



# **Proposed Soil Recycling and Concrete Crushing Facility at Kilmarnock Farm, Charlwood Road, Charlwood RH11 0JY**

## **Landscape and Visual Impact Assessment**

Prepared by

Petrow Harley Limited  
Landscape Architects  
The Studio  
57 Lime Grove  
New Malden  
Surrey  
KT3 3TP  
T: 020 8949 0803  
E: [mail@petrow-harley.com](mailto:mail@petrow-harley.com)

**December 2018**  
**Project No. 755**  
**Status: For Planning**

## **Contents**

### **1.0 Section 1**

- 1.1 Introduction
- 1.2 Planning Policies
- 1.3 Key Issues
- 1.4 Executive Summary

### **2.0 Section 2: Principles, process and presentation**

- 2.1 Methodology
- 2.2 Baseline studies
- 2.3 Identification and description of effects
- 2.4 Assessment and significance of effects

### **3.0 Section 3: The Proposed development, design and mitigation**

- 3.1 Project description
- 3.2 Stages in the project life cycle
- 3.3 Reduction of landscape and visual effects
- 3.4 Enhancement
- 3.5 Securing implementation of mitigation and enhancement measures

### **4.0 Section 4: Assessment of Landscape effects**

- 4.1 The study Area
- 4.2 Landscape Baseline
- 4.3 Prediction and description of landscape effects
- 4.4 Assessment the significance of landscape effects

### **5.0 Section 5: Assessment of Visual effects**

- 5.1 Visual baseline
- 5.2 Prediction and description of visual effects
- 5.3 Assessment of the significance of visual effects
- 5.4 Landscape Proposals and Mitigation

## **Appendix B: Drawings**

**Figure 1: Site Location Plan**

**Figure 2: Landscape Character Zones**

**Figure 3: Zone of Visual Influence**

**Figure 4: Public Rights of Way**

**Figure 5: Landscape Proposals**

## SECTION 1: INTRODUCTION

1.1 This document has been produced as a standalone Landscape and Visual Impact Assessment (LVIA) to accompany a planning application for the Erection of a Soil Recycling and Concrete Crushing Facility at Kilmarnock Farm, Charlwood Road, Charlwood RH11 0JY.

The LVIA considers the potential effects of the development upon:

- Individual landscape features and elements;
- Landscape character;
- Visual amenity and the people who view the landscape.

The main objectives of the LVIA are:

- To identify, evaluate and describe the current landscape character of the site and its surroundings and also any notable individual landscape features;
- To determine the sensitivity of the landscape to the type of development proposed;
- To identify potential visual receptors (i.e. people that would be able to see the development), and evaluate their sensitivity to the type of changes proposed;
- To identify and describe any effects of the development in so far as they affect the landscape and/or views of it and evaluate the magnitude of change due to these;
- To identify and describe measures that has been adopted to avoid, reduce and compensate for landscape and visual effects;
- To evaluate the significance of residual landscape and visual effects.

### 1.1.2 The Existing site and Location

The existing site and its general context within the landscape setting are shown on Figure 1: below.

The application site occupies an area of around 0.5 hectare and is located to the north-east of Horsham and to the south of Charlwood and towards the southern end of Charlwood Road. There are a number of permanent structures on site serving a variety of consented uses.

The wider farm is currently in a range of uses including light industrial and storage uses, as well as stables and equine buildings used by the Kilmarnock Horse Rescue. There are currently mobile homes on the site itself, and a detached dwelling at the front of the site, fronting Charlwood Road.

The proposed location for the Soil Recycling and Concrete Crushing Facility lies along the eastern side of the site and abuts open fields currently used for the grazing of horses.

A public footpath exists close the application site and runs along the eastern boundary of the fields between Furze Field and a woodland block providing public access from Charlwood Road towards the settlement of Charlwood to the north.



Figure 1: Existing Site location. Application Site shown by red hatch



*Photograph 1: Existing Site frontage viewed from Charlwood Road showing existing dwelling, stabling and storage areas*



*Photograph 2: Existing Site eastern side and the location of proposed a Soil Recycling and Concrete Crushing Facility*

## **1.2 PLANNING POLICY**

- 1.2.1 The application site is located within the planning authority of Horsham District Council, and about 600m west of its boundary with Crawley Borough. It lies within an area defined as open countryside and outside the built up area boundary.

Of note is that the application site does not lie within any nationally recognised designations such as Areas of Outstanding Natural Beauty (AONB), or National Parks, or locally recognised designations such as Areas of Great Landscape Value (AGLV) that seek to preserve the natural scenic beauty of the landscape.

The following policies of the West Sussex Waste Local Plan 2014 are considered relevant to the appeal site.

- 1.2.2 Policy W1 focuses on the need for waste management policies and lists a number of criteria for unallocated sites, including their provision within the plan to contribute to meeting identified shortfalls within the County.
- 1.2.3 Policy W3 concentrates on the location of built waste management facilities. Criteria within the policy focus on their location within the County and suitability of the land e.g. brownfield sites.
- 1.2.4 Policy W11 will permit proposals provided that they do not have a detrimental impact on the character, distinctiveness and sense of place of different areas of the County and retaining the separate identity of individual settlements
- 1.2.5 Policy W12 requires new proposals to take into account appropriate scale, form and design. Five criteria have been listed to further aid the design considerations of new proposals.
- 1.2.6 Policy W16 focuses on protecting the air, soil and water of the existing resources and ensuring there is no detrimental impact to these existing areas and zones.
- 1.2.7 Policy W17 lists five criteria that will need to be met to mitigate the potential impact of on-site flooding. These include measures designed to an appropriate standard and the possible introduction of sustainable drainage systems (SUDS)
- 1.2.8 Policy W18 concentrates on the surrounding transport network and lists a number of criteria to ensure that the network is able to accommodate the proposed intensification of use and if not adequate improvements are made to ensure its safe continued use.
- 1.2.9 Policy W19 will safeguard public health and amenity by controlling various emissions, public rights of way and if necessary establishing a site liaison group from the operation of a major site or facility.
- 1.2.10 Policy W22 states that proposals for waste development will be permitted provided that they will not adversely affect the operational integrity or safety of aviation facilities.

### 1.3 Key Issues

For the purposes of this report the key issues are considered to be:

- The principle of development within the countryside;
- Landscape and Visual impact;
- Impact on adjacent dwellings;
- Impact on adjacent public rights of way.

#### 1.3.1 Landscape and Visual Impact

The development proposals should wherever possible protect, conserve and/or enhance the key characteristics of the receiving landscape. This LVIA includes a study of the existing landscape character and views to and from the site from the surrounding areas and what changes will occur.

#### 1.3.2 Impact on adjacent dwellings

Although the application site lies close to the urban edge of Crawley with the exception of the dwelling within the site there are no private dwellings within the study area that have views to the application site. Therefore no assessment is required of these views or any changes that will occur in views or visual amenity from private dwellings.

#### 1.3.3 Public Rights of Way

One Public Right of way lies to the east of the application site and runs northwards from Charlwood Road passing Ifield Hall to the east and then passing close the end of Gatwick Airport runways. It continues north passing Tifters Farm before joining with Ifield Road and an extensive system of public rights of way that radiate out from Charlwood and the open countryside beyond.

Two further Public Rights of Way lie to the south. The first of these (Footpath 2) runs from Charlwood Road towards Ifield Court Hotel. At the time of the assessment this path was closed due to an unsafe footbridge.

Footpath 3 also runs from Charlwood Road running south west towards Ifield Court Farm along an access road before running across fields and linking with other paths close to The Druids.

An assessment has been made of the views from this path and any changes that will occur in views or visual amenity for users.





Figure 3: Ordnance Survey extract showing location of public footpaths.

#### 1.3.4 Analysis

This report centres on the potential effects arising from the proposals on both the existing landscape character and visual resource of the local area. It identifies and assesses the significance of and the effects of the change resulting from the development proposals. This is considered both upon the existing landscape as an environmental resource in its own right and on people's views and visual amenity. It aims to judge how the proposed changes will relate to landscape and visual matters including:

- conservation and enhancement of landscape character and scenic value;
- protection and enhancement of the landscape everywhere and particularly in designated areas;
- protection and enhancement of local distinctiveness;
- improvement of the quantity and quality of publicly accessible open space.

1.3.5 A landscape character study (base line conditions) has been made of the site and surrounding areas and an assessment has been made to describe what changes (landscape and visual impacts) would occur from the proposals and these have been quantified.

This report pays particular attention to whether the proposals would materially affect the landscape designations above, whether they would affect the existing landscape character and quality of the area, its capacity to accept change and the suitability of the site to receive the proposals.

## **1.4 Executive Summary.**

- 1.4.1. This report has set out the Planning Policy Context that has been applied to the site and objectively considered its landscape character and the surrounding areas. A visual appraisal has also been carried out and includes views from public rights of way and considers its visual relationship to these. This has allowed the extent of any effects that will arise from the development to be assessed and quantified.
- 1.4.2 Our desk top study and field work largely agrees with the Horsham Landscape Character Assessment dated 2003. We have identified one broadly homogenous landscape character zones within the study area as follows: 1. Enclosed and wooded rural landscape.
- 1.4.3 The change in existing landscape character will be limited to the application site only with the opportunity to provide new planting along the sites boundaries which are in keeping with the existing landscape character of the local area and which will assist in integrating the proposals within the receiving landscape.
- 1.4.4 The development proposals are not considered to have a negative landscape effect within the local area which is defined by an enclosed pastoral landscape with an urbanising influence from Gatwick Airport and Crawly. All key landscape elements and features would remain intact and the adjacent landscape character areas would remain unchanged.
- 1.4.5 The visual assessment has established that the application site is relatively contained by the existing woodland block and hedgerows. There are no long distant views towards the site from the surrounding areas. There is however an open views across the existing field from Public Footpath 1.
- 1.4.6 It is considered that the quality of views from this receptor can be improved with appropriate new planting and that as this matures views would not be adversely affected.
- 1.4.7 The most noticeable change in the landscape and visual environment would arise during construction due to lorries on site. The visual impact will be moderate / high during construction falling to negligible after completion.
- 1.4.8 It is concluded that the amount of change and the limited effects of the proposed development are compatible with the character and visual amenities of the local area. With appropriate mitigation the proposals would not be highly visible from points of public access and would not be detrimental to the character of the receiving landscape.

## SECTION 2: PRINCIPLES, PROCESS AND PRESENTATION

### 2.1 Methodology

This report has been carried out in accordance with:

- The Guidelines for Landscape and Visual Impact Assessment, (2013) third edition produced by the Landscape and Institute and Institute of Environmental Management & Assessment.
- Guidelines for Landscape Character Assessment, (2002) Countryside Agency and Scottish Natural Heritage (SNH);

2.1.1 In accordance with published guidance, landscape and visual impacts are assessed separately although the procedure for assessing each of these is closely linked. A clear distinction has been drawn between landscape and visual effects as described below:

- Landscape effects relate to the effects of the proposals on the physical and other characteristics of the landscape and its resulting character and quality.
- Visual effects relate to the effects on views experienced by visual receptors (e.g. residents, footpath users, etc.) and on the visual amenity experienced by those people.

2.1.2 Three stages have been used that lead to the identification of potential impacts, prediction of their magnitude and the assessment of their significance and are as follows:

Project description/specification	Provides a description of the proposed development for the purpose of the assessment, identifying the main features of the proposals and establishing parameters.
Baseline Studies	Establishes the existing nature of the landscape and visual environment in the study area, including any relevant changes likely to occur independently of the development proposal. Includes information on the value attached to the different environmental resources.
Identification and description of effects	Systematically identifies and describes the effects that are likely to occur, including whether they are adverse or beneficial.

### 2.2 Baseline Studies

The first step in the production of this LVIA has been to establish the baseline landscape and visual conditions which is then reviewed alongside the description of the proposed development. This forms the basis for the identification and description of the changes that will result in the landscape and visual effects of the proposed development.

- For the landscape baseline the aim is to provide an understanding of the landscape as a resource in the area(s) that may be affected – its constituent elements, its character and the way this varies spatially, its geographic extent and history, its condition, the way in which the landscape is experienced and the value attached to it.

- For the visual baseline the aim is to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at these points.
- The level of detail included has been gathered to assess the likely significant effects and is appropriate and proportional to the scale and type of development and the type and significance of the landscape and visual effects likely to occur.

### 2.3 Identification and Description of effects

The prediction of effects has been based on the different components of the development at different stages in its life cycle and identification of the receptors that will be affected by them. These include:

- landscape receptors, including the constituent elements of the landscape, its specific aesthetic or perceptual qualities and the character of the landscape in different areas; and
- visual receptors – the people who will be affected by changes in views or visual amenity at different places.

The effects have been identified by establishing and describing the changes resulting from the different components of the development and the resulting effects on individual landscape or visual receptors.

### 2.4 Assessment and significance of effects

2.4.1 Identifying and describing the effects of a project is in itself of limited value. It is important to also assess their significance and is an evidence-based process combined with professional judgement. It is important that the basis of such judgements is transparent and understandable, so that the underlying assumptions and reasoning can be understood by others.

2.4.2 Professional judgement has been used to assess the nature of a landscape or visual receptor's sensitivity by combining judgements about its susceptibility to change arising from the specific proposal with judgements about the value attached to the receptor. When considering the nature of predicted effects its magnitude should be determined by combining judgements about matters such as the size and scale of the change, the extent of the area over which it occurs, whether it is reversible or not and whether it is short or long term in duration.

A three step process has been employed to allow the identification of significant effects to be as transparent as possible with the effects being identified and described as accurately as possible as follows:

#### 2.4.3 Step 1: Assessment against agreed criteria

This has considered each effect in terms of its sensitivity with judgments about:

- the susceptibility of the receptor to the type of change arising from the specific proposal;

- the value attached to the receptor.

The sensitivity of landscape character is described within this assessment as high, medium or low.

Sensitivity	Landscape Examples
Low	<p>Typically an undesignated landscape with some local community importance such as: parks; recreation areas; or the landscape has a value expressed in local publications</p> <p>Few landscape elements remain intact and in good repair; few buildings and material are in local vernacular. Large-scale landform/land cover/development; featureless; coarse grained; open with broad views</p> <p>Frequent presence of utility, infrastructure or industrial elements; contemporary structures e.g. masts, pylons, cranes, silos and/or industrial sheds that have vertical emphasis; functional, man-made land-use patterns and engineered aspects evident</p> <p>Busy and noisy with obvious human activity and development; prominent movement.</p>
Medium	<p>Typically a valued landscape of regional or local landscape of conservation importance such as: Special Landscape Areas; and Unregistered Parks and Gardens of Historic Interest</p> <p>Some landscape elements remain intact and in good repair; some building styles/materials are local vernacular Medium-scale landform/land cover/development; textured; semi-enclosed with middle-distance views</p> <p>Some evidence of man-made elements, which may be partially out of scale with the landscape and may be only partially consistent with vernacular styles</p> <p>Some noise is evident, but human activity/development is not dominant; noticeable movement</p>
High	<p>Typically, a highly valued landscape of international and/or national landscape or conservation importance such as: National Parks; Areas of Outstanding Natural Beauty; and Registered Parks and Gardens of Historic Interest</p> <p>Most landscape elements remain intact and in good repair and most building styles and materials are local vernacular</p> <p>Small-scale landform/land cover/development; human-scale indicators; fine grained, enclosed with narrow views; sheltered. Absence of man-made elements; traditional or historic settlements; natural features and natural forms of amenity parkland, perceived as natural “wild land” lacking in man-made features, land-use elements and detractors</p> <p>Sense of peace, isolation or wildness; remote and empty; no evident movement</p>

*Table1: Landscape Sensitivity*

2.4.4 The sensitivity of a visual receptor group to a development depends on a number of factors such as the occupation of the viewer, their viewing expectations, duration of view and the angle or direction in which they would see the site. The following criteria have been used for this assessment:

- Low Sensitivity - People within industrial and commercial facilities or at their place of work (e.g. offices);
- Moderate Sensitivity - Users of urban roads and urban public rights of way which do not appear to be used frequently for recreational activities or the specific enjoyment of the landscape; recreational activities not specifically focused on the landscape (e.g. football);
- High Sensitivity – Residents (both permanent and temporary e.g. tourist); users of long distance / recreational footpaths, users of municipal parks; users of riverside walks and other public rights of way which appear to be used frequently for recreational activities or the specific enjoyment of the landscape; users of navigable watercourses; slow-paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. bowling, golf); allotments; visitors to historic features / estates where the setting is important to an appreciation and understanding of cultural value.

2.4.5 It is important to appreciate that it is the visual receptor (i.e. the person) that is sensitive and not a property, public right of way or road. Therefore, a large number of people may use a motorway for example but this does not increase the sensitivity of the receptors using it. Conversely a residential property may only have one person living in it but this does not reduce the sensitivity of that one receptor. The number of receptors affected at any given location may be a planning consideration, but it does not alter the sensitivity of the receptor group.

2.4.6 The scale of effects on landscape character is influenced by a number of factors including:

- the size and scale of the effect;
- the geographic extent of the area that will be affected;
- the duration of the effect and its reversibility.

2.4.7 Other factors may include: the extent to which existing landscape features are lost or altered, the introduction of new features and the resulting alteration to the physical and perceptual characteristics of the landscape. It is recognised that usually the landscape components in the immediate surroundings have a much stronger influence on the sense of landscape character than distant features whilst acknowledging the fact that more distant features can have an influence on landscape character as well. Professional judgement has been used to determine the magnitude using the following criteria listed below:

**No Change**

- No notable loss or alteration to existing landscape features;
- No notable introduction of new features into the landscape / townscape; and
- Negligible change to the key physical and/or perceptual attributes of the landscape.

**Slight Change**

- Minor loss or alteration to existing landscape features;
- Introduction of minor new features into the landscape; and
- Minor alteration to the key physical and/or perceptual attributes of the landscape.

**Moderate Change**

- Some notable loss or alteration to existing landscape features;
- Introduction of some notable new features into the landscape; and

- Some notable change to the key physical and/or perceptual attributes of the landscape.

**Substantial Change**

- A major or total loss or alteration to existing landscape features;
- Introduction of major or dominant new features into the landscape; and
- A major change to the key physical and/or perceptual attributes of the landscape.

2.4.8 Effects on landscape character may be adverse or beneficial and therefore the magnitude of effects is recorded as Substantial Adverse, Moderate Adverse, Slight Adverse, Slight Beneficial, Moderate Beneficial or Substantial Beneficial and No Change.

2.4.9 Scale of Impacts on Views and Visual Amenity

Visual impacts are caused by the introduction of new elements into the views of a landscape or the removal of elements from the existing view.

Professional judgement, justified and clearly set out, has been used to determine the magnitude of impacts using the following criteria:

- **No change:** - No change or Negligible change in views;
- **Low Change:** - Some change in the view that is not prominent but visible to some visual receptors; (Beneficial or adverse)
- **Moderate Change** - Some change in the view that is clearly visible in the view and forms an important but not defining element in the view; (Beneficial or adverse).
- **High Change:** - A major change in the view that has a defining or dominating influence on the overall view. (Beneficial or adverse).

2.4.10 Step 2: Combining Judgements

The next step has been to combine separate judgements on the individual criteria and aims to demonstrate:

- how susceptibility to change and value together contribute to the sensitivity of the receptor;
- how judgments about scale, extent and duration contribute to the magnitude of the effects;
- how the resulting judgments about sensitivity and magnitude are combined to inform judgments about overall significance of the effects.

The approach to combining judgments have been arrived at using an overall profile with the judgments against individual criteria arranged within a table to provide an overall profile of each identified effect. An overview of the distribution in the profile of the assessments for each criterion can then be used to make an informed judgment about the likely significance of the effect.

2.4.11 Step 3: Judging the overall significance of the effects

This report has sought to distinguish between what are considered to be the significant and non-significant effects on landscape and visual amenity arising from the proposed development. The final overall judgment of the likely significance of the predicted landscape and visual effects has been summarised in a series of categories of significance reflecting combinations of sensitivity and amount of change and are appropriate to the nature, size and location of the proposed development.

The amount of change is then considered against the sensitivity and quality of the landscape resource, the receptor, together with the existing character or panorama/view. In formulating the significance of impact, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted impacts on landscape character or on visual amenities. The significance thresholds are predicted as: high, moderate, low, negligible and neutral.

Weight has also been given to the significance of impact in terms of the Local/Borough, County, National or International context. For example, a view from a footpath close to a village that is in a non-designated landscape may result in a high degree of change that would give rise to an impact of locally high significance. This level of significance is obviously different from a high degree of change experienced from a footpath in a national park where the significance may be of national importance.

#### 2.4.12 The criterion for weighting significance is based on the following:

**Local/Borough Level** – These are usually areas of some landscape and visual interest and these include parishes/towns where people live and recreate. These landscapes may have local landscape designations and may include popular walks/beauty spots.

**County/National Level** – These are usually areas of the highest importance and landscapes will be designated as World Heritage Sites, National Parks, Heritage Coasts or Areas of Outstanding Natural Beauty. The predicted magnitude of change will have a greater degree of significance within this landscape and visual environment.

In order to draw a distinction between levels of significance (beyond significant/not significant) a word scale for degrees of significance has been used as follows: Major, moderate, minor and negligible. However in LVIA, any judgement about what constitutes a significant effect is ostensibly a subjective opinion expressed as in this case by a competent and appropriately qualified professional assessor. The level of the landscape and visual effects is determined by considering in tandem the sensitivity of the landscape or view with the magnitude of change.

The Table below has been used to demonstrate the general relationship between sensitivity and magnitude based on the specific criteria given above but is given for illustrative purposes only (i.e. it is not used rigidly to determine the level of an effect upon any given receptor). At all times, professional judgement is used to determine the overall level of effects (informed by judgements made regarding sensitivity and magnitude).



Scale of Effect	Sensitivity of receptor			
	High	Moderate	Low	Negligible
Substantial Adverse	Major Negative	Major to Minor Negative	Moderate Negative	Minor Negative to Neutral
Moderate Adverse	Major to Moderate Negative	Moderate Negative	Moderate to Minor Negative	Neutral
Slight Adverse	Moderate Negative	Moderate to Minor Negative	Minor Negative	Neutral
No Change	Neutral	Neutral	Neutral	Neutral
Slight Beneficial	Minor to Moderate Positive	Minor Positive	Minor Positive	Neutral
Moderate Beneficial	Moderate Positive	Moderate Positive	Moderate to Minor Positive	Neutral
Substantial Beneficial	Major Positive	Major to Moderate Positive	Moderate to Minor Positive	Neutral

*Table 2: Magnitude of Effect and Sensitivity*

The level of effect is described as Major Negative, Moderate Negative, Minor Negative, Minor Positive, Moderate Positive or Major Positive. An effect may also be recorded as Neutral either where there is No Change to a receptor or where the change is so Negligible as to not warrant recording as a minor effect. In reporting on the significance of the identified effects attention has been paid to the scope for reducing any negative/adverse effects that are properly understood and addressed by the design proposals.

#### 2.4.13 Effect Magnitude

The amount of change relates to the degree in which the proposed development alters the fabric of the landscape character or view. This change is categorised as High, Moderate, Low, Negligible or Neutral. It is also possible for a low-high amount of change to occur that has a neutral effect on the landscape character or view, due to the development being compatible with the local area.

These are defined as follows:

High:	Change resulting in a high degree of deterioration or improvement to a landscape or view (beneficial or adverse)
Moderate:	Change resulting in a noticeable deterioration or improvement to a landscape or view (beneficial or adverse)
Low:	Change that would result in a low degree of deterioration or improvement in the landscape or view (beneficial or adverse).
Negligible:	Change resulting in perceptible degree of deterioration or improvement in the landscape or view (beneficial or adverse)
Neutral:	It is also possible for a low-high magnitude of change to occur that has a neutral effect on the landscape character or view, due to the development being compatible with the local area.

*Table: 3 Amount of Change*

#### 2.4.14 Significance Threshold

The amount of change is then considered against the sensitivity and quality of the landscape resource, the receptor, together with the existing character or panorama/view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are effects as: high, moderate, low, negligible and neutral.

Weight must also be given to the significance of impact in terms of the Local/Borough, County, National or International context. For example, a view from a footpath close to a village that is in a non-designated landscape may result in a high degree of change that would give rise to an impact of locally high significance. This level of significance is obviously different from a high degree of change experienced from a footpath in a national park where the significance may be of national importance. These are defined as follows:

High:	The amount of change that materially affects a landscape or views that has little or no scope to accommodate change
Moderate:	The amount of change that materially affects a landscape or view that may have the ability to accommodate change
Low:	The amount of change that materially affects a landscape or views that has the ability to accommodate change
Negligible:	The amount of change that has little effect on a landscape or views that has the ability to accommodate change
Neutral:	It is also possible for a magnitude of change to occur that results in an impact of neutral significance due to the change being compatible with the character and visual amenities of the local area

*Table 4: Significance of Impact*

## SECTION 3: THE PROPOSED DEVELOPMENT

### 3.1 Project Description

3.1.1 The proposed development would see PJ Brown Ltd, extend their existing operation to Kilmarnock Farm to create a soil recycling and concrete crushing facility at the site. with Kilmarnock Farm being located only 0.6 miles further south along Charlwood Road from their current depot where the lorries return at the end of each day. The proposals include widening an existing entrance and creating a new 6m wide access road which would serve stockpile and storage areas as well as a screener and crusher.

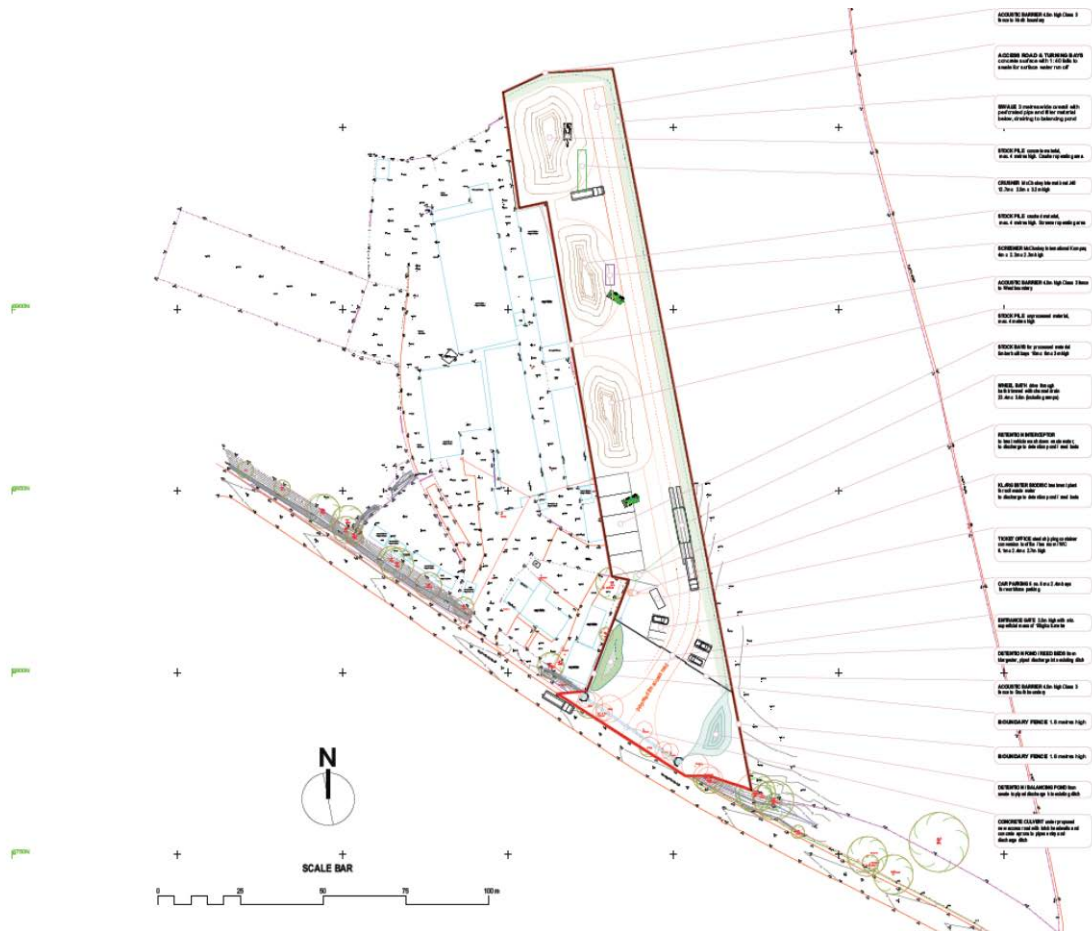


Figure 4: Proposed site layout

### 3.1.2 Vehicle Movement on Site

Access to the site is proposed from the gated access that currently serves the southernmost field and would be directly from Charlwood Road. It is anticipated that there would be 20 new HGV lorry movements each day.

### 3.1.3 Lighting

It has been assumed that no lighting would be required along the proposed access road, or within the proposed storage areas.

## **3.2 Project Life Cycle**

The characteristics of the project, and hence the possible landscape and visual effects it may have will vary. A description of the development at each stage in the life cycle has therefore been provided to assist in understanding the scheme and then in prediction of landscape and visual effects under the following headings:

### **3.2.1 Construction Stage**

The relevant information for the construction stage includes:

- the location of site access and the movement of traffic and machinery;
- the type, size and colour of machinery to be used;
- the type and location of construction equipment and plant;
- the provision of utilities such as water, drainage, power and lighting including any temporary site lighting;
- the scale and location and nature of temporary parking and on-site accommodation;
- the programme of work, including any proposed phasing of construction.

### **3.2.2 Operational Stage**

The operational stages include:

- the phasing of the development over the operational stage;
- the location, scale and design of buildings, structures and other features including choice of and colour of materials;
- details of servicing arrangements, storage areas and or others structures;
- lighting;
- car parking;
- the noise and movement of vehicles in so far as they may affect perceptions of tranquillity in the landscape;
- signage and boundary treatments;
- outdoor activities that may be visible;
- the operational landscape including landform, structure planting and hard landscape features;
- land management operations and objectives.

## SECTION 4: ASSESSEMENT OF LANDSCAPE CONDITION

### 4.1 The Study Area

4.1.1 The geographical study area for this assessment has been confined to a 1.0 km area around the site. Beyond this distance the magnitude of effects arising from the proposal is either negligible or not possible to be perceived.

4.1.2 A Landscape Character Assessment has been carried out within the study area and is the key tool to understanding the landscape and has been used to set the landscape baseline. This has been carried out by a mix of desk study and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it. This has been used to identify and describe:

- the elements that make up the landscape in the study area, including:
  - physical influences – geology, soils, landform, drainage and water bodies;
  - land cover, including different types of vegetation and patterns and types of tree cover;
  - the influence of human activity, including land use and management, the character of settlements and buildings and pattern and type of fields and enclosures;
- the aesthetic and perceptual aspects of the landscape – such as its scale, complexity, openness, tranquillity or wildness;
- the overall character of the landscape in the study area, including any distinctive Landscape Character Types or areas that can be identified and the particular combinations of elements and aesthetic and perceptual aspects that make each distinctive, usually by identification as key aspects of the landscape.

4.1.3 Generally, a landscape character will have least capacity to accept change if the change proposed involves elements that do not already exist or if the landscape character is particularly sensitive to change. The character of a site might be sensitive to change because it is very visible in the landscape. In this case the proposed house will be constructed in red brick and will be less visible than the black and white Tudor details that it will replace. Such a change may be beneficial rather than adverse. A site is also more likely to be sensitive to change if it is a mature landscape with long-established features or historical connotations; in which case a development upon it might remove those connotations without the possibility of them being reinstated in the short term.

4.1.4 As part of the baseline description the value of the potentially affected landscape has been established. This means the relative value that is attached to a landscape by society, bearing in mind that a landscape may be valued by different stakeholders for a variety of reasons.

4.1.5 A range of factors has been used to help in the identification of valued landscapes and includes:

- Landscape quality (condition) – measures of the physical state of the landscape. This may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements

- Scenic quality: used to describe landscape that appeal primarily to the visual sense;
- Rarity: The presence of area elements or features in the landscape or the presence of a Landscape Character Type;
- Representativeness: Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples;
- Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest;
- Recreational value: Evidence that a landscape is valued for recreational activity where experience of the landscape is important;
- Perceptual aspects: A landscape may be valued for its perceptual qualities, notability, wildness and or tranquillity;
- Associations: some landscapes are associated with literature and particular people, such as artists, writers or events in history that contribute to perceptions of natural beauty of the area.

4.1.6 For the purpose of this report we have considered the following to assist in ascribing value:

- whether the areas fall within recognised national designations such as National Park or Areas of Outstanding Natural Beauty;
- local planning documents which may show the extent of and policies for local landscape designations;
- Information on the status of individual or groups of features such as Conservation Area, listed buildings, Tree Preservation Orders, cultural heritage such as historic landscapes;
- Art and literature, including information that may indicate the value attached to the identity of a particular area;
- material on landscapes of local or community interest, such as local green spaces, village greens or allotments.

The value of each landscape character zone is categorised as High, Moderate, and Low as follows:

High:	Nationally designated landscapes, which have a high scenic quality, a strong sense of place, are generally un-spoilt and have a highly distinctive character, and often contain areas or features of ecological or cultural significance. They may also include ‘intact’ examples of rare landscape types, e.g. heath land, or representative examples of valued landscapes, e.g. chalk scenery.
Medium:	Locally designated landscapes, which have attractive qualities and where character and sense of place are still strong but which are not ‘special’ or distinctive to the same degree as those above. The landscape generally has a positive character but there may be intrusive influences or signs of neglect or decline in landscape condition which compromise its quality.
Low:	Landscapes which are further along the scale of decline and where landscape structure is substantially weakened and landscape quality and sense of place are significantly compromised by inappropriate development, poor land management or other intrusive influences, e.g. built development, airfields, pylons etc.

*Table 5: Landscape Value*

4.1.7 To determine the sensitivity and landscape capacity of the site, it is necessary to assess the character of the area in which the site lies, and the contribution the site makes to that character; and to consider whether the development proposed upon it would so change the site that it would significantly alter the character of the area as a whole.

To make such a judgment it is necessary to be informed by the following:

- the site’s position and orientation in the landscape;
- the character of the area;
- the site’s physical condition and inherent character;
- the site’s visibility in the landscape; and
- the form of development proposed.

## 4.2 Landscape Baseline

4.2.1 The landscape baseline has been based on Horsham District Landscape Character Assessment dated October 2003 prepared Chris Blandford Associates (CBA). This was produced in response to need to conserve and enhance the distinctive character of Horsham District's countryside and its settlements is recognised by the adopted Horsham District Council Local Plan. The assessment is to help inform the review of landscape policies as part of the Local Plan Review process, and provide a useful context for planning decisions and land management activities in the District.

#### 4.2.2 The application site lies with the Landscape Character Area: K1 Upper Mole Farmlands



■ Upper Mole Farmlands

*Location plan showing Landscape Character Zone: K1 Upper Mole Farmlands*

The Key Characteristics are described as:

- Flat to very gently undulating landscape, crossed by the upper tributaries of the River Mole.
- Small to medium scale irregular field pattern divided by thick hedgerows.
- Predominantly pasture farmland.
- Occasional small blocks of woodlands and copses.
- Distinctive field trees and farm ponds.
- Noise and visual intrusion in the north of the area due to proximity of Crawley and Gatwick airport.
- Large Golf Course near Ifield.

4.2.3 The Overall Character is described as relatively flat and low lying, bounded by low wooded ridges of the adjacent Warham and Rusper Character area to the south and west, and by the urban edge of Crawley to the east. It lies on the Weald Clay with small pockets of sandy and alluvial soils, and is drained by the small streams of the upper reaches of the River Mole. Hedgerows, hedgerow trees and small woodlands create a relatively enclosed landscape with distinctive features including field oaks and farm ponds. The settlement pattern is dispersed with scattered brick and tile hung cottages and farmsteads located along historic lanes slightly elevated above the floodplain. The area has a mostly rural character although, due to the proximity of Gatwick, it lacks tranquillity, and there are localised urban fringe impacts on character close to the urban edge of Crawley. There is one local historic feature of a moated farmstead at Ifield Court Farm.



#### 4.2.4 Key Issues are described as:

- Localised loss of hedgerow field boundaries, often replaced by post and wire fencing.
- Localised visual impact of urban fringe uses, including development of horse paddocks, small holdings, untidy small scale industrial uses and fly tipping.
- Increasing traffic eroding road verges and hedge banks.
- The potential for housing development and the expansion of Gatwick Airport.

#### 4.2.5 Landscape Condition

The Landscape condition is considered to be declining due to expansion of horse paddocks, and increasing visual/noise intrusion in some parts.

#### 4.2.6 Sensitivity to Change

Overall the assessment considers that the area has a moderate sensitivity to change. Thick hedgerows, hedgerow trees and occasional woodlands to some extent reduce its visual sensitivity. However those parts that retain a stronger rural character and the remaining woodlands, hedgerows, unimproved grasslands and historic lanes are particularly sensitive to change. Key sensitivities are to:

- Large scale commercial and residential development,
- Expansion of horse paddocks.
- Small scale incremental changes eroding rural character.

#### 4.2.7 Planning and Land Management Guidelines are described as:

- Conserve the mostly rural character of the area.
- Ensure any small scale development responds to the historic dispersed settlement pattern and local design and materials.
- Conserve historic lanes with their ancient oaks and unimproved roadside verges.
- Conserve and enhance existing unimproved grassland/meadows.
- Restore species-rich grassland and meadows.
- Conserve and enhance, or restore marginal vegetation along the River Mole tributaries.
- Conserve and strengthen existing hedgerows.
- Establish appropriate management of ancient woodlands.
- Establish new small community woodlands in locations close to the urban edge of Crawley.

4.2.8 In order to check and refine the broad scale landscape assessment. We have carried a locally based Landscape Character Assessment within a 1km study area from the centre of the application site. This largely agrees with the CBA findings above and it is considered that the application site lies within one broadly homogenous local landscape type which can be described as *Enclosed Wooded Pasture* within our study areas as follows: (refer to Figure 2 in the appendix):

**4.2.7 Enclosed wooded pasture (Landscape Character Zone 1)**

This character area includes the appeal site and occupies the entire study area and forming a more or less homogenous character area.

Overall the landscape has a flat and low lying feel that lies within the River Mole flood plain with small to medium sized agricultural field down to permanent pasture and grazed by horses or sheep. The fields are divided by mature often outgrown hedgerows replaced in some areas by fences and interspersed with blocks of small mainly deciduous woodland which give a more enclosed character.

The area lies close to the built up area edge of Crawly which exerts an urbanising influence with a number of light industrial and storage units converted from farm buildings, equine uses and a local Outreach 3 Way establishment that provides support for people with learning disabilities and autism in East and West Sussex being present.

The character area lies close to Gatwick Airport and the frequent noise and visual intrusion from aircraft taking off and landing devalues any remaining rural character.

Overall the area has a rural fringe hinterland feel with a declining urbanization.



*Photograph 3: Enclosed Wooded Pasture*

The zone is rated as having overall **Low Value and Low Landscape Sensitivity**

#### **4.2.11 Publicly Accessible Places**

There are no publically accessible spaces such parks and gardens, outdoor play areas, community gardens or cemeteries within the study area that are available to members of the public to use and access in principle, regardless of who owns or manages the space

#### **4.2.12 Public Rights of Way**

There are three public Rights of way within the study areas as follows:

**Footpath 1** runs north wards from Charlwood Road passing along the eastern edge of the fields that abut the application site. Although the field have a site rise there are open views towards the application until the path passes Furze Field.



*Photograph 4: Showing views towards the application site from Footpath 1*

From a point just past Furze Field the path emerges beyond the wood and there are more open views of the landscape. The western edge of Gatwick Airport and planes are clearly visible.

**Footpaths 2 and 3:** both run south from Charlwood Road towards Ifield Court Farm and Ifield Court Hotel. All views towards the application site from these paths are screened by existing planting



*Photograph 5: Entrance to Footpaths 2 and 3. All views from these towards the application site are screened by existing planting.*

### **4.3 Prediction and description of Landscape Effects**

4.3.1 Having established the landscape baseline this has been combined with the proposed changes (development) to identify and describe the landscape effects. The first stage has been to identify the components of the landscape that are likely to be affected and are referred to as landscape receptors and include overall character, key characteristics, individual elements or features and specific aesthetics or perceptual aspects.

The second step is to identify interactions between these receptors and the different components of the development at its different stages, including construction and operations.

Judgements have been combined against individual criteria and arranged in a table to provide an overall profile of each identified effect. An overview has then been taken of the distribution of judgments for each criterion to make an informed professional assessment of the overall significance of each effect.

#### **4.3.2 Construction Phase**

Potential landscape effects during the construction phase of the development will be high due to the movement, noise and disturbance of construction activity. It should be noted however, that these will be for a short duration only.

#### 4.3.3 Operational Phase

The predicted landscape effects during the operational phase are considered to be as follows:

#### 4.3.4 Enclosed wooded pasture (Landscape Character Zone 1)

The character area includes the appeal site with few landmarks or buildings of particular design merit. The character of the area is defined by low lying pastoral landscape with mature hedgerows and blocks of woodland which give an enclosed landscape character. The close proximity of Gatwick Airport and the urban area of Crawley have an urbanising influence upon the landscape and there are a number of light industrial uses within the local area to service the airport.

The development proposals would convert part of an existing parcel of previously developed land of around 0.5 hectares for soil recycling and concrete crushing. An existing site access would be widened from Charlwood Road with a 6m wide access road created along the sites eastern boundary leading to a ticket office, screener, storage and stockpile areas. New earthworks are proposed along the sites eastern boundary. It is anticipated that the facility would process some 50,000 tonnes of material per annum with 20 HGV movements each day.

The development proposals would introduce additional HGV movements within the local landscape character and new structures but these would be viewed in relation to the existing light industrial uses that already exist. Since commercial uses already existing within the character zone the proposal would not introduce a new or alien feature within the zone.

The key landscape elements and features would remain intact with the opportunity to introduce new boundary planting along the new access road where no planting exists at present and this will soften the edge of the current and proposed built form and vehicle movements.

It is considered that the landscape character area would remain unaffected under the development proposal. A summary of the Landscape Effects is listed in the table below:

Potential receptor	Spatial extent Local, regional or national	Duration Permanent, long-term or short-term	Nature Direct, indirect, secondary or cumulative	Significance Substantial, moderate, slight or neutral (beneficial or adverse)	Notes
Enclosed wooded pasture (Landscape Character Zone 1)	Local	Permanent	Direct	Slight Adverse	All landscape elements would remain intact but would introduce new acoustic fence. The proposals would offer the opportunity for new appropriate planted boundaries that are in keeping with the local landscape character.

## SECTION 5: ASSESSEMENT OF VISUAL EFFECTS

### 5.1 Visual Baseline

5.1.1 A visual appraisal has been undertaken to assist in the understanding of how the development proposals will affect views available to people and their visual amenity. The assessment deals with how the surroundings of people may be specifically affected by changes in the context and character of views as a result of the replacement dwelling. Field work was undertaken during December 2018 by Robert Petrow (NCH, NDH, BA Hons, Dip LA Hons CMLI) and Helen John (BSc, MA Landscape Architecture CMLI). This was undertaken when all deciduous planting was not in full leaf and any screening afforded by them was at its least effective and is therefore a Winter Time Assessment.

The assessment has been carried out by reference to Ordnance Survey mapping data and then site visits. This has allowed a 'Zone of Visual Influence' to be established (ZVI). This forms the study area for assessing visual effects; the area in which the development may be visible, the different groups of people who may experience views, the viewpoints where they will be affected and the nature of views at those points.

A word scale has been used to describe the visual presence the application site within the view as follows:

- **Substantial:** – where the site forms a dominant element in the view.
- **Moderate:** – where the site forms an important part in the view.
- **Slight:** – where the site forms a limited or partial element in the view.
- **None:** – where the site cannot be viewed.

### 5.1.2 Visual Envelope

The extent of the visual envelope of the site is illustrated on Figure 3 (refer to appendix) and is shown by the shading shows all areas (private land or buildings, or publicly accessible places), from which the site is visible.

The visual appraisal has concentrated on assessing the degree to which the site can be seen from publicly accessible places and public rights of way taking into account distances from the site, topography and the screening and/or filtering effect of buildings and vegetation. The places where views of the site are possible – i.e. visual receptors – are categorised into the following groups:

- Public highways and transport links;
- Public rights of way;
- Public places or visitor sites;
- Residential properties; and
- Work Places.

- 5.1.3 This visual envelope illustrates that the application site is quite visually contained with limited views into the application site from the surrounding area with no long distant views are possible.
- 5.1.4 There are filtered views towards the application site from Ifield Hall to the east which is currently used Outreach 3 Way establishment but there are no views from any residential dwellings or other business users.
- 5.1.5 The most locally important view is from Public Footpath 1 which runs along the field boundary about 100m to the east of the site. The existing site is visible by users for around a 140m length of the path. The existing buildings are clearly visible from a point just past the paths entrance from Charlwood Road and until a point after entering Furze Field Wood.



*Photograph 6: View towards application site from Footpath 1*

The table below shows a summary of existing visual dominance

Category	Receptor	Dominance	Notes
Public Highways	Charlwood Road	Moderate	Site entrance and existing building frontages visible from passing traffic only. There is no roadside footpath along the road where it passes the application site. There are no other local facilities such as shops or schools within easy walking distance.
Public rights of way	Footpath 1	Moderate	When walking along path from Charlwood road towards Furze Field Wood there are open views of the application site across the field.
Public places or visitor sites	None	None	No views.
Residential properties	None	None	No views.
Work Places Ifield Hall	Outreach 3	Slight	Filtered views are possible from the building cluster and access road.



## 5.2 Prediction of Visual effect

5.2.1 The baseline study has shown that there are limited views towards the application site but there are open views from Public Footpath1. There are also limited views from Ifield Hall and a short duration view from Charlwood Road.

Visual effects have been defined as shown in the table below:

High:	Change resulting in a high degree of deterioration or improvement to a landscape or view (beneficial or adverse)
Medium:	Change resulting in a noticeable deterioration or improvement to a landscape or view (beneficial or adverse)
Low:	Change that would result in a low degree of deterioration or improvement in the landscape or view (beneficial or adverse).
Neutral:	No change due to the development being compatible with the local area.

### 5.2.2 Construction Phase

#### Potential Visual Effect

During this period, construction activities and moving plant and will be visible from the receptors. Any tall construction plant such as cranes will be highly visible.

Potential visual effects during the construction phase are considered to be High Adverse but will be for a short duration only.

### 5.2.3 Operational Phase

Potential visual effects once the development has been completed are considered to be as follows:

### 5.2.4 Public Highways and Transport

#### Charlwood Road

##### *Nature and Sensitivity of Baseline View*

The road passes along the southern edge of the application site with signage and built form extending close to the highway boundary. There is no roadside footpath at this location and users are limited to passing motorists only. Visual effects are therefore considered to be of low sensitivity.

##### Nature and Magnitude of Visual Effect

The proposals include the formation of a widened access and new access road which will afford views into the site, but from passing motorists only.

##### Scale of Effects on View

It is judged that from the road visual effects would be a low adverse change in view.

### **5.2.5 Public Rights of Way: Footpath 1**

#### *Nature and Sensitivity of Baseline View*

From this public right of way there is an open view of the site across the existing field. This path links with footpaths 2 and 3 to the south and forms part of an extensive footpath system providing access into the rural landscape from Crawley towards Charlwood to the north and Ifield to the south. The footpath lies around 85m to the east of the site and visual effects are considered to be of high sensitivity.

#### *Nature and Magnitude of Visual Effect*

Open views for around a 140m length of the path are possible towards the existing cluster of buildings.

#### *Scale of Effects on View*

The proposals would be viewed against the backdrop of existing light industrial and agricultural buildings and would not break the sky line. The site lies within a flat landscape with frequent small woodland blocks. It forms one element of similar built form that has an urbanising influence from Crawley and Gatwick Airport.

The landscape proposals include a new robust planted boundary that extends from Charlwood Road to the northern edge of the application area where no exists at present.

It is considered that the new planting will filter views from the footpath and provide a green edge to the development that will link with the existing roadside planting.

It is judged that at day one post development visual effects would be low adverse but as the new boundary planting matures visual effects would be neutral

### **5.2.6 Work Places**

#### **Ifield Hall (Outreach 3)**

##### *Nature and Sensitivity of Baseline View*

This establishment lies to the east forming a cluster of converted buildings with filtered views across the existing field. They are however set some distance from the application site with existing woodland and hedgerows that provide a degree of screening. These are private views and visual effects are considered to be of low sensitivity.

##### *Nature and Magnitude of Visual Effect*

The proposals will be viewed against the backdrop of existing built form. All other features within the existing landscape structure will remain unaffected. The proposed planting boundary will serve to further filter views.

##### *Scale of Effects on View*

The visual effect is considered to be Neutral.

The table below shows a summary of visual effects

The visual impact upon the existing receptors is summarised within the table below with a word scale to describe the visual effect as follows: <b>Visual receptor</b>	<b>Duration</b> Permanent, long-term or short-term	<b>Nature</b> Direct, indirect, secondary or cumulative	<b>Significance</b> Substantial, moderate, slight or neutral (beneficial or adverse)	<b>Notes</b>
<b><i>Public Highways and Transport (public views)</i></b>				
Charwood Road	Permanent	Direct	Low Adverse	Views from passing motorists only of widened entrance and new access road. No roadside footpath present.
<b><i>Public rights of way (public views)</i></b>				
Footpath 1	Permanent	Direct	Low Adverse descending to Neutral	Application site will be screened by new fencing. New boundary planting will filter views and assimilate proposals within existing landscape setting.
<b><i>Work Places (private views)</i></b>				
Ifield Hall.	Permanent	Direct	Neutral	Existing filtered views. No change.

**Table 8: Potential visual effects**

### **5.3 Mitigation: Reducing Visual Effects**

#### **5.3.1 Landscape Design**

5.3.2 The landscape proposals within the development have been considered in relation to their contribution to retaining and enhancing the existing landscape character of the local area which can be described as “*Enclosed Wooded Pasture*”.

5.3.3 All new planting will comprise native but non-fruiting species to reduce bird hazard given the close proximity to Gatwick Airport

5.3.4 New planting in the form of a hedgerow and hedgerow tree are proposed along the sites boundaries to visually soften the proposals but is in keeping with the existing landscape character of the local area. These will provide a proactive role in enhancing and protecting existing ecological diversity, habitats and wildlife, shelter and climatic improvements. In addition, they have sought to create a buffer between uses and enable development to link into/become part of the surrounding landscape pattern

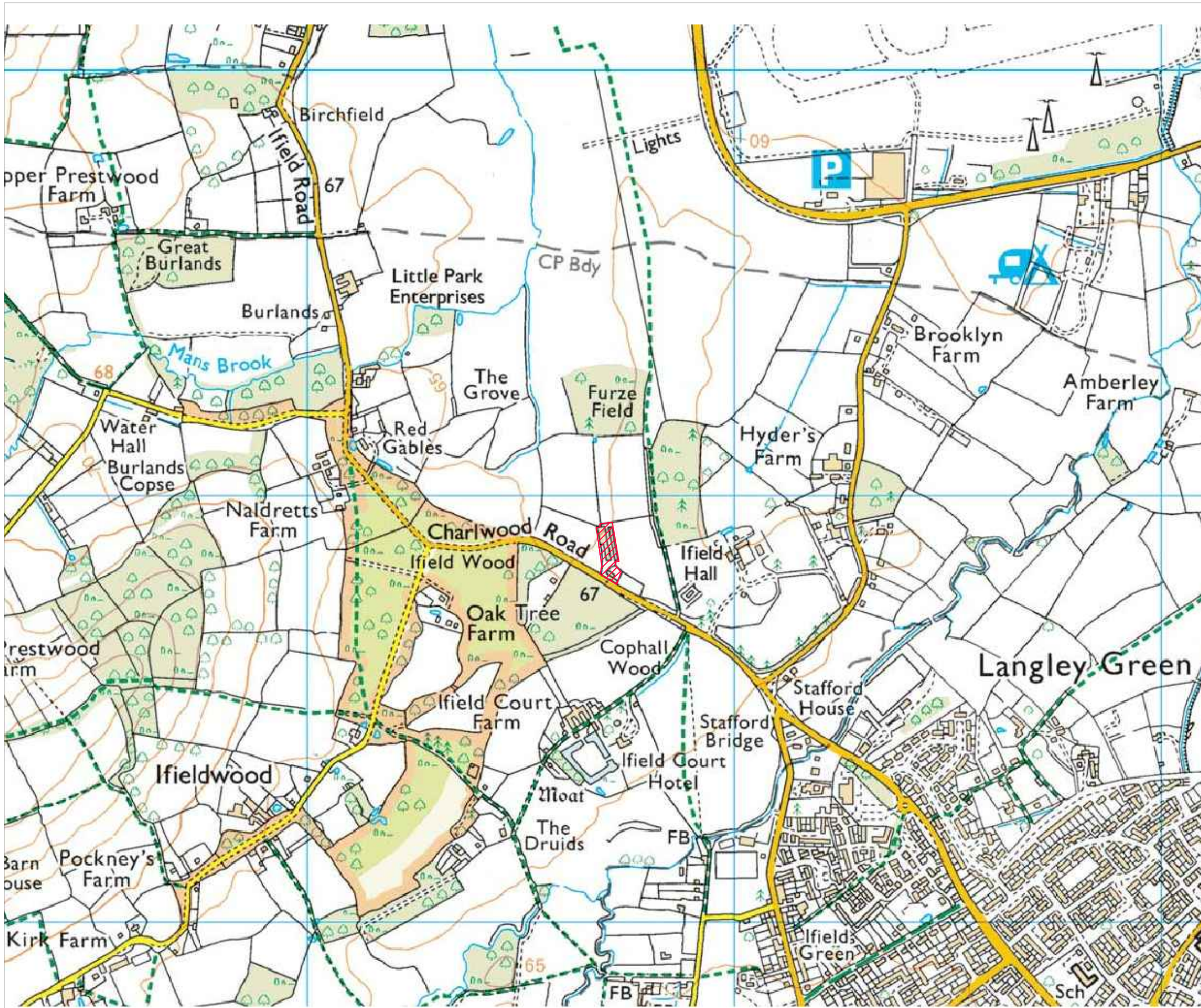
5.3.5 It is proposed that all new planting will be supplied as mature stock to provide a good degree of visual containment from day one planting and improve the connectivity of adjacent habitats and improve the area for wildlife. Where possible and in locations such as along the sites eastern boundary this can be carried out as advanced planting before construction works take place to enable planting to establish and grow before the main works take place.

#### **5.3.6 Securing Implementation of Enhancement Measures**

The landscape enhancement measures will be secured through conditions attached to planning consent so that specific approval for the landscape aspects of the development is required. They have been designed to ensure that this can be achieved.



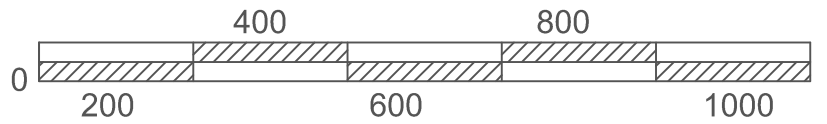
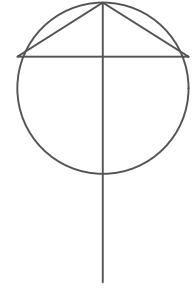
Figure 6: Landscape Proposals



Key



Application Site



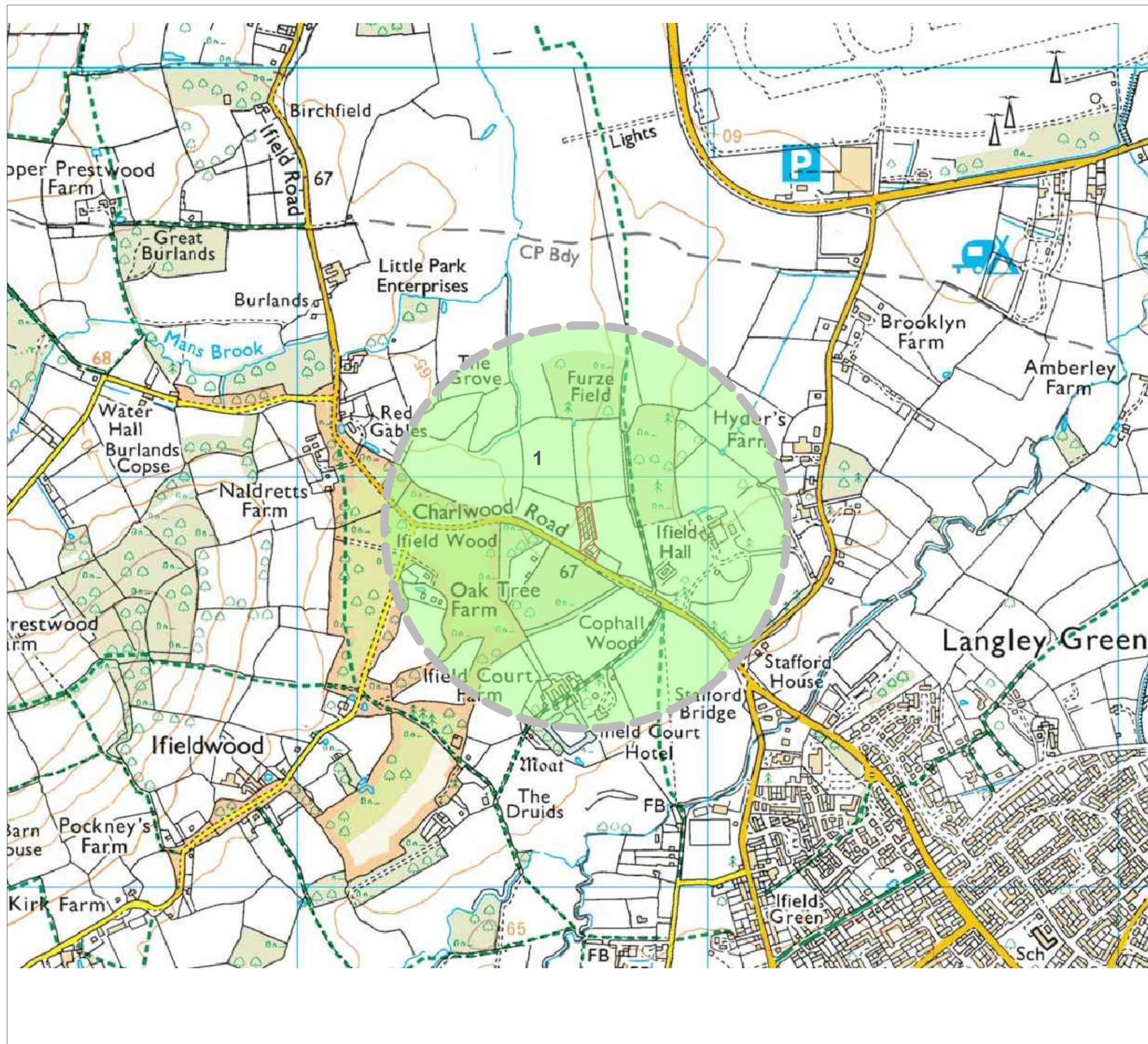
**Petrow Harley Limited**  
Landscape Architects

The Studio 57 Lime Grove New Malden Surrey KT3 3TP  
tel: 020 8949 0803 email: mail@petrow-harley.com

**PROJECT:**  
Kilmarnock Farm, Charlwood Road,  
Charlwood RH11 0JY

**SCALE:** 1:10,000@ A3  
Ordnance Survey © Crown Copyright 2014 All rights reserved Licence No. 100022432 -  
Provided by Promap

**Figure 1**  
**Site Location**



**Key**

Landscape Character Zones



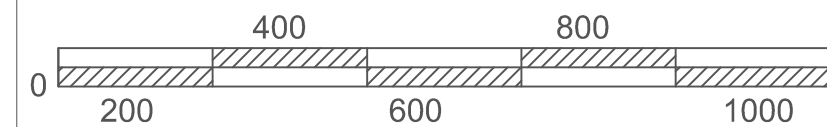
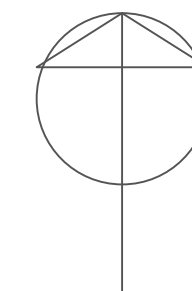
Application Site



Enclosed Wooded Pasture





Study Area




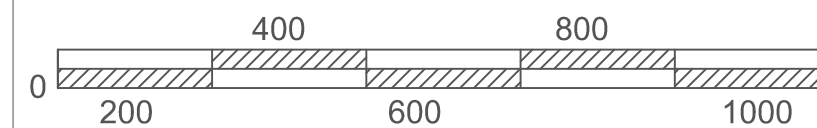
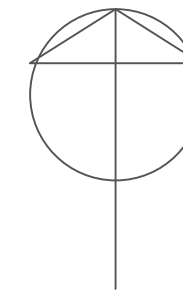


Key

 Extent of Zone of Visual Influence (ZVI)

 Photographic Location Points

 Application Site



**PROJECT:**

Kilmarnock Farm, Charlwood Road,  
Charlwood RH11 0JY

**SCALE:** 1:10,000@ A3

Ordnance Survey © Crown Copyright 2014 All rights reserved Licence No. 100022432 - Provided by Promap

**Figure 3**  
**Zone of Visual Influence (ZVI)**

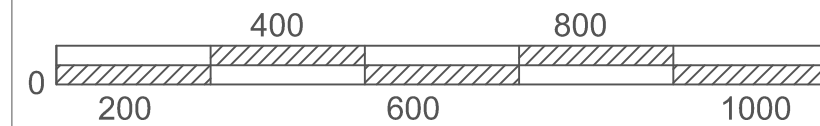
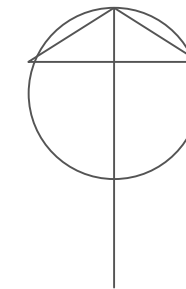




Key



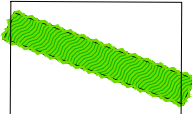



Application Site





- ACOUSTIC BARRIER 4.5m high Class 3 fence to North boundary
- ACCESS ROAD & TURNING BAYS concrete surface with 1:40 falls to swale for surface water run off
- SWALE 3 metres wide overall with perforated pipe and filter material below, draining to balancing pond
- CRUSHER McCloskey International J40 12.7m x 2.5m x 3.2m high
- New Native Hedge and Tree Planting along boundary
- SCREENER McCloskey International Kompaq 4m x 2.2m x 2.3m high
- ACOUSTIC BARRIER 4.5m high Class 3 fence to West boundary
- STOCK BAYS for processed material timber built bays 10m x 6m x 3m high
- WHEEL BATH drive through bath trimmed with channel drain 23.4m x 3.6m (including ramps)
- RETENTION INTERCEPTOR to treat vehicle wash down waste water, to discharge to detention pond / reed beds
- KLARGESTER BIODISC treatment plant for soil waste water to discharge to detention pond / reed beds
- TICKET OFFICE steel shipping container conversion to office / tea room / WC 6.1m x 2.4m x 2.7m high
- CAR PARKING 6 no. 6m x 2.4m bays for workforce parking
- ENTRANCE GATE 3.5m high with min. superficial mass of 10kg/cub.metre
- DETENTION POND / REED BEDS from Klargest, piped discharge into existing ditch
- ACOUSTIC BARRIER 4.5m high Class 3 fence to South boundary
- BOUNDARY FENCE 1.8 metres high
- BOUNDARY FENCE 1.8 metres high
- DETENTION / BALANCING POND from swale to piped discharge into existing ditch
- CONCRETE CULVERT under proposed new access road with brick headwalls and concrete aprons to pipe entry and discharge ditch

**KEY**

-  New Native Hedge
-  Grass
-  New Native Conifer Planting
-  New Native Deciduous Tree Planting

**Note:**  
All planting to be native non-fruiting plants only to accord with guidelines for planting close to Gatwick Airport.

