

Land to the West of Kings Business Centre Reeds Lane, Sayers Common

Landscape and Visual Appraisal
November 2019

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This document has been prepared and checked in accordance with ISO 9001:2015.

1.0 Introduction

1.1. Scope of the Report

- 1.1.1. LDA Design was commissioned to carry out a landscape and visual appraisal (LVA) of the proposed residential development at the Land to the West of King Business Centre, Sayers Common on behalf of Reside Developments Ltd. The work has been completed by a small team of Chartered Landscape Architects.
- 1.1.2. This LVA forms part of the written representations submitted to Mid Sussex District Council in relation to the Regulation 18 consultation on the Draft Site Allocations Development Plan Document (DPD).

1.2. The Site

- 1.2.1. The Site is located to the west of Sayers Common, a village situated to the south-west of the district of Mid Sussex.
- 1.2.2. **Figure 1** places the Site in its immediate context, labelling key features within the vicinity of the Site, while **Figure 2** identifies the key policy and environmental context, including proposed and permitted sites for new housing, Public Rights of Way (PRoW) and other recreational routes.
- 1.2.3. The Site encompasses approximately 3.3ha of land that presently comprises a grazed field with scattered individual trees. The topography of the Site is relatively flat, falling marginally from east to west, and it is well-enclosed by mature vegetation.
- 1.2.4. The boundaries of the Site are predominantly delineated by a combination of woodland, trees and hedgerows, as follows:
 - To the north, the Site boundary abuts Furze Field woodland, an area of mature woodland with some scrub.
 - To the east, the Site adjoins the western edge of Sayers Common. The Site directly abuts commercial units within the King Business Centre and lies adjacent to an overgrown parcel of land to the north of the Business Centre, which is proposed for a housing allocation of around 35 houses ('Land to the North of Lyndon, Reeds Lane').
 - To the south, the Site boundary runs alongside Reeds Lane and comprises a mature hedgerow with individual trees.
 - To the west, the Site boundary is marked by a tall hedgerow with mature trees that extends between Furze Field woodland and Reeds Lane.
- 1.2.5. Further to the west of the Site lies the existing commercial development of Valley Farm Business Park and Avtrade Global Headquarters. These are separated from the Site by an intervening rough grassland field and two field boundaries with dense hedgerows.
- 1.2.6. The village of Sayers Common itself centres around the two local roads – the B2118 and Reeds Lane. Sayers Common's older dwellings are generally strung out along these routes, with more recent cul-de-sac developments branching off the main routes.

- 1.2.7. An area of open land to the north-east of the Site – beyond the Land of the North of Lydon' proposed housing allocation – has planning consent for a new residential development (Ref. DM/15/1467 and DM/19/1148), referred hereafter as 'Kingland Laines'.

1.3. Approach to the Appraisal

- 1.3.1. The methodology used for this report is informed by best practice guidance including Natural England's '*An Approach to Landscape Character Assessment*' (2014), and '*Guidelines for Landscape and Visual Assessment*' (GLVIA) (3rd Edition) (2013) produced by the Landscape Institute and Institute of Environmental Management and Assessment.
- 1.3.2. This report has been informed by desk-study, which has considered relevant planning policy and supplementary planning guidance (including landscape character assessments and capacity studies) pertinent to the Site.
- 1.3.3. This desk-study has been supported by fieldwork that has been undertaken to understand the landscape and visual environment of the Site and its surrounding context.
- 1.3.4. Photographs from key views within and around the Site are presented in the **Figure 3**, which is appended to this report.
- 1.3.5. For the purposes of the LVA, the term 'landscape' also encompasses 'townscape', and applies equally to the built-up area of Sayers Common and the surrounding countryside.
- 1.3.6. Desk and fieldwork have determined that the Site is visually well contained by surrounding vegetation and built development. As such, this LVA focuses primarily on an area of up approximately 500m from the Site boundary, which is judged to be sufficient to cover all potentially material landscape and visual impacts resulting from the proposed development.

1.4. The Structure

- 1.4.1. **Section 1** introduces the appraisal and outlines its scope.
- 1.4.2. **Section 2** presents extracts from adopted and relevant planning policy pertinent to this appraisal; considers local guidance documents and studies; and summarises field observations that has considered the visual environment of the Site and its context.
- 1.4.3. **Section 3** describes proposals and considers the potential landscape and visual effects of the proposed development.
- 1.4.4. **Section 4** sets out the conclusions of the appraisal.
- 1.4.5. The Figures referred to within this appraisal are provided at end of the report.

2.0 Baseline Conditions

2.1. Landscape Policy and Designations

- 2.1.1. The Site is situated within the administrative area of Mid Sussex District Council, with relevant policies contained within the 'Mid Sussex District Plan 2014 – 2031' (Adopted March 2018) and the 'Hurstpierpoint and Sayers Common Neighbourhood Plan' (Adopted March 2015).
- 2.1.2. A review of the District and Neighbourhood plan policies shows that there are a number of policies relevant to the landscape and visual context of the Site, which are summarised below.
- 2.1.3. No national or local landscape designations cover the Site or its immediate surroundings.
- 2.1.4. As shown on **Figure 2**, a 'local gap' (as defined by the Neighbourhood Plan) is located to the south-east of the Sayers Common, but does not encompass or adjoin the Site. There are various tracts of Ancient Woodland around Sayers Common, but these are typically to the south-east and are remote from the Site. The Site is crossed by a PRoW, which runs broadly east-west across the southern portion of the Site.

Mid Sussex District Plan 2014 – 2031

- **DP12: Protection and Enhancement of Countryside.**

This policy states that, "...the countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and [...] it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan."

- **DP13: Preventing Coalescence**

This policy states that "...the individual towns and villages in the District each have their own unique characteristics. It is important that their separate identity is maintained. When travelling between settlements people should have a sense that they have left one before arriving at the next."

- **DP22: Rights of Way and other Recreational Routes**

This policy states that "...rights of way, Sustrans national cycle routes and recreational routes will be protected by ensuring development does not result in the loss of or does not adversely affect a right of way or other recreational routes unless a new route is provided which is of at least an equivalent value and which does not sever important routes."

- **DP26: Character and Design**

This policy states that "...all development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside."

- **DP37: Trees, Woodland and Hedgerows**

This policy states that “...the District Council will support the protection and enhancement of trees, woodland and hedgerows, and encourage new planting. In particular, ancient woodland and aged or veteran trees will be protected.”

Hurstpierpoint and Sayers Common Neighbourhood Plan

- **Countryside Hurst Policy C1 – Conserving and enhancing character**

This policy states that “...development, including formal sports and recreation areas, will be permitted in the countryside, where:

- It comprises an appropriate countryside use;
- It maintains or where possible enhances the quality of the rural and landscape character of the Parish area;
- In the South Downs National Park, Policy Hurst C2 will take precedent.”

- **Countryside Hurst Policy C3 – Local Gaps and Preventing Coalescence**

This policy states that “...development will be permitted in the countryside provided that it does not individually or cumulatively result in coalescence and loss of separate identity of neighbouring settlements, and provided that it does not conflict with other Countryside policies in this Plan. Local Gaps between the following settlements define those areas covered by this policy:

- Hurstpierpoint and Hassocks;
- Sayers Common and Albourne;
- Hurstpierpoint and Albourne;
- Hurstpierpoint and Burgess Hill.”

2.2. Local Guidance Document and Studies

- 2.2.1. The ‘**Mid Sussex District Landscape Capacity Study**’ (2007) examines the landscape capacity of the District to accommodate proposed development in areas identified by the draft ‘*Core Strategy 2006 – 2026*’ (subsequently replaced by the District Plan).
- 2.2.2. Landscape capacity was determined by considering the value and sensitivity of those LCAs – as defined by the ‘*Landscape Character Assessment for Mid Sussex*’ (2005) – which were most likely to be a focus for growth. This included ‘*LCA 62: Hickstead – Sayers Common Low Weald*’ within which Sayers Common falls. The study found that this area had ‘Low – Medium’ landscape capacity. There appears to be no definition for ‘Low – Medium’ but this implies there is potentially some potential for growth.
- 2.2.3. As this study was undertaken specifically in relation to development locations that were being considered in the draft Core Strategy, it did not cover all areas within the District. Therefore, the ‘**Capacity of Mid Sussex District to Accommodate Development**’ study

was completed in 2014, covering the entire District. This also reviewed the previously assessed areas against a slightly revised scale for landscape capacity.

- 2.2.4. The overall findings conclude that two-thirds of the District is covered by areas that are given the highest protection under national policy, such as the National Park and Area of Outstanding Natural Beauty, and only a small proportion of the District is not covered by any designated landscapes.
- 2.2.5. Landscape capacity is one factor used to inform judgements within this study, and it is identified that the Site falls within an area of 'Medium' capacity. This is defined as an area with *"potential for limited smaller-scale development to be located in some parts of the character area, so long as there is regard for existing features and sensitivities within the landscape"*.
- 2.2.6. The study goes on to geographically 'overlay' a variety of environmental constraints to identify which parts of the District are most constrained. Much of Sayers Common and the Site itself falls outside any identified area of constraints.
- 2.2.7. In both of these studies (2007 and 2014) it is noted that very broad areas are defined / assessed, and it seems likely that more detailed assessment of smaller parcels will be required to more accurately determine landscape capacity. It is also noted that relatively few areas are considered to have high / medium-high capacity to accommodate growth – this would suggest that it may be necessary to consider sites in areas of medium to low capacity.
- 2.2.8. The **'Settlement Sustainability Review'** (2015) seeks to understand the ability of existing settlements to support sustainable growth, and includes reference to environmental constraints. The study does not refer to any particular environmental constraints affecting Sayers Common, with the exception of pockets of Ancient Woodland to the south-east of the village, away from the Site.
- 2.2.9. The **'Site Allocation DPD'** (Regulation 18 Consultation Draft - 2019) presents the Council's draft housing allocation. 'Land to the North of Lyndon, Reeds Lane' (SA30) is a proposed allocation for up to 35 dwellings at Sayers Common.
- 2.2.10. A review of the analysis for 'Land to the North of Lyndon' (SA30) does not identify any particular landscape or other environmental constraints. The 'landscape considerations' section recommends the retention and enhancement of existing mature trees and hedgerows around the site; and the creation of new green space to help integrate the development into the landscape.
- 2.2.11. The **'Site Allocation DPD Sustainability Appraisal'** (2019) includes a review of all potential allocations at Sayers Common, including the Site itself (identified as 'Site D: Land to the West of King Business Park, Reeds Lane'). 'Site A: Furzeland' and 'Site B: Whitehorse' are discounted due to their small size and other constraints. 'Site C: Land to the North of Lyndon' and 'Site D: Land to the West of King Business Park' both perform similarly, with comparable opportunities or constraints.
- 2.2.12. The only difference between the performance of Sites C and D are the larger scale of Site D which is considered to result in a *"more negative impact on land use"*. As a result, Site C is put forward as a proposed allocation within the Site Allocations DPD and Site D is considered

to be 'marginal'. This is despite the fact that both sites are in 'Medium' areas of landscape capacity and with no known constraints (as identified by the 'Capacity of Mid Sussex District to Accommodate Development' study).

2.3. Existing Landscape Character

- 2.3.1. An assessment of Mid Sussex's landscape character is set out in the Supplementary Planning Document (SPD) 'A Landscape Character Assessment for Mid Sussex' (2005) (LCAMS), which maps areas of distinctive and relatively homogenous character within the district, identifying 7 Landscape Character Types (LCT).
- 2.3.2. From these areas, the LCAMS identifies 10 Landscape Character Areas (LCA), which are unique geographical areas containing a combination of intimately related LCTs. These LCAs have their own individual character and identity, even though it shares the same generic characteristics with LCTs in other areas.¹
- 2.3.3. The Site therefore lies within the extent of the LCA 'Hickstead Low Weald', which is described as a *"Lowland mixed arable and pastoral landscape with a strong hedgerow pattern. It lies over low ridges and clay vales drained by the upper Adur streams. In the east, the area has experienced high levels of development centred on Burgess Hill."*
- 2.3.4. Its key characteristics are as follows [inter alia]:
 - *"Alternating west-east trending low ridges with sandstone beds and clay vales carrying long, sinuous upper Adur streams."*
 - *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."*
 - *Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes."*
 - *Crossed by north-south roads including the A23 Trunk Road, with a rectilinear network of narrow rural lanes."*
 - *Varied traditional rural buildings built with diverse materials including timberframing, weatherboarding, Horsham Stone roofing and varieties of local brick and tile-hanging."*
- 2.3.5. Fieldwork undertaken by LDA Design indicate that the Site and immediate surrounding landscape are not strongly reflective of the LCA's key characteristics.
- 2.3.6. Sayers Common occupies land that slopes up very gradually from the River Adur to the north. The relatively flat topography and pattern of field boundaries with mature

¹ The SPD states that this approach was adopted for the following reason: "1.18. The unpublished Landscape Character Assessment of West Sussex (2003) contained an analysis of landscape character types. Because of the complexity and fine grain of the West Sussex landscape, other than in the river valleys and the Low Weald, there was relatively little difference between the numbers of types and the numbers of areas. It was therefore considered unnecessary to carry out a further analysis of landscape character types in Mid Sussex District, relying instead on the typology created at County level."

vegetation provides a strong sense of enclosure, and the visual influence of the higher ground (South Downs National Park to the south and the High Weald Area of Outstanding Natural Beauty to the north) are not readily apparent.

- 2.3.7. Whilst the wider landscape to the west of Sayers Common (circa 1.5km to west, typically beyond High Cross) displays a mixture of farmsteads and hamlets with a strongly rural character, the landscape to the immediate west of Sayers Common is influenced by proximity to the urban area and north-south transport routes, comprising the A23 and B1128. This is also evident in the conversion of previous farmsteads (such as Valley Farm and Reed's Farm to the west of the site) into commercial development units.
- 2.3.8. However, the settlement form of Sayers Common is typical of the LCA, with built development 'strung out' along the B2118 and Reeds Lane. Reeds Lane itself is a typically rural lane, albeit its character has been influenced by the employment sites on the western edge of Sayers Common.

2.4. Existing Visual Amenity

- 2.4.1. Photopanel from key view within and around the Site are presented in the **Figure 3**.
- 2.4.2. Due to the relatively flat nature of the topography, presence of adjacent built development and enclosure by mature tall field boundary vegetation, views of the site are restricted.
- 2.4.3. The sizeable belt of mature woodland around Furze Field adjacent to the northern Site boundary strongly screens views of the Site from the north.
- 2.4.4. To the east, views of the Site are screened from within Sayers Common by intervening vegetation within and around the settlement edge, and existing built form, including the King Business Centre.
- 2.4.5. To the south, the dense hedgerow belt with mature trees that runs adjacent to the southern Site boundary along Reeds Lane strongly filters views from the road and helps enclose the Site. Glimpsed views into the Site are only available adjacent to the current access in the south-east corner of the site (**Viewpoint 1**), and from a gap in the vegetation in the south-west corner of the Site.
- 2.4.6. Views from the PRoW to the south of Reeds Lane / residential edge of Sayers Common are also heavily filtered by the vegetation along the south boundary (**Viewpoint 6**).
- 2.4.7. A PRoW passes through the Site, extending from Reeds Lane to Cobbs Barn north of Valley Farm Business Park. As illustrated by **Viewpoint 2**, there are currently open views from the footpath of the whole of the field.
- 2.4.8. To the west, views of the Site from along the PRoW in the adjacent field to the Valley Farm Business Park are strongly filtered by the dense hedgerow and belt of mature trees that runs along the western Site boundary (**Viewpoint 3**). From here, the Site appears against the backdrop of commercial buildings within the King Business Centre and residential houses on the edge of Sayers Common.

- 2.4.9. As illustrated by **Viewpoint 4**, taken near the entrance to Avtrade Global Headquarters, there are no open views into the Site from Reeds Lane to the west and only the southern boundary tree / hedgerow is visible.

3.0 Potential Landscape and Visual Effects

3.1. Development Proposals

- 3.1.1. LDA Design has assessed the Site based on the principle of development at this location and without reference to detailed proposals.
- 3.1.2. It is understood that proposed development is for up to around 100 new dwellings and associated green space, and that the existing field access in the south-east corner of the Site would be utilised for access.
- 3.1.3. It is also understood that the opportunity also exists to establish vehicular and / or pedestrian and cycle routes to the proposed allocated site to the north-east ('Land to the North of Lyndon').

3.2. Potential Effects on Landscape Character

- 3.2.1. The Site lies within the '*Hickstead Low Weald*' LCA but is weakly representative of wider landscape character with few shared key characteristics. Due to its location on the western edge of Sayers Common, and close to the Valley Farm Business Park and Avtrade Global Headquarters, it has a character more strongly influenced by the settlement fringe than the wider rural landscape. The relationship between the Site and settlement edge would be further strengthened with the potential development of 'Land to the North of Lyndon', on the adjoining land north of the King Business Centre.
- 3.2.2. In addition, as the Site and surrounding area is not subject to any statutory or non-statutory landscape, cultural heritage or ecological designations, the landscape value and sensitivity of the Site is likely to be relatively low.
- 3.2.3. Inevitably, there would be a wholesale change to the landscape character of the Site itself associated with the change of land use from agricultural to residential development. However, given the relatively small size of the Site and its strong degree of enclosure and containment, any effects on landscape character from the proposed development would be confined to the Site itself with no discernible effect on wider landscape character.
- 3.2.4. The most valuable elements of the Site are the mature boundary vegetation including the adjoining woodland in Furze Field, and mature trees and hedgerows along the western and southern boundaries. This established boundary vegetation would be retained and enhanced as part of the proposed development, and therefore effects on the landscape fabric of the Site would be limited. The proposed development also has the potential for some enhancement of the landscape fabric, with opportunities for new green space and planting.
- 3.2.5. There would no discernible change to the character of Reeds Lane / approach to Sayers Common from the west. The Valley Farm Business Park and Avtrade Global Headquarters has already diminished the rural character of this road and the proposed development would not be readily visible, set behind the retained and enhanced mature tree and hedgerow along the southern Site boundary.

- 3.2.6. The proposed development – when considered in conjunction with the proposed allocation ('Land to the North of Lyndon') and permitted development ('Kingland Laines') – is also considered to relate well to the existing pattern of development which follows the alignment of the B2118 and Reeds Lane. These developments would collectively create a new area of residential development that is contained from the wider landscape by Furze Field woodland and existing water courses to the north; the B2218 to the east; Reeds Lane to the south; and the Valley Farm Business Park and Avtrade Global Headquarters to the west.

3.3. Potential Visual Effects

- 3.3.1. The Site has a restricted visibility due to its strong visual enclosure and containment by mature boundary vegetation along its northern, western and southern boundaries, and built form associated with the King Business Centre and settlement edge of Sayers Common to the east.
- 3.3.2. The main visual effect would arise for users of the PRoW crossing the site, with development altering the nature of the view from an open agricultural field to residential development. However, sensitive treatment and / or realignment of the PRoW within the development layout has the potential to reduce the overall effect on the visual amenity of users.
- 3.3.3. The visual effects on users of the PRoW would also be confined to the relatively short stretch of this route within the Site itself; views from sections of PRoW to the west would be heavily filtered by the existing boundary hedgerow and trees (**Viewpoint 3**).
- 3.3.4. The existing roadside vegetation prevents open views into the Site from Reeds Lane (with the exception of glimpsed views from the south-eastern and south-western corners of the Site where there are gaps in the vegetation). At most, there will be filtered views of the proposed development through dense vegetation from along a short and localised stretch of Reeds Lane between the Valley Farm Business Park and Avtrade Global Headquarters Avtrade (west) and King Business Centre (east).
- 3.3.5. The opportunity exists to further reduce potential visual effects of the proposed development by setting back buildings from the southern Site boundary and undertaking additional planting to strengthen the existing hedgerow and tree belt.
- 3.3.6. View of the proposed development may also be visible from along a short section of the PRoW south of Reeds Lane and / or from along the residential edge of Sayers Common (**Viewpoint 5**), however the majority of views would be screened or otherwise heavily filtered by the southern boundary vegetation.
- 3.3.7. Due to its proximity adjacent to the eastern boundary, some views would be possible from within the King Business Centre, although users are not judged as particularly sensitive.
- 3.3.8. Views from the main buildings of Valley Farm Business Park and Avtrade Global Headquarters would be predominantly screened by the presence of a tall intervening warehouse building and boundary vegetation.

- 3.3.9. Views of proposed development from the wider countryside west of Sayers Common would be limited due to the relatively flat topography and mature field boundary vegetation.

3.4. Recommendations for Development

- 3.4.1. Based on the assessment of likely landscape and visual effects, the following recommendations are made in relation to the design of the proposed development:
- Retention and enhancement of boundary vegetation and providing a sufficient set back from retained trees to ensure the root protection zones are safeguarded.
 - Incorporation of appropriate provision of green space, creating an attractive setting for the new development and opportunities for biodiversity, drainage and recreation.
 - Ensuring that the development is set back from Reeds Lane in order to maintain the character of this route.
 - Integrating the existing PRow that crosses the site into the layout of the development and / or establishing a suitable alternative alignment, and creating new links as part of proposed green space.
 - Careful consideration of site levels and building heights to ensure that the proposed development sits well within the site / landscape and does not appear out of context with the existing development along the western edge (such as the Kings Hill Business Park).

3.5. Policy Compliance

- 3.5.1. In relation to the planning policy context, the proposed development responds as follows:

POLICY	RESPONSE
– DP12: Protection and Enhancement of Countryside	It is accepted that the Site falls outside of the built-up area boundary of Sayers Common and is not currently proposed as a site for development. However, the LVA concludes that the Site relates well to the existing settlement area; any landscape effects would be localised; and there would be no discernible effects on the wider surrounding countryside.
– Countryside Hurst Policy C1 – Conserving and Enhancing Character	
– DP13: Preventing Coalescence	The proposed development would not result in any coalescence with surrounding settlements and the site does not fall with a 'local gap' as defined by the Neighbourhood Plan. There is also considered to be no coalescence with the existing employment area to the west of Sayers Common, with an intervening field separately these sites.
– Countryside Hurst Policy C3 – Local Gaps and Preventing Coalescence	

	In addition, there would no discernible change to the character of Reeds Lane / approach to Sayers Common from the west.
– DP22: Rights of Way and other Recreational Routes	The proposed development could be designed to incorporate the existing PRow crossing the site. No other PRow or recreational routes would be affected. The proposed development also provides an opportunity to create new publicly accessible green space.
– DP26: Character and Design	The proposed development would be designed to form an appropriate extension to Sayers Common. As concluded by the LVA, the Site relates well to the existing settlement area.
– DP37: Trees, Woodland and Hedgerows	The proposed development would be designed to retain and enhance the vast majority of existing trees and hedgerows along the Site boundaries. In addition, new tree and hedgerow planting would be incorporated into the scheme design where appropriate.

4.0 Summary

- 4.1.1. The Site is a rectilinear grass field located on the western edge of Sayers Common adjoining King Business Centre and the proposed housing allocation at Land to the north of Lyndon, Reeds Lane (SA30).
- 4.1.2. While the site does fall outside of the built-up area boundary (as defined by 'Mid Sussex District Plan 2014 – 2031'), a review of planning policy and local guidance documents reveals that the site and surrounding area are not covered by any landscape designations or other environmental constraints. In addition, there are no sensitive landscape features within the Site itself that constrain potential development.
- 4.1.3. Specifically, the site falls within an area of 'medium' landscape capacity (as defined by the 'Capacity of Mid Sussex District to Accommodate Development' 2014 study) where there is considered to be some potential for development.
- 4.1.4. According to the 'Mid Sussex Landscape Character Assessment' (2005), the Site falls into the '*Hickstead Low Weald*' LCA. However, the Site is weakly representative of the wider LCA and rural landscape due to its proximity to the settlement edge, and adjacent residential and commercial development. Visually, the Site is well-contained and benefits from good levels of screening due to its enclosure by mature boundary and peripheral vegetation.
- 4.1.5. It is understood that the Site could deliver up to approximately 100 new dwellings with associated green space. While development would inevitably alter the character of the Site itself due to the change from agricultural to residential use, any effects on wider landscape character would be localised. The main visual effect would be on a short section of PRow crossing the Site, and there would no discernible change to the character / views from Reeds Lane when approaching Sayers Common from the west.
- 4.1.6. The proposed development – when considered in conjunction with the proposed allocation ('Land to the North of Lyndon') and permitted development ('Kingland Laines') – is considered to relate well to the existing pattern of development, which follows the linear course of the two main roads through Sayers Common – the B2118 and Reeds Lane.
- 4.1.7. Overall, it is concluded that development within the Site could be accommodated without resulting in undue adverse effects on landscape character, views and the settlement form of Sayers Common.



LEGEND

Site boundary

LD&A DESIGN

PROJECT TITLE
LAND TO THE WEST OF KINGS BUSINESS CENTRE
REEDS LANE, SAYERS COMMON

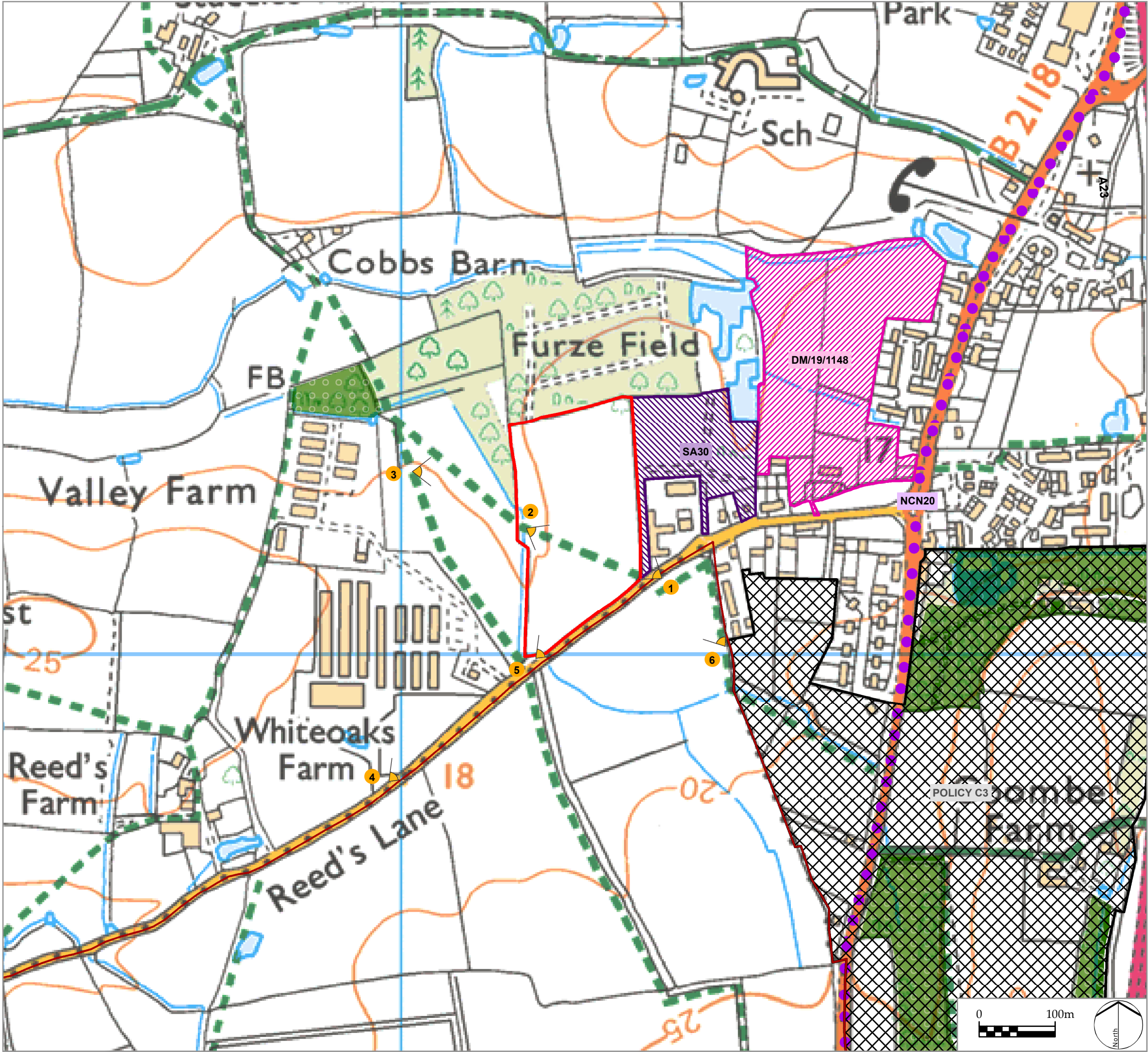
DRAWING TITLE
Figure 1:
Site Location

ISSUED BY	Oxford	T: 01865 887 050
DATE	Nov 2019	DRAWN NA
SCALE @A3	1:5,000	CHECKED WBr
STATUS	Final	APPROVED PL

DWG. NO. 7284_001

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.
© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2008
Sources: Ordnance Survey

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LEGEND

- Site boundary
- Parish boundary
- Consented Schemes¹
- Proposed Housing Sites²
- Local Gap Prevention of Coalescence (Policy C3)³
- National Cycle Network Route
- Ancient Semi Natural Woodland
- Footpath
- Bridleway
- Viewpoint location

NOTES

¹Digitised by LDA Design (November 2019) from information available online on Mid Sussex District Council's 'Online Planning Register' - Planning Reference DM/19/1148

²Digitised by LDA Design (November 2019) from information available online on Mid Sussex District Council's 'Development Planning Document Map'

³Digitised by LDA Design (November 2019) from information contained in Hurstpierpoint and Sayers Common Neighbourhood Plan 'Parish 2031 - Neighbourhood Plan - Parish Proposals Map

LD A DESIGN

PROJECT TITLE

LAND TO THE WEST OF KINGS BUSINESS CENTRE
REEDS LANE, SAYERS COMMON

DRAWING TITLE

Figure 2:
Local Policy and Environmental Context

ISSUED BY	Oxford	T: 01865 887 050
DATE	Nov 2019	DRAWN NA
SCALE @A3	1:5,000	CHECKED WBr
STATUS	Final	APPROVED PL

DWG. NO. 7284_002

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Sources: Ordnance Survey

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Viewpoint 1: View northwest from Reeds Lane opposite Kings Business Park



v2018.0

Viewpoint 2: View southeast from public footpath (Ref. 1A1) along western site boundary

NB. Viewpoint Locations are shown on Figure 2

ISSUED BY	Oxford	t: 01865 887050	
DATE	November 2019	DRAWN	NA
SCALE@A3	NTS	CHECKED	WBr
STATUS	Final	APPROVED	PL

DWG. NO. 7284_003.1

PROJECT TITLE
LAND TO THE WEST OF KINGS BUSINESS CENTRE
REEDS LANE, SAYERS COMMON

DRAWING TITLE
Figure 3.1:
Photograph Panels

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Viewpoint 3: View southeast from public footpath (Ref. 3AI) between the Site and Valley Farm to the west

v2018.0



Viewpoint 4: View east from Reeds Lane by entrance to Avtrade

NB. Viewpoint Locations are shown on Figure 2

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DATE	November 2019	DRAWN	NA
SCALE@A3	NTS	CHECKED	WBr
STATUS	Final	APPROVED	PL

DWG. NO. 7284_003.2

PROJECT TITLE
LAND TO THE WEST OF KINGS BUSINESS CENTRE
REEDS LANE, SAYERS COMMON

DRAWING TITLE
Figure 3.2:
Photograph Panels

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Viewpoint 5: View east from Reeds Lane near southwest Site boundary

v2018.0



Viewpoint 6: View northwest from public footpath (Ref. 1_1AI) south of Reeds Lane, on the western edge of Sayers Common

NB. Viewpoint Locations are shown on Figure 2

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SCALE@A3	NTS	CHECKED	WBr
STATUS	Final	APPROVED	PL

DWG. NO. 7284_003.3

PROJECT TITLE
LAND TO THE WEST OF KINGS BUSINESS CENTRE
REEDS LANE, SAYERS COMMON

DRAWING TITLE
Figure 3.3:
Photograph Panels