

# Landscape and Visual Overview

October 2023

Land off West of Marwick  
Close, Bolney Road, Ansty

Prepared by  
CSA Environmental

On behalf of:  
Devine Homes

Report No: CSA/6704/01

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## 1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Devine Homes to undertake a landscape and visual overview of land west of Marwick Close, Bolney Road, Ansty (the 'Site'). The Site lies within the administrative area of Mid Sussex District Council ('MSDC'). It is identified as a draft site allocation for up to 45 dwellings in the emerging District Plan Review (Policy DPH25: Land to the west of Marwick Close, Bolney Road, Ansty of the Mid Sussex District Plan 2021 – 2039, consultation Draft [Regulation 18]). This report has been prepared as part of the supporting information for the next round of representations to the Council.
- 1.2 The Site comprises a single triangular field to the east of Bolney Road and bordered by the recent housing development at Marwick Close to the north east. It is not covered by any statutory or non-statutory designations for landscape quality or value. The boundary of the High Weald Area of Outstanding Natural Beauty ('AONB') lies a short distance north and west of Ansty. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.3 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.
- 1.4 A Sketch Layout (contained in **Appendix E**) shows how a small residential development can be accommodated at the Site. This has been informed by a number of technical assessments including the findings of this report. The plan forms the basis for the consideration of the potential landscape and visual effects.

### Methodology

- 1.5 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in September 2023. The weather conditions at the time were sunny and visibility was very good.
- 1.6 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character



and visibility. The methodology used in this report is contained in **Appendix F**.

- 1.7 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama.

## 2.0 LANDSCAPE POLICY CONTEXT, GUIDANCE AND CHARACTER STUDIES

### National Planning Policy Framework

- 2.1 National policy is set out in the National Planning Policy Framework ('NPPF'). Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 174 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 2.2 Paragraph 176 notes that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The paragraph also notes that development within the setting of a designated area '*... should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.*'

### Local Policy Context

- 2.3 The Site lies within the administrative area of Mid Sussex District Council. Planning policy for the district is set out in the Mid Sussex District Plan 2014-2031 (adopted in 2018) and the Site Allocations DPD. The Council is also in the process of undertaking a District Plan Review and published a consultation draft document in January 2022.

#### Mid Sussex District Plan 2014-2031

- 2.4 The following adopted policies are relevant to this appraisal:
- **Policy DP12: Protection and Enhancement of Countryside** states that the countryside will be protected for its intrinsic character and beauty.
  - **DP16: High Weald Area of Outstanding Natural Beauty** states that development on land that contributes to the setting of the AONB will only be permitted where it does not detract from the visual qualities and essential characteristics of the AONB, and in particular should not adversely affect the views into and out of

the AONB by virtue of its location or design.

- **Policy DP26: Character and Design**
- **Policy DP37: Trees, Woodland and Hedgerows**

Mid Sussex District Plan Review 2021 - 2039

2.5 The District Council is in the process of preparing a new District Plan. The Site is identified as a draft housing allocation in the regulation 18 consultation document. The following emerging policies are relevant to the Site.

2.6 **DPH4: General Principles for Housing Allocations** identifies the following principles / considerations of relevance:

- Design new development at a density that is appropriate for the location.
- Make a positive contribution towards local character and distinctiveness.
- Undertake Landscape and Visual Impact Assessment or Appraisal (LVIA) on any rural and edge of settlement sites. In the AONB the LVIA will utilise the AONB Management Plan components as landscape receptors. The LVIA will need to inform the site design, layout, capacity and any mitigation requirements.
- Provide a Landscape Strategy to identify how natural features on site have been retained and incorporated into the landscape structure and design of the site and informed the landscaping proposals for the site.
- Protect and enhance green infrastructure.

2.7 **DPH25: Land to the west of Marwick Close, Bolney Road, Ansty** identifies the Site as a draft housing allocation for up to 45 new homes. The following policy requirements are relevant:

- *'Provide suitable access from Upton Drive and Marwick Close.*
- *Retain and enhance mature trees/ hedgerows on site boundaries especially on the southern boundary adjacent to the PROW and in the south-west of the site.*
- *Maintain the rural character of the PROW on the southern boundary of the site.*
- *The layout of the site should take into account the location of the trees and allow for their future retention and to prevent overshadowing into private gardens.*
- *The design and layout of the site should reflect a transition from the built environment to the rural countryside.*
- *The design and layout of the site should reflect the rural character of the settlement and avoid being too urban or suburban.*
- *Integrate development with the site to the east (DPH24) by providing*

*pedestrian and cycling connections and green infrastructure connectivity.*

- 2.8 The land adjacent to the Site's eastern boundary is also identified as a draft housing allocation, DPH24: Challoners, Cuckfield Road, Ansty, for up to 37 dwellings.

Ansty, Staplefield and Brook Street Neighbourhood Plan (2015 - 2031)

- 2.9 The Neighbourhood Plan proposals map identifies the land at Marwick Close as a housing allocation, which has now been developed.

## **Landscape Character Assessments**

### **National Landscape Character**

- 2.10 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site is located in NCA 122, High Weald. This character area is described as an area of ancient countryside and one of the best medieval landscapes in northern Europe. The profile states that it consists of a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws are a fundamental characteristic.

### **County and District Landscape Character**

Sussex Historic Landscape Characterisation

- 2.11 The Sussex Historic Landscape Characterisation ('HLC') was published in August 2010. It provides a broad-brush overview of the present day landscape based on desk top studies.
- 2.12 The Site and the fields to the east lie within HLC Type: Informal Fieldsapes and in the sub-category regular piece-meal enclosure. The description states that these field types are intimately associated with assart field types and could date from the medieval or early post-medieval period.

A Landscape Character Assessment for Mid Sussex 2005

- 2.13 A Landscape Character Assessment for Mid Sussex was produced by Mid Sussex District Council in 2005. The study divides the District into ten Landscape Character Areas (LCAs), with the Site located in Landscape Character Area 10, High Weald Fringes. This is a band of countryside which runs east – west through the district. The following key characteristics are relevant to this appraisal:

- *'Wooded, often confined rural landscape of intimacy and complexity partly within the High Weald Area of Outstanding Natural Beauty (AONB).*
- *South and east-draining gills and broad ridges sweeping gently down to the Low Weald.*
- *Western part drained by the headwaters of the River Arun, eastern part around Scaynes Hill by the River Ouse.*
- *Long views over the Low Weald to the downs.*
- *Significant woodland cover, a substantial portion of it ancient, and a dense network of shaws, hedgerows and hedgerow trees.*
- *Pattern of small, irregular-shaped assart fields and larger fields, and small pockets of remnant heathland.*
- *Orchards and horticulture on lower slopes, particularly to the west.*
- *Biodiversity concentrated in the valleys, heathland, and woodland.*
- *Network of lanes, droveways, tracks and footpaths.*
- *Dispersed historic settlement pattern, close to Horsham, the principal settlements Cuckfield, Haywards Heath and Lindfield and a few villages and hamlets.*
- *Some busy lanes and roads including A and B roads bounding the area to the west, and other roads crossing north to south, including the A23 Trunk Road.*
- *Varied traditional rural buildings built with diverse materials including timberframing, Horsham Stone roofing, Wealden stone and varieties of local brick and tile-hanging.'*

2.14 The assessment identifies a number of landscape and visual sensitivities for the LCA and the following are of relevance:

- *'Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity.*
- *Unobtrusive settlement pattern in many parts.*
- *Older, small assart pastures contribute to the intimacy of the landscape.*
- *Important pockets of rich biodiversity are vulnerable to loss and change.*
- *Network of lanes, droveways, tracks and footpaths provides a rich terrain for horse-riding, cycling and walking and for the appreciation of nature.*
- *Long views from open ground have a high sensitivity to the impact of new urban development, modern farm buildings, masts and pylons and new roads.*
- *Settlement pattern currently sits well within the rural landscape although there is a danger of the visual impact of new development, particularly on the south side of Haywards Heath, unless appropriate steps are taken to integrate new development into the landscape.*
- *Legacy of designed landscapes and treescapes.'*

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

- 2.15 LUC was commissioned by Mid Sussex District Council to prepare a study of the capacity of the District to accommodate development. The study considered four potential constraints to development: environmental, infrastructure, landscape capacity and sustainability. The landscape capacity work updated the previous landscape capacity study (2007). The Site is located in Ansty High Weald Fringe Landscape Character Area (LCA 77) one of five new landscape character areas which were assessed in the 2014 study. LCA 77 is a large tract of land which extends to the south of Bolney Road from the A23 in the west in the direction of Cuckfield in the east.
- 2.16 The key characteristics of Ansty High Weald Fringe are stated as being:
- Part of High Weald fringes on the edge of the AONB, forming a transitional landscape to the Low Weald.
  - Gently undulating landscape with long views over the Low Weald.
  - Wooded character with pockets of plantation and semi-natural woodland, substantial amounts of which are classified as ancient. Some woodland areas are designated Sites of Nature Conservation Importance.
  - Includes the southern part of Ansty village; much of the existing settlement is concentrated here, with scattered farms and manor houses elsewhere.
  - Field enclosures form a mosaic, with a mixture of small irregular fields of medieval origin and some larger enclosures.
  - Some farm buildings and residences are designated as Listed Buildings.
  - A sense of intimacy and seclusion offered by the high woodland cover, although this is impacted in places by the presence of busy road routes including the A272 and proximity to larger settlements such as Cuckfield, Haywards Heath and Burgess Hill.
- 2.17 Key landscape sensitivities are as follows:
- Unobtrusive, scattered settlement pattern.
  - Long views from open ground.
  - Areas of valued semi-natural woodland cover conferring an

intimate and secluded feel.

- Historic, small-scale field pattern defining much of the area, with an estate influence.
- Sites of Nature Conservation Importance, locally designated for their contribution to the District's biodiversity resource.

2.18 This assessment concluded that LCA 77 was of moderate landscape character and sensitivity, moderate / high landscape value with an overall low / medium landscape capacity. In terms of landscape character and sensitivity the assessment noted that hedgerows are mostly intact, although some boundaries have been lost and degraded; the LCA contributes to the wooded surroundings south of Ansty; woodland offers a sense of enclosure and increased rural feel although the area is impacted by busy road and the proximity to large settlements; and the LCA contributes to the wider separation between Cuckfield and Haywards Heath. In terms of landscape value the assessment notes that the LCA abuts the AONB and contributes to its wider setting; it contains areas of ancient woodland; there is some intervisibility from higher locations with the South Downs Scarp; it contains listed buildings and some historic field patterns; there are areas of seclusion with other areas more open or impacted by busy roads and settlement.

2.19 Low / Medium landscape capacity is defined as follows:

*'A Low/medium capacity rating indicates that development is likely to have an adverse effect on most of the character area and while smaller development may be possible in a very few locations within the character area, it will not be suitable for strategic scale development.'*

2.20 LCA 77 is a relatively large parcel of land and there will be some variation across this parcel in terms of landscape value and sensitivity. The Site lies adjacent to recent settlement in Ansty, is well contained in views from the surrounding area and is not visible from the AONB.

### 3.0 SITE CONTEXT AND DESCRIPTION

#### Site Context

- 3.1 The Site is located on the southern edge of the small settlement at Ansty, which is centred on the junction of Bolney Road (A272) and the B2036. Its location and immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A and B**, and on the photographs contained within **Appendix C**.
- 3.2 The settlement at Ansty occupies a localised ridge with the topography generally falling in all directions from the centre of the settlement. The centre of the village is focused on the confluence of several roads, including Bolney Road, the B2036 and Deaks Lane, with residential development radiating out from the centre a short distance along these highways. More recent development has started to infill the land between Bolney Road and the B2036, immediately north of the Site. There is a petrol filling station and a car dealership located at the centre of the village, with Ansty Cricket Club and Recreation Ground located to the north of the settlement. The High Weald AONB boundary lies a short distance west and north of the village.
- 3.3 The Site lies to the east of Bolney Road, with the Site boundary formed of a treed embankment which rises 2 – 3m above the adjacent highway. To the west of the road is linear housing development, comprising mainly detached and semi-detached dwellings of mixed age and character.
- 3.4 To the immediate north of the Site is the recent housing developments at Marwick Close / Upton Drive and Crouch Fields. The Grade II Listed buildings at The Ancient Farm and The Old Cottage lie at the junction of Bolney Road and the B2036.
- 3.5 To the east of the Site are several small rectangular fields located to the rear of housing on the B2036. Part of these fields are identified as draft housing allocation DPH24: Challoners, Cuckfield Road, Ansty (emerging Mid Sussex District Plan), with a nominal capacity of 37 dwellings.
- 3.6 South of the Site are several large pastoral fields which fall in the direction of a narrow stream, beyond which the land rises through Pink's Wood and the neighbouring farmland. Public footpath 70CR follows the southern boundary of the Site, linking between Bolney Road and the B2036. There are long distance views towards the chalk escarpment in the South Downs National Park from the high ground in the Site. However, this lies some 8.75km from the Site.



## Designations and Heritage Assets

- 3.7 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Local Adopted Policies Map indicate that the Site is not covered by any statutory or non-statutory designations for landscape character or quality (please refer to MAGIC Map and Local Policy Extract Plan in **Appendix D**). The High Weald AONB boundary is located a short distance west and north of Ansty.
- 3.8 The Site contains no trees covered by Tree Preservation Orders ('TPOs'). This was confirmed following a review of the Tree Preservation Order Map on Mid Sussex District Council's website on the 12<sup>th</sup> October 2023.
- 3.9 There are no Listed Buildings within the Site. The nearest Listed Buildings are located at the junction of Bolney Road and the B2036, approximately 160m north east. These are the Grade II Listed The Ancient Farm and The Old Cottage. These buildings are separated from the Site by more recent housing which prevents intervisibility between the Site and these heritage assets. There is no conservation area within Ansty. Please refer to the MAGIC Map and Local Policy Extract Plan at **Appendix D**.

## Site Description

- 3.10 The Site comprises a single, triangular field of pasture. The landform within the Site falls from a high point in the north east corner of approximately 78m AOD to a low point in the south west corner of approximately 70m AOD. There is a small triangular copse of mainly oak trees located in the south west corner of the Site. An overhead, pole mounted power line crosses the Site in a north east – south west alignment following the fall of the slope.
- 3.11 The north eastern Site boundary is marked by close board fencing and a cleft chestnut pale fence at the head of the recent development on Marwick Close. To the east the field boundary is formed of a tall, outgrown holly hedge, approximately 7 – 10m in height. The southern boundary is formed of a dense belt of hazel and field maple, up to 12m in height. Beyond this boundary is the route of public footpath 70CR.
- 3.12 The western boundary with Bolney Road is formed of a belt of trees growing on the roadside embankment. This embankment increases in height from north to south, with the majority of the boundary 2 – 3m above the adjacent highway. Species present include oak, sycamore ash and lime.

## Visibility

- 3.13 The visual appraisal found that the Site is well contained in the majority of views from the neighbouring area. There is some intervisibility with Bolney Road and neighbouring properties to the north and west, and from the public footpath at the southern Site boundary. Beyond this, views from the wider area are extremely limited due to intervening tree cover, topography and built development. The key views of the Site are set out below and illustrated in the photographs at **Appendix C**. The photo-locations are shown on the Aerial Photograph and Site location plan in **Appendices A and B**.
- 3.14 The Site is visible from a section of Bolney Road which extends alongside the Site boundary (**Photographs 06, 07 and 08**). However, views of the interior of the Site are heavily filtered by the existing vegetation which lines the roadside embankments. In winter, when the deciduous vegetation is out of leaf these views will be less filtered. There will be similar views from dwellings which line the western edge of the carriageway opposite the Site, although these will be further filtered and screened in places by garden vegetation and boundary treatments. As Bolney Road continues north and south of the Site, views are rapidly screened by the curvature of the road, roadside vegetation and intervening housing.
- 3.15 There are open views into the Site from Marwick Close to the north east (**Photograph 9**). There will also be views from several properties on Marwick Close and Upton Drive with windows which face toward the Site (reciprocal view in **Photograph 03**).
- 3.16 Views from public footpath 70CR which follows the southern edge of the Site are heavily filtered by the dense band of hazel and field maple. At the time of the Site visit, the boundary vegetation was overgrown and the footpath was virtually impassable. There is a framed view into the Site from the field gate at the south east corner of the Site (**Photograph 05**).
- 3.17 Further south views from public footpath 75CR (**Photograph 11**) and Bridleway 99CR, which cross the opposite valley side, are prevented by a combination of tree cover and intervening topography. Similarly, views from a short section of public footpath 62CR to the north east of Ansty are prevented by intervening woodland at the edge of the settlement (**Photograph 10**).
- 3.18 In views from public footpath 25CR (High Weald AONB) located west of Deak's Lane and north of the Site, the Site and housing on Bolney Road are screened by the woodland at Inholms Wood (**Photograph 12**).

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

- 3.19 The Site occupies a single, pastoral field located alongside Bolney Road and overlooked by recent housing on Marwick Close. It forms part of a group of fields at the southern edge of Ansty which occupy a parcel of land between housing on Bolney Road and the rear of houses on the B2036. The majority of this area is identified as draft housing allocations DPH 24 and DPH 25 in the emerging Mid Sussex District Plan.
- 3.20 The Site's landscape features are located at the periphery of the Site. A tree survey has been undertaken (David Archer Associates). This assesses the majority of the trees on-site as Category B or C and therefore of moderate and low arboricultural quality. There is a single Category A (high arboricultural quality) oak tree located within the triangle of woodland in the south west of the Site. The hedgerows on the eastern and southern Site boundaries are assessed as Category C and of low arboricultural quality. From a landscape perspective, the trees alongside Bolney Road contribute to the local street scene and are a mature landscape feature. Overall, the on-site vegetation is assessed as being of medium landscape quality.
- 3.21 The Site lies adjacent to existing housing and the new homes at Marwick Close are prominent adjacent to the northern edge of the Site. The pastoral field is relatively ordinary in terms of character and is located on the rural / urban fringe. There is some inter-visibility with the South Downs ridgeline from the highest parts of the Site, although it is some 8.75km distant and the Site plays no role in its setting. The Site and the neighbouring fields are assessed as being of medium landscape quality.
- 3.22 In terms of landscape value, the Site is not designated for landscape, heritage or ecological value. It has relatively ordinary scenic qualities. The field boundaries could be indicative of a medieval or post-medieval field pattern, but there is no ancient woodland located within the Site or adjacent to the Site boundaries. The Site is not publicly accessible. The Site is assessed as being of medium landscape value.
- 3.23 Development at the Site would be well related to existing housing in Ansty and would be well contained in the majority of views from the surrounding area. The existing landscape features do not pose a significant constraint to development at the Site. The Site is assessed as being of medium landscape sensitivity to a small residential scheme.

## 4.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

4.1 This section provides a brief appraisal of the suitability of the Site to accommodate residential development, in terms of the landscape and visual constraints and potential effects.

4.2 The Site is identified as a draft housing allocation for up to 45 new homes in the emerging District Plan Review. The Sketch Layout in **Appendix E** shows how development could be delivered at the Site. The key layout and design principles shown on the Sketch Layout, include:

- Vehicular access to be taken off the existing residential area on Marwick Close to the north of the Site;
- Existing vegetation to be retained and protected at the perimeter of the Site;
- Existing copse of trees in the south west of the Site to form part of the on-site public open space provision;
- Houses to be orientated to front on to Bolney Road to provide a positive frontage in heavily filtered views from the public highway;
- Housing to be two storeys in height and respond to local character and density. Proposals to be medium density, with density declining in the southern part of the Site adjacent to the wider countryside;
- A new small play area to be provided within the southern part of the Site;
- Connections to be provided to the neighbouring draft allocation site to the east; and
- Glimpsed, framed views to the wider landscape and to the South Downs can be retained along the Site access.

### Relationship to Settlement

4.3 The proposed development would form an extension to the existing homes at Marwick Close / Upton Drive. Vehicular access would be from within the existing residential area, and the existing treed character of Bolney Road would remain largely unaltered. The proposals would potentially form part of a wider residential development which would infill land between built development on Bolney Road and the B2036, forming a logical small extension to settlement in Ansty. The new housing

would be contained by the dense belt of vegetation along the southern boundary, adjacent to public footpath 70CR.

### **Visual Effects**

- 4.4 As set out in Section 3, the Site is well contained in the majority of views from the neighbouring area, and views are localised and where available tend to be filtered by vegetation on the Site boundaries.
- 4.5 There will be some views of housing in the western part of the Site from a section of Bolney Road which follows the Site boundary. The established vegetation at the edge of the Site will all remain, and these views will be heavily filtered when vegetation is in leaf and slightly less filtered in winter months. The new homes can be set back from this boundary and orientated to positively address the frontage. In addition, they will be seen in the context of existing housing at the edge of the settlement and will not introduce a new or discordant element.
- 4.6 There will be similar views to those discussed above from a number of properties which border the Site on Bolney Road. However, in most cases garden vegetation and boundary treatments will provide an additional layer of screening.
- 4.7 There will be open views of new housing and the Site access from a section of Marwick Close and Upton Drive to the north east. The proposals will form an extension to the recent residential development and the new homes can be sited to avoid unacceptable impacts on the visual amenity of neighbouring properties.
- 4.8 There will be some heavily filtered views of houses in the southern part of the Site from public footpath 70CR when adjacent to the Site boundary. Given the density of the existing boundary vegetation these will be mainly when the vegetation is out of leaf, although there could be a framed view where the existing field gate access to the Site is located.
- 4.9 Beyond these very localised viewpoints housing at the Site will be screened by nearby housing, tree cover and the undulating landform.

### **Landscape Effects**

- 4.10 As set out in Section 3, the Site is assessed as being of medium landscape sensitivity to the type of residential development proposed. The Sketch Layout shows how a sensitively designed layout can be accommodated at the Site which retains all the established landscape features. The new homes would be well related to the established settlement pattern to the north and would be extremely well contained by established boundary features. The new housing can be designed to respond to the character and density of the local area and to provide a sensitive

transition between the urban area and the rural edge. Whilst the character of the Site would change from a grassland field on the edge of the built-up area to a housing development, it would form a logical addition to the settlement. Landscape / townscape effects on the wider countryside and Bolney Road would be very limited.

## 5.0 CONCLUSION

- 5.1 CSA Environmental has been appointed by Devine Homes to undertake a landscape and visual overview of land west of Marwick Close, Bolney Road, Ansty.
- 5.2 The Site occupies a single, pastoral field located alongside Bolney Road and overlooked by recent housing on Marwick Close. It forms part of a group of fields at the southern edge of Ansty which occupy a parcel of land between housing on Bolney Road and the rear of houses on the B2036. The majority of this area is identified as draft housing allocations DPH 24 and DPH 25 in the emerging Mid Sussex District Plan.
- 5.3 The Site lies within LCA 77: Ansty High Weald Fringe as set out in the 2014 landscape capacity study prepared by LUC on behalf of the Council. This assessment concluded that LCA 77 was of moderate landscape character and sensitivity, moderate / high landscape value with an overall low / medium landscape capacity. As set out in Section 2 of this report, LCA 77 is a relatively large parcel of land and there will be some variation across this parcel in terms of landscape value and sensitivity.
- 5.4 The assessment in section 3 of this report found that the Site is not designated for landscape, heritage or ecological value. It has relatively ordinary scenic qualities. The Site is not publicly accessible. The boundary of the High Weald Area of Outstanding Natural Beauty ('AONB') lies a short distance north and west of Ansty. However, there is no intervisibility between the Site and the AONB. The Site is assessed as being of medium landscape quality, value and sensitivity.
- 5.5 The visual appraisal found that the Site was well contained in the majority of views from the neighbouring area. There is some intervisibility with Bolney Road and neighbouring properties to the north and west, and from the public footpath at the southern Site boundary. Beyond this, views from the wider area are extremely limited due to intervening tree cover, topography and built development.
- 5.6 The Sketch Layout shows how a sensitively designed layout can be accommodated at the Site which retains all the established landscape features. The new homes would be well related to the established settlement pattern to the north and would be extremely well contained by established boundary features. The new housing can be designed to respond to the character and density of the local area and to provide a sensitive transition between the urban area and the rural edge. Whilst the character of the Site would change from a grassland field on the edge of the built-up area to a housing development, it would form a

logical addition to the settlement. Landscape / townscape effects on the wider countryside and Bolney Road would be very limited.



## **Appendix A**

Site Location Plan





Site Boundary



Photo Locations



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

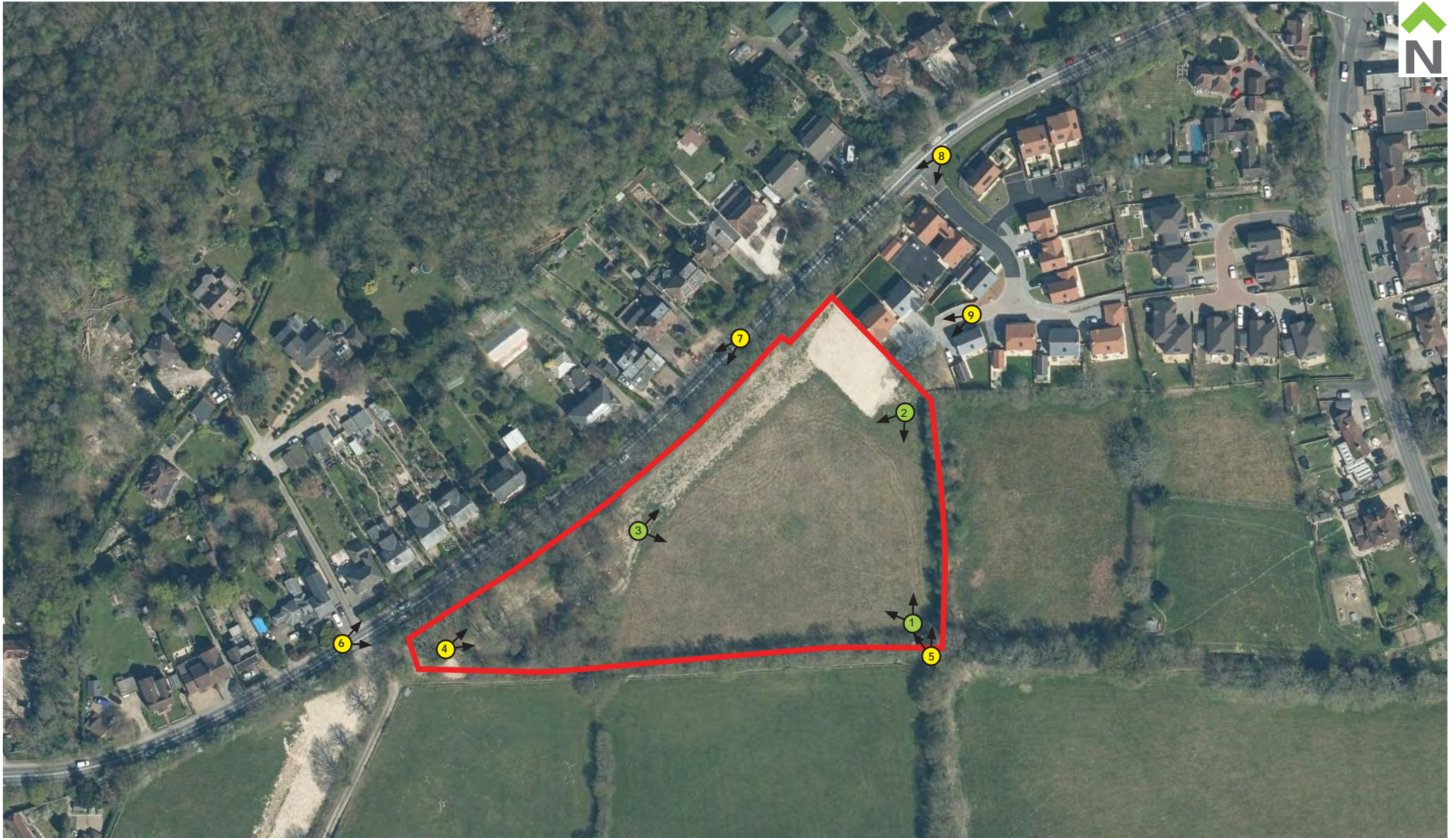
Project Land west of Marwick Close  
Drawing Title Site Location Plan  
Client Devine Homes

Date September 2023  
Scale @ A4 NIS  
Drawing TV  
Drawing No. CSA/6704/100  
Rev -  
Checked CA



## **Appendix B**

Aerial Photograph



 Site Boundary  Photos Locations  Contextual Photos



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

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

Project Land west of Marwick Close, Ansty

Drawing Title Aerial Photograph

Client Devine Homes

Date October 2023

Scale @ A4 NTS

Drawn TV

Drawing No. CSA/ 6704/101

Rev -

Checked CA

## **Appendix C**

Photosheets





**Contextual Photograph 1**    View from the south eastern corner of the Site looking north west



**Contextual Photograph 2**    View from north eastern boundary of the Site looking south

<div><div>CSA</div><div>environmental</div></div>	<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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**Contextual Photograph 3**    View from western Site boundary looking north east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Residential properties on Marwick Close



Contextual Photograph 4

View from within the woodland in the south west of the Site looking north

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Project	Land west of Marwick Close, Ansty	Drawing No. CSA/6704/102		
Drawing Title	Photosheets	Date October 2023		
Client	Devine Homes	Drawn TV	Checked CA	Rev -



Residential properties on Marwick Close



Photograph 5

View from public footpath 70CR looking north west towards the Site through the field gate into the Site.

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
25.09.2023, 12:21  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: north

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Residential properties along Bolney Road (A272)

Approximate extent of Site



Photograph 6 For context only



Photograph 6

View from Bolney Road (A272) looking northeast towards the Site

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
25.09.2023, 12:48  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: north east

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land west of Marwick Close, Ansty	Drawing No. CSA/6704/102		
Drawing Title	Photosheets	Date October 2023		
Client	Devine Homes	Drawn TV	Checked CA	Rev -





**Photograph 7**

View from Bolney Road (A272) looking south west towards the Site

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
25.09.2023, 12:52  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: south west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Photograph 8 For context only



Photograph 8  
View from Bolney Road (A272) looking south west towards the Site

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
25.09.2023, 12:55  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: south west

<div>CSA</div> <div>environmental</div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land west of Marwick Close, Ansty	Drawing No. CSA/6704/102		
Drawing Title	Photosheets	Date October 2023		
Client	Devine Homes	Drawn TV	Checked CA	Rev -



← Site extends full width of the view →

Residential properties on Marwick Close



**Photograph 9**  
View from Marwick Close looking south west towards the Site

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
25.09.2023, 12:56  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
Hfov 40°  
Looking direction: south west

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land west of Marwick Close, Ansty	Drawing No. CSA/6704/102		
Drawing Title	Photosheets	Date October 2023		
Client	Devine Homes	Drawn TV	Checked CA	Rev -



Approximate extent of Site



**Photograph 10**  
View from public footpath 62CR looking south west towards the Site (Site screened by intervening tree cover)

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
25.09.2023, 13:30  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: south west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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Butlers Wood



Photograph 11

View from public footpath 75CR looking north west towards the Site (Site screened by tree belt)

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
25.09.2023, 13:50  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: north west

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land west of Marwick Close, Ansty	Drawing No. CSA/6704/102		
Drawing Title	Photosheets	Date October 2023		
Client	Devine Homes	Drawn TV	Checked CA	Rev -





**Photograph 12**  
View from public footpath 25CR looking south east towards the Site (Site and housing in Ansty screened by woodland at Inholms Wood)

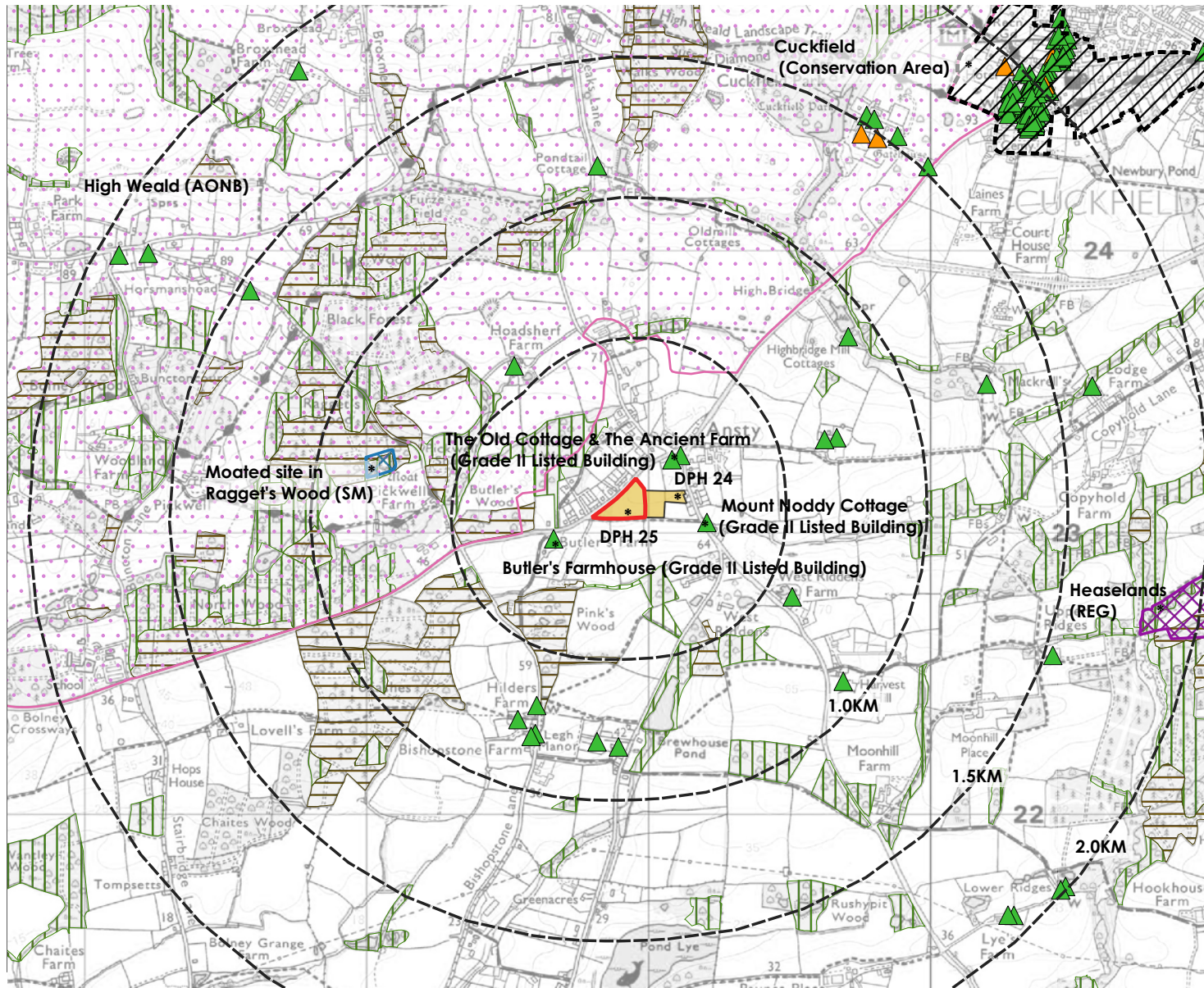
Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
25.09.2023, 14:07  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: south east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <div><div>t</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>
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## **Appendix D**

MAGIC Map and Local Plan Extract



## Legend

Site Boundary

## Designations

### Heritage

Conservation Areas

Scheduled Monuments (SM)

Registered Parks and Gardens (REG)

### Listed Buildings

II\*

II

### Landscape

Areas of Outstanding Natural Beauty (AONB)

### Ecology

Ancient Woodland

Ancient & Semi-Natural Woodland

Ancient Replanted Woodland

## Mid Sussex District Plan 2021 - 2039 Consultation Draft (Regulation 18)

Housing Site Allocations

0 0.25 0.5 km



**CSA**  
environmenta

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Project	Land west of Marwick Close, Ansty
Drawing Title	Designations and Local Policy Extract Plan
Client	Devine Homes

Date	September 2023	Drawing No.	CSA/6704/103
Scale	Refer to scale	Rev	-
Drawn	TV	Checked	CA

## **Appendix E**

Sketch Layout





Sketch Layout  
Land South of Bolney Road, Ansty

22129 / SK03

Scale 1:500@ A1 October 2022



## **Appendix F**

### Methodology for Landscape and Visual Assessment



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## METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3<sup>rd</sup> edition 2013); and
  - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.
  - 'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21

### LANDSCAPE/TOWNSCAPE EFFECTS

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

Landscape sensitivity can vary with:

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

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.
- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscapes are typically those covered by a Conservation Area or similar designation. Paragraph 174 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

## **VISUAL EFFECTS**

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



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

### **MITIGATION AND RESIDUAL EFFECTS**

- M18 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M19 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M20 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

### **ASSESSMENT OF EFFECTS**

- M21 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

## **CUMULATIVE EFFECTS**

- M22 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M23 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

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

- M24 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M25 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M26 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M27 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M28 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

## **VISUALISATION TYPE METHODOLOGY**

- M29 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
  - Type 2 - 3D wireline / model;
  - Type 3 - photomontage / photowire;
  - Type 4 - photomontage / photowire (survey / scale verifiable).
- M30 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been

joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.

- M31 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M32 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M33 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M34 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation and that professional judgement should always be applied.
- M35 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM		VISUALISATION TYPE METHODOLOGY				
		Type 1	Type 2	Type 3	Type 4	
User, Purpose, and Likely Level of Effect	A	Evidence submitted to most Public Inquiries, most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.				
		Neutral	Negligible	Slight	Moderate	Substantial
	C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.				
		Neutral/Negligible/Slight		Moderate	Substantial	
	D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.				
		Neutral/Negligible/Slight/Moderate			Substantial	

Table LE 1

## LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

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

Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

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

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

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

**Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS**

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

**Footnote:**

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

Table VE 1

VISUAL SENSITIVITY

		High	Medium	Low
Description of the Receptor		<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an Area of Outstanding Natural Beauty, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>		
			<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	
				<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

Table VE 2		VISUAL MAGNITUDE OF CHANGE				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted		Large and dominating changes which affect a substantial part of the view.				
		Clearly perceptible and noticeable changes within a significant proportion of the view.				
		Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).				
		Very minor changes over a small proportion of the view(s).				
		No discernible change to the view(s).				

Table VE 3		VISUAL EFFECTS				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects		The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.				
		The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.				
		The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.				
		The proposals would result in a negligible change to the view but would still be discernible.				
		No change in the view.				

**Footnote:**

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.