity to the site. These views are assessed in more detail below.

3. BASELINE STUDIES

THE SITE AND SURROUNDINGS

3.1 The location and extent of the proposed allocation site is shown opposite. The site is located to the north of the village of Sayers Common, west of the A23 and B2118. It is immediately south of the Hickstead All England Jumping Course site.

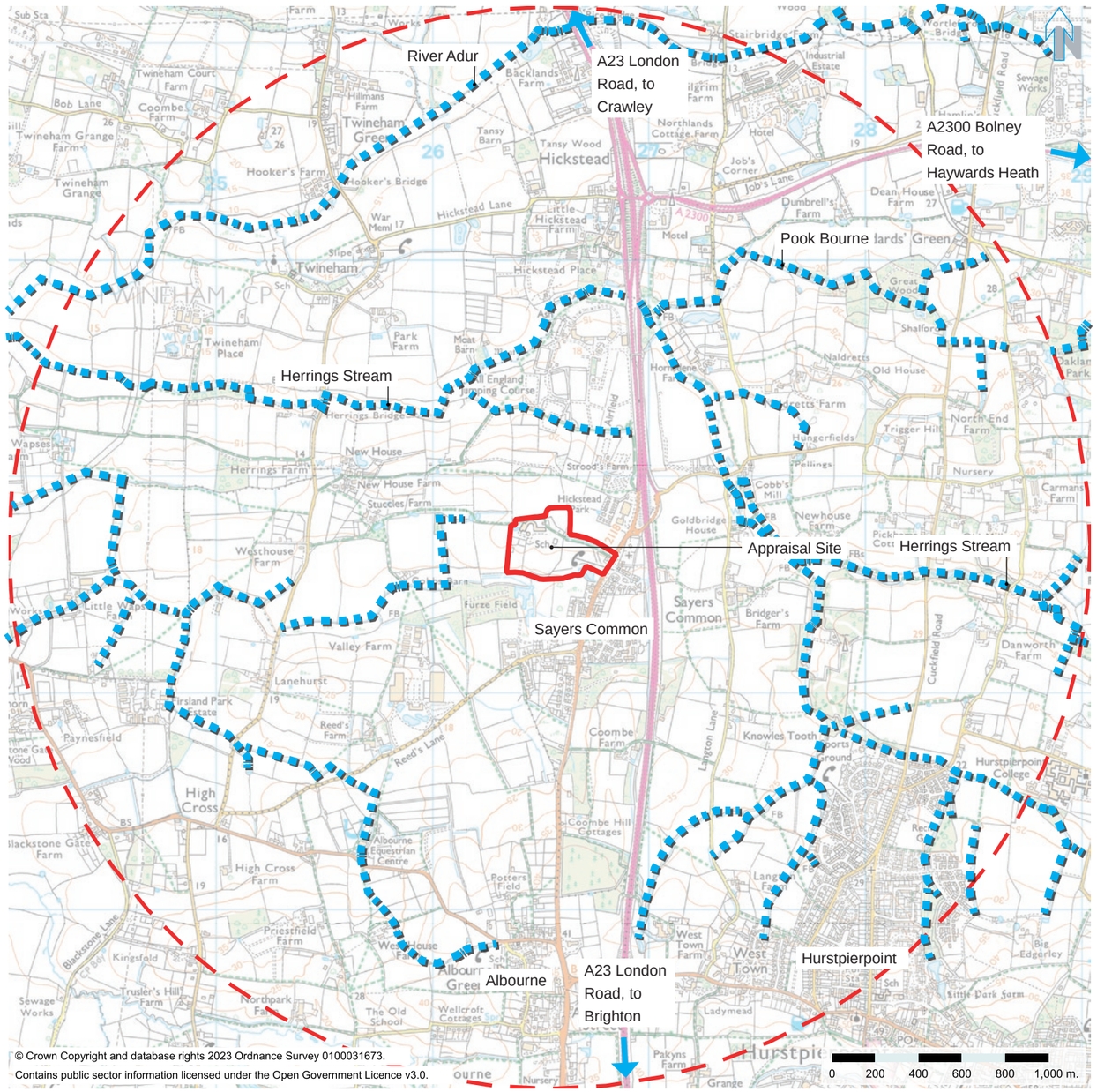
3.2 To the south is a new residential site (Nuthatch Lane / Goldcrest Drive) currently under construction. This is on a site of 5.86 ha. and comprises 120 units, of which 26 are social housing. To the west is agricultural land.

3.3 The site is home to the LVS Hassocks School and contains an eclectic group of former priory buildings that have been added to over the last 50 years. Until 1978, the site contained a single country house known as Kingsland House. The priory buildings on the site date back to the 1970's and include an unusual chapel building with a distinctive conical 'spire.'

3.4 The site was purchased in 2008 by the The Society of Licensed Victuallers and converted into a specialist school which is the current use. LVS Hassocks is an award-winning independent school for young people aged 11 - 19 with a diagnosis of autism, usually high-functioning autism or Asperger's Syndrome.

3.5 Apart from the original Kingsland House, most of the buildings on the site are less than 50 years old. The school buildings are located in the north western part of the site.

Fig. 2: Ordnance Survey map indicating site location and surrounding features.



VEGETATION

3.6 Vegetation within the application site and in the near vicinity comprises:

a. Agricultural use - paddocks.

b. Linear features - hedgerow and tree belt.

c. Woodland block.

d. Highway screening vegetation.

e. Planting associated with residential development - garden frontage and rear.

f. Managed parkland / school grounds

g. Showgrounds and sportsfields

3.7 The site is characterised by mature trees, principally deciduous, concentrated on the site boundaries and internally creating vegetated compartments in the landscape. The approach into the site from the east has a sylvan parkland character. The wider landscape is characterised by a distinctly rectilinear arrangement of fields bounded by hedgerows and trees, with occasional blocks of woodland. Furze Field is a large block of woodland just beyond the south westen boundary of the site.

Fig. 3: Aerial photography showing general vegetation character and distribution

Appraisal Site Boundary

Study Area

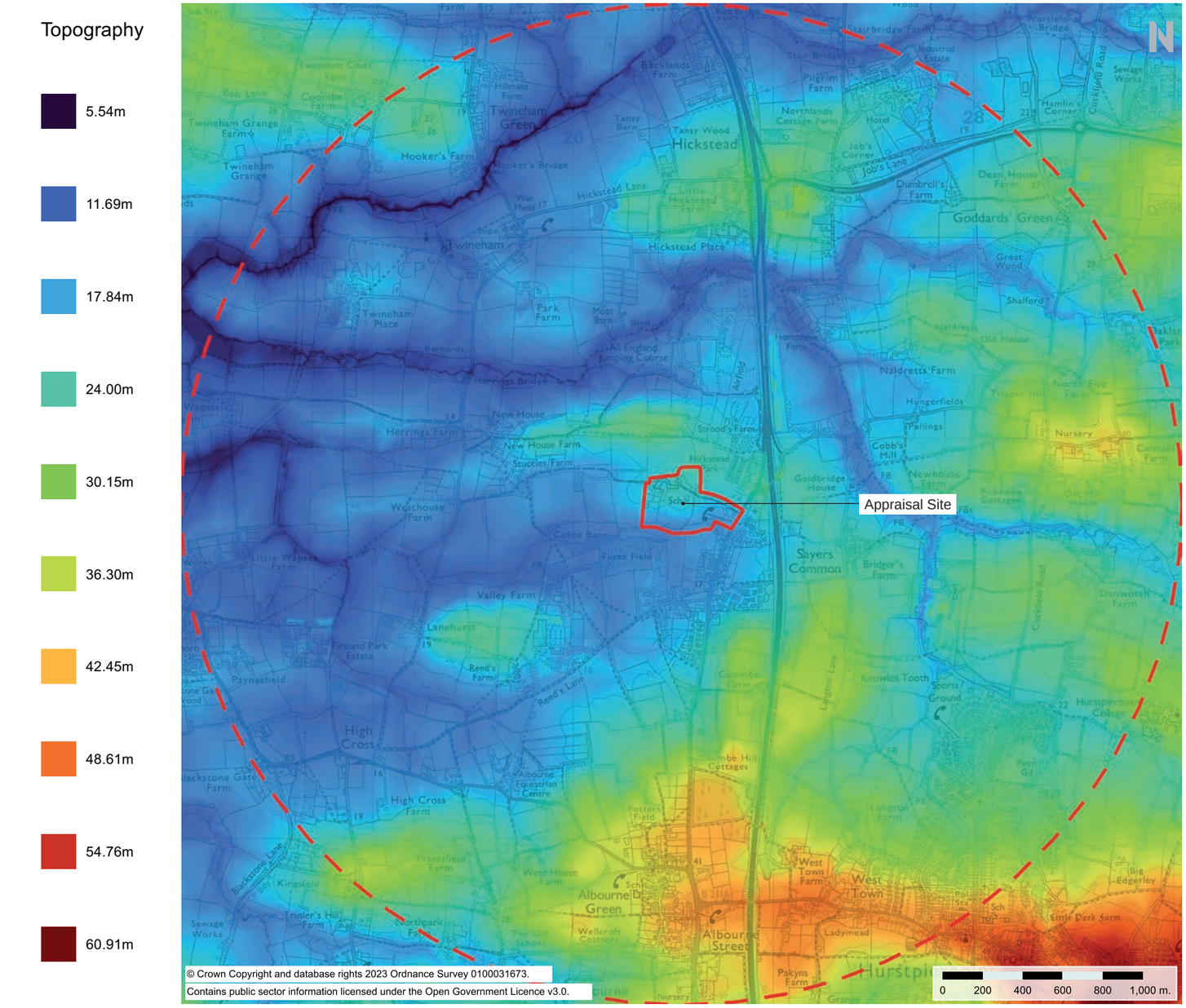
TOPOGRAPHY

3.8 The general topographic character of the site and study area is based on OS Terrain 5 detailed Digital Terrain Modelling, as shown opposite.

3.9 At a broad scale, the topography falls from east to west, with a ridge of high ground in the southern quadrant of the study area, projecting west from Hassocks and Hurstpierpoint towards Albourne. The landscape is criss-crossed by a blue network of small streams and tributaries, with occasional ponds.

3.10 At the site scale the land is relatively low-lying and gently undulating, with levels falling from north to south, with the 20m and 15m contours crossing the site.

Fig. 4: Ordnance Survey map indicating topography



PUBLIC RIGHTS OF WAY

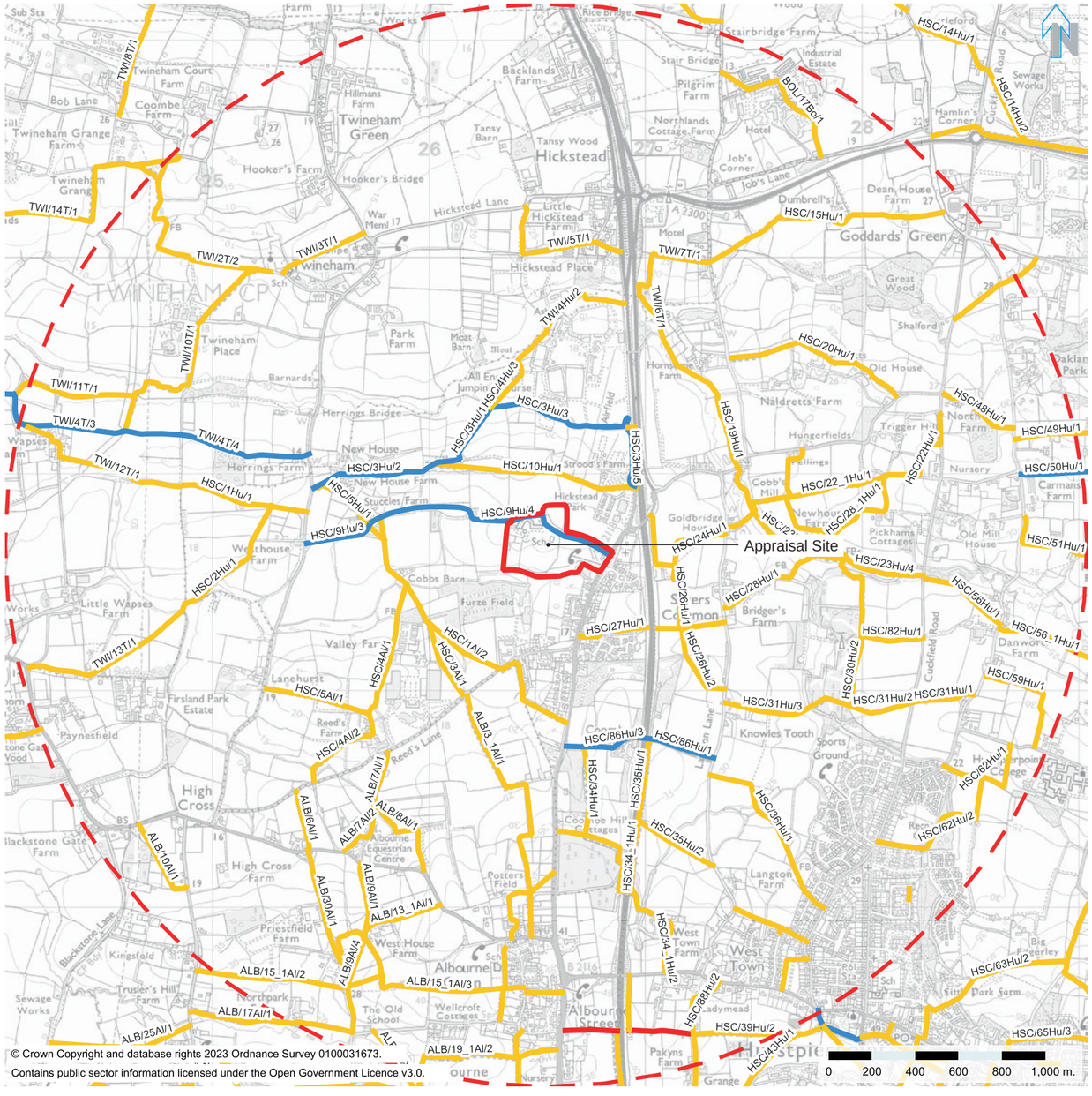
3.11 Public Rights of Way (PROW) within the study area are shown opposite.

3.12 The distribution of PROW within the study area is fairly dense, although slightly more sparse in the northernmost quadrants of the study area.

3.13 The PROW in the vicinity of the Appraisal Site are generally to the north and follow an east-west attenuation. Public Bridleway HSC/9Hu/4 runs east-west through the northern part of the site connecting the B2118 in the east with Wineham Lane in the west.

3.14 The PROW network provides a high level of access to, and permeability through the landscape, offering pleasant views of the countryside, although the A23 is a notable obstruction to east-west movement.

Fig. 5: Ordnance Survey map indicating Public Rights of Way



SETTLEMENT ENVELOPE AND DEVELOPMENT PATTERN

3.15 Settlement envelope and settlement pattern / grain are indicated opposite.

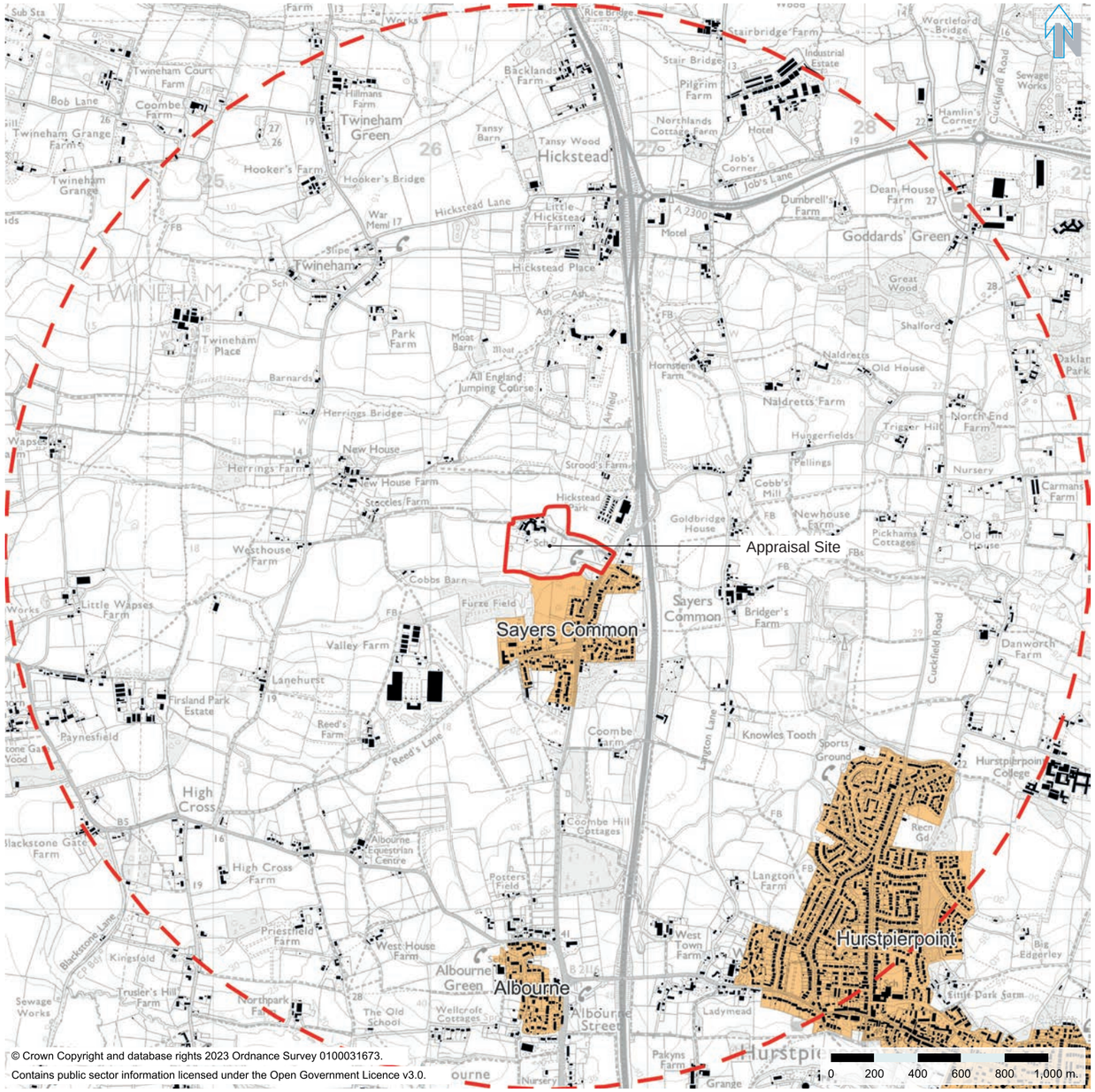
3.16 The site is located outside the settlement envelope of Sayers Common. Development within the study area is concentrated in the settlements of Hurstpierpoint, Sayers Common and Albourne. The major urban centre of Burgess Hill is located just outside the study area to the east.

3.17 Elsewhere the development pattern is characterised by scattered farmsteads. Some of these have diversified or introduced large new barns and storage buildings, such as at Bridgers Farm on Langton Lane, or at New House Farm off Twineham Lane. The collection of barns, stands and stables, arenas and parking areas at the All England Jumping Course at Hickstead, to the north of the appraisal site, contributes a seasonal showground character.

3.18 LVS Hassocks School is seen as a collection of buildings in the north western quadrant of the appraisal site. The Avtrade logistics complex to the south west of the appraisal site has introduced large format buildings into the landscape.

3.19 Construction of new dwellings is underway immediately to the south of the appraisal site on the Nuthatch Drive and Goldcrest Way development. This has had the effect of extending the settlement envelope in the north western quadrant of the village.

Fig. 6: Ordnance Survey map indicating settlement envelopes and development pattern



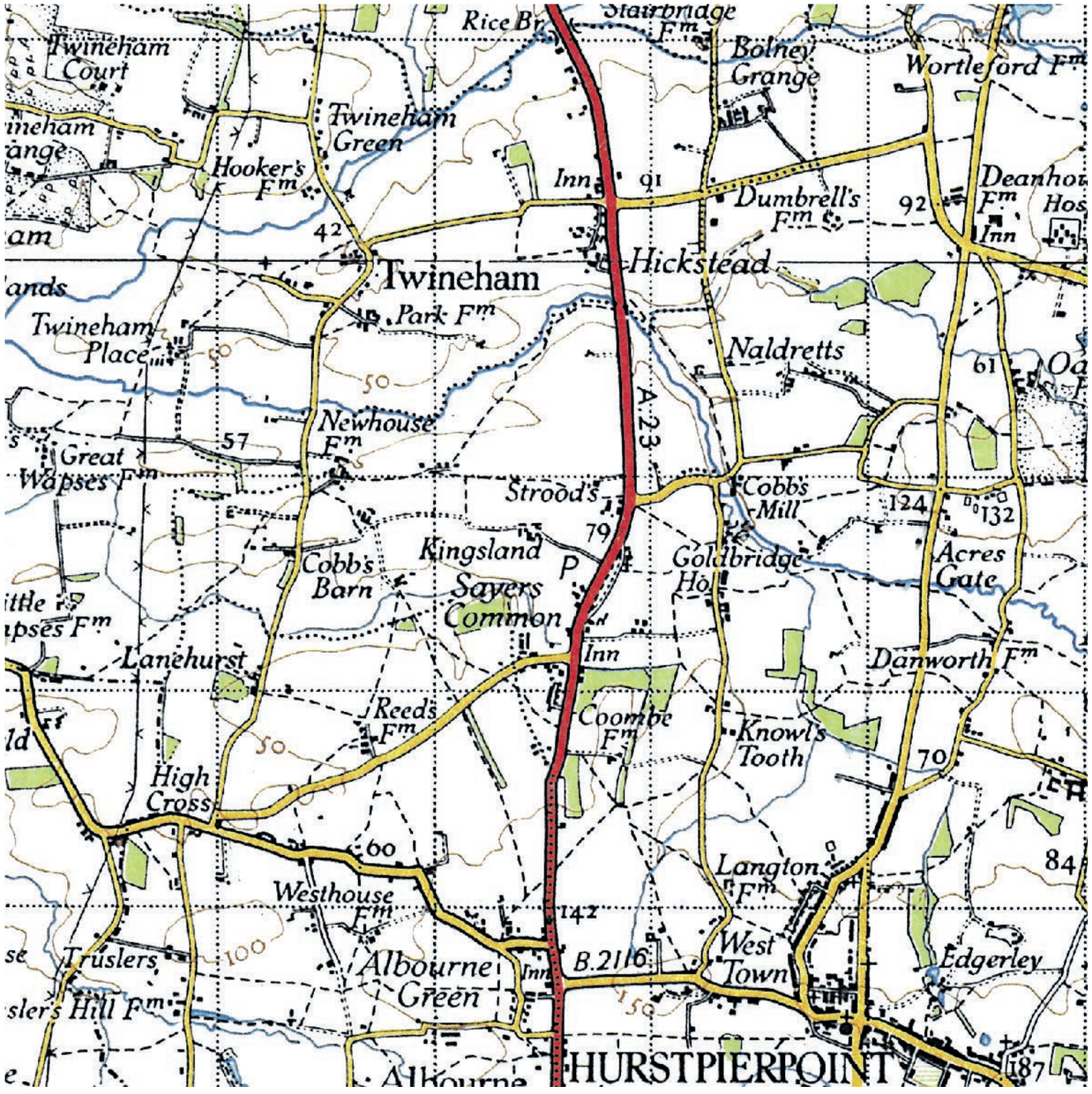
HISTORIC DEVELOPMENT OF THE LANDSCAPE

3.66 The following images provide a snapshot in time of the landscape early / mid 19th century and mid 20th century. The rural lanes criss-cross the landscape in a fairly evenly distributed north-south / east-west grid.

3.67 The main changes in the landscape relate to development of the highways network and expansion of the settlements, notably that of Hurstpierpoint and its northern suburban extension along Western Road and Cuckfield Road.

Fig. 7: Cassini Map, circa 1805-1874

Fig. 8: Cassini Historic Map, circa 1945-1949



HISTORIC DESIGNATIONS

Listed Buildings

3.20 Listed Buildings within the study area are shown opposite.

3.21 A Listed Building or Listed Structure is a building or structure that has been placed by Historic England on their respective statutory list in England. A listed building may not be demolished, extended, or in any way altered without permission from the local planning authority.

3.22 The grade of a Listed Building is an indication of its special interest within the national context. Scheduled Monuments are not graded, however Listed Buildings are categorised as follows:

3.23 I: the building is of exceptional interest.

3.24 II: the building is of special interest.

3.25 II*: the building is of particular importance, and is of more than special interest.

3.26 The local study area indicated in blue highlights which listed buildings are closest to the site and have the highest potential to be impacted as a result of the proposed development. Beyond this, it is assessed that impacts will be negligible due to the effect of distance, the presence of intervening built form, vegetation and topography.

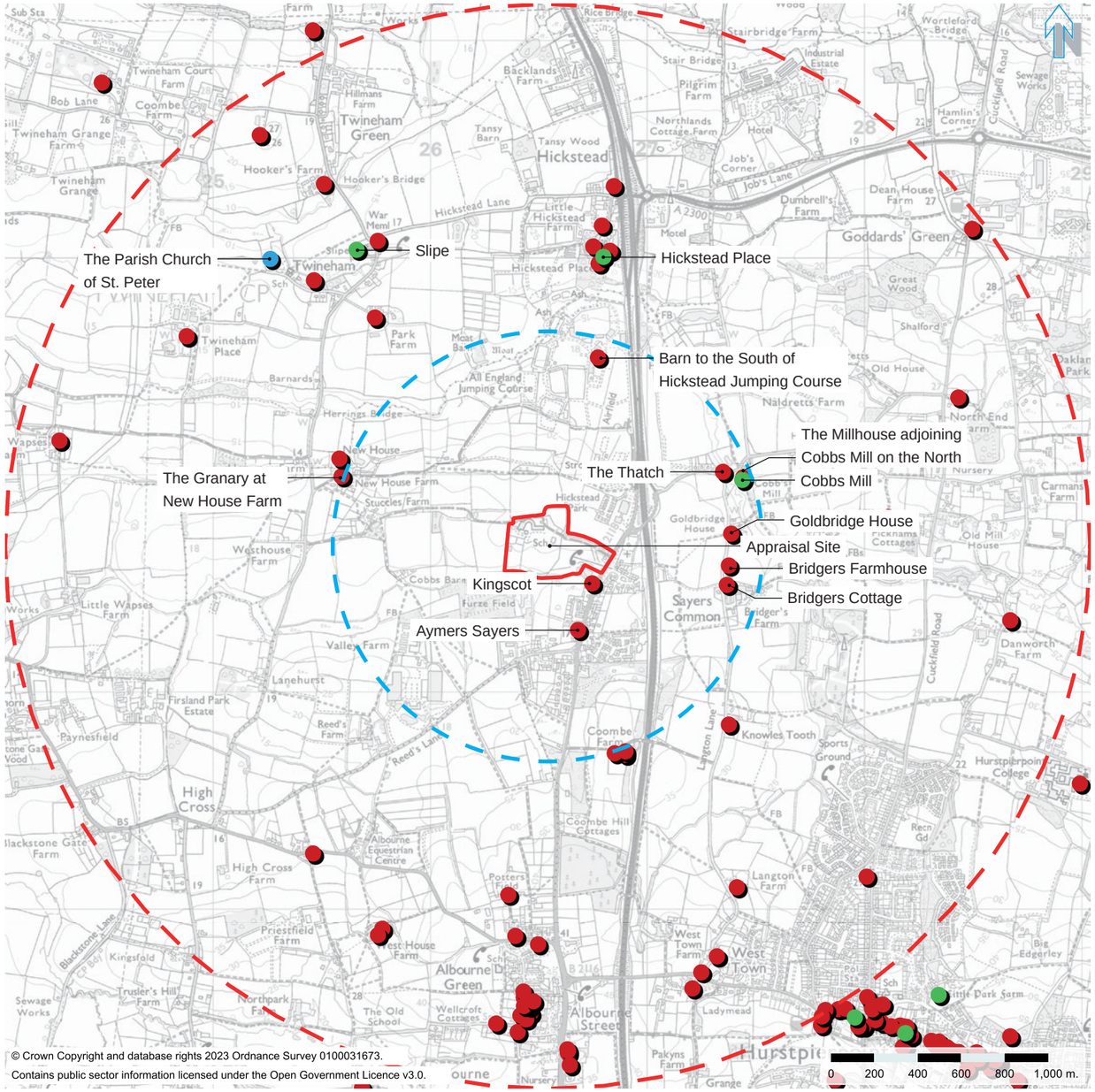
3.27 There is one Grade I listed building within the study area. This is the Parish Church of St Peter at Twineham, approximately 1.7km north west of the Appraisal Site boundary.

3.28 There is one Grade II* listed building within the study area. This is Cobbs Mill approximately 1km north east of the Appraisal Site boundary.

3.29 The closest Grade II listed building to the site boundary is Kingscot, listed 11 May 1983, described in the Historic England listing as ‘Probably C17 building, restored and refaced with painted brick. Tiled roof. Modern casement windows. Two storeys. Four windows.’ This is located approximately 85m south of the existing southern site access.

3.30 The proposal to allocate the site for development should have no adverse impact on the settings of listed buildings, subject to final design. It is assumed a separate heritage assessment will be undertaken of any development proposals brought forward for the site in the future.

Fig. 9: Ordnance Survey map indicating locations of Listed Buildings



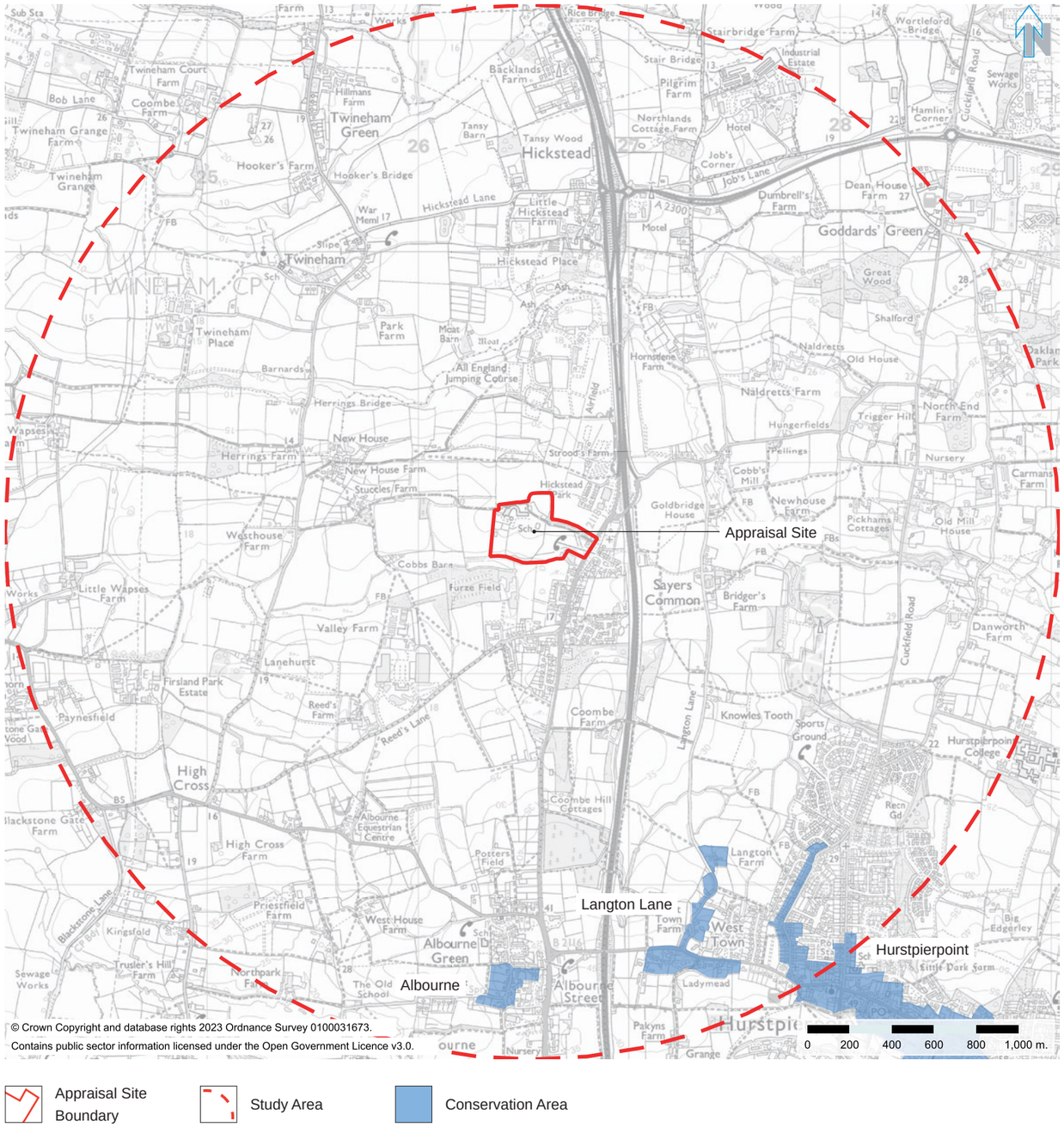
Conservation Areas

3.31 Conservation Areas within the study area are shown opposite.

3.32 There are three Conservation Areas represented within the southern quadrant of the study area. These are, from west to east, Albourne, Langton Lane and Hurstpierpoint.

3.33 The proposal to allocate the site for development should have no adverse impact on the settings of conservation areas. No further assessment is required in relation to the landscape settings of conservation areas.

Fig. 10: Ordnance Survey map indicating Conservation Areas



ECOLOGICAL, WILDLIFE AND NATURE CONSERVATION-BASED DESIGNATIONS

Ancient Woodland

3.34 Locations of ancient woodland within the study area are shown opposite.

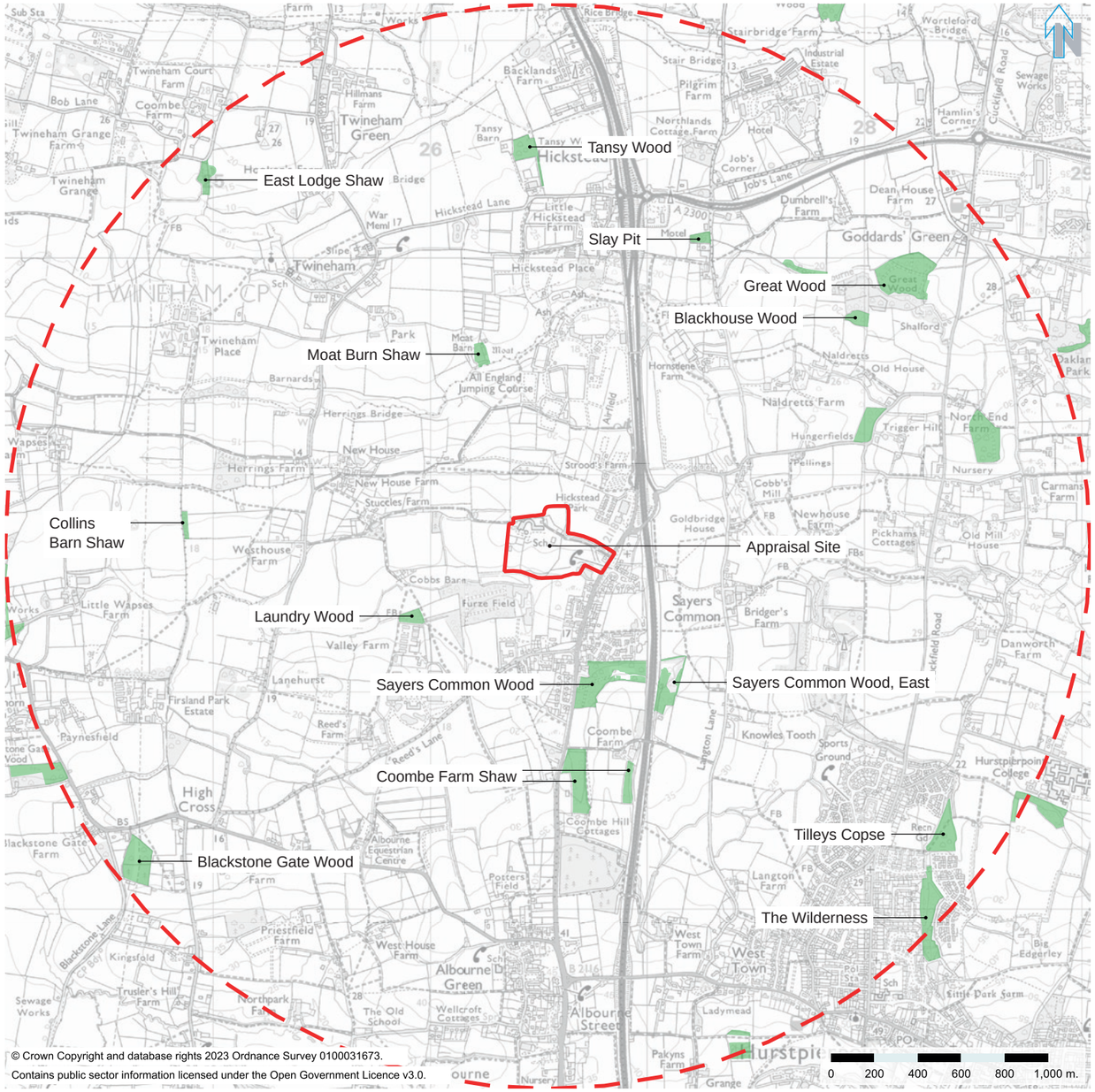
3.35 Ancient woodlands are defined by the Woodland Trust as being areas of woodland that have persisted since 1600 in England and Wales, and 1750 in Scotland. Ancient woodlands have been used by humans for centuries, providing timber and grazing for livestock, and can be subdivided into two types:

- Ancient Semi-Natural Woodland (ANSW): Woodland that has developed naturally. Mostly used by humans – often managed for timber and other industries over the centuries – but have had woodland cover for over 400 years.
- Plantations on Ancient Woodland Sites (PAWS): Woodland that has been felled and replanted with non-native species. Typically conifer, but it can also include broad-leaved planting such as non-native beech, red oak, and sweet chestnut. Although damaged, they all still have the complex soil of ancient woodland, and all are considered to contain remnants of the woodland specialist species which occurred before.

3.36 There are no areas of ancient woodland within the site or in its immediate proximity. The closest areas of ancient woodland are Laundry Wood approximately 500m to the south west of the Appraisal Site boundary, and Sayers Common Wood approximately 400m to the south.

3.37 The proposal to allocate the site for development should have no adverse impact on ancient woodland. No further assessment is required in this regard. Notwithstanding the above, the site possesses a number of mature trees and hedgerows, and design work for the site, should it be allocated, should be informed by a tree survey undertaken in accordance with BS5837 ‘Trees in Relation to Design, Demolition and Construction’

Fig. 11: Ordnance Survey map indicating areas of ancient woodland



Appraisal Site Boundary

Study Area

Ancient & Semi-Natural Woodland

Tree Preservation Order

3.38 Locations of protected trees within the study area are shown opposite. A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the:

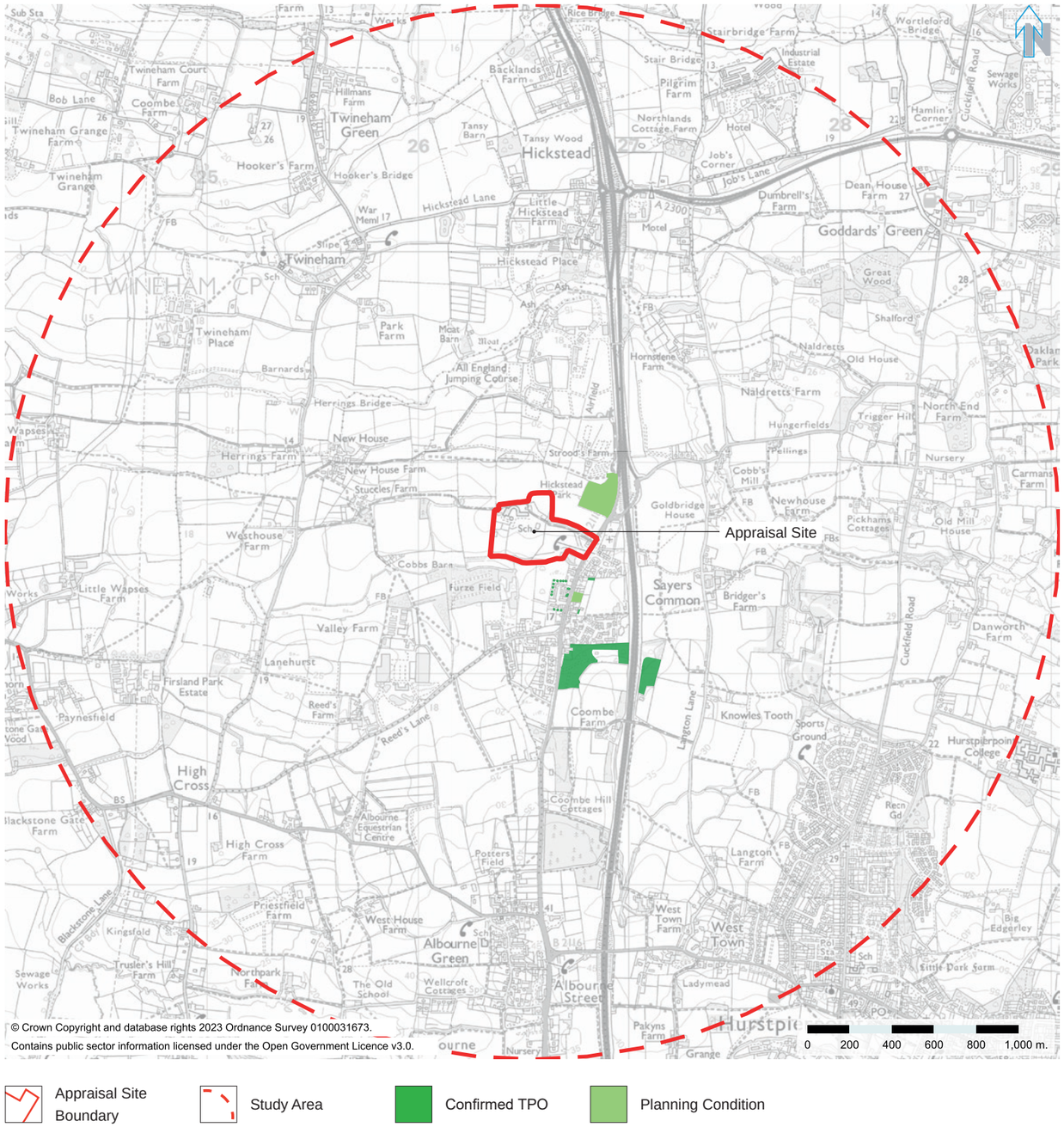
- cutting down
- topping
- lopping
- uprooting
- wilful damage
- wilful destruction

of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.

3.39 There are no Tree Preservation Orders operating on the site or in its immediate vicinity. The closest TPO is approximately 120m to the south of the Appraisal Site boundary, at Dunlop Close.

3.40 The proposal to allocate the site for development should have no adverse impact on protected trees. No further assessment is required in this regard. Notwithstanding the above, the site possesses a number of mature trees and hedgerows, and design work for the site, should it be allocated, should be informed by a tree survey undertaken in accordance with BS5837 'Trees in Relation to Design, Demolition and Construction'

Fig. 12: Ordnance Survey map indicating locations of Tree Preservation Orders.



LANDSCAPE CHARACTER

3.41 Assessments of landscape character are undertaken at different scales, from national through to county / district and local level. Assessments at these different scales should fit together as a hierarchy of landscape character types, with each lower in the hierarchy adding more detail.

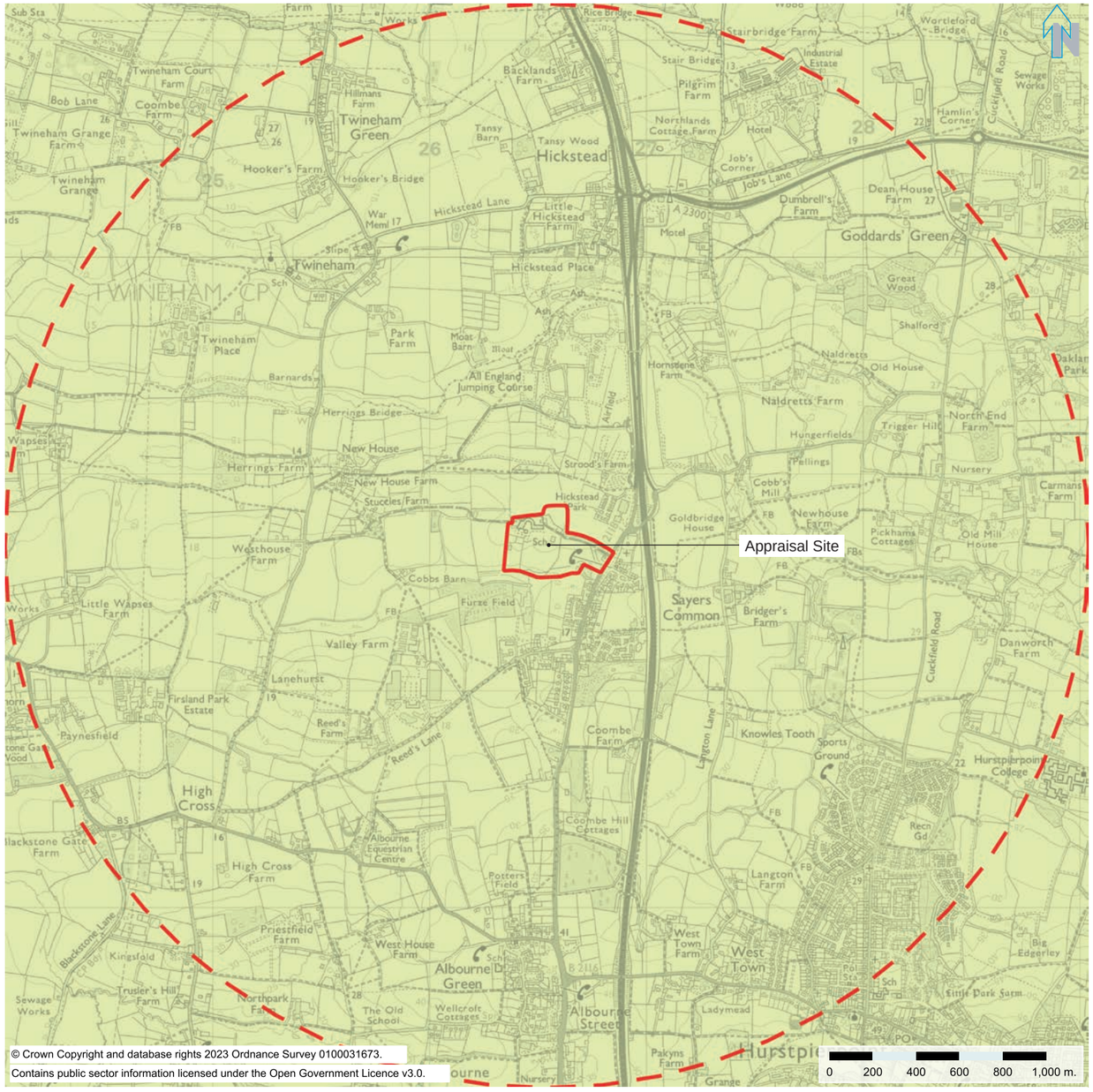
National Landscape Character Assessment

3.42 The study area and the Appraisal SIte are covered at the national scale by NCA Profile 121 Low Weald.

3.43 Key characteristics of the NCA Profile:122 High Weald are summarised as:

- Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.
- The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.
- A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.
- Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.
- Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.
- Frequent north–south routeways and lanes, many originating as droveroads, along which livestock were moved to downland grazing or to forests to feed on acorns.
- Small areas of heathland particularly associated with commons such as Ditchling and Chailey. Also significant historic houses often in parkland or other designed landscapes.
- The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.
- Many small rivers, streams and watercourses with associated watermeadows and wet woodland.
- Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.
- Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material.
- Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.

Fig. 13: Ordnance Survey map indicating National Landscape Character Areas.



Appraisal Site Boundary

Study Area

Low Weald

Local Landscape Character

3.44 At the local level the site is within the Eastern Low Weald, as defined in the Landscape Character Assessment of West Sussex (2003, updated November 2021).

3.45 Key characteristics of this landscape character area are defined in the assessment as follows:

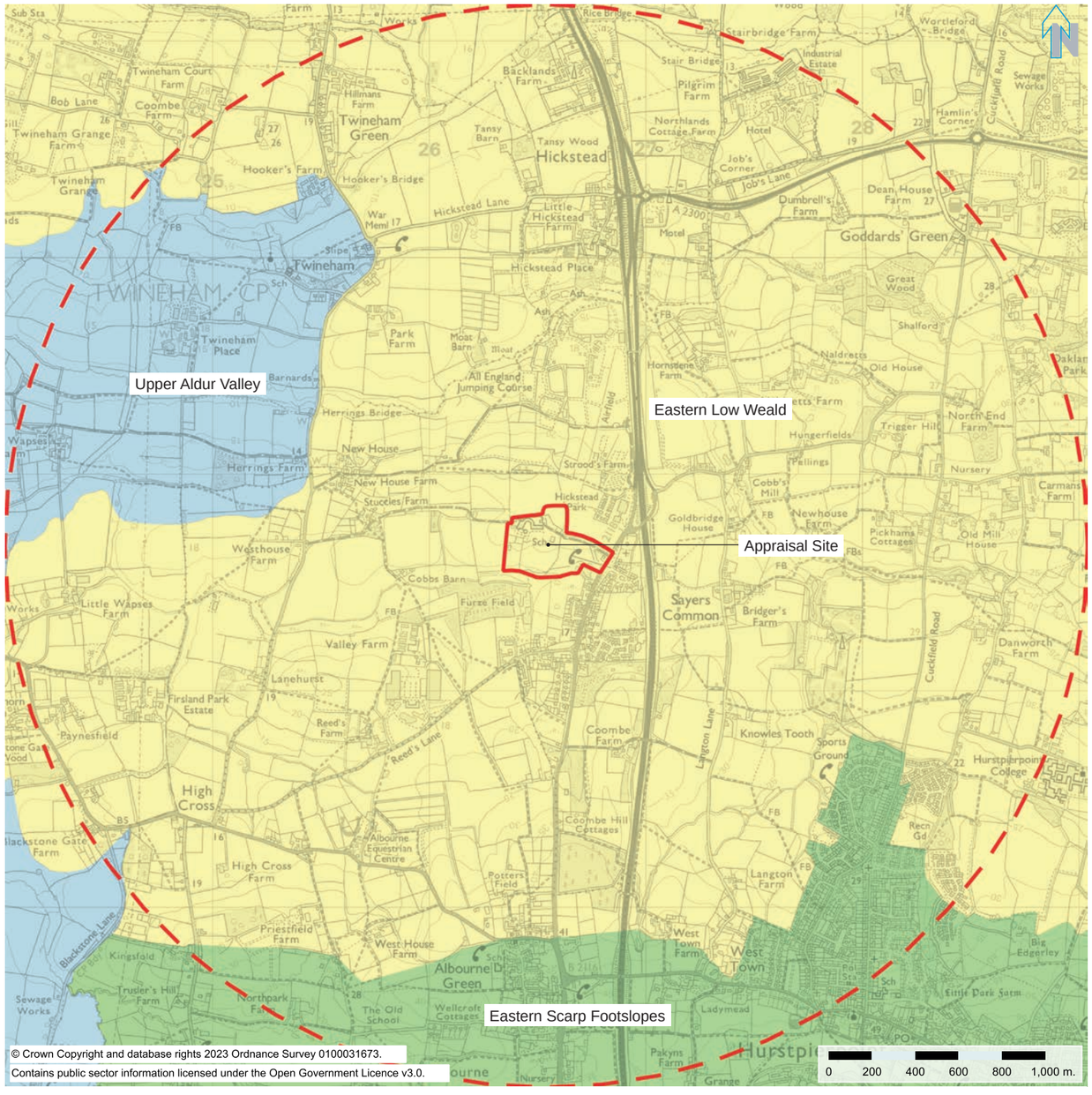
- Gently undulating low ridges and clay vales.
- Views dominated by the steep downland scarp to the south and the High Weald fringes to the north.
- Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.
- Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill.
- Biodiversity in woodland, meadowland, ponds and wetland.
- Historic village of Cowfold and suburban village development at Partridge Green, Shermanbury and Sayers Common.
- Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes.
- A modest spread of designed landscapes.
- Crossed by north-south roads with a rectilinear network of narrow rural lanes.
- London to Brighton Railway Line crosses the area through Burgess Hill.
- Varied traditional rural buildings built with diverse materials including timber-framing, weatherboarding, Horsham Stone roofing and varieties of local brick and tile-hanging.
- Major landmarks include Hurstpierpoint College and St Hugh's Charterhouse Monastery at Shermanbury.
- Principal visitor attraction is the Hickstead All England Equestrian Showground.

3.46 Principal historic features are summarised as: post-medieval landscape of mixed field sizes and boundaries; line of Roman road, old droveways, and historic country houses, farmsteads and parkscapes.

3.47 The West Sussex assessment set out key issues relating to change, namely:

- Growing impact of development in the east.
- Continuing amalgamation of small fields, severe hedgerow loss, and the ageing and loss of hedgerow and field trees.
- Visual impact of new urban and rural development including modern farm buildings, horse riding centres and paddocks.
- Introduction of telecommunications masts on ridges.
- Increasing pervasiveness of traffic movement and noise, particularly around Burgess Hill, and busy use of some rural lanes.

Fig. 14: Ordnance Survey map indicating Local Landscape Character Areas



- Perceived increased traffic levels on small rural lanes with consequent demands for road improvements.
- Gradual loss of locally distinctive building styles and materials.
- Gradual suburbanisation of the landscape including the widespread use of exotic tree and shrub species.

3.48 In the West Sussex appraisal, landscape and visual sensitivities are identified as follows:

- 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.

3.49 The appraisal recommends Land Management Guidelines as follows:

- 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.
- Maintain and restore the historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields.
- Plan for long-term woodland regeneration, the planting of new small and medium-sized broad-leaved farm woodlands, and appropriate management of existing woodland.
- Promote the creation of arable field margins and corners including alongside the sides of streams.
- Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape.
- Pay particular attention to the siting of telecommunications masts.
- Where appropriate, increase tree cover in and around villages, agricultural and other development and on the rural urban fringe of suburban areas and Burgess Hill, including along the approach roads to settlements and along busy urban routes including the A23 Trunk Road.
- Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.
- Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost.
- Maintain and manage all lakes and ponds and their margins for their landscape diversity and nature conservation value.
- Protect the character of rural lanes and manage road verges to enhance their nature conservation value.
- Reduce the visual impact of stabling and grazing for horses.
- Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.

4. PROJECT DESCRIPTION

4.1 The following project description is based upon the layout and text text supplied by the project architect.

4.2 The proposed masterplan seeks to provide a new neighbourhood to the Sayers Common area making use of land adjacent to the existing Independent SEN School for Autism in Hassocks. The existing school and ancillary buildings will be demolished and replaced with 250+ new homes for the area. The layout opposite indicates a total of 265 units. These comprise a mix of terraced, semi-detached, detached and flatted developments. Higher density housing is provided in the centre of the development with low density housing positioned on the edges. One option is to retain the SEN school on the site but in a new location. An alternative option is to relocate the school off of the site but within the local area. A mix of playing fields, forest school provision and a school orchard is proposed.

4.3 A new open space is proposed for existing and new residents of the village. New woodland walks and wetland areas are proposed to improve biodiversity. All development has been kept within boundaries away from habitats known to be found on site through ecological survey. Care has been taken to provide ecological connectivity through the site for wildlife, whilst retaining all trees of importance. New tree plantings and treed avenues have been proposed to maintain and develop these green links which connect the housing areas proposed. The sylvan character of the entrance to the new housing development has been enhanced with new plantings, where development is set back to provide a green entrance and departure from the village, protecting and enhancing the street scene.

4.4 In terms of building heights, all houses are proposed as 2 storeys. The flatted developments will be 2.5 storeys.

4.5 Materials would be of similar traditional bricks and tiles found in the neighbouring village. All materials proposed would be subject to approval by the local planning authority.

4.6 The accommodation schedule comprises 250 + units, which would be a mix of terraced, semi-detached and detached dwellings).

4.7 For the purposes of this appraisal, an assumption is made that the school will be relocated to the parcel of land to the north east of the site, currently occupied partially by the car park, and that the new school playing fields will occupy the land to the north and west, as shown opposite.

Fig. 15: Proposed masterplan provided by ECA Architecture & Planning

VISUAL CONTEXT AND ACCESSIBILITY

Zone of Theoretical Visibility

3.50 The Zone of Theoretical Visibility (ZTV) for the proposal site area is shown opposite. This diagram has been produced using Global Mapper computer software and is based upon standard 5m OS Terrain Data.

3.51 The ZTV is intended to provide an initial broad-based assessment of the likely visibility shed of the proposal site, to establish potential publicly accessible locations from where views of the site might be gained.

3.52 The ZTV is a representation only of the areas from where potential views may occur, and is not intended as an accurate representation of precise areas from where views will be gained. The ZTV diagram has considered only the screening effect of landform, major built up areas and major woodlands and does not take into account localised variations in landform, the presence of intervening vegetation cover, or other built structures such as walls or fences that could further affect visibility.

3.53 The diagram also takes into consideration the following parameters:

3.54 Existing developed areas having been assigned a generic height of 8m.

3.55 A transmitter height of 8m above existing ground level located at a position within the approximate centre of the proposal site, is intended to represent the tallest point of the proposed development.

3.56 Receptor viewing height of 1.63m above ground level.

3.57 Significant woodland areas having been assigned a generic height of 10m.

3.58 The ZTV diagram shows two principal potential visibility zones:

- a zone extending west from the site
- a fragmented zone corresponding to higher land to the south of the site.

3.59 The diagram indicates low potential for intervisibility between the site and land east of the A23.

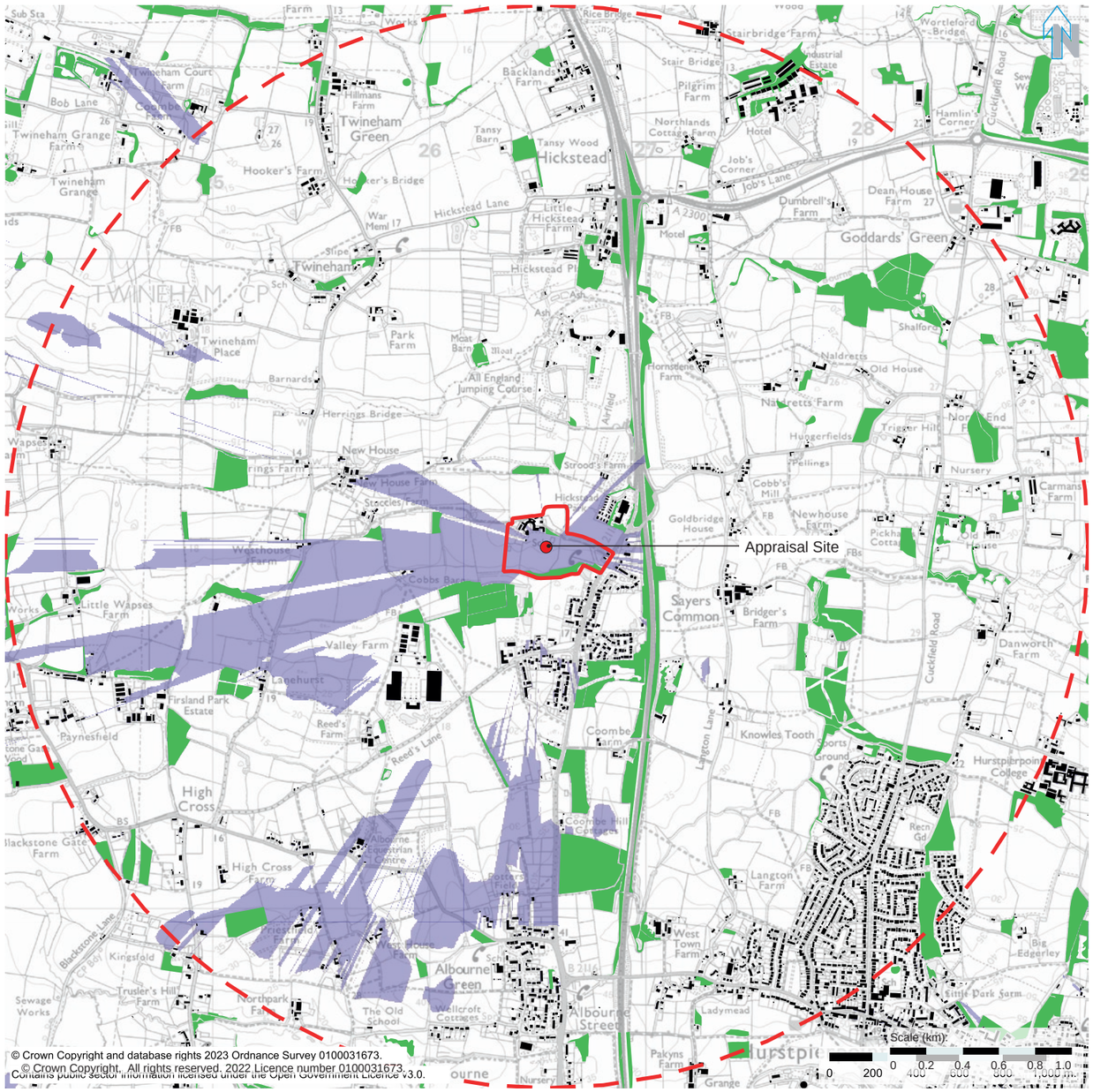
3.60 Fieldwork has revealed many views from within these cones of potential visibility are in reality obstructed by field hedgerows, shelterbelts and other localised landscape featues. The nature of the landscape is generally compartmentalised by hedgerows and trees, which has the effect of restricting the visual envelope of the site. The site itself is highly visually contained by boundary vegetation.

Visual Receptors

3.61 Views towards the site from public vantage points have been identified as being primarily from:

- Public Rights of Way
- Public Highways

Fig. 16: Ordnance Survey map indicating zone of theoretical visibility (ZTV).



Representative Viewpoint Locations

3.62 Representative viewpoint locations for identified key visual receptors / locations are shown opposite. These are considered to be representative of the nature of available views from all identified receptor sites and sufficient for assessment of the potential visual effects of the proposed development.

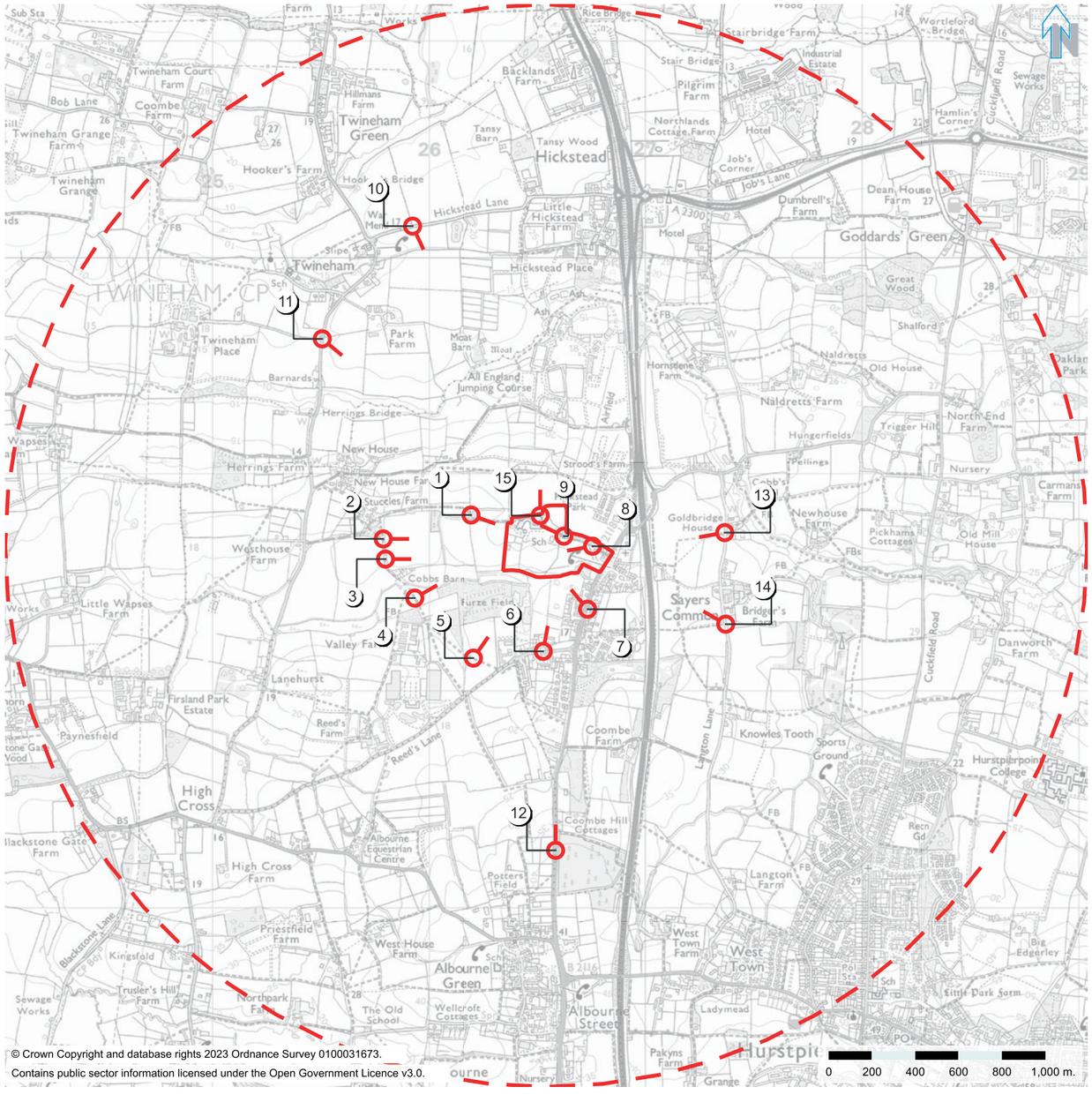
3.63 For the purposes of this appraisal the following viewpoint locations have been agreed with the local planning authority.

- ***View 1. View east from PROW HSC/9Hu/4***
- ***View 2. View east from PROW HSC/1AI/1***
- ***View 3. View east from PROW HSC/1AI/1***
- ***View 4. View north east from PROW HSC/1AI/2***
- ***View 5. View north east from PROW HSC/1AI/2***
- ***View 6. View north from Reeds Lane***
- ***View 7. View north west from B2118***
- ***View 8. View west from PROW HSC/9Hu/4 and site access***
- ***View 9. View north west from PROW HSC/9Hu/4 (adjacent to car park)***
- ***View 10. View south east from Hickstead Lane***
- ***View 11. View south east from Wineham Lane***
- ***View 12. View north from B2118 (north of Albourne)***
- ***View 13. View west from Langton Lane / PROW HSC/24Hu/1***
- ***View 14. View north west from Langton Lane I PROW HSC/27Hu/4***
- ***View 15. View north from PROW HSC/9Hu/4***

3.64 The scoping photography was taken during a site visit on 14 June 2023. A set of technical winter photographs will be taken in winter 2023 following leaf-fall from deciduous vegetation. Due to the seasonal changes in leaf cover it is anticipated that views will penetrate further across the landscape in winter than in summer.

3.65 The following photosheets provide a description of each view, and the predicted nature of change including magnitude of change (expressed as High/Medium/Low) and geographical extent of predicted visual change (Site, Local, District, Regional). For each view an indication of receptor sensitivity is provided (High, Medium and Low sensitivity). Receptors using Public Rights of Way for recreational purposes are considered to be more sensitive receptors than occupants of vehicles on public highways. The visual appraisal will be reviewed and updated when the winter views are available.

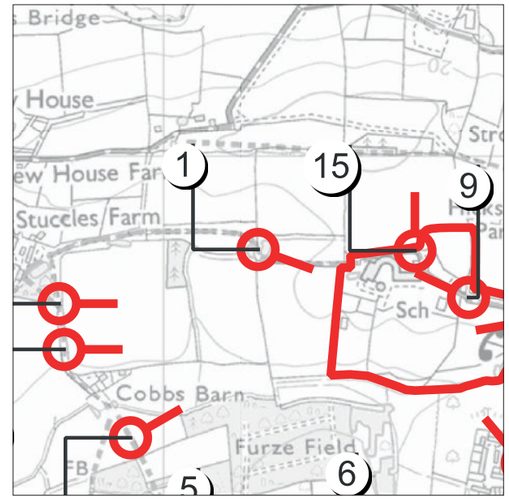
Fig. 17: Ordnance Survey map indicating photographic viewpoint origins.



View 1: View east from PROW HSC/9Hu/4

Principal receptors: users of PROW HSC/9Hu/4 Sensitivity of receptor: High

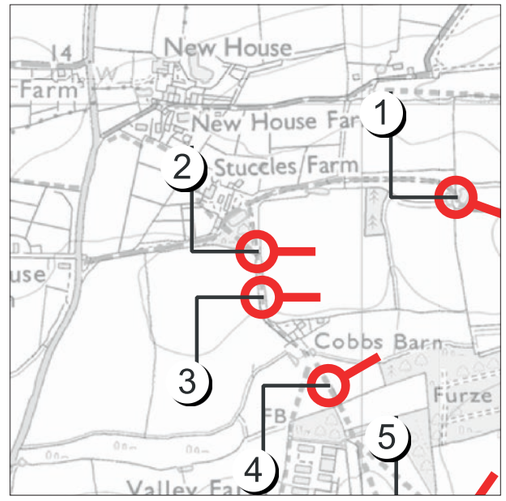
Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
Open view across agricultural land with trees and woodland forming a middle distance horizon. Foreground hedgerow and field gate. Topography generally flat and even, falling gently towards the middle distance.	Development would be located behind the tree belt in the middle distance. Small parts of buildings might be glimpsed through / above the vegetation. Provided the tree belt is retained and maintained, development of the site to traditional scale / height residential use would be a Low magnitude of change in this view. Geographical extent of change would be Local.	Neutral	Retention, reinforcement and appropriate long term management of boundary vegetation. Sensitive selection of architectural materials. Height of proposed buildings to be informed by AVR analysis (computer-generated Accurate Visual Representation).



View 2: View east from PROW HSC/1AI/1

Principal receptors: users of PROW HSC/1AI/1 Sensitivity of receptor: High

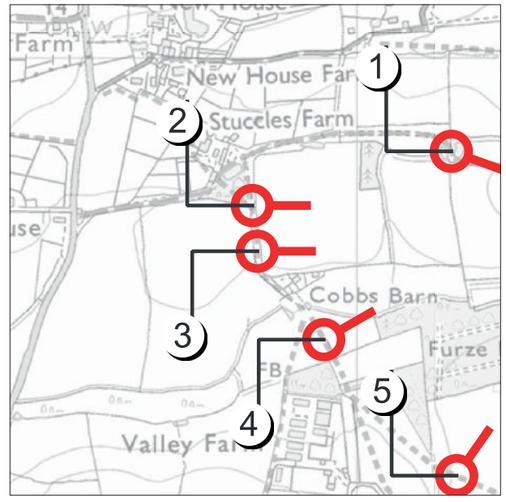
Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
Open view across agricultural land with trees and woodland forming a middle distance horizon. Mixed species hedgerow in the foreground.Topography generally flat and even.	Development would be located behind the tree belt in the middle distance. Small parts of buildings might be glimpsed through / above the vegetation. Provided the tree belt is retained and maintained, development of the site to traditional scale / height residential use would be a Low magnitude of change in this view. Geographical extent of change would be Local.	Neutral	Retention, reinforcement and appropriate long term management of boundary vegetation. Sensitive selection of architectural materials. Height of proposed buildings to be informed by AVR analysis (computer-generated Accurate Visual Representation).



View 3: View east from PROW HSC/1Al/1

Principal receptors: users of PROW HSC/1Al/1 Sensitivity of receptor: High

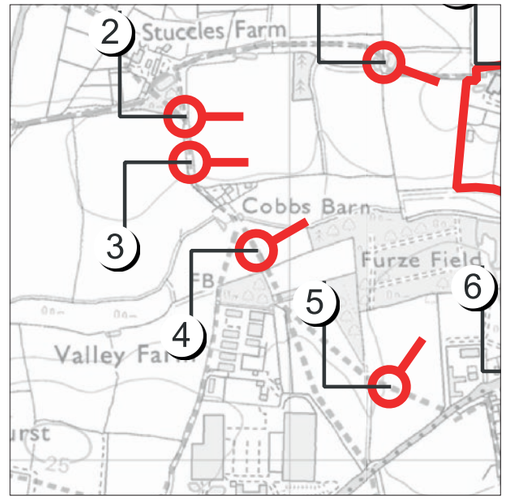
Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
Open view across agricultural land with trees and woodland forming the horizon. Broad agricultural access / estate road with verges of long grass. Topography generally flat and even. Upper part of chapel 'steeple' just visible above the trees centre of view.	Development would be located behind the tree belt in the distance. Small parts of buildings might be glimpsed through / above the vegetation. Removal of the 'steeple' would remove a minor element from the view. Provided the tree belt is retained and maintained, development of the site to traditional scale / height residential use would be a Low magnitude of change in this view. Geographical extent of change would be Local.	Neutral	Retention, reinforcement and appropriate long term management of boundary vegetation. Sensitive selection of architectural materials. Height of proposed buildings to be informed by AVR analysis (computer-generated Accurate Visual Representation).



View 4: View north east from PROW HSC/1Al/2

Principal receptors: users of PROW HSC/1Al/2 Sensitivity of receptor: High Sensitivity of receptor: High

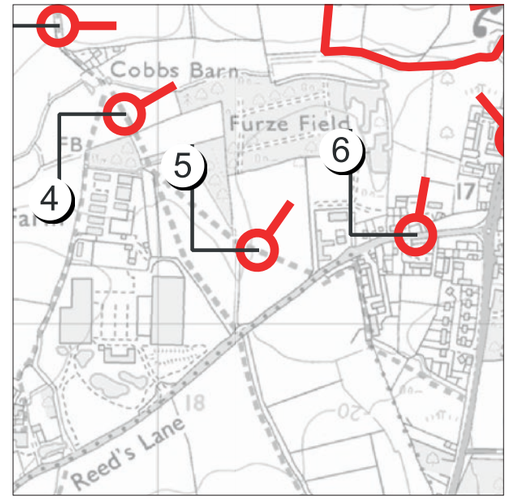
Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
Open view across agricultural land with trees and woodland forming the horizon. Horse grazing. Woodland blocks and hedgerows characterise the middle distance. Topography generally flat and even. Upper part of chapel 'steeple' just visible above the trees centre right of view.	Development would be located behind the tree belt in the distance. Small parts of new buildings might be glimpsed through / above the vegetation. Removal of the 'steeple' would remove a minor element from the view. Provided the tree belt is retained and maintained, development of the site to traditional scale / height residential use would be a Low magnitude of change in this view. Geographical extent of change would be Local.	Neutral	Retention, reinforcement and appropriate long term management of boundary vegetation. Sensitive selection of architectural materials. Height of proposed buildings to be informed by AVR analysis (computer-generated Accurate Visual Representation).



View 5: View north east from PROW HSC/1AI/2

Principal receptors: users of PROW HSC/1AI/2 Sensitivity of receptor: High

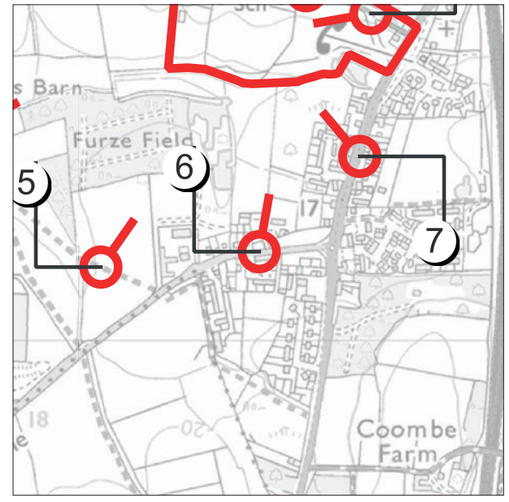
Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
Open view across agricultural land with trees and woodland forming the horizon in the middle distance. Modern industrial unit and hipped roof / gable of adjacent unit at King Business Centre to right of view Topography generally flat and even.	Development would be located behind the tree belt in the middle distance. It is unlikely that any development of the type proposed would be visible on the proposed allocation site. There would be no change in this view. Geographical extent of change would be N/A	N/A	None



View 6: View north from Reeds Lane

Principal receptors: users of Reeds Lane Sensitivity of receptor: Medium

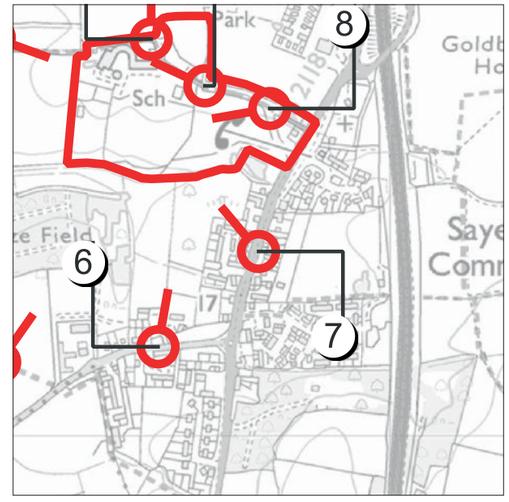
Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
Short range view across Reeds Lane. Access track allows views north through hedgerow and tree belt to construction site beyond. There is a further tree belt glimpsed beyond the construction site. The proposed allocation site lies beyond (north of) the more distant tree belt.	Development would be located behind the construction site and tree belt in the far distance. It is unlikely that any development of the type proposed would be visible on the proposed allocation site. There would be no change in this view. Geographical extent of change would be N/A	N/A	None



View 7: View north west from B2118

Principal receptors: users of B2118 Sensitivity of receptor: Medium

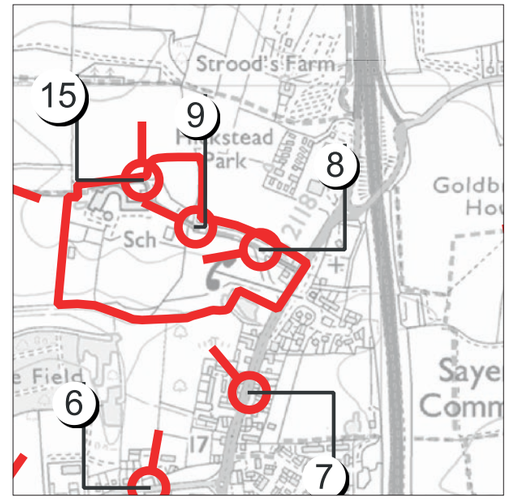
Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
Medium range view across highways junction and verge. Mature trees in the middle distance form a short range horizon. Mature conifer trees to the left of the view. Grade II listed 'Kingscot' left of view behind closeboard timber fencing. View dominated by highway.	The proposed allocation site is located behind the trees in the middle distance. It is assumed for the purposes of this appraisal that these trees will be retained as part of any possible future allocation. Small parts of new buildings might be glimpsed through / above the vegetation. Provided the tree belt is retained and maintained, development of the site to traditional scale / height residential use would be a Low magnitude of change in this view. Geographical extent of change would be Local.	Neutral	Retention, reinforcement and appropriate long term management of boundary vegetation. Sensitive selection of architectural materials. Height of proposed buildings to be informed by AVR analysis (computer-generated Accurate Visual Representation).



View 8: View west from PROW HSC/9Hu/4 and site access

Principal receptors: users of PROW HSC/9Hu/4 including people accessing the school Sensitivity of receptor: High

Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
Contained and framed views across managed landscape. Horizon characterised by mature trees in the middle distance. School access, traditional timber rail fencing and maintenance access gate in foreground.	The introduction of new development into this view would alter its visual character. The scale of change would depend on layout and design. Retention of the sylvan character contributed by grassland and mature trees would assist in mitigating visual change in this part of the site. This might be achieved by creating vistas through the site, retaining the mature trees and incorporating broad verges. Magnitude of change in this view is predicted to be High. The geographical extent of visual change in this view would be Local.	Adverse	Retention, reinforcement and appropriate long term management of mature vegetation. Sensitive design and layout to retain existing sylvan parkland visual character. Sensitive selection of architectural materials. Height of proposed buildings to be informed by AVR analysis (computer-generated Accurate Visual Representation).

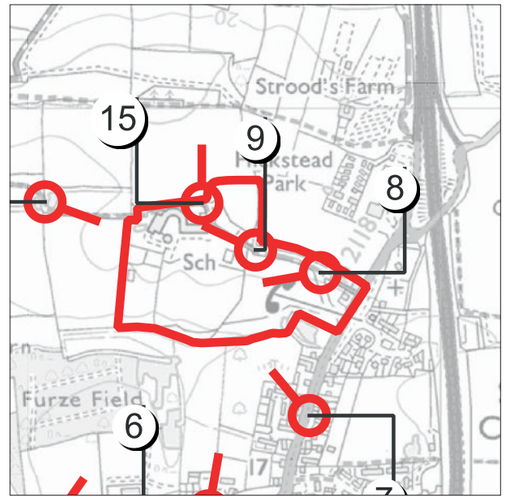


View 9: View north west from PROW HSC/9Hu/4 (adjacent to car park)

Principal receptors: users of PROW HSC/9Hu/4 including people accessing the school

Sensitivity of receptor: High

Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
Access road, and entrance track to school car park. Brick boundary wall, laurel hedgerow and mature trees to left of view. Wooded horizon in the distance, managed grass field centre right of view. Parked vehicles, maintained hedgerows and timber gate / gateposts. Single school building visible centre left of view, middle distance.	The existing access to the left of the view is to be retained, together with the boundary wall and mature vegetation to the left. The existing car park and surrounding land is to become the site of the relocated school, with new playing fields located on land beyond to the north. The existing access to the right will be closed off and landscaped, and would disappear from view. The extent to which the new school would be visible would depend on the height to which the vegetation on the north (right) side of the access is maintained. Magnitude of change in this view is predicted to be High. The geographical extent of visual change in this view would be Local.	Neutral	Retention, reinforcement and appropriate long term management of mature vegetation. Appropriate design of new school for this landscape setting. Sensitive selection of architectural materials. Height of proposed buildings to be informed by AVR analysis (computer-generated Accurate Visual Representation).



View 10: View south east from Hickstead Lane

Principal receptors: users of Hickstead Lane Sensitivity of receptor: Medium

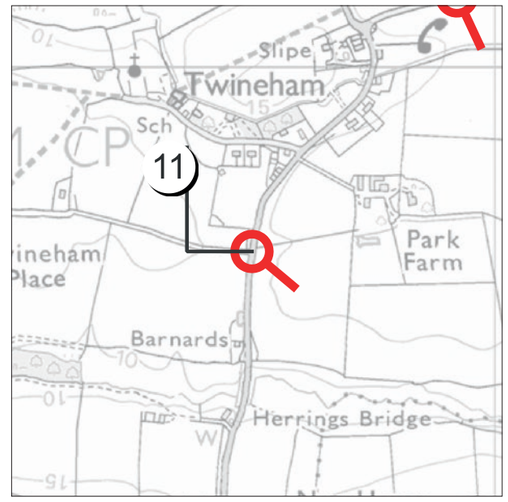
Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
Roadside view over field boundary hedgerow, across a fairly open, flat landscape characterised by fields, hedgerows and scattered trees, with very little built form evident. Higher land of the South Downs visible on the horizon. Parking / temporary structures associated with Hickstead just visible above the hedgerow centre left of view. 'Steeple' of chapel building just discernible above trees at a distance of 1.5km from viewpoint, left of centre.	Development would be located in the far distance behind the distant tree belt. Removal of the 'steeple' would remove a minor component from the view, but this is barely discernible to the naked eye. Provided the tree belt is retained and maintained, development of the site to traditional scale / height residential use would cause a (very) Low magnitude of change in this view. Geographical extent of change would be Local.	Neutral	Retention, reinforcement and appropriate long term management of boundary vegetation. Sensitive selection of architectural materials. Height of proposed buildings to be informed by AVR analysis (computer-generated Accurate Visual Representation).

View 11: View south east from Wineham Lane

Principal receptors: users of Wineham Lane

Sensitivity of receptor: Medium

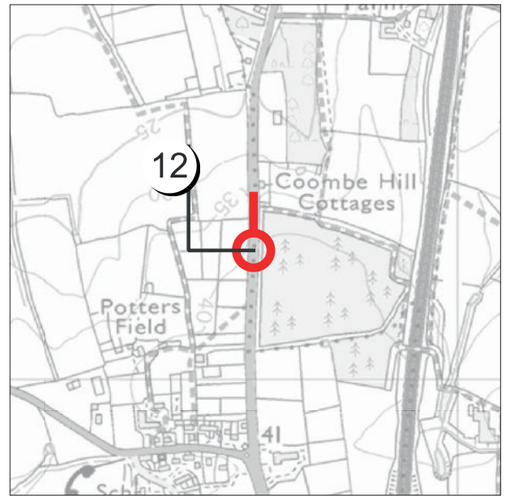
Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
Roadside view over field boundary hedgerow, beyond which is a fairly open, flat landscape comprising a large arable field with distant hedgerows and woodland. Little built form evident save for a distant group of farm buildings east of New House Farm. The appraisal site is located behind the woodland in the centre distance of the view.	Development would be located behind the tree belt in the far distance. It is unlikely that any development of the type proposed would be visible on the proposed allocation site. There would be no change in this view. Geographical extent of change would be N/A	N/A	None



View 12: View north from B2118 (north of Albourne)

Principal receptors: users of B2118 Sensitivity of receptor: Medium

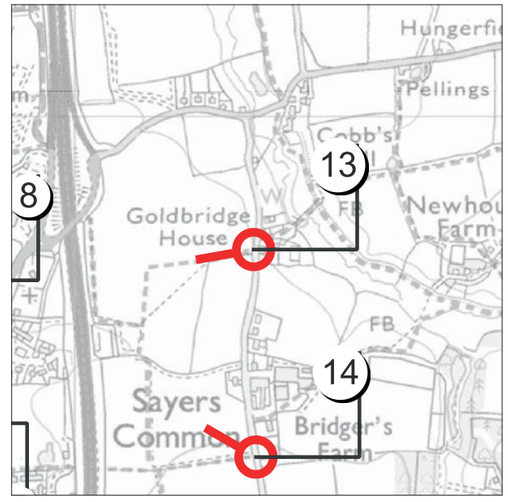
Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
View from footway adjacent to busy highway. The view is characterised by falling topography in the foreground and middle distance, with a ridge of higher land forming the horizon. Hedgerows flank the highway boundary, and there are occasional mature trees. The view is dominated by the highway and verges. Below the distant horizon, to the right of the telegraph pole, the upper part of the chapel 'steeple' is just discernible.	Development would be located in a dip in the landscape in the far distance, behind the distant tree belt, and beyond the housing development being constructed at Goldcrest Drive, at a distance of some 1.75km from the viewpoint. Removal of the 'steeple' would remove a minor component from the view, but this is barely discernible to the naked eye. Development of the site to traditional scale / height residential use would cause a (very) Low magnitude of change in this view. Geographical extent of change would be Local.	Neutral	None



View 13: View west from Langton Lane

Principal receptors: users of PROW HSC/24Hu/1 and Langton Lane Sensitivity of receptor: High

Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
View from the side of the lane over a metal field gate beyond which is a fairly open, flat landscape comprising a large arable field with distant woodland. There is no built form in the view. The A23 and B2118 are not visible as they are set down in the landscape. The upper parts of lighting columns and a highways gantry on the A23 are just visible against the backdrop of trees. The appraisal site is located behind the woodland in the centre distance of the view.	Development would be located behind the tree belt in the far distance. It is unlikely that any development of the type proposed would be visible on the proposed allocation site. There would be no change in this view. Geographical extent of change would be N/A	N/A	None

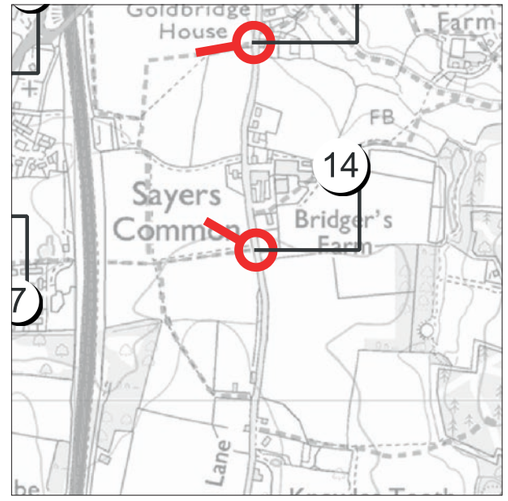


View 14: View north west from Langton Lane

Principal receptors: users of PROW HSC/27Hu/4 and Langton Lane

Sensitivity of receptor: High

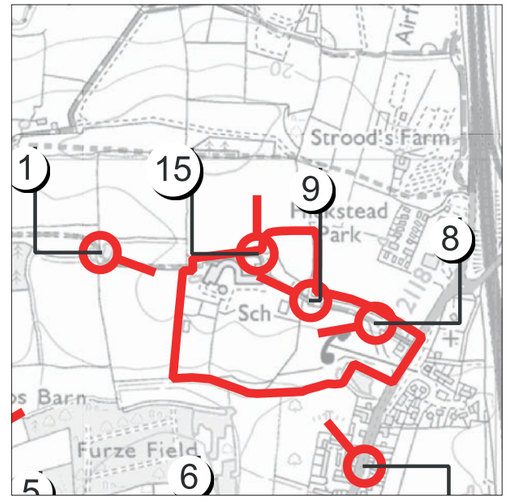
Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
View from the side of the lane over a metal field gate beyond which is a fairly open, flat landscape comprising a large arable field with distant woodland. There is no built form in the view. The A23 and B2118 are not visible as they are set down in the landscape. The appraisal site is located behind the woodland in the centre distance of the view. The steeple of Christ Church on Oakhurst is just visible above the trees centre right of the view.	Development would be located behind the tree belt in the far distance. It is unlikely that any development of the type proposed would be visible on the proposed allocation site. There would be no change in this view. Geographical extent of change would be N/A	N/A	None



View 15: View north from PROW HSC/9Hu/4

Principal receptors: users of PROW HSC/9Hu/4 Sensitivity of receptor: High

Description of view	Nature of change including magnitude of change (High/Medium/Low) and geographical extent (Site, Local, District, Regional)	Assessed effect: Adverse Neutral Beneficial	Recommendations for mitigation
View from adjacent to PROW through temporary fencing in a gap in the hedgerow running along the northern side of the PROW. The view is of an open, undulating agricultural field with woodland forming a horizon in the middle distance.	The field beyond the temporary fencing will become the playing field for the new school. Although the land will not be built on the character of the landscape will change from agricultural to a managed school field. No design detail is currently available at the time of writing this appraisal and it is possible that the school playing field will be designed to include natural educational elements such as trees, meadows, hedgerows and orchards, as well as sports and play areas. Conversion of this land to playing fields would effect a Medium magnitude of the change to the view. Geographical extent of change would be Local.	Adverse	Introduction of native species planting appropriate to the region.



5. IDENTIFICATION OF EFFECTS

5.1 The purpose of this section of the report is to identify the potential effects that may result from the proposed development upon landscape and visual resources.

DEMOLITION AND CONSTRUCTION EFFECTS

5.2 At the time of producing this assessment the proposed construction period of the development is unknown. The construction phase will be Temporary.

5.3 It is assumed that the development of the site will be undertaken within a 5-year period, which is defined in the report methodology as short-term. It is also assumed that a development of this type will not require any unusual or atypical construction techniques, and that there is to be no significant earth moving or major engineering works, other than associated with typical access roads, SUDs, structures and services.

The nature of construction phase effects

5.4 The nature of change during the Construction Phase will be the progressive change of land use over time in a planned manner from a landscape characterised by educational and former ecclesiastical use, with managed parkland characteristics and agricultural fields in places, to a largely residential landscape with new school and playing fields. This process will involve removal of surface vegetation although it is assumed that detailed designs will ensure important or valuable trees and hedgerows will be retained.

5.5 The Construction Phase will involve the preparation of parcels of land for construction, the construction works themselves, including creating access and circulation routes, drainage features and installation of services, followed by the implementation of landscape works. An assumption is made that for phased works, landscape works for each phase will be implemented on completion of construction work for that phase.

5.6 Construction activity will be restricted to within the site except for where connections need to be made to services and accesses on the site boundary.

5.7 Construction activity involving movement of people and materials to and from the site will impact on numbers of vehicle movements on the local highways network and will therefore create a temporary indirect impact on views.

5.8 It is anticipated that from time to time tall plant and machinery including fixed and mobile cranes will be required for movement of materials. These effects will be temporary.

5.9 Secure compounds will need to be created containing plant and materials and contractors' facilities. These will need to be securely fenced.

5.10 Site security for the safety of the public will require construction of hoardings around construction areas.

5.11 Lighting is likely to be required especially during the winter months for safety and security. This has the potential to impact on night-time views.

5.12 Construction work has the potential to generate dust, vibration and noise which can impact adversely on landscape experience. Construction works undertaken at anti-social times of the day / week can impact adversely on landscape experience.

5.13 Some people find construction work interesting.

5.14 Receptors most likely to experience Construction Phase impacts and effects are summarised below:

- Users of the Public Rights of Way immediately adjacent to the site.
- Users of the wider PRoW network with views towards the site
- Users of the local highways network
- Local residents close to the site. There are very few residential properties in the immediate vicinity of the site that would be afected by construction work. Newly constructed properties on Nuthatch Lane to the south are separated from the site by trees and hedgerows. Additional construction traffic on local highways has the potential to impact adversely on local residential amenity.

5.15 Construction Phase impacts on landscape and views is assessed as Direct and Indirect, Short-term, Temporary and Adverse.

Mitigation for construction phase effects

- Phasing of construction works to restrict geographical extent of impacts at any one time (although this will extend the period over which impacts are experienced).
- Phasing of landscape works to coincide with completion of each construction phase.
- Conditions imposed on a planning permission requiring mitigation strategies for noise, vibration, dust, mud control, to be approved by the local planning authority.
- Adoption of a Considerate Constructor or similar accredited scheme.
- Construction of secure hoardings to screen off plant, machinery and works.
- Restricting operations, including lighting, to certain hours of the day and days of the week.

OPERATIONAL EFFECTS

Nature of Impacts

5.16 It is assessed that the Operational Phase of the proposed development has the potential to cause landscape impacts upon:

Vegetation

5.17 Removal of existing site vegetation (largely an operational phase effect) to facilitate the construction process is assessed as Adverse. It is assumed that vegetation of value - trees, hedgerows, ecologically valuable grasslands (if present), with be retained by design and protected during the construction phase.

5.18 A new residential and educational landscape will be created which will involve planting and long term management of new vegetation types. It is assumed selection of species will be advised by ecological input, and will reflect prevailing indigenous vegetation characteristics. This is assessed as Beneficial.

5.19 Indvidual householders will introduce planting into gardens. This is likely to be a diversity of species from native / wildlife-friendly to ornamental.

5.20 Predicted impacts on vegetation are assessed overall as Neutral.

Topography

5.21 The proposed development will require minor changes in natural topography to create level platforms for construction and for construction of foundations, highways and services. Natural topography has already been modified to a minor degree by construction of school buildings and car parking areas. Should SUDs features be incorporated into the design, or water features be designed into the landscape, this would also represent topographic change.

5.22 No major topographic impact is predicted. Impacts on natural topography are therefore assessed as minor Adverse.

Public Rights of Way

5.23 The PROW running along the northern boundary of the existing school site (PROW HSC/9Hu/4) will be retained. It is likely that the character of this PROW will change as a result of the changes that would take place around it. There will be no physical impacts, such as realignments, on any PROW as a result of the proposed development.

5.24 Views from PROW will change, most notably from PROW HSC/9Hu/4. Views from the PROW are assessed separately.

5.25 The residential development of the site will allow public access to the landscape by providing connections to the existing PROW network. The site is currently private with no public access.

5.26 Impacts on PROW are therefore assessed as minor Adverse.

Settlement envelope - development pattern

5.27 The proposed development will alter the settlement pattern of Sayers Common by extending it to the north and west. The north western part of the site is already developed for educational use, and (excepting the proposed school relocation) the new residential element will take place on the site of the existing school buildings and on the land between them and the recently constructed development at Goldcrest Drive and Nuthatch Way.

5.28 The proposed school location is partially developed to a school car park, and the proposed school site is highly contained and strongly defined in the landscape.

5.29 The proposed development will take place within strong, logical landscape boundaries.

5.30 Although the shape of the settlement envelope and the pattern of development land within the study area will change if the site is allocated for development, impacts on these characteristics is assessed as minor Adverse, mitgated to a degree by the the presence of the existing school buildings in the north western part of the site, and the new residential development to the south.

Historic landscape (landscape setting)

5.31 The proposed development would have no impact on the settings of listed buildings, scheduled monuments, conservation areas or listed parks and gardens. Layout and design would be informed by the existing landscape structure, such as field boundaries mature trees and woodland.

5.32 Impact on historic designations is therefore assessed as Nil.

Ancient Woodland and Tree Preservation Orders

5.33 No impacts on Ancient Woodland and Tree Preservation Orders are predicted. Impact on these components is therefore assessed as Nil.

National Landscape Character

5.34 The proposed development is too small to have any material impact on the Low Weald landscape character at the national scale. At this scale the change brought about by site allocation would be negligible and assessed as Nil.

5.35 At the local scale the site and its context share many of the characteristics identified in the West Sussex landscape assessment, for the Eastern Low Weald, in particular the gently undulating low ridges and clay vales and the characteristic arable and pastoral rural landscape, comprising a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees, crossed by north-south roads with a rectilinear network of narrow rural lanes. The suburban village development at Sayers Common is also referenced in the text, as well as the Hickstead All England Equestrian Showground.

5.36 Development of the appraisal site to residential use and a relocated school would inevitably change the intrinsic character of this edge of village site, but that change would be mitigated by the fact that part of the site is already developed, and is very well defined and contained by strong landscape boundaries that can be retained. The baseline character of the area has already been altered by the introduction of new development immediately to the south.

5.37 Predicted impacts on landscape character are therefore predicted to be minor Adverse at the local scale, and Nil at the National scale.

SUMMARY OF EFFECTS UPON LANDSCAPE RESOURCES

Table 1: Summary of effects on landscape resources.

Resource	Nature of Effect
Vegetation	Neutral
Topography	Adverse (minor)
Public Rights of Way	Adverse (minor)
Settlement envelope / development pattern	Adverse (minor)
Historic landscape (setting)	Nil
Ancient woodland and TPO	Nil
National landscape character (Low Weald)	Nil
Local landscape character (Eastern Low Weald)	Adverse (minor)

Views

5.38 The proposed development would introduce a change in views from a restricted number of publicly accessible locations. For the most part the site, and buildings on it, would not be visible from many of these locations. This is largely due to the density and height of trees, woodland and hedgerows in the area, and within the site and on its boundaries. This is evidenced by the fact that very little of the existing complex of buildings is seen from outside the site, excepting the upper part of the chapel 'spire' which is to be removed.

5.39 The clear exception relates to views from PROW HSC/9Hu/4 which in effect passes through the site. At such close quarters inevitably views will change.

SUMMARY OF EFFECTS UPON VISUAL AMENITY

5.40 The following table summarises the assessed effects of the proposed development upon visual resources:

Table 2: Summary of effects upon visual amenity from representative viewpoints.

View No.	Description	Nature of Effect
View 1	View east from PROW HSC/9Hu/4	Neutral
View 2	View east from PROW HSC/1Al/1	Neutral
View 3	View east from PROW HSC/1Al/1	Neutral
View 4	View north east from PROW HSC/1Al/2	Neutral
View 5	View north east from PROW HSC/1Al/2	N/A
View 6	View north from Reeds Lane	N/A
View 7	View north west from B2118	Neutral
View 8	View west from PROW HSC/9Hu/4 and site access	Adverse
View 9	View north west from PROW HSC/9Hu/4 (adjacent to car park)	Neutral

View 10	View south east from Hickstead Lane	Neutral
View 11	View south east from Wineham Lane	N/A
View 12	View north from B2118 (north of Albourne)	Neutral
View 13	View west from Langton Lane	N/A
View 14	View north west from Langton Lane	N/A
View 15	View north from PROW HSC/9Hu/4	Adverse

DESIGN AND MITIGATION

5.41 Recommended mitigation strategy (landscape):

- The site entrance currently possesses the character of attractive sylvan parkland. An appropriate mitigation strategy would aim to retain this character in terms of the interface with the village and at the same time retaining an attractive approach to the new development. This would significantly heighten the quality of the arrival and departure experience, and the setting of the development as a whole, especially when viewed from PROW HSC/9Hu/4
- Important structural landscape, existing or proposed, should not be conveyanced into private curtilages, where there would be no control over its future management. Planting for landscape mitigation should be accessible and capable of management by a management company.
- Selection of species for structural landscape planting should be informed by the project ecologist and comprise species indigenous to the locality.
- Regarding building heights, the existing school buildings are quite hidden in the wider landscape. The ‘steeple’ of the chapel is visible, glimpsed through and above trees, but is not prominent. It is finished in neutral colours and is not visually ‘aggressive’ in the landscape. Buildings should be set back from the more sensitive perimeters, mainly to the north and west, to minimise their potential for generating visual impacts (see below).
- Detailed design should be informed by production of computer generated AVRs of the proposed development to assess building heights. For the purposes of this appraisal it is assumed that maximum building heights for the new residential components would be 2 storeys plus roof.
- Regarding elevational and roof materials, to allow a new development to sit quietly in a sensitive landscape, dark earthy colours should be used, avoiding white elevational detailing and brightly coloured bricks and tiles.
- The proposed location for the relocated school building and its playing fields is logical in landscape terms, and provides an opportunity for high quality architecture. As the chapel building is to be lost, the new school might represent an opportunity to create something equally distinctive in the landscape, creating a replacement landmark so it might too be glimpsed above the trees.

6. CONCLUSION

6.1 Construction phase effects are predicted to be Adverse and Temporary. These effects can be controlled and mitigated through normal planning mechanisms.

6.2 With regard to operational effects, development of the proposed allocation site for residential development and the relocated school would impact on local landscape resources such as topography and vegetation, but these impacts would be relatively minor.

6.3 The settlement pattern of Sayers Common would be permanently changed, but this would be in the context of new development under way immediately to the south. The settings of key heritage features, protected trees and ancient woodland, would not be adversely impacted.

6.4 In terms of visual resources, the proposed development would introduce a change in views from a restricted number of publicly accessible locations. For the most part the site, and buildings on it, would not be visible from many of these locations, largely due to the strong landscape structure of the site and its surroundings. This is evidenced by the fact that very little of the existing complex of buildings is seen from outside the site, excepting the upper part of the chapel ‘spire’ which is to be removed.

6.5 The exception relates to views from PROW HSC/9Hu/4 which in effect passes through the site. At such close quarters inevitably views will change, and Adverse impacts are predicted for these views, but these changes can be mitigated through design and management.

6.6 In summary, impacts on landscape resources and views that would be brought about by the allocation of the site are predicted to be generally Neutral or Adverse, and that predicted Adverse effects would be minor and capable of being satisfactorily mitigated through design and long-term management.

7. APPENDIX 1: SITE PHOTOGRAPHY - WINTER VIEWS - TO BE ADDED

7.1 NB - the above commentary on existing and predicted changes to views is based on non-technical summer photos. The commentary and mitigation recommendations will need to be reviewed and, if necessary, updated, in the light of technical winter photography, which need to be taken after leaf-fall from deciduous vegetation.

8. VIEW 1: DESCRIPTION

Existing Single Frame View.

Location Plan:

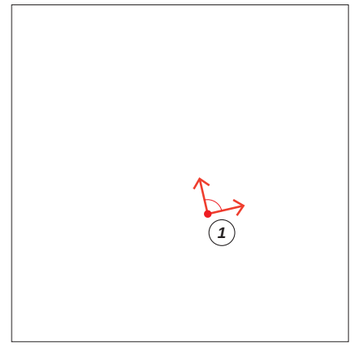


PHOTO DATA:

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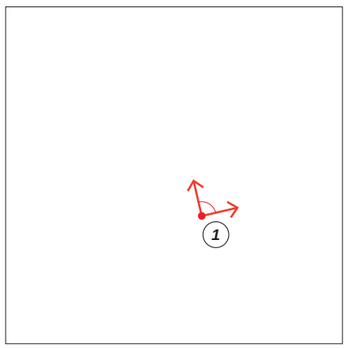
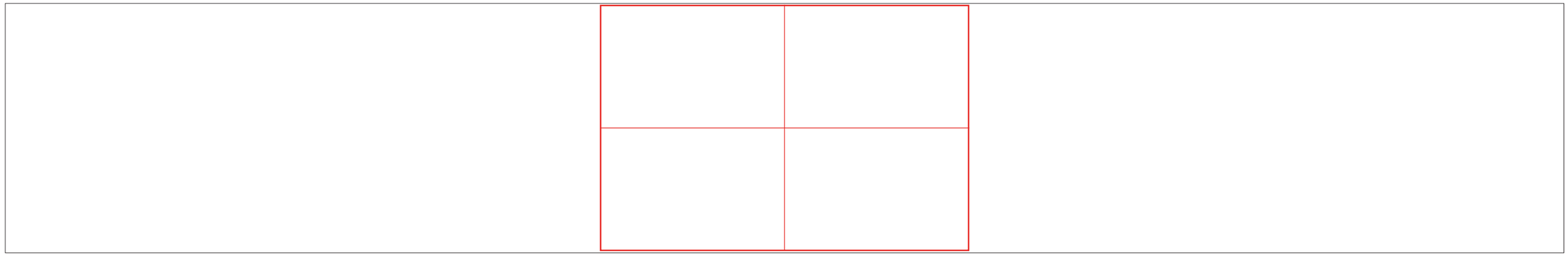
Time:	xx.xx am/pm
Elevation:	xxx
Viewing Direction:	xxx°
Dist. to centre of proposed building:	xxxm

IMAGE DATA: Viewing Distance: 400mm Production size: Standard A3 Landscape Horizontal Field of View: 39.6°

Location Plan:



Location of single frame assessment photo



9. VIEW 1: DESCRIPTION

Existing Single Frame View.

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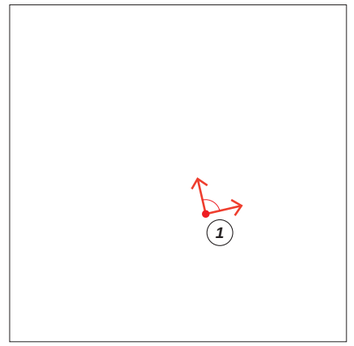

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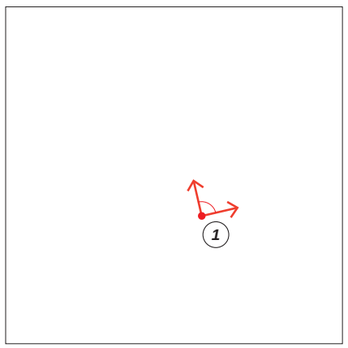
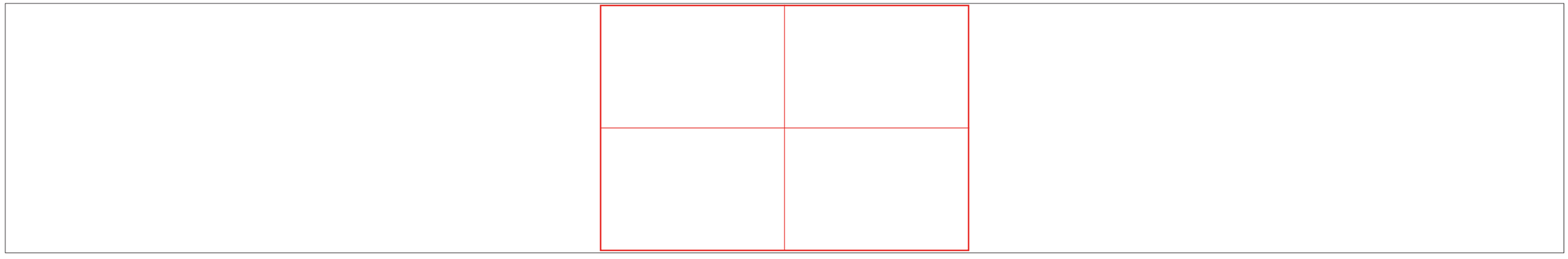
Viewing Direction:	xxx°
Dist. to centre of proposed building:	xxxm

IMAGE DATA: Viewing Distance: 400mm Production size: Standard A3 Landscape Horizontal Field of View: 39.6°

Location Plan:



Location of single frame assessment photo



10. VIEW 1: DESCRIPTION

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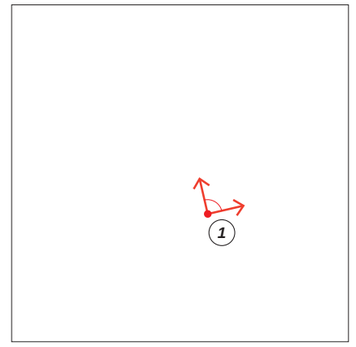

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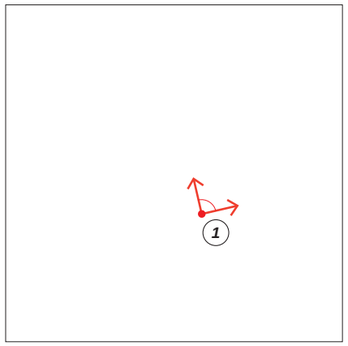
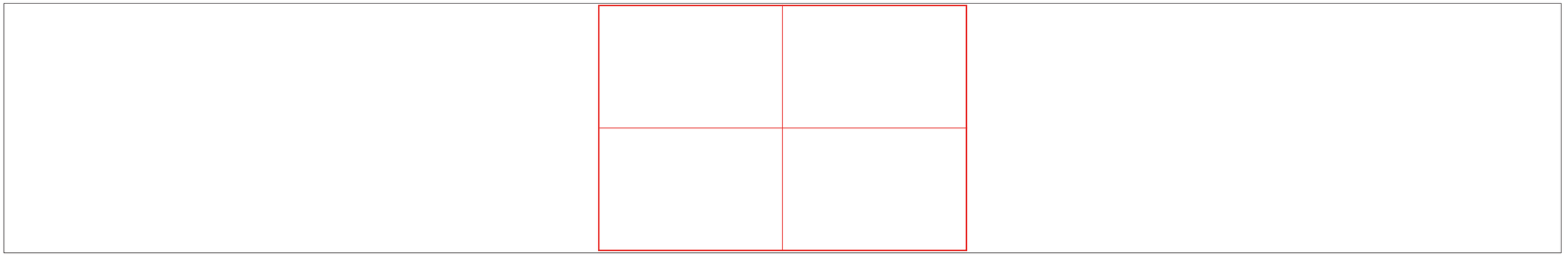
Time:	xx.xx am/pm
Elevation:	xxx
Viewing Direction:	xxx°
Dist. to centre of proposed building:	xxxm

IMAGE DATA: Viewing Distance: 400mm Production size: Standard A3 Landscape Horizontal Field of View: 39.6°

Location Plan:



Location of single frame assessment photo



11. VIEW 1: DESCRIPTION

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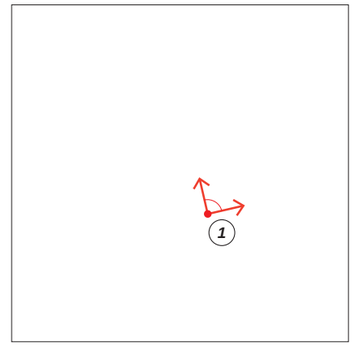

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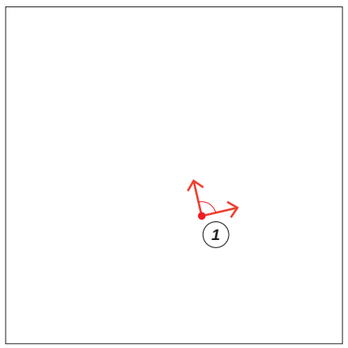
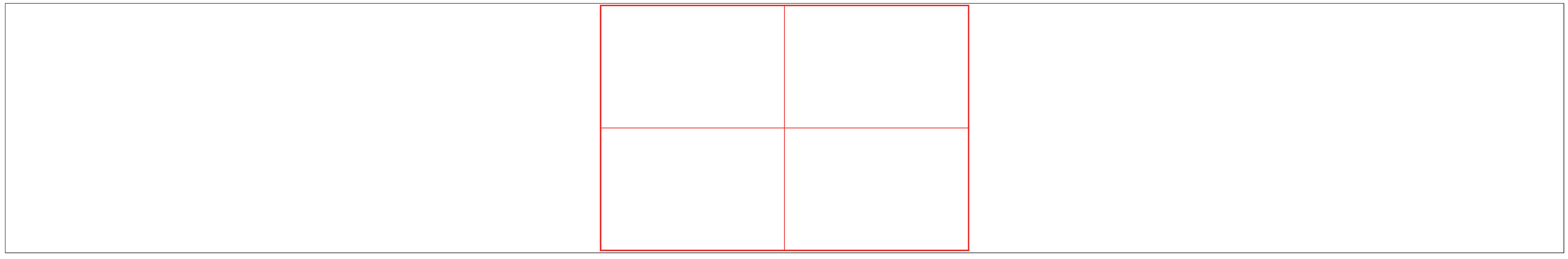
Time:	xx.xx am/pm
Elevation:	xxx
Viewing Direction:	xxx°
Dist. to centre of proposed building:	xxxm

IMAGE DATA: Viewing Distance: 400mm Production size: Standard A3 Landscape Horizontal Field of View: 39.6°

Location Plan:



Location of single frame assessment photo



12. VIEW 1: DESCRIPTION

Existing Single Frame View.

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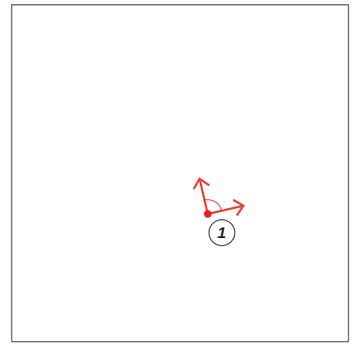

PHOTO DATA:

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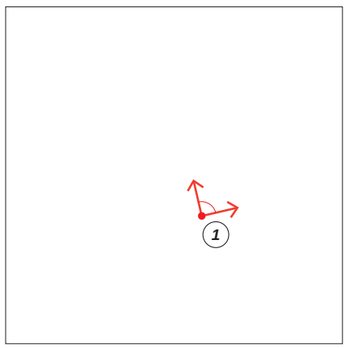
Time:	xx.xx am/pm
Elevation:	xxx
Viewing Direction:	xxx°
Dist. to centre of proposed building:	xxxm

IMAGE DATA: Viewing Distance: 400mm Production size: Standard A3 Landscape Horizontal Field of View: 39.6°

Location Plan:



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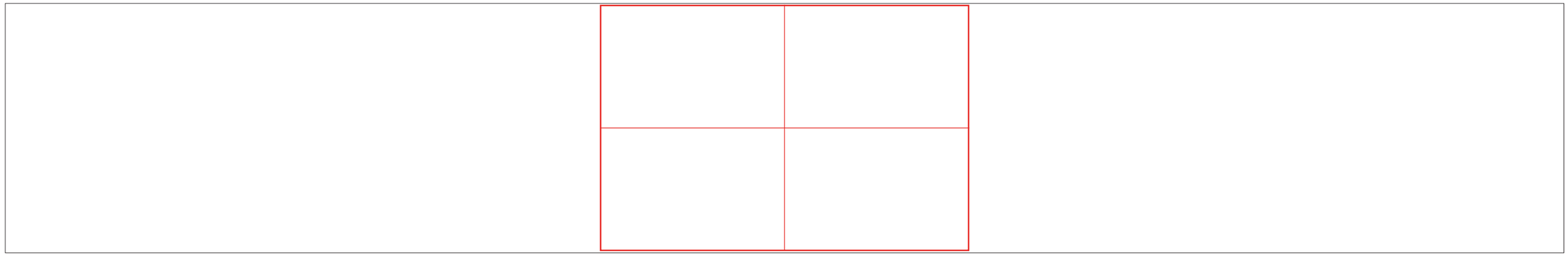

13. VIEW 1: DESCRIPTION

Existing Single Frame View.

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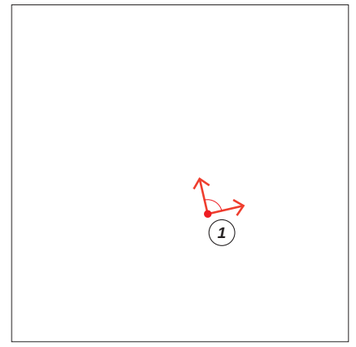

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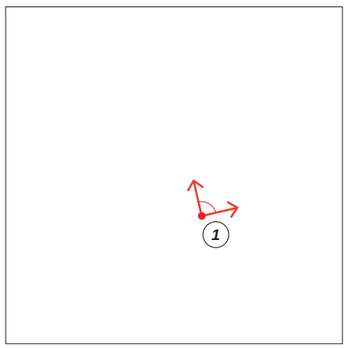
Time:	xx.xx am/pm
Elevation:	xxx
Viewing Direction:	xxx°
Dist. to centre of proposed building:	xxxm

IMAGE DATA: Viewing Distance: 400mm Production size: Standard A3 Landscape Horizontal Field of View: 39.6°

Location Plan:



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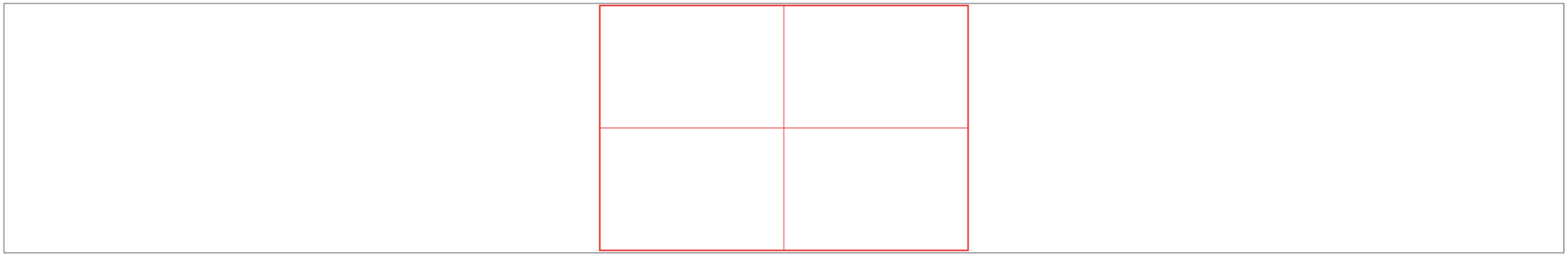

14. VIEW 1: DESCRIPTION

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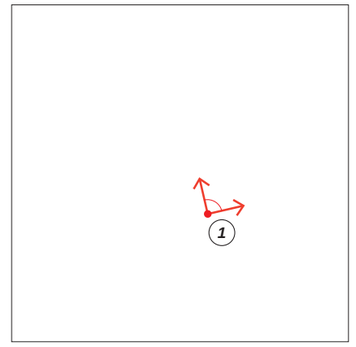

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Viewing Direction:	xxx°
Dist. to centre of proposed building:	xxxm

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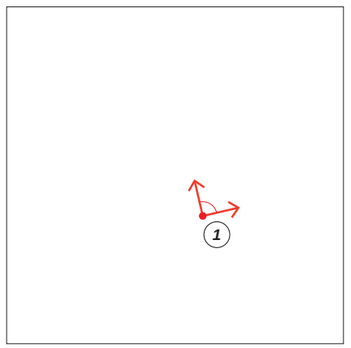
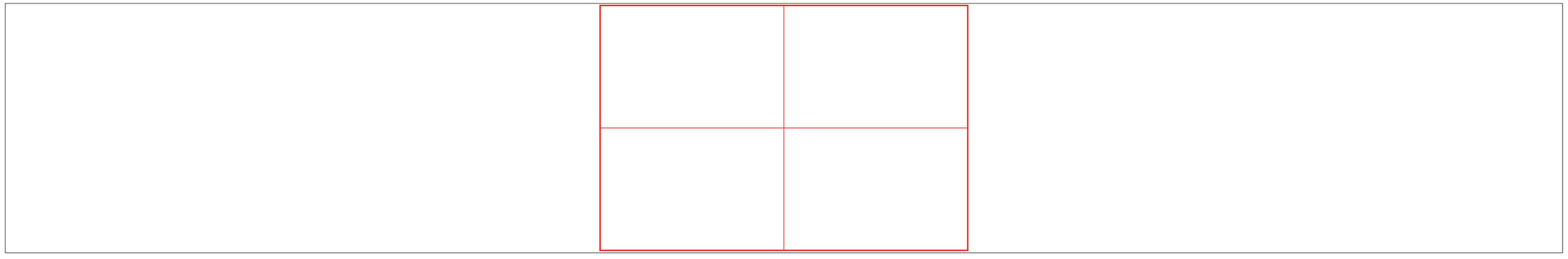
Location Plan:



Location of single frame assessment photo



15. VIEW 1: DESCRIPTION

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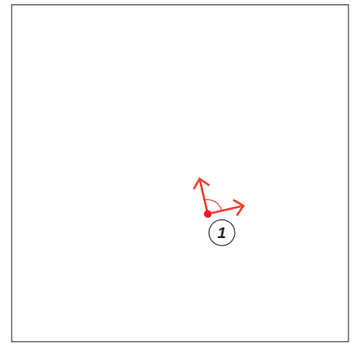

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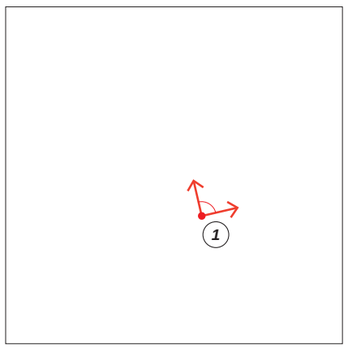
Dist. to centre of proposed building:	xxxm

IMAGE DATA: Viewing Distance: 400mm Production size: Standard A3 Landscape Horizontal Field of View: 39.6°

Location Plan:



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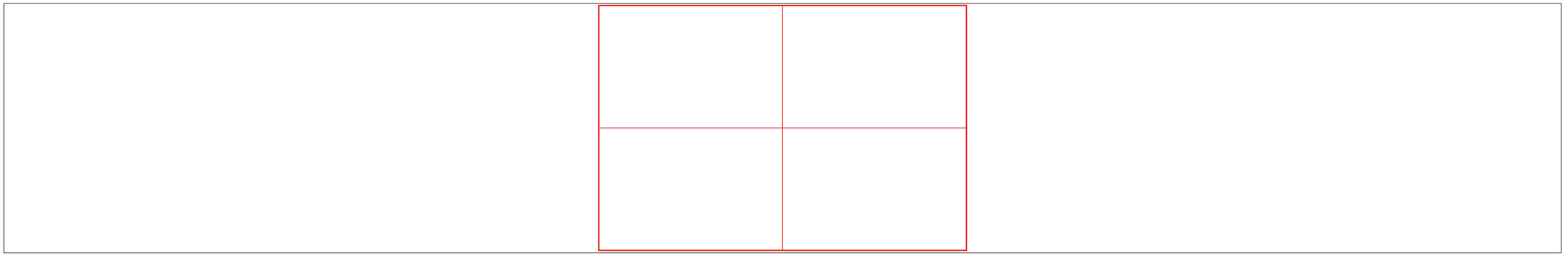


16. VIEW 1: DESCRIPTION

Existing Single Frame View.

Location Plan:

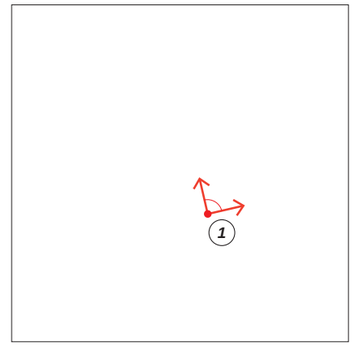
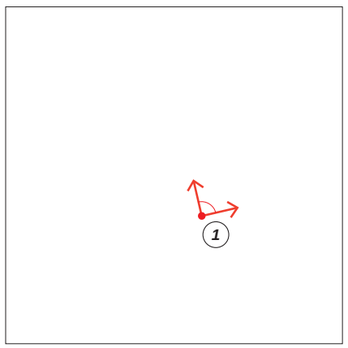


PHOTO DATA:

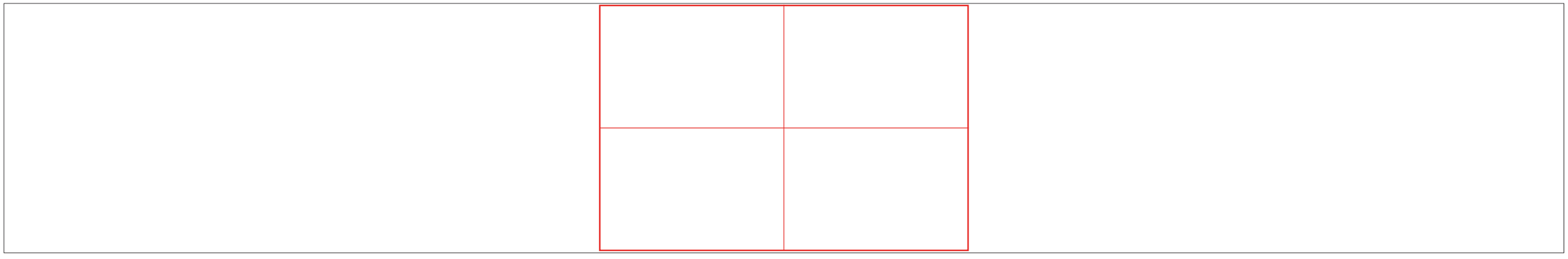
Location:	xxxxxx.xx, xxxxxx.xx
Date:	xx.xx.2022
Time:	xx.xx am/pm
Elevation:	xxx
Viewing Direction:	xxx°
Dist. to centre of proposed building:	xxxm

IMAGE DATA: Viewing Distance: 400mm Production size: Standard A3 Landscape Horizontal Field of View: 39.6°

Location Plan:



Location of single frame assessment photo



17. APPENDIX 1: METHODOLOGY

GUIDANCE

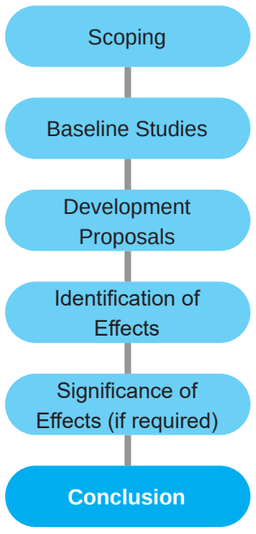
17.1 The approach adopted for this assessment has been informed and guided by the following key sources:

- The Landscape Institute and Institute of Environmental Management and Assessment, Third Edition, 2013. Guidelines for Landscape and Visual Impact Assessment.
- The Countryside Agency and Scottish Natural Heritage, 2002.
- Landscape Character Assessment: Guidance for England and Scotland.
- Landscape Institute TGN 06/19 Visual Representation of development proposals;
- Scottish Natural Heritage, Visual Representation of Wind Farms, Version 2, 2017.

1. *Note. The latter document is relevant to photographic methodology in general.*

ASSESSMENT STRUCTURE

17.2 The diagram below indicates the process that has been followed in undertaking this assessment. The 'Significance of Effects' section is only undertaken for assessments requiring a Landscape and Visual Impact Assessment (LVIA) for the purposes of Environmental Impact Assessment (EIA).



SCOPING

17.3 This section of the assessment undertakes a formal scoping assessment for the proposed development in order to establish and agree with the Local Planning Authority the following.

- The form that the assessment will take, either a LVIA or LVA.
- The Scope of the Assessment including.
  - Extent of the required Study Area
  - Sources of relevant Landscape Information
  - Identification of the relevant National and Local Legislation and Planning Policy Context
  - Identification of the relevant Published Landscape Character Assessments
  - Preliminary Impact Assessment and Identification of the relevant Landscape Resources and Visual Receptors which may be affected by the proposal and need to be considered and covered by the assessment.

FORM OF ASSESSMENT (LVIA OR LVA?)

17.4 In order to determine which form of assessment is required for the proposed development it is necessary to determine whether the development would qualify for requiring the submission of an Environmental Impact Assessment as defined by the EIA Regulations 2017, by falling within the either the definition of a Schedule 1 or qualifying Schedule 2 development as set out with the EIA Regulations 2017.

17.5 The Landscape Institute have published a 'GLVIA3 Statement of Clarification 1/13 June 2013' to provide clarification of the effect of the latest LVIA guidance upon the recommended approach for undertaking landscape and visual impact assessments.

17.6 With specific reference to 'Non EIA Landscape and Visual Impact Appraisals' this states;

'In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are, or are not significant given that the exercise is not being undertaken for EIA purposes.

The reason is that should a landscape professional apply LVIA principles and processes in carrying out an appraisal and then go on to determine that certain effects would be likely be significant, given the term 'significant' is enshrined in EIA Regulations, such a judgement could trigger the requirement for a formal EIA.

The emphasis on likely 'significant effects' in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle - focussing on a proportional approach – also applies to appraisals of landscape and visual impacts outside the formal requirements of EIA'.

17.7 Assessment reports relating to landscape and visual impact can therefore be divided into two categories, as described below:

LVIA (EIA):

17.8 A Landscape and Visual Impact Assessment produced as part of the Environmental Impact Assessment (EIA) process, to inform an Environmental Statement.

17.9 It will assess the "Significance" of all potential landscape and visual effects (construction, operational, residual and cumulative), normally using a scale of significance such as; Major, Moderate or Minor.

LVA:

17.10 A Landscape and Visual Appraisal produced as part of a non-EIA development.

17.11 It is not required to assessment of the "Significance" of landscape and visual effects and will consider only the nature of the potential effects in terms of whether they are considered beneficial, adverse, or neutral.

Establishing the Study Area

17.12 In determining an appropriate study area for assessment, it is important to distinguish between the study of the physical landscape and the study of visual amenity.

Local Study Area

17.13 The Local Study Area required for analysis of impacts upon the physical landscape is focused on the immediate locality of the identified site and a sufficient sized surrounding area to place the site into its wider landscape context.

Broad Study Area

17.14 The Broad Study Area for the visual assessment extends to the whole of the area from which meaning full views of the site and/ or the proposed development could be experienced. This may be the same as the Local Study Area or may extend significantly further depending upon the visibility of the site and the height of the proposed development upon it.

Zone of Theoretical Visibility

17.15 To help establish the required extent of the Broad Study Area, and where applicable, some projects will include the production of a 'Zone of Theoretical Visibility' (ZTV) diagram, using specialist software packages and survey data.

17.16 ZTV's are intended only to provide an initial broad-based assessment of the likely visibility shed of the proposal site, to establish potential publicly accessible locations from where views of the site might be gained. It is therefore a representation only of the areas from where potential views may be gained and is not intended as an accurate representation of precise areas from where the site or the development may be visible.

17.17 In many situations it can be extremely difficult to establish a reliable ZTV, due to anomalies caused by the presence of existing built development and vegetation cover within the study area which can be very hard to accurately model. The results of the ZTV are therefore manual checked by direct field observations.

Height of the Observer

17.18 For the purposes of the production of ZTVs, site surveys and baseline photography, it has been assumed that (unless stated otherwise) the observer eye height is between 1.5 to 1.7m above ground level, based upon the mid-point of average heights for men and women.

Desktop Study

17.19 During the scoping exercise a desktop study of relevant available background information relating to the site and its surroundings is undertaken to identify the appropriate sources of information relevant to the site and study area. These typically include.

- National & Local Planning Policies and Guidance.
- Existing Published National, Regional, District and Local Landscape Character Area Assessments.
- Statutory consultants including Historic England and the Environment Agency.
- Online national and regional mapping resources.

Preliminary Field Observations

17.20 During the scoping exercise preliminary field observations are undertaken. The purpose of this field work is to.

- To validate and check the accuracy of information collated in the desktop study and its interpretation.
- To check and confirm the ZTV diagram.
- To identify any significant landscape resources and visual receptors within the study area that could be affected by the proposals.
- To undertake a preliminary assessment of the quality and condition of significant landscape resources and visual receptors.

BASELINE STUDIES

17.21 The purpose of the baseline studies is to establish the existing landscape and visual conditions against which the proposal will be assessed.

17.22 In terms of landscape this process will identify the constituent elements, features and characteristics of the landscape, and the way these interact and vary spatially. It will establish the condition of these components, the way that the landscape is experienced, and the value or importance attached to them.

17.23 In terms of visual amenity, the baseline study will establish the different groups of people (receptors) who may experience views, the location and nature of existing views and the existing quality and condition of these views.

17.24 These assessments are then used to arrive at an assessment of the baseline 'Sensitivity' of the landscape resources and visual receptors.

Landscape Resources And Character

17.25 For those landscape resources identified within the scoping exercise, baseline mapping will be produced showing the location, extent, and distribution of the landscape resource within the study area. These will be accompanied by a written description, identifying the key features and characteristic of the resource, along with any existing damage or detracting features and an assessment of the 'Condition', 'Importance' and 'Value' of the resource.

17.26 These will then be used to establish the baseline 'Sensitivity' of the landscape resource.

17.27 Typical baseline information may include:

- Aerial imagery.
- Topography.
- Soils and geology.
- Land cover.
- Protective designations.
- Historic context and features.
- Land use.
- Public rights of way.
- Existing evaluation and assessment studies.

Published Landscape Character Area Assessments

17.28 Landscape character assessments have been carried out by a various Local Planning Authorities at a range of scales, from National and Regional, down to District and Local levels.

17.29 Existing assessments are reviewed critically before use, to ensure that they are accurate, current, and relevant to the assessment process in hand. They are checked to establish their status (adopted, unadopted, advisory or superseded). They are also reviewed to determine the scale and level of detail of the assessment, and how this relates to the proposed development.

17.30 Many national and regional landscape character assessments are based on too large a scale to be of real benefit in assessing local or district scale development projects and require sub-division into local sub-character areas. These are more specific to the study area and allow a more thorough assessment of the potential impacts of a development upon sub-components that combine to create the larger 'Character Area Classifications'.

17.31 Urban areas are often omitted from national and regional landscape assessments due to the complex nature of the urban fabric, preventing the definition of broad character types. For this reason, a separate project-specific 'Townscape Character Assessment' may be necessary to identify different townscape character zones and components within the urban fabric, and within the local study area.

17.32 It may sometimes be necessary to rule out or otherwise interpret the content of existing landscape character assessments and their findings, especially if baseline conditions at the site-specific level are at variance with the broader landscape character classification.

17.33 Where it is assessed that existing Published Landscape Character Area Assessments do not provide an accurate or useable baseline assessment of the site and/or study to allow for a meaningful assessment a Project Specific Character Area Assessment may also be produced to allow a more meaningful analysis of the effect of identified impacts at the local scale.

Project Specific Character Area Assessment

17.34 Analysis of baseline landscape conditions provides a concise description of the existing elements, features, characteristics, character, quality and extent of the site and its surroundings.

17.35 A distinction is made between:

- The elements that make up the landscape, including.
  - Physical components, such as geology, soils, landform and drainage.
  - Land cover.
  - Influence of human activity, current and past, including land use and management, settlement, and development patterns.
- Aesthetic and perceptual aspects, such as scale, complexity, openness and tranquillity.
- Analysis of the way in which these components interact to create the distinctive characteristics of the landscape.

17.36 The combination of the above components creates areas with a unique sense of place or 'character', which can be mapped and defined as Project Landscape Character Areas (PLCAs).

17.37 These PLCA's are mapped onto the study area defining their location, extent, and relationship to one another. For each PLCA identified a written description of each is provided giving the key features and characteristic of the PLCA, along with any existing damage or detracting features and an assessment of the 'Condition', 'Importance' and 'Value' of the PLCA. This is supported with Baseline photography to demonstrate the visual characteristics of the PLCA.

Desktop Study

17.38 Project Landscape Character Areas are initially devised by desktop studies and analysis of baseline mapping to identify area which have distinctive combinations of landscape resources and features.

17.39 Additional baseline mapping where necessary is produced for issues which may have been scoped out of requiring assessment, but which may assist in establishing PLCA's

Field Observations

17.40 The preliminary Project Landscape Character Areas are then checked and verified by direct field observations and where necessary they are adjusted and their key characteristics and assessments of condition, importance and value adjusted.

17.41 Baseline photography is taken to visually record the visual characteristics, condition, and quality of each PLCA.

Visual Receptors and Amenity

17.42 Baseline analysis of visual conditions provides a concise description of the prevailing visual characteristics and visual amenity of the study area landscape, in terms of pattern, scale, texture, complexity, unity, form and enclosure.

17.43 The visual baseline also identifies the different groups and numbers of people who may experience views of the development, the locations where these views will be experienced, and the nature of the existing view at these points.

Zone of Theoretical Visibility

17.44 A preliminary ZTV diagram will have been produced as part of the initial scoping exercise to help establish the extent of the required study area.

17.45 This will have been analysis and used to identify the various locations within the study area where 'significant' publicly accessible view may be experienced and the type of key users (Receptors) present at these locations.

17.46 A preliminary assessment of the 'Susceptibility' of these receptors, and the 'Magnitude' of change to the existing view will have been carried out using Table A.1 and Table A.2 above, and used to determine which locations and receptors need to be included within the visual baseline studies.

Selecting Viewpoint Locations

17.47 Direct field work is undertaken to verify the location of individual viewpoints that characterise the views of the proposed development and those which are of particular relevance in terms of their location or with particular features of importance or sensitivity, are then selected.

17.48 These viewpoints can be divided into the following groups:

- Representative viewpoints - Views which represent the experience of different types of receptor and / or of views, from a few similar locations, where the effect is unlikely to differ.
- Specific viewpoints - Views from specific locations where the value of the view is acknowledged, such as views from visitor attractions, or designated historic or cultural viewpoints and landmarks.
- Illustrative viewpoints - Chosen to demonstrate a particular effect or issue.

17.49 Baseline photography is taken for each viewpoint in accordance with the the reqirements of the Landscape Institute's Technical Guidance Note TGN 06/19 Visual Representation of development proposals (17 September 2019).

17.50 Each viewpoint is accompanied by a written description, identifying the key features and characteristic of the view, and noting any detracting features.

Representative views

17.51 The approach to visual assessment requires that assessed views are representative of the wider general viewing experience. Selected viewpoints should be unbiased and should aim to represent the full range of viewing experiences available within the study area.

17.52 In selecting the final representative viewpoints consideration has therefore been given to:

- Public accessibility.
- Number and sensitivity of viewers.
- Viewing direction, distance, and elevation.
- Nature of the viewing experience (static, moving).
- Type of view (panoramic, vista, glimpsed).

17.53 Selected viewpoints should include locations from all geographic directions, at a range of distances. They should not focus just on locations where the development might be visible or equally not visible. They should represent the full range of views to ensure that the visual effect of a development is not over, or under-represented.

DEVELOPMENT PROPOSALS

17.54 The purpose of this section of the assessment is to:

- Identify the key features and components of the proposed development, upon which the assessment has be based. This includes where appropriate; location; function; layout; scale; massing; architectural style; materials; textures; colour; phasing and life span.
- Identify the essential aspects of the scheme that will potentially give rise to impacts on landscape and visual amenity.
- Set out any assumptions that have been made regarding the nature of the proposed development in the absence of firm or clear details at the time of assessment.
- Describe any 'Preliminary Mitigation' measures which have been built into the finalised scheme as part of the iterative design process to help avoid, minimise, or compensate for anticipated impacts.
- Identify and describe any 'Enhancements' included within the proposals which seek to improve existing landscape resources and visual amenity of the site and its wider setting, including the restoration of damaged or derelict land, opportunities for habitat creation and/or improvement for example.

17.55 This section includes reference to any plan's drawings and/or illustrative material that has been used to determine, understand and assess the physical characteristics of the proposed scheme.

IDENTIFICATION OF EFFECTS

17.56 This section of the assessment is split into two stages.

17.57 Stage one determines the 'Impacts' that will occur as a result the development proposals and describe the overall 'Nature of Effect' on the baseline conditions of the individual landscape resources or visual receptors

17.58 These are described in terms of:

- Changes to and / or partial, or complete loss of elements, features or aesthetic aspects that contribute to the landscape or visual character.
- Addition of new elements or features that will influence character.
- The combined effects of the above on overall character.

17.59 The nature of change is also considered in terms of whether it is:

- Direct / Indirect.
- Beneficial / Adverse, or Neutral.

Direct / Indirect Effect

17.60 A 'Direct' effect is 'an effect that is directly attributable to the proposed development'.

17.61 An 'Indirect' effect is an effect that 'result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of inter-relationships or a complex pathway. They may be separated by distance or in time from the sources of the effects'.

Beneficial, Adverse or Neutral

17.62 The LVIA Guidelines require attributes of 'Beneficial', 'Adverse' or 'Neutral' to be assigned to an assessed effect.

17.63 This process is based upon an informed professional judgement, which considers a range of criteria that include:

- The degree to which the proposed development is considered to be characteristic, or uncharacteristic of the receiving landscape or view.
- The contribution to the landscape that the development may make in its own right, by virtue of good design, the removal of detracting features or repair and restoration of derelict or damaged landscapes.

17.64 The criteria used to assess the nature of the effect is set out below in Table A.7

17.65 It is considered that a material change to a landscape resource or visual receptor is not automatically adverse simply because it results in a change to the baseline condition.

Table A.7 Assessing 'Nature of Effect'

Nature	Definition
Beneficial	This refers to an identified effect which results in an improvement or enhancement in the baseline condition of a landscape resource or view, which might derive from: Removal of a detracting feature, component, or view. Reinstatement or improvement of a key existing beneficial feature, component, or view. The introduction of a new, characteristic, and beneficial feature or component which reinforces, protects or promotes the existing valued landscape character or visual amenity.
Adverse	This refers to an identified effect which results in the loss or degradation of the baseline condition of a landscape resource or view, which might derive from: Removal of a beneficial feature, component, or view. Expansion or enlargement of an existing adverse feature, component, or view. The introduction of a new, uncharacteristic, and adverse feature or component which weakens, damages or changes the existing valued landscape character or visual amenity.
Neutral	This refers to an impact that neither contributes to nor detracts from the baseline condition of a landscape resource or view. This can include situations where effects are of so limited a scale that the change is barely noticeable.

17.66 Stage two then assess the 'Effect' of these on the baseline conditions of the individual landscape resources or visual receptors and establish the 'Magnitude' of change.

Establishing Magnitude

17.67 The assessment of 'Magnitude' of effect is based upon a combined assessment of the following factors

- Size / scale.
- Geographic extent.
- Duration
- Reversibility. (Permanent/Temporary)

Size / Scale

17.68 A judgement is made on the size or scale of the change that will occur. It is expressed on a four-point scale of Major, Moderate, Minor or Negligible, and considers:

- The extent of existing landscape elements that will be lost, the proportion of the total extent that these represent and the contribution this makes to the character of the landscape or view.
- The extent of the view that would be occupied by the proposed development (glimpsed, partial or full) and the proportion of the proposed development that would be visible.
- The degree to which the aesthetic or perceptual aspects of the landscape or view are altered by the removal, or addition of certain features. A judgement is also made as to whether the proposed development contrasts in form or character with its surroundings, and / or whether the development appears as an extension or addition to the original context of the view.
- Whether or not the impact changes the key characteristics of the receiving landscape.
- The rapidity of the process of change in the landscape or view.

Geographic Extent

17.69 The area over which the effect will be felt is identified on a four-point scale of:

- **Site.** Within the development itself.
- **Local.** Within the immediate setting of the site.
- **District.** Within the landscape type / character area in which the proposal lies.
- **Regional.** Within the immediate landscape type / character area in which the proposal lies, and those immediately adjoining it.

Duration

17.70 The duration of the period over which the effect will occur is defined using a four-point scale of:

- Very Short-term (less than 1yr)
- Short-term (1-5yrs).
- Medium-term (6-10yrs).
- Long-term (11+ years).

Reversibility

17.71 The reversibility is defined on a three-point scale:

- Permanent (change cannot be reversed, or there is no intention that it will be reversed).
- Semi – Permanent (change can or is intended to be partially reversed with time)
- Temporary (change has a defined life span and will or can be reversed on cessation).

Other factors which influence Visual Magnitude

17.72 In relation to visual amenity and when determining size / scale, geographic extent and duration, it is also necessary to consider the following variables, which can influence how a change to a view can be perceived or observed:

- **Elevation and distance.** The distance and angle of view of the viewpoint from the proposed development, and how this may affect a receptor's ability to identify the development within the view.
- **Exposure.** The duration and nature of the view (fragmented, glimpsed, intermittent or continuous).
- **Prominence.** Whether or not the view would focus on the proposed development. For example, where a building would effectively create a landmark, or the view is directed towards a building by the landscape framework, or the development forms one element in a panoramic view.
- **Weather conditions / aspect.** The effect of the prevailing weather conditions at a given location, the clarity of the atmosphere or the angle and direction of the sun and how these impact upon visibility.
- Seasonal variation. Changes in seasonal weather conditions and vegetation cover will alter the extent of visibility of a development within a given view. This will in turn, influence factors such as the perceived size, scale, exposure, and prominence.

Determining Overall Magnitude of Change

17.73 This process is based upon an informed professional judgement, which considers and attempts to balance the various factors considered.

17.74 The assessments of the nature of the Size / scale, Geographic extent, Duration and Reversibility of the 'Effect' are combined to define the nature of the 'Magnitude' of change, using a four-point scale of High, Medium, Low or Negligible, as set out in Table A.8 below.

17.75 Given the complex nature of effects it is likely that they will not sit cleaning within any one category but may share feature of two or all three categories. It is possible for an effect to be of high magnitude for one factor and low for another. For example, an effect may be considered of high magnitude in terms of 'Reversibility', but of low magnitude in terms of 'Duration' or 'Scale' or vice versa.

17.76 In these instances, a balanced assessment of the overall 'Magnitude' is conducted and an explanation as to how this has been arrived at given.

Table A.8 Magnitude of Change.

Nature	Definition
High	A change of high magnitude will be generally consistent with the following criteria. Will be of a Major Scale, resulting in the loss of all or most of the resource or receptor and / or will affect a significant proportion of the resource or receptor. Will affect and / or will be experienced over a large National geographic extent Will be of a long duration, and Will result in permanent / irreversible changes. Will result in a visually prominent / dominant change.
Medium	A change of medium magnitude will be generally consistent with the following criteria. Will be of a Moderate Scale, resulting in the partial loss of resource or receptor and / or will affect only a limited proportion of the resource or receptor. Will affect and / or will be experienced over a large District geographic extent Will be of a medium duration, and Will result in semi-permanent / partially reversible changes. changes. Will result in a visually noticeable change.
Low	A change of Low magnitude will be generally consistent with the following criteria. Will be of a Minor Scale, resulting in the a very small or barely discernible loss of resource or receptor and / or will affect only a very small proportion of the resource or receptor. Will affect and / or will be experienced over a small Local geographic extent Will be of a short duration, and Will result in temporary / reversible changes. changes. Will result in a visible but not obvious change.
Negligible	A change of negligible magnitude will be generally consistent with the following criteria. Will be of a Negligible Scale, resulting in the a barely discernible loss of resource or receptor and / or will affect only a very small proportion of the resource or receptor. Will affect and / or will be experienced at a very small Site extent only. Will be of a very short or duration, and Will result in temporary / reversible changes. changes. Will result in a visually obscure / inconspicuous change.

CONCLUSION

17.77 The purpose of this final section of the assessment is to present an overall summary of the magnitude nature and of each identified impact and effect.

17.78 This is presented in the tabular format for ease of reference and comparison.

17.79 LVA assessment is designed to be an impartial and informative process intended to inform decision-makers as they weigh up the overall balance of potential environmental effects of a proposed development in planning terms. The report's conclusion will therefore present professional judgement only and will include no commentary on whether the proposed development should or should not be allocated for development or granted planning permission.

- 2 storeys plus roof.