

# Landscape Architect's response to Planning Application

**From:** Tim Dyer – Team Manager/ Principal Landscape Architect

**On behalf of:** West Sussex County Council (Environment & Heritage Team)

**Date:** 17/11/17

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**Application ref:** WSCC/040/17/BA

**Description:** Temporary permission for exploration and appraisal comprising the flow testing and monitoring of the existing hydrocarbon lateral borehole along with site security fencing, the provision of an enclosed testing flare and site restoration

**Location:** Lower Stumble Hydrocarbon Exploration Site, London Road, Balcombe, Haywards Heath, West Sussex, RH17 6JH

**Determining Authority:** WSCC

**Summary response:** No objection

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## Comments:

### Relevant National Policy

Valued Landscapes – Paragraph 109 of the National Planning Policy Framework

Protected Landscapes - Paragraph 115 of the National Planning Policy Framework

### Relevant County Policies - Emerging West Sussex Minerals Plan

“Strategic Objective 8: To conserve and enhance the landscape and townscape character of West Sussex and the special qualities of the South Downs National Park and the local distinctiveness and character of the High Weald AONB and Chichester Harbour AONB and the settings of all protected landscapes.”

M12 – Character. A. “they would not have an unacceptable impact on the character, distinctiveness, sense of place of the different areas of the County, the special qualities of the South Downs National Park, and the setting and character of the Chichester Harbour and High Weald Areas of Outstanding Natural Beauty and the setting of protected landscapes;”

M13 – Protected Landscape. C. iii. “any potential detrimental impact on the environment, landscape, and recreational opportunities, and the extent to which identified impacts can be satisfactorily mitigated.”

### Landscape Character

National Character Area – 122: High Weald <http://publications.naturalengland.org.uk/file/5851972632576000>

County Character Area – HW1: High Weald  
[http://www2.westsussex.gov.uk/environment/wscp/HW1\\_High\\_Weald.pdf](http://www2.westsussex.gov.uk/environment/wscp/HW1_High_Weald.pdf)

Local Character Area – Area 6: High Weald <http://www.midsussex.gov.uk/media/2331/lca10pt3ca06highweald.pdf>

### Visual Impact

Public Rights of Way – 13Ba and 17Ba

### Conclusion

The existing site has a degree of screening for surface activity and the sites context limits the level of wider visibility.

The proposals and their impact are described and quantified in section 6 of the Environmental Report submitted with the application.

The selected viewpoints demonstrate the scale and influence of the development on the surrounding landscape. The machinery involved in the proposals is large in scale however the total development period is short with the maximum visible impact as a fraction of the overall.

The proposed development sits within the High Weald AONB, which is afforded the highest status of protection because of its landscape and scenic beauty. However the transient nature of the development has the greatest influence in reducing the potential impact.

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