Angus Energy Plc

FLOW TESTING AND MONITORING OF THE EXISTING HYDROCARBON LATERAL BOREHOLE AND EXTENDED WELL TEST, BALCOMBE, WEST SUSSEX

Landscape & Visual Assessment

RSK/HH/P858544/05/01/05 Rev01

SEPTEMBER 2019

RSK GENERAL NOTES

Project No.: 858544

Title: Flow testing and monitoring of the existing hydrocarbon lateral borehole and extended well test, Balcombe, West Sussex

Client: Angus Energy Plc

Date: 12 September 2019

Office: Hemel Hempstead

Status: Planning

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Date:	10.09.2019	Date:	12.09.2019

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1 INTRODUCTION

1.1 Introduction

This section comprises an appraisal of the existing landscape and visual baseline and identifies potential landscape and visual effects of the proposed operations.

1.2 Methodology

The following section outlines the methodology and approach to the assessment of landscape and visual effects. The methodology sets out the criteria and definitions used for the assessment of sensitivity, magnitude of change and significance of effects.

1.2.1 Landscape Assessment

1.2.1.1 The degree to which the proposed development changes "*the distinct and recognisable pattern that makes one landscape different from another, rather than better or worse*" (Countryside Agency and SNH, 2002), enables a judgement to be made as to the significance of the effect in landscape character terms.

1.2.1.2 Landscape **sensitivity** (whether a landscape character area or designated landscape resource) is based on the combination of value and the susceptibility of the landscape to the type of development proposed.

1.2.1.3 Landscapes of high value include those designated for their scenic quality and rarity on a national/international scale such as National Parks, AONBs and World Heritage Sites. Low value landscapes include non-designated landscapes in poor or degraded condition with few valued features. The value of the landscape is categorised as High, Medium or Low using professional judgement.

1.2.1.4 The susceptibility to change is determined by the extent to which the landscapes key characteristics are susceptible to the type of landscape changes likely to be associated with the proposed development. The key characteristics of the landscape include: scale; enclosure; landform; landcover; landscape pattern; and manmade influences. The susceptibility of the landscape is categorised as High, Medium or Low using professional judgement.

1.2.1.5 Assessment of the **magnitude** of landscape effect may take account of the following criteria and professional judgement is used to determine the relevance and appropriate weighting to be attributed to each of the following:

- degree of loss or alteration to key landscape features/elements or characteristics;
- geographical extent of the landscape area that would be changed;
- duration of the effect;
- potential reversibility of the change to the landscape (not a consideration if a development is deemed to be permanent in duration);
- landscape backdrop to the development; and
- landscape context of other built development, particularly vertical elements.

1.2.1.6 The magnitude of landscape change is assessed as High, Medium, Low or Negligible. A judgement of a high magnitude could result from a total loss or substantial alteration to key landscape elements, features or characteristics of the baseline or introduction of uncharacteristic elements which would give rise to a new characterising effect. A judgement of a negligible degree of change is typically defined as a very minor loss or alteration to one or more key landscape elements, features or characteristics of the baseline and/or the introduction of elements that are not uncharacteristic of the surrounding landscape.

1.2.1.7 A final judgement will be made on the overall level of effect on the landscape through a combination of the magnitude of change (high, medium, low or negligible) with the sensitivity of the landscape resource (high, medium or low). Overall effects will be described using a four-point scale of: major; medium; minor; or negligible and the nature of effect will also be judged as: adverse; beneficial; or neutral (however, a negligible level of effect will not typically be described as being adverse, beneficial or neutral).

1.2.1.8 Professional judgement and experience is used to produce the assessment of effects; however, reasoning is provided in the text as to how this conclusion has been reached.

1.2.2 Visual Assessment

1.2.2.1 Assessing the overall effect on visual amenity is achieved by relating the sensitivity of the visual receptors or features, to the potential magnitude of change to a particular

view. The sensitivity of visual receptors has been assessed by combining susceptibility of receptor to the type of change proposed with the value attached to the view.

1.2.2.2 Typically, receptors demonstrating high susceptibility are people with a particular interest in their available view or with prolonged viewing opportunities such as: residential locations; tourist destinations providing a specific important and highly valued view; recreational hilltops; public rights of ways; ornamental parks/designed landscapes; and national trails. Typically, receptors demonstrating low susceptibility are people engaged in outdoor sport or recreation; people at their place of work including places of employment industrial buildings and commercial buildings. The susceptibility of visual receptors is categorised as High, Medium or Low using professional judgement.

1.2.2.3 The value of views is categorised as High, Medium or Low using professional judgement. Importance of views will be categorised based on the recognition of the value attached to views (planning designations or heritage assets) or indicators of the value attached to the view by visitors.

1.2.2.4 The magnitude of a visual effect is about understanding the scale, nature, extent and duration of visual change a new development will have on a view, taking into account any proposed mitigation measures. The parameters include:

- distance of the viewpoint from the development;
- duration of effect;
- The potential reversibility;
- extent of the development in the view;
- angle of view in relation to main receptor activity;
- proportion of the field of view occupied by the development;
- background to the development; and
- extent of other built development visible, particularly vertical elements.

1.2.2.5 The magnitude of visual change is assessed as High, Medium, Low or Negligible. A judgement of a High degree is typically defined as: the project, or a part of it, would become the dominant feature or focal point of the view. A judgement of a Negligible degree of change is typically defined as: only a very small part of the project would be

discernible, or it is at such a distance that it would form a barely noticeable feature or element of the view.

1.2.2.6 A final judgement will be made on the overall level of effect on the visual receptors through a combination of the magnitude of change (high, medium, low or negligible) with the sensitivity of the visual receptor (high, medium or low). Overall effects will be described using a four-point scale of: major; medium; minor; or negligible and the nature of effect will also be judged as: adverse; beneficial; or neutral (however, a negligible level of effect will not typically be described as being adverse, beneficial or neutral).

1.2.2.7 Professional judgement and experience is used to produce the assessment of effects; however, reasoning is provided in the text as to how this conclusion has been reached.

1.3 Scope of the Appraisal

1.3.1.1 Baseline landscape and visual assessments are undertaken in parallel and are informed by a combination of desk and field-based techniques.

1.3.1.2 Preliminary identification, description and evaluation of the existing landscape and visual context of the study area involve a desk-based review and interrogation of the following information sources:

- Ordnance Survey mapping and aerial photography relating to existing landform, vegetation, settlement patterns, promoted viewpoints and drainage regimes;
- Plans containing information relating to landscape designations and landscape related policies at the local, regional and national level;
- The Multi-Agency Geographical Information for the Countryside website; managed by Natural England (available at http://www.magic.gov.uk);
- National landscape character areas (NCAs) as defined by Natural England; and
- Local landscape character assessment, as defined by Mid Sussex District Council.

1.3.2 Study Area

1.3.2.1 Following the findings of the preliminary landscape and visual desk and site-based assessment; the extent of the study area has been defined as a 1.0 km radius from

around the site fence.

1.3.2.2 It is considered that the nature and form of the proposed development would be such that prominent landscape and visual effects would not be experienced beyond a 1.0 km study radius from the site fence.

1.3.3 Project Envelope

1.3.3.1 The appraisal considers a “realistic worst case” approach to the project design parameters, which considers the physical appearance and dimensions of the proposed development, for example the height, width, length, materials etc; and the project duration and construction programme.

1.3.4 Baseline Field Survey

1.3.4.1 The field survey was undertaken during periods of clement weather from public highways, public rights of way (PRoW) and publicly accessible areas, including areas of public open space. The study area was visited on: 6th August 2019. Site work involved:

- A corroboration of the findings of the desktop review;
- Additional information on landscape elements, character, views and localised screening; and
- Photography from representative viewpoints.

2 LANDSCAPE PLANNING POLICY

2.1 National Policy

National landscape policy is found within the following document:

- National Planning Policy Framework (NPPF), February 2019[1]

The NPPF aims to provide a national planning framework within which the local community and local authorities can produce distinctive local plans which respond to local needs and priorities, which can then be used to determine planning applications. Within the NPPF there is a presumption in favour of sustainable development.

The NPPF incorporates policies designed to protect the landscape, those which are relevant to the proposed development are:

- Para 127 – *'Planning policies and decisions should ensure that developments:*

    a) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

    b) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

    c) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks'

- Para 170a – *'Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan):*

- Para 171 – *'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a*

[1] The Department of Housing, Communities and Local Government (2019)

strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'

- *Para 172 – '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.'*

2.2 Local Development Plan Policy

2.2.1 West Sussex Joint Minerals Local Plan July 2018

2.2.1.1 Policy M12 within the West Sussex Joint Minerals Local Plan sets out clear strategic objectives relating to landscape elements. The first is 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.*" Additionally, "*To protect and, where possible, enhance the natural and historic environment and resources of West Sussex*". Proposals for mineral development will be permitted provided that:

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 West Sussex - Joint Minerals Local Plan July 2018 84 protected landscapes;*

b) *they would not have an unacceptable impact on the separate identity of settlements and distinctive character of towns and villages (including specific areas or neighbourhoods) and development would not lead to their actual or perceived coalescence; and*

c) *they reflect and, where possible, reinforce the distinctive attributes of the main character areas (including the retention of important features or characteristics) (Para 8.2.1, Page 83).*

2.2.2 Mid Sussex Local Plan

2.2.2.1 The site is located within the boundary of Mid Sussex District Council (MSDC). The

main local policy document is as follows:

- Mid Sussex District Council (adopted March 2018) Mid Sussex Local Plan Saved policy DP12 states*, "The countryside will be protected in recognition of its intrinsic character and beauty. Development will be permitted in the countryside, defined as the area outside of built-up area boundaries on the Policies Map, provided it maintains or where possible enhances the quality of the rural and landscape character of the District, and:*

  a) it is necessary for the purposes of agriculture; or

  b) it is supported by a specific policy reference either elsewhere in the Plan, a Development Plan Document or relevant Neighbourhood Plan. (Page 57).

2.2.2.2 Within the District's Areas of Outstanding Natural Beauty (AONB), Policy DP16 states "*Development within the High Weald Area of Outstanding Natural Beauty (AONB), as shown on the Policies Maps, will only be permitted where it conserves or enhances natural beauty and has regard to the High Weald AONB Management Plan, in particular:*

a) the identified landscape features or components of natural beauty and to their setting;

b) the traditional interaction of people with nature, and appropriate land management;

c) character and local distinctiveness, settlement pattern, sense of place and setting of the AONB; and .

d) 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. ," (Page 62).

3 ENVIRONMENTAL BASELINE

3.1 Landscape Baseline

3.1.1 Site Description

3.1.1.1 The rectilinear site is 0.73 ha in size and located within the Lower Stumble Wood approximately 800m south of the village of Balcombe, West Sussex. The site is an existing drill rig pad and comprises of hard standing with the 2z borehole in the centre bound by 2m high security fencing. The site is accessible from a vehicular access track located off London Road (B2036). The site is situated within a predominantly wooded rural landscape and sits within a secluded valley with ridgelines to the north-east and south-west of the site.

3.1.2 Site Context

3.1.2.1 North of the site is Lower Stumble Wood comprising of ancient and semi-natural woodland. The closest residential property to the site is Kemps Farm located approximately 380m to the north. Landform rises to the northeast and east of the site and is wooded with the London to Brighton Railway Line nearby running in a north-westerly to south-easterly direction. South of the site is the Lower Beanham Wood ancient and semi-natural woodland. West of the site is London Road (B2036) which runs in a northwest to southeast direction.

3.1.3 Landscape Designations

3.1.3.1 The site is located within the High Weald Area of Outstanding Natural Beauty (AONB), The key characteristics of the AONB are "…*ancient woodland, highly interconnected and in smallholdings, small, irregular and productive fields, bounded by hedgerows and woods, and typically used for livestock grazing; with distinctive zones of lowland heaths, and inned river valleys*…" (The High Weald AONB Management Plan 6).

3.1.4 Landscape Character

3.1.4.1 Considering published landscape character documents which are relevant to the site and the proposed development, the following two documents have been referenced:

- Natural England (2013) National Character Area Profile 122: High Weald; and
- Mid Sussex District Council (2005) A Landscape Character Assessment for Mid

Sussex.

3.1.4.2 The MSDC's "*A Landscape Character Assessment for Mid Sussex*" document provides a local level landscape character assessment which includes information at an appropriate scale to consider the landscape character of the site and study area in greater detail.

3.1.4.3 The site is located within landscape character area (LCA) High Weald, the key characteristics relevant to the site location are as follows:

- "*Wooded, confined rural landscape of intimacy and complexity, perceived as attractive, locally secluded and tranquil.*
- *Complex sandstone and clay hilly landscape of ridges and secluded valleys centred on the western end of Forest Ridge of the High Weald plateau deeply cut by numerous gill streams and with sandrock crags...*
- *Includes major reservoir at Ardingly and adjoins Weir Wood Reservoir.*
- *Significant woodland cover, a substantial portion of it ancient, including some larger woods and a dense network of hedgerows and shaws, creates a sense of enclosure, the valleys damp, deep and secluded.*
- *Pattern of small, irregular-shaped assart fields, some larger fields and small pockets of remnant heathland...*
- *Dense network of twisting, deep lanes, droveways, tracks and footpaths.*
- *Dispersed historic settlement pattern on high ridges, hilltops and high ground, the principal settlements East Grinstead and some expanded smaller villages.*
- *Some busy lanes and roads including along the Crawley–East Grinstead corridor.*
- *London to Brighton Railway Line crosses the area*," 7(Page 74).

3.2 Visual Baseline

3.2.1 Visual Context

3.2.1.1 The site is an existing exploration drill pad and has been previously used since 1986 with recent activity in 2018. The site is located within the Lower Stumble Wood and accessible via a vehicular access off London Road approximately 800m to the south of the village of Balcombe. The site is well screened by surrounding woodland and sits within a secluded valley.

3.2.1.2 There are limited views of the site due to the confined, wooded nature of the area. Kemps Farm located approximately 380m to the north-west of the site is the only property likely to experience views of the site.

3.2.1.3 Publicly accessible locations from which the site is potentially visible are:

- London Road (B2306), which runs along the west of the site;
- London to Brighton Railway Line to the northeast of the site;
- PRoW Footpath 17Ba (part of High Weald Circular 4 Walk), which runs to the west of the site; and
- PRoW Footpath 13Ba (part of High Weald Circular 4 Walk), located to the north-west of the site and accesses through Kemps Farm.

3.2.2 Representative Viewpoints

3.2.2.1 The previous application WSCC/040/17/BA (10 January 2018) included four viewpoints considered representative of available views of the site from within the study area; these were selected to aid the assessment and are listed in the table in 3.2.2.5 below.

3.2.2.2 For each viewpoint an illustrative photomontage visualisation was produced of the proposed development, these were the worst-case scenario as they illustrated all of the proposed project elements (i.e crane, work over rig, beam pump / pump jack and enclosed flame).

3.2.2.3 As outlined in Appendix 3 of the screening request letter (12th June 2019) the type and amount of equipment used is the same as the previous application for the autumn 2018 test. The degree of likely visual change is considered to be similar to the previous assessment and the same viewpoints have therefore been used.

3.2.2.4 In the previous application, the crops at Viewpoint 4 had been harvested at the time of carrying out the photography. However, for this visit, a crop of maze was in the field which screened views. Photography for Viewpoint 4 has not therefore been taken but an assessment has been made in 3.4.7 below.

3.2.2.5 Four locations were selected as representative of views from within the study area. The viewpoints are listed in the below table;

Viewpoint Reference	Location	Grid Ref. & Elevation (AOD)	Direction of View & Distance to Site Fence	Reasons for selection
VP 1	B2036 London Road	530980, 129130 & 54 m	View north east & 68m to Site Fence.	Representative of views of users from the B2036 London Road opposite the site entrance.
VP 2	B2036 London Road verge	530890, 129260 & 56 m	View east & 86m to Site Fence.	Representative of views of users from the B2036 London Road verge adjacent to the Christmas tree plantation looking East.
VP 3	Railway bridge and PRoW footpath 13Ba	530914, 129557 & 82 m	View south & 291m to Site Fence.	Representative of views from railway bridge and PRoW footpath 13Ba.
VP 4	PRoW footpath 17Ba	530707, 129416 & 66 m	View south east & 325m to Site Fence.	Representative of views from the PRoW footpath 17Ba and south west of Kemps Farm

*VP 4 Wireline from previous application included due to inaccessible view point for this assessment.

3.3 Mitigation

3.3.1.1 Embedded mitigation measures that will contribute in avoiding or minimising landscape and visual effects are as follows:

- The proposed development has the benefit of utilising an existing drill rig pad and was previously used in 2018 as an exploration well site. The presence and use of an existing drill pad would suggest that the site and local landscape are less susceptible to the proposed change;

- The site has the benefit of being located within a secluded valley and within an area of ancient and semi-natural woodland which provides screening, and therefore visibility of the site from the surrounding area is limited and localised; and
- The applicant has sought to limit the scale of the proposed development as far as is reasonably possible.

3.4 Predicted Landscape Effects

3.4.1 Landscape Features

3.4.1.1 The operational works will utilise the existing vehicular access to Lower Stumble Wood and the existing Balcombe Estate's forestry and farming activities from London Road (B2036). Access was previously used for hydrocarbon exploration sampling. The construction phase will include all HGVs accessing the site via junction 10a of the M23 motorway and not from the south.

3.4.1.2 The proposed development will largely utilise areas of the existing hard standing and the operational works would not involve the loss of any landscape features such as woodland, trees or hedgerow. There are therefore no effects to existing landscape features during the operational works.

3.4.2 Landscape Designations and Landscape Character

3.4.2.1 The proposed development would maintain or even reduce the amount of plant and equipment used previously at the drill pad site which would minimise direct effects on the local landscape.

3.4.2.2 The key considerations in assessing the level of effect which the proposed development would have on the landscape are:

- The local landscape character area High Weald LCA is described as a wooded, confined rural landscape with a substantial portion of ancient woodland that creates a sense of enclosure that is secluded. The site is adjacent to ancient woodland and Gill streams, which are identified as key characteristics to the landscape character area. The High Weald AONB and High Weald LCA is of high value due to the area being of national landscape value;
- The susceptibility of the local landscape to the type of changes associated with

the proposed development should consider the use of an existing drill pad which has previously carried out drilling activities and was last used in September 2018. These existing features of the drill pad contribute to the local landscape having a less natural appearance and suggests the ability to accommodate change. The area has good ability to accommodate the change proposed due to the enclosure afforded by local landform and woodland. The landscape is therefore considered to have a low susceptibility to change.

Combining landscape value and susceptibility the sensitivity is assessed as medium.

- The proposed development will be in keeping with the appearance of the existing site and previous uses; and the landform and woodland cover of the landscape lend itself to limiting inter-visibility locally within the study area and within the wider landscape. It is considered that the proposed development would be a barely perceptible landscape element and would not change the key landscape characteristics;
- The geographical extent of the effects will be limited and localised to the existing site which is contained by surrounding woodland; and
- Subject to the results of the initial stage 1 pumping operation, extended well testing will be carried out for approximately 3 years in length. The duration of operational effects will therefore be temporary and reversible once complete. The proposed development would reach at most 40 m in height due to the crane that would only be a temporary feature for 10 days. The other tall components are a 13.7m high enclosed flare and a 10m high beam pump/pump jack.

The magnitude of landscape effect is assessed as low.

3.4.2.3 Combining the medium sensitivity with the low level of magnitude the overall level of effect on the landscape character area and AONB would be locally **Minor adverse** reducing to **Negligible** in the wider landscape.

3.4.3 Visual Effects

3.4.3.1 As set out in the screening opinion the extended well testing operation is said to use similar equipment and plant to that allowed under temporary planning permission WSCC/040/17/BA including: “an enclosed flare (previous flare was 13.7m in height), coiled tubing unit, generators, tanks for oil and waste storage, a separator unit and security and welfare facilities. A crane (40m in height) is also confirmed to be on-site for up to 10 days. However, a workover rig would not be required.”

3.4.3.2 As described above the only change in the proposed development is the extended duration for the extended well testing. Operational plant and machinery on-site will remain the same and is even reduced as the work over rig is not now required. The viewpoints from the previous application remain the most suitable and the wireline illustrations are therefore included within this updated report. In making the assessment of visual effects the updated photography has been used alongside the previous wirelines. Where there has been no change to the existing view, it has not been seen as necessary to prepare an updated wireline or photomontage.

The following are the identified effects on the representative viewpoints:

3.4.4 Viewpoint 1: View from B2036 London Road Opposite the Site Entrance Looking North East (See Appendix 1 and 2)

3.4.4.1 The viewpoint is representative of users of London Road (B2036) with the direction of view to the north east towards the site entrance and Lower Stumble Wood. As can be seen in the previously developed wireline, part of the 40m high Crane and 31.6m high work over rig are visible in the centre of the view over intervening woodland. While glimpses during winter will be likely through the intervening woodland of the 40m high crane and the 13.7m high enclosed flare views of the other plant and equipment from the site location are likely to be heavily filtered by the intervening woodland. As shown in the recent photography there has been little to no change in the view.

3.4.4.2 The sensitivity of the receptor based on susceptibility and value is considered to be medium as it is representative of views by people travelling by car.

3.4.4.3 The tall vertical components of the proposed development would be perceived as background components within the view that would largely go unnoticed and lead to a minor change within the view that is temporary. The remaining parts of the site would be screened by the intervening woodland and be imperceptible from the view. The degree of change is therefore considered to be low as the addition of the proposed development to an existing drill pad, would result in the temporary crane being at most partially viewed over intervening woodland.

3.4.4.4 The duration of effect is approximately 3 years, the crane at 40m high would only be on-site for 10 days. Therefore, the duration of the visual change would be temporary and reversible once operations have been completed.

3.4.4.5 Based on these considerations, the level of effect experienced at this viewpoint is

considered to be **Minor** and **adverse**.

3.4.5 Viewpoint 2: View from the B2036 London Road Verge Adjacent to the Christmas Tree Plantation Looking East (See Appendix 1 and 2)

3.4.5.1 The viewpoint is representative of users of London Road (B2036) with the direction of the view looking east onto Lower Stumble Wood. Views of the 40m high crane will be filtered by intervening trees. Views of the other components will be obscured by intervening conifers, trees and hedgerow.

3.4.5.2 The sensitivity of the receptor based on susceptibility and value is considered to be medium as it is representative of views by people travelling by car.

3.4.5.3 The filtered views of the crane would be perceived as a background component within the view that would largely go unnoticed and lead to a minor change within the view that is temporary. The remaining parts of the site would be screened by the intervening hedgerow and woodland and would be imperceptible from the view. The degree of change is therefore considered to be low as the addition of the proposed development to an existing drill pad, would result in the temporary crane at most partially viewed over intervening woodland.

3.4.5.4 The duration of effect is approximately 3 years, the crane at 40m high would be only be on-site for 10 days. Therefore, the duration of visual change would be temporary and reversible once operations have been completed.

3.4.5.5 Based on these considerations the level of effect experienced at this viewpoint is considered to be **Minor** and **adverse**.

3.4.6 Viewpoint 3: View from Railway Bridge Looking South (See Appendix 1 and 2)

3.4.6.1 The viewpoint is representative of users of the Railway Bridge and PRoW footpath 13Ba (part of the High Weald Circular Walk 4) with the direction of the view looking south along the railway track towards Lower Stumble Wood. Views of the top of the 40m high crane will be partially visible through intervening woodland. Views of the remaining plant and equipment of the site will be heavily filtered by intervening vegetation.

3.4.6.2 The sensitivity of the receptor based on susceptibility and value is considered to be high as it is representative of views by users of a PRoW.

3.4.6.3 The tops of the temporary crane would be barely perceptible in the distance and with the majority of the site being well filtered if not screened by intervening woodland. The degree of change is therefore considered to be Negligible.

3.4.6.4 The duration of effect is approximately 3 years, the crane at 40m high would only be on-site for 10 days. The duration of visual change is therefore temporary and reversible once operations have been completed.

3.4.6.5 Based on these considerations the level of effect experienced at this viewpoint is considered to be **Minor** and **adverse**.

3.4.7 Viewpoint 4: View from the PRoW South West of Kemps Farm Looking South East Across the B2036 London Road (See Appendix 1)

3.4.7.1 As described earlier it was not possible to take a photograph from viewpoint 4, as there was a crop of maize in the field. As shown in the previous application views of the tops of the 40m high crane will be partially visible in between mature tress within the centre of the view. As seen in the viewpoints 2 and 3 there has been little to no change in the vegetation belts on the western side of the site, the large mature tree within the western road verge are also present.

3.4.7.2 The viewpoint is representative of users of PRoW footpath 17Ba (part of the High Weald Circular Walk 4) with the direction of the view looking south east over a rolling arable field onto a hedgerow running along London Road with mature trees and Lower Stumble Wood beyond. The hedgerow in the foreground of the view along London Road will screen the bottom section of the site and the taller plant and equipment of the site will be heavily filtered by intervening mature trees, woodland and hedgerow.

3.4.7.3 The sensitivity of the receptor based on susceptibility and value is considered to be high as it is representative of views by users of a PRoW.

3.4.7.4 The tops of the temporary crane would be barely perceptible in the distance and a small change within the existing view. The degree of change is considered to be negligible.

3.4.7.5 The duration of effect is approximately 3 years, the crane at 40m high would only be on-site for 10 days. The duration of visual change would be temporary and reversible once operations have been completed.

3.4.7.6 Based on these considerations the level of effect experienced at this viewpoint is

considered to be **Minor** and **adverse**.

4 CONCLUSION

4.1.1 Landscape Effects

4.1.1.1 The consideration of landscape effects has focused on the effects experienced on the national designation High Weald AONB and the local landscape character area High Weald LCA with ancient woodland. It has been considered that the direct effect on the landscape character and AONB would be locally **Minor adverse** reducing within the wider area to **Negligible**. Landscape effects experienced as a result of the proposed development would therefore not be prominent. The main summary of comments regarding landscape effects are as follows:

- Landscape sensitivity is considered medium as a result of combining the high landscape value of the High Weald AONB and LCA with the low susceptibility to change due to the proposed development utilising an existing drill rig pad.
- It is considered that the proposed development will alter a very small geographical area that is secluded and surrounded by woodland cover within the context of a large-scale landscape character area and is therefore considered to be localised.
- The duration of operation will be for approximately 3 years and therefore temporary and reversible once operations are completed.

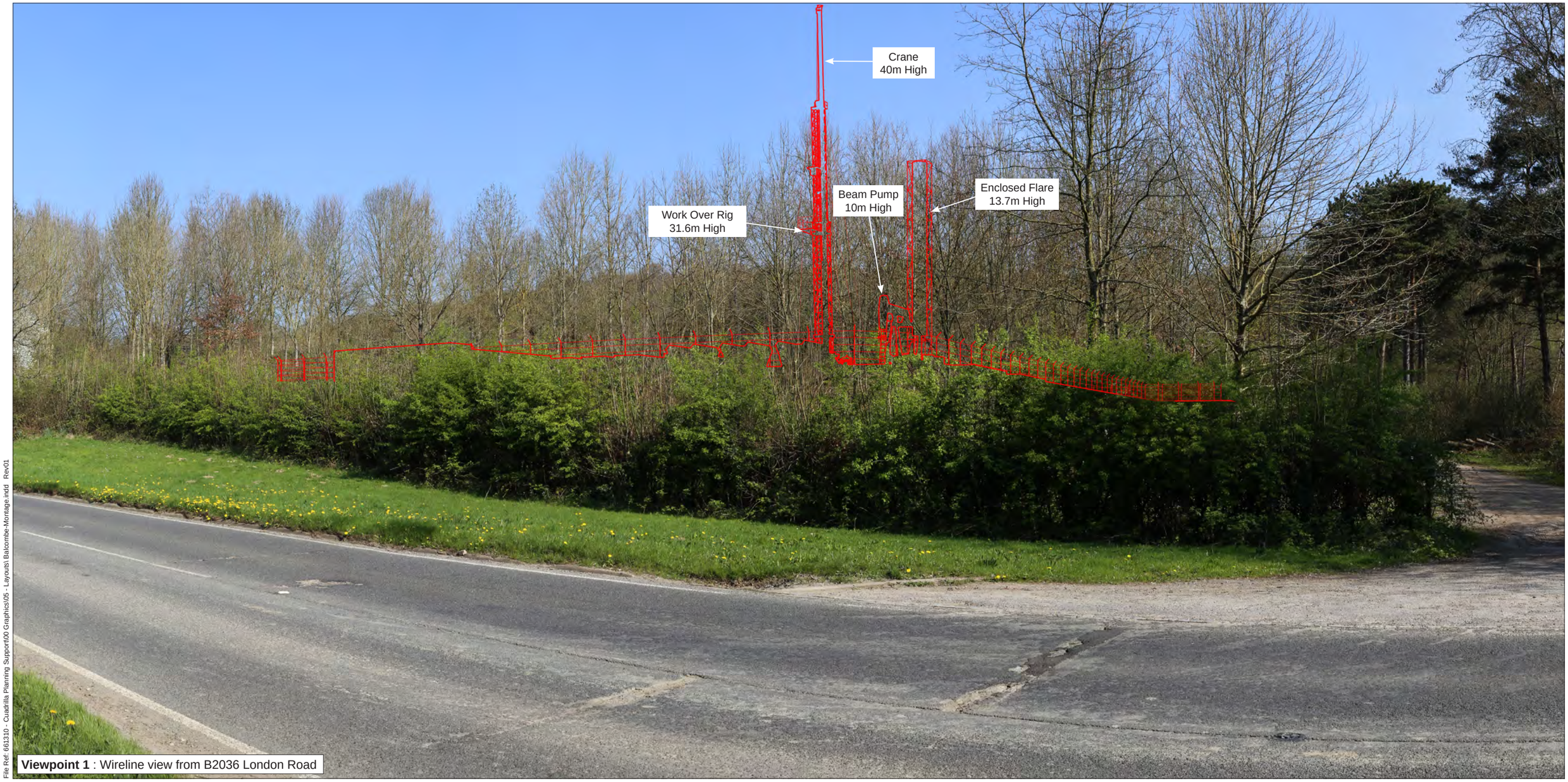
4.1.2 Visual Effects

4.1.2.1 The consideration of visual effects has focused on the effects experienced at four representative viewpoints which are representative of views of the proposed development from within a 1 km study area. No effects have been identified which are greater than **Minor adverse** and therefore it is deemed that overall visual effects experienced as a result of the proposed development would not be prominent. The main summary of comments regarding visual effects is as follows:

- There are relatively few visual receptors within the study area which have the potential to experience visual effects of the proposed development given the secluded, wooded and enclosed nature of the location;

- The addition of the proposed development to an existing drill rig pad that was previously used in 2018;
- The tall 40m crane component partially visible over the woodland or intervening vegetation would result in a barely perceptible change in views.

APPENDIX 1: Wireline views from approved planning application WSCC/040/17/BA



Viewpoint 1 : Wireline view from B2036 London Road

File Ref: 661310 - Cuadrilla Planning Support\00 Graphics\05 - Layouts\ Balcombe-Montage.indd Rev01

Viewpoint 1:
NGR : 530980, 129130
Direction of View : 25º
Included Angle of View : 76º

Elevation Above OS Datum : 54m
Distance to Site Fence : 68m
Date of Photo : 7th April 2017
Time of Photo : 11:13am

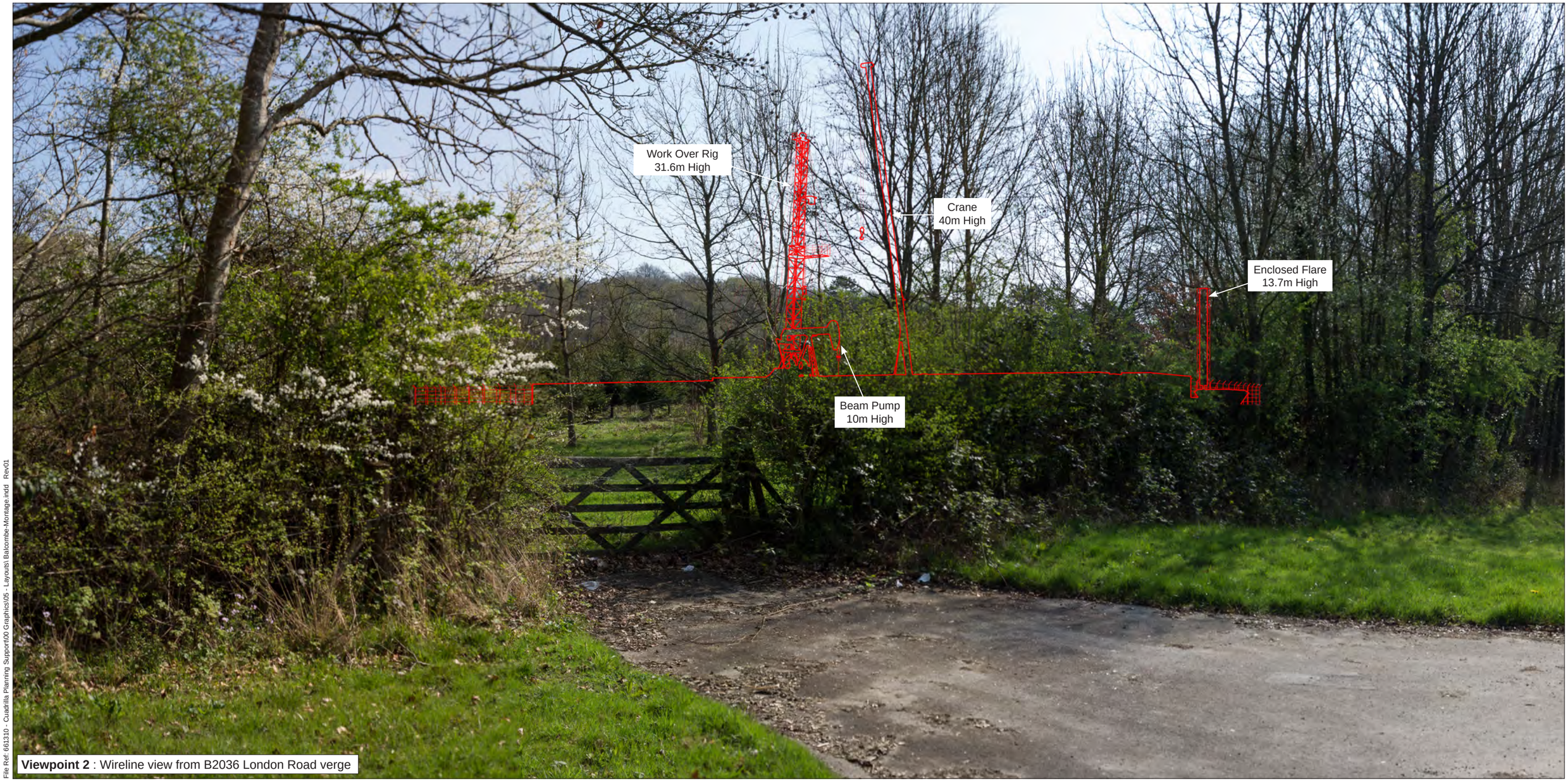
Camera Height Above Ground : 1.6m
Correct Viewing Distance : 30cm at A3

11/10/2017 | Rev : 01

Note:
Views of the top part of the 40m high Crane and 31.6m high work over rig are visible in the centre of the view over intervening woodland. While glimpses during winter will be likely through the intervening woodland of the 40m high Crane, 31.6m high Work Over Rig and the 13.7m high Enclosed Flare. Views of the other plant and equipment from the site location are likely to be heavily filtered by the intervening woodland.

Figure: 6.2
Viewpoint 1: Wireline View
Lower Stumble Exploration Site,
London Road, Balcombe

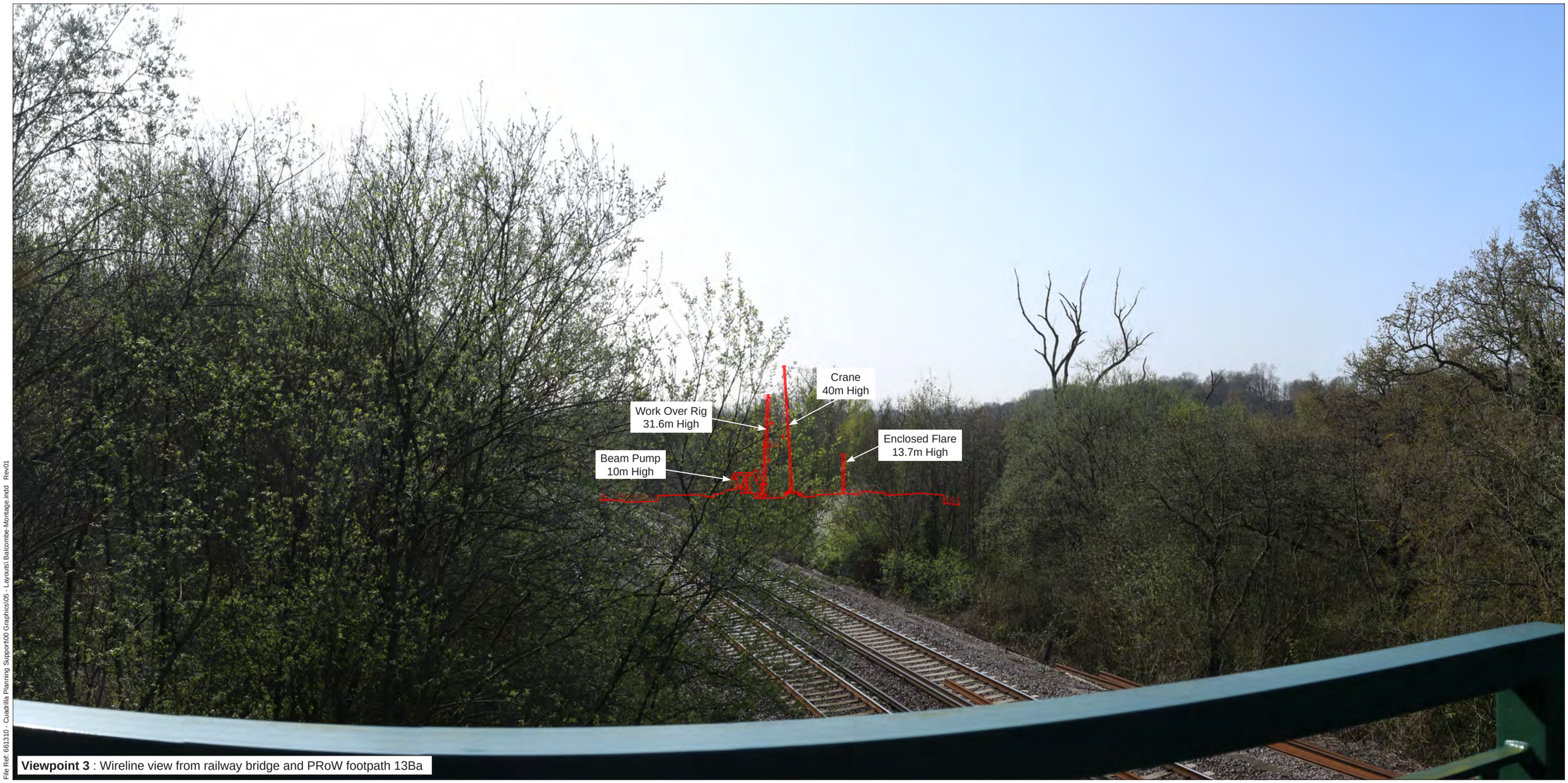
Cuadrilla Balcombe Ltd



Viewpoint 2 : Wireline view from B2036 London Road verge

File Ref: 661310 - Cuadrilla Planning Support\00 Graphics\05 - Layouts\ Balcombe-Montage.indd Rev01

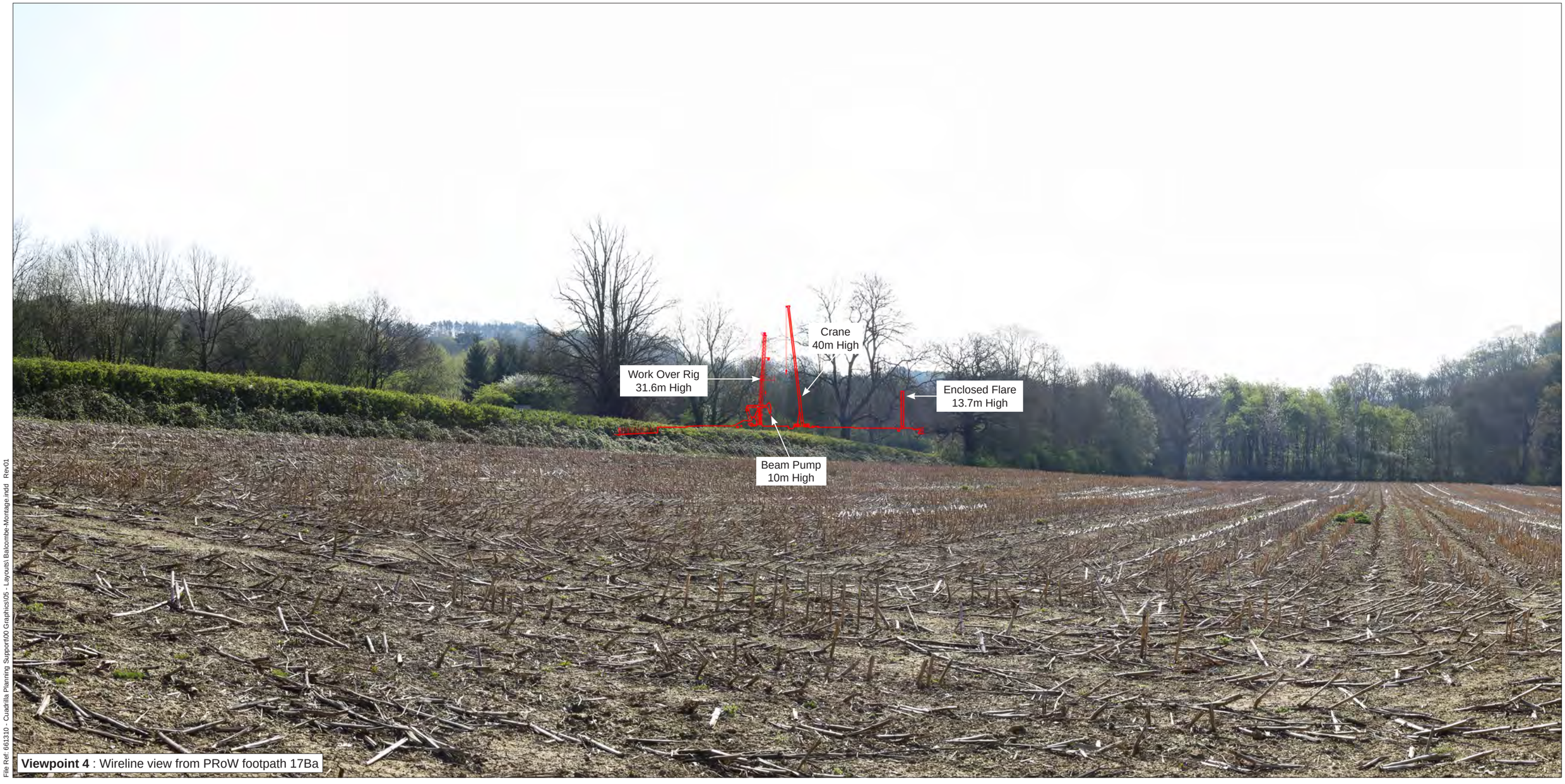
	Viewpoint 2: NGR : 530891, 129261 Direction of View : 98º Included Angle of View : 76º	Elevation Above OS Datum : 56m Distance to Site Fence : 86 Date of Photo : 7th April 2017 Time of Photo : 11:22am	Camera Height Above Ground : 1.6m Correct Viewing Distance : 30cm at A3 11/10/2017 | Rev : 01	**Note:** Views of the 40m high crane and 31.6m high work over rig will be filtered by intervening trees. Views of the other components from the rig location are to be obscured by intervening conifers, trees and hedgerow.	**Figure: 6.4** **Viewpoint 2: Wireline View** **Lower Stumble Exploration Site, London Road, Balcombe** **Cuadrilla Balcombe Ltd**



Viewpoint 3 : Wireline view from railway bridge and PRoW footpath 13Ba

File Ref: 661310 - Cuadrilla Planning Support\00 Graphics\05 - Layouts\ Balcombe-Montage.indd Rev01

	Viewpoint 3: NGR : 530913, 129557 Direction of View : 162º Included Angle of View : 76º	Elevation Above OS Datum : 82m Distance to Site Fence : 291m Date of Photo : 7th April 2017 Time of Photo : 9:55am	Camera Height Above Ground : 1.6m Correct Viewing Distance : 30cm at A3 11/10/2017 | Rev : 01	**Note:** Views of the top of the 40m high Crane will be partially visible and glimpses of the top of the 31.6m high Work Over rig through intervening woodland. Views of the remaining plant and equipment of the site will be heavily filtered by intervening vegetation.	**Figure: 6.6** **Viewpoint 3: Wireline View** **Lower Stumble Exploration Site, London Road, Balcombe** **Cuadrilla Balcombe Ltd**



Viewpoint 4 : Wireline view from PRoW footpath 17Ba

File Ref: 661310 - Cuadrilla Planning Support\00 Graphics\05 - Layouts\ Balcombe-Montage.indd Rev01

	Viewpoint 4: NGR : 530707, 129416 Direction of View : 120º Included Angle of View : 76º	Elevation Above OS Datum : 66m Distance to Site Fence : 325m Date of Photo : 7th April 2017 Time of Photo : 10:16am	Camera Height Above Ground : 1.6m Correct Viewing Distance : 30cm at A3 11/10/2017 | Rev : 01	**Note:** Views of the tops of the 40m high Crane and the 31.6m high Work Over Rig will be partially visible in between mature trees within the centre of the view. The hedgerow in the foreground of the view along the London Road will screen the bottom section of the site location and the plant and equipment of the site are likely to be heavily filtered by intervening mature trees, woodland and hedgerow.	**Figure: 6.8** **Viewpoint 4: Wireline View** **Lower Stumble Exploration Site, London Road, Balcombe** **Cuadrilla Balcombe Ltd**

APPENDIX 2: Viewpoint Sheets

Photo survey point viewport 1 : View from the B2036 London Road opposite the site entrance

Viewpoint Information
Grid reference: 530980, 129130

Elevation Above OS Datum: 54m
Viewer height: 1.60m
Field of view: 75°

Distance from site boundary: 68m
Conditions: dry and partial cloud
Date: 6 August 2019

Time: 14:47 pm
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II

Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

Client	Project Title	Drawing Title	Drawn / Date	Checked / Date	Approved / Date	Drawing No.
Angus Energy Plc	Balcombe Resurvey	Photosheets	GS 11\09\19	CF 12/09/19	CF 12/09/19	858544\05\01\04\01 00
		Figure No. 01		Status: For Review	Rev.: 00	File Path: P:\HH\858544\05\01\04\01

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Photo survey point viewpoint 2 : View from B2036 London Road verge

Viewpoint Information
Grid reference: 530890, 129260

Elevation Above OS Datum: 56m
Viewer height: 1.60m
Field of view: 75°

Distance from site boundary: 86m
Conditions: dry and partial cloud
Date: 6 August 2019

Time: 14:31 pm
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II

Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

Client	Project Title	Drawing Title	Drawn / Date	Checked / Date	Approved / Date	Drawing No.
Angus Energy Plc	Balcombe Resurvey	Photosheets	GS 11\09\19	CF 12/09/19	CF 12/09/19	858544\05\01\04\01 00
		Figure No. 01		Status For Review	Rev. 00	File Path P:\HH\858544\05\01\04\01

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Photo survey point viewpoint 3 : View from railway bridge and PROW footpath 13Ba

Viewpoint Information
Grid reference: 530914, 129557

Elevation Above OS Datum: 82m
Viewer height: 1.60m
Field of view: 75°

Distance from site boundary: 291m
Conditions:
Date: 6 August 2019

Time: 13:07 pm
Camera: Canon 6D
Lens: Canon EF 50 mm f/1.8 II

Spacing between frames: 15°
Paper size: A3 (420mm x 297mm)

Client	Project Title	Drawing Title	Drawn	Date	Checked	Date	Approved	Date	Drawing No.
Angus Energy Plc	Balcombe Resurvey	Photosheets	GS	11\09\19	CF	12/09/19	CF	12/09/19	858544\05\01\04\01 00
		Figure No. 01			Status For Review		Rev. 00		File Path P:\HH\858544\05\01\04\01

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