MOTT MACDONALD

Staplefield Wetland Creation

Landscape and Visual Appraisal

December 2023

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1 Background

1.1 Introduction

As part of the Water Industry National Environment Programme 3 (WINEP 3), Southern Water identified an opportunity to explore alternative Asset Management Plan 7 (AMP7) wastewater management options to meet proposed phosphorus permits. Southern Water is required to ensure that Staplefield wastewater treatment works (WwTW) meets the new permit requirement of 0.5mg/l total phosphorus (TP) by 22 December 2024.

In line with Environment Agency (EA) policy, Southern Water is committed to increasing sustainability by reducing the use of hard infrastructure solutions for improving wastewater treatment at their WwTWs. As such, an Integrated Constructed Wetland (ICW) will be constructed to reduce TP concentrations to a level that would comply with the revised permit.

Mott MacDonald has been commissioned by Southern Water to provide environmental and planning services to support the delivery of a treatment wetland at Staplefield WwTW. The design of the ICW has been completed by VESI Environmental. Where references to the design are made, this is based on understanding from consultation with and documents provided by the design team.

This report describes the potential landscape and visual effects of the proposed scheme. The landscape assessment considers the effects on the landscape as a resource in its own right. The visual assessment considers the effects on people's views. A Landscape and Visual Appraisal (LVA) has been prepared, as requested by West Sussex County Council, to support a planning application for the proposed scheme submitted by Southern Water.

1.2 Location

Staplefield WwTW is situated adjacent to the River Ouse, approximately 500m to the south of the village of Staplefield in West Sussex, RH17 6ES. The grid reference of the centre of the current WwTW is TQ 27959 27401. The existing land use of the proposed site and surrounding area is arable farmland. The WwTW treats wastewater from Staplefield and the surrounding area before discharging the treated effluent into the River Ouse to the south of the existing site

The main elements of the ICW will be located within the adjacent field, to the east of the WwTW, currently characterised by farmland under private ownership. Other ancillary elements will be located within the current operational WwTW, and within the field adjacent to the east of the WwTW. Some additional elements, which include the flood compensation area and an area for a construction compound, will be located to the south of the ICW and in the field to the north west of the WwTW respectively.

1.3 Scheme description

1.3.1 Overview

The ICW has been designed to deliver a treatment system to treat the incoming phosphorus load to meet the 0.5mg/l TP permit as well as provide wider environmental benefits in terms of biodiversity, carbon sequestration and landscape design.

The design philosophy of the ICW promotes the treatment of phosphorus in a sustainable and natural way. The proposed system includes four wetland cells comprising of wetland vegetation and a water depth of up to 1.0m. Flows from Staplefield WwTW (4l/s) will be pumped from the WwTW to Wetland Cell 1 and then subsequently flow via gravity through the series of wetlands

cells before connecting back to the existing final effluent chamber before discharge via the existing outfall to the River Ouse.

Site investigations have shown that the underlying ground conditions are favourable for the creation of a natural clay liner (site-won clays) rather than an artificial liner. The permeability of the clays will provide protection to avoid leakage into groundwater and provide attenuation of water within the wetland.

The tallest element will be the embankments between the wetland cells, approximately 2m above existing ground level. These embankments will be formed of the spoil generated from the excavation of the wetland cells. The embankments and wetland would be planted with mixed native species to increase biodiversity as well as create suitable conditions for vital physical and biological processes to improve water quality to achieve the 0.5mg/l TP permit[1].

There is also a flood mitigation area of 3,135m^3 volume in the design to compensate for the loss of flood storage within the existing field. This feature will be connected to the River Ouse via two culverts with a concrete headwall in the River Ouse, each composed of two 300mm circular pipes with non-return valves, which will allow the water level within the flood mitigation area to discharge into the River Ouse within an 11-hour drawdown period.

1.3.2 Construction

The construction of the proposed development is expected to utilise standard construction techniques. The wetland cells will be excavated using 8-tonne tracked excavators under the supervision of a banksman[2]. 6-tonne dumpers will be used for moving material between the excavation and the designated stockpile area[2,3]. The pumping station and associated pipework will be installed via cut and cover excavations.

The total cell area of the wetlands is 12,862m^2 (equivalent to 1.29 hectares). The area of each wetland cell is as follows:

- Cell 1 = 487m^2
- Cell 2 = 5,399m^2
- Cell 3 = 4,387m^2
- Cell 4 = 2,589m^2

A cut and fill balance has been calculated for the wetland area. The deepest excavation required to facilitate the construction of the proposed development will be up to 2m below existing ground level for the wetland cells.

Some construction works will be undertaken within 8m of the River Ouse, a Main River, in particular the pipework connecting the flood mitigation area to the River Ouse. Environmental permitting will be agreed with the Environment Agency in relation to flood risk activities.

1.3.3 Programme

Construction of the ICW and ancillary works to connect the ICW to the existing WwTW is proposed to commence in spring 2024 and will be carried out over approximately six months. The ICW is expected to be operational by winter 2024 to provide the necessary treatment to meet the revised permit by 22 December 2024.

[1] VESI Environmental (2023) Draft Design Summary Staplefield Integrated Constructed Wetland (752214-SBN-ZZ-00-SP-W-00001).

[2] GTb (2023) Staplefield Bulk Excavation Method Statement.

[3] GTb (2023) Staplefield Ducting Pipework Method Statement.

1.4 Spatial scope

The study area includes the area from which the development will theoretically be visible to a person with a viewer eye height of 1.6m above ground level. The extent of the study area was determined to be approximately a 2km radius surrounding the site via a desktop study and site visit conducted on 20 November 2023.

1.5 Temporal scope

A desk-based study and impact assessment was carried out in November 2023. This report will include assessment of effects during construction and in operation, considering the mitigating effects of the landscape proposals[4].

1.6 Assumptions and limitations

During the surveys there were some areas (private land, commercial premises, and residential properties) which were inaccessible. In these instances, professional judgement was used to approximate the likely views from these locations.

[4] VESI Environmental (2023) 752214-SBN-ZZ-00-DR-W-00007_Landscape Plan_(S3) Review and Comment_P02

2 Methodology

2.1 Introduction

The LVA identifies, predicts, and evaluates the potential landscape and visual effects likely to result from the proposed development during construction and in years 1 and 5 of operation. The methodology used for assessing landscape and visual effects is based on the third edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA 3).

The methodology is set out in full in Appendix A. In future stages of the proposed development, this report will be used by the designers and contractors as part of a process of iterative design and assessment to further avoid and reduce adverse effects due to the proposed development in construction and operation.

2.2 Assessment of baseline conditions

The assessment of baseline conditions provides the reference point against which the extent of predicted landscape and visual effects were assessed. The landscape character of the study area and the nature of existing views were established through desk-based research and a site survey on 20 November 2023.

Key sources of information included Ordnance Survey (OS) mapping, aerial photography and published documents on the Natural England, High Weald National Landscape, West Sussex County Council and Antsy and Staplefield Parish Council websites. In accordance with the guidance in GLVIA 3, existing landscape character assessments (including the West Sussex County Council Landscape Character Assessment) were used to inform the LVA.

2.2.1 Landscape baseline

The findings of the desk study were reviewed in conjunction with the site survey to identify local landscape character areas (LCA). These are broadly homogeneous units of distinct features and elements. The study area falls within three LCA's described in Section 4.4.2. The landscape designations plan can be found in in Appendix B. Photographs illustrating the typical character of the LCAs are in Appendix C.

2.2.2 Visual baseline

The baseline study identifies the people in the area and important, designated, or protected views potentially affected by the development. Viewpoints were selected to represent the various visual receptor types in the study area including residential and recreational. Viewpoints were also selected to represent specific views valued for their scenic quality or cultural associations or to demonstrate a specific issue. The selection of viewpoints was based on the extent of study area, the findings of the site survey and a review of planning policy. The viewpoint locations are shown on the Landscape and Visual Receptor Plan in Appendix B.

A Canon 6D full-framed camera with a fixed 50mm lens was used for all photographs and are presented with an approximate viewing distance of a comfortable arm's length in compliance with the TGN 06/19 Visual Representation of development proposals.

2.3 Assessment of effects

The assessment identified the residual effects likely to arise from the development, considering mitigation measures and changes over time. The effects were assessed by considering the sensitivity of the receptor and the predicted magnitude of change in relation to the baseline conditions.

3 Planning Policy

The National Planning Policy Framework (NPPF) 2023 and local planning policies are crucial in landscape and visual assessments for projects like the assessed scheme due to their emphasis on sustainable development, design quality, and environmental conservation. The NPPF provides a framework for this assessment and underscores the need for the project to enhance the area's character, align with local history, and respond to the identity of the surroundings. It advocates for sustainable patterns of development, well-designed places, and the conservation of natural and historic environments. Local policies, such as those in the Mid Sussex District Plan, further detail the requirements for development within Areas of Outstanding Natural Beauty (AONB), ensuring any development conserves or enhances natural beauty and respects the AONB's management plan. These policies collectively ensure that new developments, including WwTW, are designed and located in a manner that preserves and enhances the landscape and visual qualities of the area. The NPPF and local planning policies relevant to this assessment are outlined below.

3.1 National Planning Policy Framework (NPPF) 2023

The NPPF attaches importance to the character of the environment, emphasising that developments should add to the overall quality of the area, respond to local character and history, and reflect the identity of local surroundings and materials. The provisions relevant to the proposed development are included in the following sections:

- Section 2: Achieving sustainable development – paragraph 11 notes that: *all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects*.
- Section 12: Achieving well-designed places – paragraph 126 notes that: *good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*.
- Section 15: Conserving and Enhancing the Natural Environment – paragraph 176 *notes that: Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas*.
- Section 16: Conserving and Enhancing the Historic Environment – paragraph 195 notes that: *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal*.

3.2 Local planning policy

The following policies of relevance to this assessment are included within the Mid Sussex District Plan[5]:

3.2.1 Policy DP16: High Weald Area of Outstanding Natural Beauty

Development within the High Weald AONB will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular;

- The identified landscape features or components of natural beauty and to their setting;
- The traditional interaction of people with nature, and appropriate land management;
- Character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and
- The conservation of wildlife and cultural heritage.

Small scale proposals which support the economy and social well-being of the AONB that are compatible with the conservation and enhancement of natural beauty will be supported. 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.

3.2.2 Policy DP22: Rights of Way and other Recreational Routes

Rights of Way, Sustrans National Cycle Network 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.

Access to the countryside will be encouraged by:

- Ensuring that (where appropriate) development provides safe and convenient links to rights of way and other recreational routes;
- Supporting the provision of additional routes within and between settlements that contribute to providing a joined up network of routes where possible;
- Where appropriate, encouraging making new or existing rights of way multi-functional to allow for benefits for a range of users (note that 'multi-functional' will generally mean able to be used by walkers, cyclists and horse-riders)

3.2.3 Policy DP36: Historic parks and gardens

The character, appearance and setting of a registered park, or park or garden of special local historic interest will be protected. This will be achieved by ensuring that any development within or adjacent to a registered park, or park or garden of local historic interest will only be permitted where it protects and enhances its special features, setting and views into and out of the park or garden.

3.2.4 Policy DP37: Trees, Woodland and Hedgerows

The Mid Sussex District Council will support the protection and enhancement of trees, woodland, and hedgerows, and encourage new planting. In particular, ancient woodland and

[5] Mid Sussex District Council (2018) Mid Sussex District Plan 2014 – 2031. Available online at: https://www.midsussex.gov.uk/media/3406/mid-sussex-district-plan.pdf. Accessed: 15 November 2023.

aged or veteran trees will be protected. Development that will damage or lead to the loss of trees, woodland or hedgerows that contribute, either individually or as part of a group, to the visual amenity value or character of an area, and/or that have landscape, historic or wildlife importance, will not normally be permitted. Proposals for new trees, woodland and hedgerows should be of suitable species, usually native, and where required for visual, noise or light screening purposes, trees, woodland, and hedgerows should be of a size and species that will achieve this purpose.

Trees, woodland, and hedgerows will be protected and enhanced by ensuring development:

- Incorporates existing important trees, woodland and hedgerows into the design of new development and its landscape scheme;
- Prevents damage to root systems and takes account of expected future growth;
- Where possible, incorporates retained trees, woodland and hedgerows within public open space rather than private space to safeguard their long-term management;
- Has appropriate protection measures throughout the development process;
- Takes opportunities to plant new trees, woodland and hedgerows within the new development to enhance on-site green infrastructure and increase resilience to the effects of climate change; and
- Does not sever ecological corridors created by these assets. Proposals for works to trees will be considered taking into account:
  - The condition and health of the trees;
  - Contribution of the trees to the character and visual amenity of the local area;
  - The amenity and nature conservation value of the trees;
  - The extent and impact of the works; and
  - Any replanting proposals.

The felling of protected trees will only be permitted if there is no appropriate alternative. Where a protected tree or group of trees is felled, a replacement tree or group of trees, on a minimum of a 1:1 basis and of an appropriate size and type, will normally be required. The replanting should take place as close to the felled tree or trees as possible having regard to the proximity of adjacent properties. Development should be positioned as far as possible from ancient woodland with a minimum buffer of 15m maintained between ancient woodland and the development boundary.

3.2.5 Policy DP39: Sustainable Design and Construction

All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;
- Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
- Use renewable sources of energy;
- Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;
- Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;

- Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience.

4 Baseline assessment

4.1 Current conditions

The study area is set at a 2km radius from the proposed development and has been refined through the findings of the desktop study and site survey.

The wider study area is predominantly agricultural landscape with a shallow but well-defined attractive rural valley landscape, largely within the High Weald AONB. The strongly linear valley adjoining Haywards Heath, its boundaries defined clearly by a marked break of slope. In the west, the river is a small, tree-lined stream amidst parallel streams and ridges, the valley broader to the east, the river meandering through water meadows. The signature of the valley is the high, long brick-built Ouse Valley (Balcombe) Viaduct on the London to Brighton Railway Line.

4.2 AONB

During the completion of this report, the term 'Area of Outstanding Natural Beauty' (AONB) In England and Wales was changed to National Landscapes. In this instance, the term AONB will continue to be used in this report.

The 'special qualities' of an AONB are those aspects of the area's natural beauty which make the area distinctive and which are considered valuable, especially at a national scale. They are the key attributes on which the priorities for its conservation, enhancement and management are based. They bring out the essence of the National Landscape as an evocative description of the area rather than as a statistical account.

4.2.1.1 Key Characteristics of the High Weald AONB[6]

- A high density of pits, quarries and ponds resulting from a long history of stone quarrying, surface mining and marl extraction.
- A high density of ponds, five times higher than the national average with a wide range of pond types supporting significant species.
- High density of historic farmsteads, with a long continuity of settlement in the same place; their position strongly influenced by topography and routeways.
- Separation between settlements formed by fields associated with individual historic farmsteads.
- Green-ness of roads and streets with trees, hedges and verges dominant.
- Wide flowery grass verges common, indicating the historic width of routeways and their function as linear common grazing.
- Linear nature facilitating foraging and dispersal and contributing significantly to the ecological interconnectedness of the High Weald.
- Veteran trees and ancient roadside coppice (often showing evidence of laying) frequent, providing niches for lichens and deadwood dependent beetles.
- Highly interconnected and structurally varied mosaic of many small woods, larger forests and numerous linear gill woodlands, shaws, wooded routeways and outgrown hedges.

[6] High Weald AONB Management Plan - Available online at: highweald.org//~documents/publications/aonb-management-plan/high-weald-managment-plan-4th-edition-2019-2024/?layout=default Accessed 15 November 2023.

- Frequent patches of wet woodland associated with surface water in the form of steep sided streams, springs, wet flushes and water-filled extraction pits, important for regionally distinctive species such as smooth-stalked sedge.
- Wood-pasture and parkland, mostly originating from once extensive historic deer parks supporting veteran/ancient trees and their associated wildlife.
- Trees used for boundary markers (including outgrown old laid hedges; stubs and pollards).
- Many irregularly-shaped small woodlands interlinked with shaws, thick hedges and wooded sunken lanes; forming an intimate part of the farmed landscape.
- A generally irregular field pattern with individual fields relatively small (<3 hectares).
- Fields mostly used for grazing livestock with some small-scale horticulture and cropping.
- Boundary ditch and bank features typical, along woodland edges or topped with hedges and veteran trees.
- Traditional orchards scattered across the landscape providing dead and decaying wood for invertebrates, and a mosaic of other habitats.
- Distinctive areas of wooded heath and Lowland heath scattered along the sandy ridges supporting a complex mosaic of plant communities, rare species such as marsh clubmoss, and more than half of UK's dragonfly species.

The statement of significance for the natural beauty of High Weald AONB include five defining 'character components'[7] that have made the AONB a recognisably distinct and homogenous area for the last 700 years.

- Geology, landform and water systems – a deeply incised, ridged and faulted landform of clays and sandstone with numerous gill streams.
- Settlement– dispersed historic settlement including high densities of isolated farmsteads and late medieval villages founded on trade and non-agricultural rural industries.
- Routeways – a dense network of historic routeways (now roads, tracks and paths).
- Woodland – abundance of ancient woodland, highly interconnected and in small holdings.
- Field and Heath – small, irregular and productive fields, bounded by hedgerows and woods, and typically used for livestock grazing; with distinctive zones of lowland heaths, and inner river valleys.

4.3 Public Rights of Way (PRoW)

A number of PRoW falling within the study area are included on the definitive map for West Sussex County Council[8].

PRoW:

- 33CR, 37CR
- 32CR, 35CR, 36CR
- 38CR, 44CR
- 1CR, 2CR, 3CR, 4CR, 5CR, 6CR, 8CR, 9CR
- 31CR
- 9S, 7CR

[7] High Weald AONB Management Plan - Available online at: highweald.org//~documents/publications/aonb-management-plan/high-weald-managment-plan-4th-edition-2019-2024/?layout=default Accessed 15 November 2023.

[8] West Sussex County Council (2023) iMap. Available online at: https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/public-rights-of-way-imap/imap/. Accessed: 15 November 2023.

- 6S
- 10S
- 8S
- 11S, 12S, 14S
- 15S
- 28S

Bridleways:

- 7S
- 12CR
- 40CR

National Routes:

- Long Distance Trail: Sussex Ouse Valley Way
- Long Distance Trail: High Weald Landscape Trail

4.4 Landscape Character

4.4.1 National Character Assessments

The study area lies within National Character Area 122: High Weald. The key characteristics of NCA 122 include[9]:

- Ridgetop roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wildflower-rich verges and boundary banks. Church towers and spires on the ridges are an important local landmark. There is a dense network of small, narrow and winding lanes, often sunken and enclosed by high hedgerows or woodland strips.
- An intimate, hidden and small-scale landscape with glimpses of far-reaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber-framed buildings anywhere in Europe amidst lanes and paths.
- Strong feeling of remoteness due to very rural, wooded character. A great extent of interconnected ancient woods, steep-sided gill woodlands, wooded heaths and shaws in generally small holdings with extensive archaeology and evidence of long-term management.
- Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland.
- Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.
- A predominantly grassland agricultural landscape grazed mainly with sheep and some cattle.
- Ashdown Forest, in contrast to the more intimate green woods and pastures elsewhere, is a high, rolling and open heathland lying on the sandstone ridges to the west of the area.
- An essentially medieval landscape reflected in the patterns of settlement, fields and woodlands.

[9] Natural England (2013) NCA Profile: 122 High Weald (NE508). Available online at: https://publications.naturalengland.org.uk/publication/4706903212949504.

4.4.2 Published Landscape Character Areas

The site and its immediate surrounding landscapes sit withing the HW3 Ouse Valley LCA. The wider 2km study area contains sections of a further two LCAs. These LCA's are HW1 High Weald and HW4 High Weald Fringes.

4.4.2.1 West Sussex Landscape Character Assessment 2003[10]

The key characteristics of the LCA HW1, HW3 and HW4 are outlined below.

HW1 High Weald

The key characteristics of this LCA are:

- Wooded, confined rural landscape of intimacy and complexity within the High Weald AONB.
- Long views over the Low Weald to the downs, particularly from the high Forest Ridge.
- 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, some larger fields and small pockets of remnant heathland.
- Pockets of rich biodiversity concentrated in the valleys, heathland, and woodland.
- Dense network of twisting, deep lanes, droveways, tracks and footpaths.
- London to Brighton Railway Line crosses the area.
- Designed landscapes and exotic treescapes associated with large country houses.
- Visitor attractions include Wakehurst Place, Nymans Gardens, the South of England Showground and the Bluebell Line Steam Railway.

HW3 Ouse Valley

The key characteristics of this LCA are:

- Shallow but well-defined attractive rural valley landscape largely within the High Weald AONB.
- Small, tree-lined stream in the western part amidst confined parallel streams and ridges.
- Broader valley and meandering river with water meadows in the eastern part.
- Relatively few panoramic or long views across or down the valley.
- Woodland cover less extensive than that of the High Weald fringes, despite an impression in places of a strong woodland presence strengthened by shaws, hedgerows and hedgerow trees.
- Pattern of mixed arable and pastoral medium to large-sized fields.
- London to Brighton Railway Line crosses the valley, spectacularly so at the Ouse Valley (Balcombe) Viaduct.
- Pockets of rich biodiversity including ancient woodlands at Haywards Heath.
- Extensive designed landscape at Borde Hill.

HW4 High Weald Fringes

The key characteristics of this LCA are:

- Wooded, often confined rural landscape of intimacy and complexity partly within the High Weald AONB.
- Long views over the Low Weald to the downs.

[10] Landscape character assessment of West Sussex - West Sussex County Council

- 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.
- 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
- London to Brighton Railway Line crosses the area at Haywards Heath.
- Designed landscapes and exotic treescapes associated with large country houses.
- Major gill woodland garden and visitor attraction at Leonardslee.

4.4.3 Local Characteristics of the Site Area

The site falls within the Ouse Valley LCA. Locally, the site is on a low-lying wide valley to west of Cuckfield Road and the north of River Ouse. The land directly to the north and south rises gently away from the river. The site itself is one of many agricultural plots within the area enclosed by hedgerows with frequent hedgerow trees and tree stands. The combination of the gently undulating landform, localised ridges and the well-defined hedgerow pattern and frequent tree stands creates the perception of a wooded and enclosed landscape. Hedgerows are present around the perimeter of the site and despite some gaps being present in the section of hedgerow along Cuckfield Road, it creates enclosure and screening of the site. Hedgerow trees are less abundant along the northern and eastern hedgerows of the site.

Cuckfield Road is unlit and night-time lighting elements are restricted to scattered properties. The A23 to the west and pylons reduce tranquillity but the large number of woodlands and tree stands around the site notably on the eastern and southern boundaries provide valuable screening locally enhancing an enclosed and tranquil feeling.

There are numerous PRoW's and Bridleways nearby (see Appendix B), which appear to be in frequent use. A number of isolated residential properties are present in the vicinity. As the LCA and site area falls within a designated landscape (High Weald AONB) and is a landscape of high scenic quality and a strong sense of place and a high susceptibility to change, the overall sensitivity is considered to be high as set out in Table A.1 in Appendix A.

4.4.4 Designations

There are a number of landscape related designation within the study area which are listed in Table 4.1.

Table 4.1: Landscape and related designations

Landscape Asset	Description
AONB	High Weald AONB
Conservation Area	Staplefield Conservation Area
Registered Parks and Garden	Slaugham Place Registered Parks and Garden
Scheduled Monument	Slaugham Place Scheduled Monument.
Listed Building	The Ruins of Old Slaugham Place in the grounds of Slaugham Manor Grade II* listed building

4.5 Visual amenity

The study area consists of small to medium sized arable fields or pastures bounded by hedgerows and tree lines. The topography is made up of a high point of approximately 155m

AOD 1.5km north west in the village of Handcross marking an east west ridgeline along the B2110 and another high point unto 126m AOD 1.3km south towards B2114 Staplefield Road. The lower river valley setting around the site sits around 52m AOD.

Recreational receptors include users of the PRoW network, users of the Long-Distance Trails and visitors within the AONB.

The locations of representative viewpoints are shown on the Landscape and Visual Receptor Plan in Appendix B. Photographs illustrating the view from each viewpoint are included in Appendix C. The visual receptors and their existing views are described in Table 4.2. The criteria for defining sensitivity is set out in Appendix A.

Approximate distances between the viewpoint and the proposed scheme are classified as follows:

- Close: Up to 500m from the proposed development;
- Mid-distance: Between 500m and 1000m from the proposed development; and
- Distant: More than 1000m from the proposed development.

Table 4.2: Visual receptors

Receptor	Existing view	Sensitivity	Distance
VP01 Users of PRoW and Long-Distance Trail 37CR, 8CR and 9CR	Tall dense hedgerows, provide glimpsed views to the site and along the Cuckfield Road, particularly on the Long Distance Trail and PRoW 8CR. Viewer's interest is primarily focussed on the surrounding landscape.	**Medium**	Close to mid-distance
VP02 Residents in properties at Little Ashfold and off Cuckfield Road	Views over arable land in the foreground with wooded field boundaries to the east of Little Ashfold. Views from properties associated with the Staplefield Livery Yard and Chiffley Grange are over intervening hedgerows but with fewer trees present. Viewer's interest is primarily focussed on their garden and surrounding landscapes.	**High**	Close
VP03 Residents at 'The Old Kennels' off Cuckfield Road	Views over arable land with well-defined hedgerow boundaries west of Cuckfield Road. Views from the property are screened and filtered by tree stands, dense vegetation and hedgerows along Cuckfield Road. Viewer's interest is primarily focussed on the surrounding landscape.	**High**	Close
VP04 Residents at 'Hammer Hill', 'Hammer Hill Barn' and PRoW 37CR.	Woodland and dense vegetation screen and filter views northwards. Viewer's interest is primarily focussed on the surrounding landscape.	**High**	Close
VP05 Visitors at Youth With A Mission, Holmsted Manor	Views are contained to the courtyard and gardens of the property. Views from the property are screened and filtered by property boundary trees and a stand of trees along the Hammer Hill ridgeline to the north. Viewers interest is primarily focussed on the surrounding landscape.	**Medium**	Mid-distance
VP06 Residents on Holmsted Hill	Views from the properties are over gardens, paddocks and a fishing lake. Intervening hedgerow, trees and woodland blocks characterise the view and screen and filter views to the north. Viewers interest is primarily focussed on the surrounding landscape.	**High**	Distant
VP07 Users of business park/ fitness centres off Holmsted Hill	Views from the businesses are over the car park, buildings in the business park and arable land. Views north are filtered and screened by intervening vegetation. Viewers interest is not focussed on the surrounding landscape.	**Low**	Distant

Receptor	Existing view	Sensitivity	Distance
VP08 Users of B2114 Cuckfield Road	Motorists travelling along Cuckfield Road will have fleeting views over arable fields where gaps in the roadside hedgerow are present. Cuckfield Road would be considered a scenic road and drivers would have some interest in the landscape.	**Medium**	Close to distant
VP09 Users of PRoW 15S and 10CR	Views over arable land and open countryside. Some sections of this PRoW are lined with trees and dense vegetation. Views east are distant and screened by intervening vegetation. Viewers interest is primarily focussed on the surrounding landscape.	**High**	Distant
VP10 Users of PRoW 32CR	Views over arable land and the well-maintained landscape at Old Hall. Views to south west are filtered and screened by intervening vegetation creating a dense wooded character. Viewers interest is primarily focussed on the surrounding landscape.	**High**	Distant
VP11 Users of PRoW 31CR	Views over arable land and tree lined roads. Views to south west are filtered and screened by intervening vegetation. Viewers interest is primarily focussed on the surrounding landscape.	**High**	Distant
VP12 Users of PRoW and Long Distance Trail 2CR, 3CR, 4CR and 6CR	Views over arable land and open countryside. Views to south are filtered and screened by stands of tree and dense vegetation. Viewers interest is primarily focussed on the surrounding landscape.	**High**	Distant
VP 13 Users of PRoW 9S and 7CR	Views over arable land and open countryside. Views to south east are filtered and screened by intervening vegetation creating a wooded horizon. Viewers interest is primarily focussed on the surrounding landscape.	**High**	Distant
VP 14 Residents on Rose Cottage Lane Conservation Area	Views of Rose Cottage Lane, arable land and open landscape. Views to site are screened by intervening vegetation and tall hedgerow planting. Viewers interest is primarily focussed on the surrounding landscape.	**High**	Mid-distance
VP 15 Residents on Brantridge Lane and Tanyard Lane Conservation Area	Views of village properties, country lanes and open countryside. Views south are filtered and screened by intervening vegetation and other properties, however, glimpsed views are possible. Viewers interest is primarily focussed on the surrounding landscape.	**High**	Mid-distance

5 Impact assessment

5.1 Introduction

This section considers the impacts and effects of the proposed development on the landscape character and visual amenity.

5.2 Construction effects

Construction impacts may last for approximately 6 months and will likely include:

- Presence of construction compound and vehicles.
- Construction activity, including the installation of the track bed and haul road.
- Increased traffic and noise.
- Obstruction of views.
- Removal of scrubland vegetation for site compound, site access and scheme proposals.

5.2.1 Incorporated mitigation

Construction will be carried out using industry best practice to reduce any potentially adverse effects. The following mitigation measures are proposed to mitigate the construction effects identified in this assessment:

- Designated construction compound area with site fencing.
- Access tracks to be stone/hard-core surfaced.

These measures have been taken account of in the assessment of the construction effects below.

5.2.2 Overview

Construction works on site will temporarily impact both the landscape character of Ouse Valley LCA (HW3) and visual amenity for residents and users of PRoW in the study area through the presence of a construction compound, associated activity and construction traffic.

5.2.3 Landscape assessment

The proposed scheme will not adversely impact the five defining components of character set out in the Statement of Significance in the High Weald AONB management plan[11] .

The proposed works fall within the HW3 – Ouse Valley LCA, and these works will temporarily reduce the tranquillity locally of this LCA. Construction plant, vehicles and excavation activities may be apparent within the landscape and a construction compound would be locally incongruous but located close to an existing tree belt and immediately north of the existing works. The existing hedgerow pattern, hedgerows and hedgerow trees will be retained. One tree is noted as removed to facilitate pedestrian access to the existing facility. Staplefield Conservation Area falls within the study area and although not directly impacted by the proposed development, it is in close proximity to the site. It is envisaged that the increased traffic and construction activity may impact the landscape setting of the Staplefield Conservation Area. The topography and presence of intervening vegetation and tree stands will contain the

[11] High Weald AONB Management Plan - Available online at: highweald.org//~documents/publications/aonb-management-plan/high-weald-managment-plan-4th-edition-2019-2024/?layout=default Accessed 15 November 2023

extent of the impacts on the wider LCA. This is expected to result in a temporary, minor adverse change to key characteristics of the LCA and its setting (as defined in Appendix A).

5.2.4 Visual assessment

The local changes in topography, a medium size field pattern with well-established hedgerow pattern and stands of trees will limit the extent of visibility of the construction activity associated with the site. The effects on the representative viewpoints are discussed below.

VP01 – For pedestrians along the PRoW 37R, 8CR and 9CR, views of the ICW construction works will be glimpsed and apparent (particularly on PRoW 8CR) above the existing hedgerows. These views will be transitory as these receptors move along the PRoW and Long Distance Trail and are partially screened by the local topography and existing hedgerows resulting in a minor adverse change in the view.

VP02 – Residents in properties at Little Ashfield and off Cuckfield Road will be in proximity to the construction works. A dense stand of trees and vegetation will screen and filter views from Little Ashfield towards the site and the temporary construction compound. Existing hedgerows and scattered trees and local topography will partially filter views of construction activity from properties associated with the Staplefield Livery Yard and Chiffley Grange resulting in a minor adverse change in the view.

VP03 – Residents at Old Kennels off Cuckfield Road will be in close proximity to the construction works. However, the dense roadside trees and vegetation will screen the site activities and the temporary construction compound resulting in a neutral change in the view.

VP04 – Residents at Hammer Hill and Hammer Hill Barn off Cuckfield Road will not have direct views over construction activity due to the distance and dense screening vegetation surrounding the properties resulting in a neutral change in the view.

VP05 – Visitors and residents at Youth With A Mission Holmsted Manor will not have direct views onto the construction due to intervening screening vegetation resulting in a neutral change in the view. Visitors may be affected by increased traffic arising from construction activity.

VP06 – Residents on Holmsted Hill will not have direct views onto the construction activity due to the distance from the site and the presence of intervening screening vegetation resulting in a neutral change to the view.

VP07 – Users of the business park and fitness centres will not have direct view onto the construction activity due to the distance and the presence of intervening screening vegetation resulting in a neutral change to the view.

VP08 – Users of Cuckfield road will have direct views to the construction when in close proximity to the site. Motorists will have fleeting views as they pass through Cuckfield Road resulting in a minor adverse change in the view.

VP09 – Users of PRoW 15S and 10CR will not have direct views of the construction activity due to the distance from the site and the presence of intervening screening vegetation resulting in a neutral change in the view.

VP10 – Users of PRoW 32CR will not have direct views of the construction activity due to the distance from the site and the presence of intervening screening vegetation resulting in a neutral change in the view.

VP11 – Users of PRoW 31CR will not have direct views of the construction activity due to the distance from the site and the presence of intervening screening vegetation resulting in a neutral change in the view.

VP12 – Users of PRoW 2CR, 3CR, 4CR and 6CR will not have direct views of the construction activity due to the distance from the site and the presence of intervening screening vegetation resulting in a neutral change in the view.

VP13 - Users of PRoW 9S and 7CR will not have direct views of the construction activity due to the distance from the site and the presence of intervening screening vegetation resulting in a neutral change in the view.

VP14 – Residents on Rose Cottage Lane (Conservation area) will not have direct views of the construction site resulting in a neutral change in the view.

VP15 – Residents on Brantridge Lane and Tanyard Lane (Conservation area) will not have direct views of the construction site resulting in a neutral change in the view.

5.3 During operation

Potential impacts and effects on landscape character and visual amenity during operation include:

- The presence of a new ICW and associated access tracks, car park and ancillary elements.

5.3.1 Overview

The proposed scheme is not considered to adversely impact the five defining components of character set out in the Statement of Significance in the High Weald AONB management plan as the site will have an overall open appearance and the hedgerow pattern will be retained. However, the specification of finishes for above ground elements and access roads should be sympathetic to the local characteristics of the AONB. Additional consideration of planting to strengthen the Cuckfield Road and the northern boundary could be considered to provide additional screening elements and reinforce the perception of the wooded character of the area.

5.3.2 Landscape effects

The proposed works fall within the HW3 – Ouse Valley LCA, and the works will locally reduce tranquillity through the introduction of new engineered landform elements and access tracks within the agricultural field currently under arable cultivation. The existing hedgerow pattern, hedgerows and hedgerow trees will be retained, a key characteristic of the LCA. However, one tree is noted to be removed during construction to facilitate pedestrian access to the existing facility. The ICW will be grassed softening the overall appearance of the cells and new native hedgerow, shrubs and trees are proposed. In operation, the proposed scheme will result in a minor adverse change to key characteristics of the LCA. As noted above, material selection for the access tracks and above ground elements could reduce the potential urbanising effect of the scheme.

5.3.3 Visual effects

As with the construction phase, the local changes in topography, a medium size field pattern with well-established hedgerow pattern and stands of trees will limit the extent of visibility of the site. As the scheme in operation would be expected to be less visible than the construction activities, the following discussion addresses the representative viewpoints that were not noted as screened during construction.

VP01 – For pedestrians along the PRoW 37R, 8CR and 9CR, views of the ICW will be glimpsed (particularly on PRoW 8CR) above the existing hedgerows. These views will be transitory as these receptors move along the PRoW and Long Distance Trail and will be partially screened by the local topography and existing hedgerows resulting in a minor adverse change in the view in

the short term. Additional screening will be created once the tree, shrub and grass areas within the landscape design have established.

VP02 – Residents in properties at Little Ashfield and off Cuckfield Road will be in proximity to the ICW. A dense stand of trees and vegetation will screen and filter views from Little Ashfield towards the site. Existing hedgerows and scattered trees and local topography will partially filter views of the ICW from properties associated with the Staplefield Livery Yard and Chiffley Grange resulting in a minor adverse change in the view in the short term. Once the tree shrub planting proposed in the landscape scheme has established, additional screening will be provided.

VP08 – Users of Cuckfield road will have direct views to the site and car parking when in proximity to the site. Motorists will have fleeting views as they pass along Cuckfield Road resulting in a minor adverse change in the view.

Due to the distance and the nature of the small-scale development, views from Staplefield Conservation Area will remain unaffected.

5.3.4 Summary

Potential effects on the landscape designations within the 2km study area are highlighted in table 5.1 below.

Table 5.1: Landscape receptors

Key landscape designations	Potential effects during construction	Potential effects during operation
High Weald AONB	High quality landscape as define by its AONB status. Temporary reduction in tranquillity as increased construction traffic and construction personnel is anticipated. Minimal vegetation loss is expected as part of the site compound and the construction of the proposals. There are numerous PRoW's and Bridleways including the Long Distance Trail and the scenic value is high. This landscape is open and particularly vulnerable to large scale works. The construction works, including excavation, haul roads etc, will temporarily affect this scenic value.	The site forms a very small part of the AONB. The proposals which include planted wet basins, access tracks and a car park are expected to change the character of the immediate area, but not affect the overall character of the AONB.
Staplefield Conservation Area	Staplefield Conservation Area is situated 400m north of the Site. The presence of construction traffic, site hoarding, and site equipment is expected to temporarily reduce tranquillity and the setting of this asset.	During operation, it is not anticipated that Staplefield Conservation area will be affected by the running of the site.
Slaugham Place Registered Parks and Garden and Scheduled Monument.	These assets are situated on the boundary of the study area, nearly 2km from the site. The A23 runs between this asset and the site. Due to its distance and existing screening, it is not anticipated that construction will affect this asset.	These assets are situated on the boundary of the study area, nearly 2km from the site. The A23 runs between this asset and the site. Due to its distance and existing screening, it is not anticipated this asset will be affected during the operation of the proposed development.

Key landscape designations	Potential effects during construction	Potential effects during operation
The Ruins of Old Slaugham Place in the grounds of Slaugham Manor Grade II* listed building	This Grade II* listed building is situated within Slaugham Place Registered Park and Garden. Due to its distance from the site (1.9 km) and existing screening, it is not anticipated that construction will affect this asset.	This Grade II* listed building is situated within Slaugham Place Registered Park and Garden. Due to its distance from the site (1.9km) and existing screening, it is not anticipated this asset will be affected during the operation of the proposed development.

6 Conclusion

6.1 LVA

The landscape designations and visual receptors highlighted within the 2km study area are not envisaged to face any long-term significant effects. This is largely due to the development being small scale and the local changes in topography, a medium size field pattern with well-established hedgerow pattern and stands of trees will limit the extent of visibility of the site. Existing hedgerows and trees would be retained with the proposals, screening most views towards the site with the exception of the closest representative viewpoints. However, even the closest receptors would benefit from the presence of existing hedgerows.

6.2 Landscape Layout

The landscape layout of the proposed scheme will integrate with the surrounding area and topography. The proposed native shrubs and trees will enhance biodiversity and provide further screening relative to the existing arable land use.

In addition, the proposed hedgerow planting on the south-side of the site further strengthens its boundary and screening benefits.

Additional considerations in the design could include the specification of finishes for above ground elements and access roads should be sympathetic to the local characteristics of the AONB. For example, access roads can be finished in hoggin, a finish widely seen across the AONB. Additional planting to strengthen the Cuckfield Road and the northern boundary could be considered to provide additional screening elements and reinforce the perception of the wooded character of the area.

Appendices

A. Methodology: Assessment Criteria

A.1 Landscape baseline

The landscape baseline study considers the constituent elements, features and other factors that contribute to existing landscape character within the study area including:

- The physical influences on the landscape resource including topography, geology, soils, microclimate, waterbodies and watercourses;
- The influence of human activity including land use, open space, transport routes, public rights of way, national trails, historic green lanes, land management, the character of settlement and buildings and the pattern and type of fields and enclosure;
- The aesthetic and perceptual aspects of the landscape including scale, complexity, openness, tranquillity, and wildness; and
- Heritage features including conservation areas, listed buildings, registered parks and gardens and other elements contributing to historic landscape character.

Key sources of information include OS mapping, aerial photography and published documents on the West Sussex Council and High Weald AONB websites. In accordance with the guidance in GLVIA 3, existing landscape character assessments and historic characterisation documents, where appropriate and up to date, have been used to inform this LVA.

The findings of the desk study were reviewed in conjunction with the site survey to identify local landscape character areas (LCA). These are broadly homogeneous units of distinct features and elements.

The value of each LCA was established by considering statutory and non-statutory landscape designations indicating national or local value (such as AONB) and a range of factors including:

- Landscape condition, quality and intactness;
- Scenic quality;
- Rarity (rare elements, features or landscape character type);
- Representativeness (whether the landscape contains a character, feature or element that is an especially important example of the type);
- Presence of features of conservation interest (ecological, earth science, historical, cultural);
- Recreational value;
- Perceptual aspects of the landscape such as wildness and/or tranquillity; and
- Cultural or historical associations with, for example, writers, artists, historical events.

A.2 Visual baseline

The baseline study identifies the people in the area and important, designated, or protected views potentially affected by the development. Viewpoints were selected to represent the various visual receptor types in the study area including residential, recreational, hotel, healthcare, educational, transport, active sports, and employment receptors. Viewpoints were also selected to represent specific views valued for their scenic quality or cultural associations or to demonstrate a specific issue.

Photographs were taken during winter to represent the character of the landscape and existing views. A Canon 6D full-framed camera with a fixed 50mm lens was used for all photographs

and are presented with an approximate viewing distance of a comfortable arm's length in compliance with the TGN 06/19 Visual Representation of development proposals.

A.3 Assessment of effects

The assessment identifies the residual effects likely to arise from the development, taking into account mitigation measures and changes over time. The level of effects was assessed by considering the sensitivity of the receptor and the predicted magnitude of change in relation to the baseline conditions.

A.3.1 Landscape

The sensitivity of the landscape was evaluated by considering the existing value of the landscape and its susceptibility to the type of change arising from the proposed development. There can be a complex relationship between the value attached to the landscape and its susceptibility to change, especially if the change is within or close to a designated landscape. A designated landscape such as an AONB is likely to have a high susceptibility to change but, depending on the type of development, it might accommodate the change without detrimental effect on its key characteristics. In this case its susceptibility to change could be medium or even low. The evaluation of sensitivity was based on the criteria set out in the table below. The overall landscape sensitivity (based on combining the view value and the receptor's susceptibility) can be high, medium or low.

Table A.1: Landscape sensitivity

Typical landscape value and susceptibility to change	Sensitivity
Designated landscape (such as AONB). Landscape of high scenic quality with a distinctive combination of features, elements and characteristics, outstanding views and a strong sense of place. A scarce or fragile landscape with cultural, historic or ecological elements which make a major contribution to landscape character. No or very few landscape detractors. Has components which are difficult to replace (such as mature trees). A tranquil landscape in good condition, largely intact, with an unspoilt character. A high susceptibility to change due to the type of development proposed. No or very limited potential for substitution or replacement.	High
Landscape locally designated (such as conservation area, regional park) or locally valued (for its recreational facilities and footpath networks for instance). Some scenic quality and a moderate sense of place. A landscape with some distinctive features, elements and characteristics. Some cultural, historic or ecological elements which contribute to landscape character. Some high use areas, but overall medium tranquillity. Few landscape detractors. A landscape in moderate condition, with some unspoilt characteristics and a moderate susceptibility to change due to the type of development proposed. Some potential for substitution or replacement.	Medium
Undesignated landscape, not valued for its scenic quality, with a disparate combination of features, elements and characteristics and a weak sense of place. Mainly common features and few or no cultural, historic or ecological elements that contribute to landscape character. Many landscape detractors. A landscape of low tranquillity, in poor condition and a low susceptibility to change due to the type of development proposed. Good potential for substitution or replacement.	Low

Based on GLVA 3 (LI and IEMA, 2013)

The magnitude of change to landscape character was determined by considering:

- The nature of an impact – whether the introduction of a proposed development will be of benefit or detriment to the existing landscape character;
- The scale of the change – extent of the loss of landscape elements, the degree to which aesthetic features or perceptual aspects of the landscape are altered (by the removal of hedgerows or introduction of new structures for example) and whether a key characteristic of the landscape is altered;
- The geographical extent of the area affected; and
- The duration of the change and its reversibility.

A.3.2 Visual amenity

The sensitivity of visual receptors was evaluated by considering the value attached to specific views and the susceptibility of visual receptor to changes to views and visual amenity. The value attached to a view could derive from a planning designation or an association with a heritage asset. The susceptibility to change depends on the occupation or activity of the receptor and the extent to which their attention is focused on the view and visual amenity.

The overall sensitivity of the receptor (based on combining the view value and the receptor's susceptibility) can be high, medium or low.

Table A.2: Visual amenity sensitivity

Typical criteria for value and susceptibility	Sensitivity
Occupiers of residential properties orientated towards the development. Walkers and visitors to heritage assets whose attention is focused on a landscape of recognised high quality. Designated or protected views. A view of high scenic value. Views from a recognised high quality landscape such as a National Park or an AONB.	High
People travelling along scenic roads through the landscape. Walkers and visitors to heritage assets whose attention is focused on a landscape of moderate quality. People walking along residential streets. Occupiers of residential properties with oblique views of the development. A view of medium scenic value. A view where existing adverse elements may form a noticeable part in the composition of the view. A typical and/or representative view. A view where the composition was a peripheral aspect of the design or function of a heritage asset.	Medium
People at work and in educational institutions. People engaged in formal sports activities. People walking through urban areas (for example commuters). People on main roads or railways whose attention is not focused on the landscape (such as commuters). A view of low scenic value. An undistinguished or unremarkable view and/or a view where existing adverse element form a clearly apparent or dominant part of the view/composition of the view.	Low

Based on GLVIA 3 (LI and IEMA, 2013)

The magnitude of change on views was determined by considering:

- The nature of an impact by judging whether the introduction of a proposed development would be of benefit or detriment to the existing view. The impact of a proposed development can be adverse or beneficial;
- The context of the existing view (e.g., whether it is across a natural landscape or an industrial site);
- The extent to which the view has been altered due to the loss/addition of features and the proportion of the view the development will occupy;
- The scale and appearance of the proposed development and the degree of contrast/integration with the existing view;
- The distance of the visual receptor from the development and the angle/position of view;
- The duration and reversibility of the effect;
- The size and scale of the effect; and
- The geographical extent of the changes to the view.

A.3.3 Level of effects

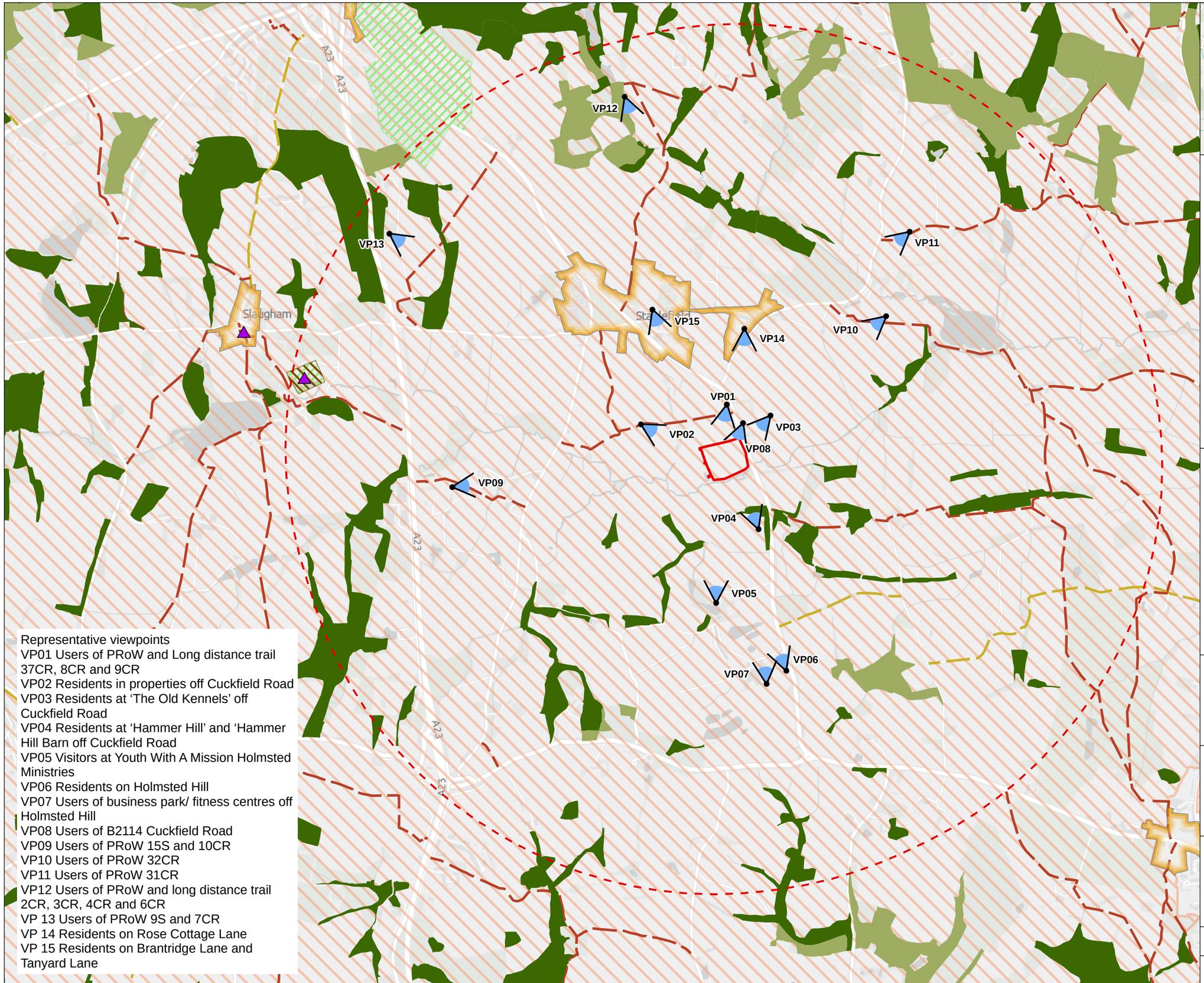
As described in section A.3, the level of effects was assessed by considering the sensitivity of each landscape or visual receptor against the predicted magnitude of change in relation to the baseline conditions.

Effects may be adverse or beneficial and for both landscape and visual amenity will be broadly characterised as set out in Table A.3.

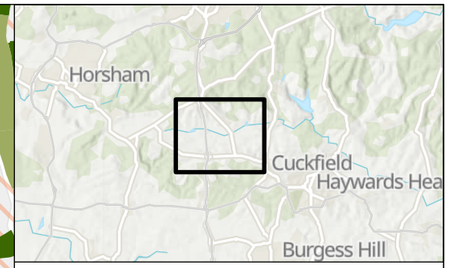
Table A.3: Level of effects

Level of effect	Criteria for evaluating landscape/townscape effects	Criteria for evaluating visual effects
Major Adverse	The Scheme will: • Be at complete variance with the character (including quality and value) of the landscape; • Cause the integrity of characteristic features and elements to be lost; • Cause the sense of place to be lost across a wide area; • Comprehensively conflict with national or local environmental policies for the protection and enhancement of the landscape/townscape	The Scheme will cause major deterioration to a view from a highly sensitive receptor and would constitute a major discordant element in the view.
Moderate Adverse	The Scheme will: • Conflict with the character of the landscape; • Have an adverse impact on characteristic features or elements; and • Diminish the sense of place	The Scheme will cause obvious deterioration to a view from a moderately sensitive receptor, or perceptible damage to a view from a more sensitive receptor
Minor Adverse	The Scheme will: • Be at variance with the character of the landscape; • Include some elements that would be at variance with characteristic features and elements; and • Detract from the sense of place of areas in close proximity to the Scheme	The Scheme will cause limited deterioration to a view from a receptor of medium sensitivity, or cause greater deterioration to a view from a receptor of low sensitivity.
Neutral	The Scheme will: • Maintain the existing character of the landscape; • Blend in with existing characteristic features and elements; and • Enable the existing sense of place to be retained	The Scheme will result in no perceptible deterioration or improvement in the existing view.

B. Landscape Designations and Representative Viewpoints Plan



Representative viewpoints
VP01 Users of PRoW and Long distance trail 37CR, 8CR and 9CR
VP02 Residents in properties off Cuckfield Road
VP03 Residents at 'The Old Kennels' off Cuckfield Road
VP04 Residents at 'Hammer Hill' and 'Hammer Hill Barn off Cuckfield Road
VP05 Visitors at Youth With A Mission Holmsted Ministries
VP06 Residents on Holmsted Hill
VP07 Users of business park/ fitness centres off Holmsted Hill
VP08 Users of B2114 Cuckfield Road
VP09 Users of PRoW 15S and 10CR
VP10 Users of PRoW 32CR
VP11 Users of PRoW 31CR
VP12 Users of PRoW and long distance trail 2CR, 3CR, 4CR and 6CR
VP 13 Users of PRoW 9S and 7CR
VP 14 Residents on Rose Cottage Lane
VP 15 Residents on Brantridge Lane and Tanyard Lane



- Site boundary
- Site boundary - 2km buffer
- Representative viewpoint
- Grade II* Listed Building

Public Right of Way
- Footpath
- Bridleway
- Conservation Area
- Scheduled Monument
- Registered Park and Garden
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland
- Area of Outstanding Natural Beauty

Data Sources: Site Boundary, Mott MacDonald 2023.
Representative viewpoints: Mott MacDonald 2023.
Heritage Designation:© Historic England 2023. Contains Ordnance Survey data ©Crown copyright and database right 2023. The Historic England GIS Data contained in this material was obtained on 12/12/2022. The most publicly available up to date. Historic England GIS Data can be obtained from. Historic England.org.uk. Natural England Data: © Natural England copyright. Contains Ordnance Survey data ©
Service Layer Credits: Contains OS data © Crown Copyright and database right 2023
Contains data from OS Zoomstack

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Southern Water

Staplefield Wastewater Treatment Works
Landscape Designations and Representative Viewpoints

Drawn	GIS Checked	Checked	Approved
M Pinney	**S Glover**	**P Wyeth**	**L Henderson**
Scale at A3	Status	Revision	Security
1:17,500	**INF**	**01**	**STD**

639529-MM-N-DWG-0007

0 200 400 600 800 1000 m

C. Representative Photography

Staplefield WwTW Quality Investigation

Appendix C Representative Viewpoint Photography

Landscape & Visual Appraisal

For planning submission
639529-MM-N-DWG-0012
P01
November 2023

Client name: Southern Water
File ref: 639529-MM-N-DWG-0012 Staplefield LVA Representative Viewpoint Photography.indd

VP01

Representative view from PRoW and Long Distance Trail 37CR, 8CR and 9CR looking south

Staplefield WwTW Quality Investigation

Landscape & Visual Appraisal

Representative Photography

MOTT MACDONALD

NOTES:
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Rev	Date	Drawn	Description	Checked	Approved
01	20.11.23	AH	First issue	CP	PW

VP02

View from Residents in property off Cuckfield Road looking south-east.

Staplefield WwTW Quality Investigation

Landscape & Visual Appraisal

Representative Photography

MOTT MACDONALD

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Rev	Date	Drawn	Description	Checked	Approved
01	20.11.23	AH	First issue	CP	PW

VP03

Residents at ‘The Old Kennels’ off Cuckfield RoadLooking south-west.

Staplefield WwTW Quality Investigation

Landscape & Visual Appraisal

Representative Photography

MOTT MACDONALD

Rev	Date	Drawn	Description	Checked	Approved
01	20.11.23	AH	First issue	CP	PW

VP04

Residents at ‘Hammer Hill’ and ‘Hammer Hill Barn off Cuckfield Road looking North.

Staplefield WwTW Quality Investigation

Landscape & Visual Appraisal

Representative Photography

MOTT MACDONALD

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VP05

View from Visitors at Youth With A Mission Holmsted Ministries looking north.

Staplefield WwTW Quality Investigation

Landscape & Visual Appraisal

Representative Photography

MOTT MACDONALD

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VP06

View from Residents on Holmsted Hill looking north.

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VP07

View from Users of business park/ fitness centres off Holmsted Hill looking north.

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VP08

View from Users of B2114 Cuckfield Road looking west, directly onto site.

Staplefield WwTW Quality Investigation

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VP09

View from PRoW 15S and 10CR looking east.

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VP10

View PRoW 32CR looking south.

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VP11

View from PRoW 31CR looking south-west.

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VP12

Views from PRoW and Long Distance Trail 2CR, 3CR, 4CR and 6CR looking south.

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VP13

Views from PRoW 9S and 7CR looking south-east.

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VP14

Views from properties on Rose Cottage lane looking south.

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VP15

Views from properties on Brantridge Lane and Tanyard Lane looking south-east.

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