



**Landscape and Visual Impact Assessment (LVIA)
for Land at Pallinghurst Woods, Loxwood,
West Sussex.**

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EXECUTIVE SUMMARY

- This LVIA is to assist with the application by Loxwood Clay Pits Limited for the proposed clay extraction pits and a CMRF (Construction materials recycling facility), with lorry access route, at Pallinghurst Woods, Loxwood, West Sussex. Pallinghurst Woods are the woods surrounding the Loxwood Clay Pits development site, and are controlled by a major shareholder in Loxwood Clay Pits Ltd. The Methodology follows the Guidelines for Landscape & Visual Impact Assessment, Third Edition, 2013, by The Landscape Institute & The Institute of Environmental Management & Assessment. The findings of the National and Local landscape Character Assessments and of the West Sussex Landscape Strategy inform this LVIA. Definitions of LVIA report terminology are provided in the main document. Judgements and reasoning from the LVIA are discussed in the main text of the report, and supported by Viewpoint photographs and maps.
- The site and access route are in rural, Low Weald, an undesignated landscape, National Character Area 121, in the wooded west of the Low Weald Hills, Local Character Area, LW4. There is ancient woodland to northwest, and to south of the site which is outside of the site and will be unaffected by the proposals. The wider site access route is an existing woodland access track adjacent to modified landscape and to some ancient woodland, as shown on Historic Landscape Classification (HLC) maps in Appendix 2. Clay extraction pits and infill areas are characteristic of the local landscape character area in LW4, whilst infill in former clay pits, has occurred historically in the area, as seen at Loxwood Layby/Pephurst Farm to south of the site access, and more recently, in Rudgwick and the Kingsfold Valley to east of the site, so the proposed site uses would be in keeping with other parts of LW4.
- Findings of this LVIA are that the visual impacts of the site proposals will be restricted to close-range views from two public rights of way; footpath 792-1, and Bridleway 801 in the north. Intervening mature woodland restricts views of the site to a narrow visual envelope. The southernmost layby, footpaths and bridleway do not give views of the site itself, but they are in close proximity to the proposed access route to site, and this will produce moderate adverse visual impacts on some high sensitivity receptors, including dog walkers, and horse riders, on the southernmost publicly accessible rights of way. The main close-range views affected by the access route will be the views for receptors on Bridleway 3240, views from sections of footpath 795, and from a section of footpath 792. There will be some impacts on views from the modified landscape of Loxwood Road, and the adjacent layby north of Loxwood Road. Visual impacts and landscape effects for the site proposals will vary and are generally slight to moderate adverse; see Summary Tables of the findings in Appendices 3 and 4.
- Landscape effects include those associated with additional lorry movements, with moderate adverse effects due to the proposed increased traffic movements, restricted to land closest to the access route, in the sylvan baseline landscape. Summary Tables in Appendices 3 and 4 contain the Landscape Effects and Visual Impacts findings for the site and the access route.
- In accordance with the NPPF, and the Chichester District Local Plan Policies for landscape protection, this LVIA's findings include recommendations for design and management proposals, as outlined in this LVIA, which will mitigate, and enhance the landscape character. This is to conserve the strong sense of place, and the natural sylvan views and scenic beauty for sensitive receptors, whilst also protecting key characteristics of LW4, such as the wooded landscape character of the wider site at Pallinghurst Woods at Loxwood. The proposals will thus include mitigation and enhancements including replanting of the



cleared woodland, sensitive access route management, enhancements for woodland ride management, protection and retention of a wide green buffer of mature woodland and shrub layer on the periphery of the site, progressive restoration and phasing of planting works, after clay extraction works and infilling are completed on each section of the site, and new areas of replanted woodland to be managed a short cycle coppice woodland, with wildflower seeding, following completion of each phase of clay extraction and infilling.

- The present woodland will become more diverse, denser along the site margins, with hedge laying to thicken the existing site periphery mature vegetation, and with additional new planting and wildflower seeding to soften the views of clay extraction pits and any site buildings. This will be to conserve the scenic beauty and the strong sense of place, to protect key woodland features and experiential landscape for sensitive receptors including walkers and riders on the rights of way in the Pallinghurst Woodland. See details of the planting on the Landscape Plans by Landvision (2021). The proposed development mitigation and enhancements will bring overall, long term, beneficial landscape effects and visual impacts. This will be through the proposed landscape protection of the ancient woodland and shaws on the boundaries of site, except for the site access, including protection for many of the key landscape features, such as the site periphery green buffer and its hedge banks and Oak trees.
- These enhancements, including those for the creation of new habitats, with better linking of green habitats and phased restoration to woodland, will be in order to compensate for any adverse visual impacts and landscape effects of the proposals for clay extraction, infilling, with progressive landscape restoration and sensitive design mitigation. This is to conserve and enhance landscape character, which is mature rural woodland, and to restore biodiversity with a net gain.
- The mitigation planting and enhancements with management are shown on the Landscape Plans by Landvision (2021). The trees and ecology will be protected according to the findings and recommendations of Owen Allpress, Landvision SE Ltd, and Urban Edge Ltd, and the findings on trees and ecology which are contained in those respective reports. The recommendations of this LVIA will be to mitigate and to bring long term beneficial enhancements. These will be to conserve and enhance the landscape setting of the site, as well as to lower the visual impacts and landscape effects, with some long-term beneficial landscape effects for landscape character and for biodiversity. This will be to comply with Chichester District Local Plan Policies for protection of the rural landscape, as well as with the West Sussex Landscape Character Guidelines, to conserve Local Distinctiveness. This Landvision LVIA's recommendations will therefore be in keeping with The Low Weald National Landscape Character Area 121, and with the Land Management Guidelines of the LW4, The Low Weald Hills. Findings of this LVIA with the recommended mitigation and enhancements as shown on the Landscape Plans by Landvision (2021), will be to comply with the NPPF sections on landscape and biodiversity, and with the following Chichester District Local Plan Policies; Policy 45 Development in the Countryside, Policy 48 Natural Environment, Policy 49 Biodiversity, and Policy 52 Green Infrastructure.



1. INTRODUCTION

1.1 STATEMENT OF AUTHORITY

- 1.1.1 Landvision South East Limited has been commissioned by the client, Loxwood Clay Pits Limited, to undertake an LVIA report for Land at Pallinghurst Woods, Loxwood, West Sussex. This LVIA is to assist with the conservation and protection of landscape character, to form part of the planning submission for clay extraction pits and construction materials recycling facility (CMRF), as well as infilling of the pits, with increased use of the proposed access route for lorries. This LVIA thus forms part of the planning application by the agent, Pro- Treat Limited.
- 1.1.2 Landvision South East Limited is an environmental consultancy specialising in landscape visual impact assessment and environmental assessment. Landvision South East Limited is based in the south-east of England. The valuation of landscape effects and visual impacts is a key aspect of many environmental impact statements, planning studies and feasibility studies that Landvision South East Limited personnel have completed in the past, including LVIA and EIAs for road schemes and for the development of and restoration of mineral extraction sites in Kent and Sussex, as well as for residential developments in Sussex, Kent, Wiltshire, Hampshire, and Surrey.

1.2 THE PROPOSALS

- 1.2.1 The purpose of this LVIA is to assess potential landscape effects and visual impacts of proposals for a clay extraction pit and construction of an CMRF (Construction materials recycling facility) with associated lorry access route on land at Pallinghurst Woods, Loxwood, West Sussex. Pallinghurst Woods are the woods surrounding Loxwood Clay Pits development site that are controlled by a major shareholder in Loxwood Clay Pits Ltd. The site is located at National Grid Reference, TQ 05090 32831 in a rural, well wooded Low Weald clay vale landscape setting, within the Low Weald Hills, on land north of Loxwood Road.
- 1.2.2 The site comprises an area of 8 hectares of woodland, 6 hectares of which would be progressively excavated for clay, then backfilled and restored. The process of site clearance, excavation, backfilling and restoration would be a phased and ongoing one, over a period of 31 years, the development site for clay extraction, being cleared for excavation in a phased way, then infilled and progressively restored, in a phased way to minimise disruption to the landscape and biodiversity. There will be a final period of 2 years of restoration works.



- 1.2.3 The site is in an undesignated landscape area. It lies in the Low Weald NCA 121, and is in the Low Weald Hills, West Sussex, Local landscape Character Area, LW4 (West Sussex County Council Landscape Character Assessment 2007). The West Sussex Landscape Strategy and Local Distinctiveness Guidance are relevant. The site is approximately 1.6 Km to the northeast of Loxwood, 1.5 km southeast of Alfold, 1.2 Km east of Alfold Bars, 2.7 Km west of Bucks Green, 1.5 Km west of Tisman’s Common, 3 Km west of Rudgwick, and 6.4 Km south of Cranleigh. The land is approximately 2 Km north of the Wey and Arun Canal, which flows westwards, south of the site, through the village of Loxwood. The site lies due south of the County Boundary between Sussex and Surrey and of the Sussex Border Path. The County boundary thus lies quite close, to the north of the site.
- 1.2.4 The Sussex Border path meets the Downs Link long distance footpath (223) at Southwood, to northwest of the historic clay extraction and brick making village of Rudgwick, which is located some 3 km to the north east of the site. The land at Pallinghurst Woods was formerly part of a historic small-scale brick making enterprise in the 1800s to the early 1900s. The Loxwood road layby and land to north of the access route to site form part of the modified landscape of a landscape, old clay extraction site. To the east of the site, the village of Rudgwick has Rudgwick Brickworks, which has a long history of clay extraction and brick making activities, from World War One to 2012. In the 1960’s 250,000 bricks were made each week, (Rudgwick Preservation Society website). The site at Rudgwick has since had infilling activities.
- 1.2.5 The Historic Landscape Classification (HLC) map extracts are shown in the Appendix; there are a variety of HLC woodlands on the site. To the northwest of the site (outside the development boundary) is a block of “ancient semi-natural woodland”, on the northwest tip beyond the site. This ancient woodland is classified in the HLC as being “assart wood”, of “Medieval” period. There has been some “recent” restocking on this and other parts of Pallinghurst Woods, as they are being actively managed by Tilhill Forestry as part of a Woodland Management Plan with the Forestry Commission. To the south and to the east of the ancient woodland, the woodland on the site is classified in the HLC as “certain, regenerated wood”. To the southwest the wood on site is further “regenerated wood”. There is also some further assart woodland to south of the site. There is also some “Modern to World War II”, coniferous plantation to the south of the site. There is ancient Ghyll woodland along the stream sides to south of the site. This ancient woodland will be unaffected by the site proposals as a buffer zone has been created. For details, see the different HLC map extracts for the woodland, in the Archaeology report, and in Appendix; Maps. See also Site proposals Plans by Pro-Treat Limited and Landscape Plans by Landvision (2021).
- 1.2.6 Access to the site will be northwards from Loxwood Road and Loxwood Road Layby, which is to far south of the site. The lorries will travel east- west along the eastern section of Loxwood road, to the A281 Horsham- Guildford road. The site lies north of Loxwood Road and the new clay extraction pit and CMRF (Construction materials recycling facility) would be separated from the road by approximately 1 Km of mature woodland of the Pallinghurst Woods.



- 1.2.7 There are public rights of way between Loxwood Road and the site, with sensitive receptors who would be affected; this will be assessed as part of this LVIA. In particular, there are two footpaths and one bridleway which run along the northern edges of the site, as well as others leading to them. A couple of these will have some views of the northern part of the site. To the far south, the wider site has two footpaths and one bridleway which are close to the proposed lorry access route and sensitive receptors on these will experience changes in close range views. The landscape effects and visual impacts are summarised in Summary Tables in Appendix 3 and Appendix 4 respectively, with the Viewpoint photos and maps to illustrate in Appendices 1 and 2 respectively.
- 1.2.8 The site is located within a dense area of mature mixed deciduous woodland, with some coniferous woodland near to site. The site has regenerating as well as some replanted woodland, with some semi mature shaws and trees, along the site's northern and eastern margins, with some ancient woodland near to northern and southern parts of the site. The wooded areas with mature trees on the site periphery and adjacent woodland act as a green buffer for the site. The species on site are a mixture of broadleaved native trees, including natural regeneration, of native tree and shrub species with dominant Birch, Oak, Hawthorn and Hazel, giving a varied woodland, and a green site edge. There are some mature Oak trees, on and beyond the site, there are more substantial blocks of mature mixed native broadleaved woodland to north, west and south of the site, as well as to the east of the site, within Pallinghurst Woods woodland. These blocks and strips of interconnecting woodland form one of the larger woodland blocks and they are a key landscape characteristic within the Local Character Area LW4, Low Weald Hills.
- 1.2.9 As well as the central area of replanted woodland trees on the site, and the mature Oaks on the site, there is also evergreen, coniferous Plantation woodland on the wider Pallinghurst Woods to south of the site. This contributes to a buffer of mature trees beyond the site and along the site edges, as it includes plantation evergreen planting in woodland beyond the site.
- 1.2.10 The total site area is 8 hectares, 6 hectares of which are to be used for clay extraction and construction materials recycling activities. The land is located on Weald Clay formation, which is a main clay resource for brick making and related resource for traditional building materials, including materials such as cement, and part of other building raw materials used in a wide variety of construction activities, including house building and flood alleviation schemes.
- 1.2.11 The proposals are for a clay pit extraction area, in the central part of the site, for a construction materials recycling facility (CMRF) in the northwest of the site. There would be a small area for stockpiling of soils and overburden in the west of the site. There would also be a stock storage area to the east. There is to be a proposed site weighbridge, as well as a site office and proposed staff welfare facilities. These buildings will be of porta-cabin construction, and will be installed at the northern extent of the operational area. For details see proposals plans by Pro Treat Limited (2021).
- 1.2.12 There will be a dedicated access road linking on to Loxwood road, which will run north from the layby on Loxwood road, to travel westwards into Caddick Copse, via the established woodland ride, and will follow the existing estate road, which is a woodland ride which bends northwards to link to the woodland block of the site. The access road will follow the route of the existing woodland ride, and will be widened where necessary to allow for passing places, and re surfaced to allow it to be used all year round.



- 1.2.13 The site is located in the Low Weald, fairly low down in the clay vale landscape, typical of the Low Weald landscape of LCA LW4, which stretches west- east, to the south of the Surrey Hills AONB, and to the north of the northern edge of the South Downs National Park, north of the river Arun and the Wey-Arun canal (disused). The site lies at a height of approximately 45 m Above Ordnance Datum. The land on the site is gently sloping to 40 metres AOD in the south. Further to west are woodland and then the fields of improved grassland and arable to north and south of Old Songhurst Farm. The dwellings within 1 Km to west of the site are mainly locally distinctive, isolated farmsteads. The geology is derived from Weald Clay formation, with mudstone and with discrete sandstone beds, with superficial deposits including alluvium along a watercourse's western boundary.
- 1.2.14 This geology contributes to the fairly flat to gently sloping clay vale topography of the site and the surrounding landscape. The site slopes gradually south-westwards, and is part of an intricate, small scale landscape of clay vale with streams cutting down into the clay. There are ghyll streams with ghyll woodland to south and west of the site. Infilled clay pits are a historic feature. There is a succession of minor rolling ridges and valleys, interlinked with deeply cut streams and this local landscape has topography characteristic of a clay vale, within local landscape character area, Low Weald Hills, LW4, in the Low Weald NCA 121.
- 1.2.15 To the southeast of the site is a ghyll woodland, with stream at approximately 40 m AOD falling to 35 m AOD in places. Steep, secretive ghylls are another key characteristic of the LCA LW4, Low Weald Hills. These ghylls will be conserved by the proposals and will not be adversely affected by the proposed clay extraction works on site.
- 1.2.16 The mosaic of woodlands and small fields of pasture is characteristically small scale and typical of this local landscape character area LW4. The site forms part of the valley side of a clay vale landscape, flatter on top, before descending with distance southwards, to Woodlands Furze and Beggars Copse, before falling gently southwards to Wey and Arun canal in the far south.
- 1.2.17 The site is relatively flat, but to south and east are ghyll woodland with minor valleys and streams, which deeply incise the clay, to form a clay vale topography with is well wooded and secluded within the wider Low Weald landscape. The site forms part of the large block of woodland which includes Hope Rough, to the north, Great Scrubbs to the south, as well as Woodland Furze to south east and Halffurze Field to south west, with Beggars Copse to south, north of Loxwood Road and Pephurst Farm. To far east are Pephurst Wood and Bullhams Wood to east of bridleway, and proposed new access road to the site.
- 1.2.18 The large block of woodland that surrounds the site thus forms a key feature of the key characteristics of LCA LW4 Low Weald Hills. To the east of the site, the mosaic of small pastures and other small woodlands beyond the largest woodland block next to the site, these produce the intervening characteristic high-quality Low Weald LW4 landscape of small fields of pasture, including the fields grazed by cattle. These small fields form the intervening setting to the woodland backdrop and edge the woods between the site and Loxwood road to south.
- 1.2.19 To east and north of the site, there are a series of footpaths and bridleways running east-west and north- south within the flat to gently sloping rural Low Weald landscape.



- 1.2.20 The streams within the main woodland block cut into the heavy clay as deep ghyll valleys within the woodland to west and east of the site, as well as to south of the site. This produces an intricate small-scale landscape within the woodland block which comprises the site on its northern edge.
- 1.2.21 There are further streams which drain southwards into the Wey and Arun Canal which runs east to west to Loxwood which is located to 1 km southwest of the site, the village lies at approximately 23 metres – to 34 metres AOD.
- 1.2.22 The mature woodland forms a buffer on all the site boundaries, most notably there is a mature woodland on all sides of the site, with some dense understorey along the western and northern site boundaries. Public rights of way affected by the proposals for site and access route to it are those which cross land to north, south and east, as well as to west of the site, which include some footpaths and bridleways which run close to the site. The public rights of way which are key to the LVIA and nearest to the site and to the proposed access road are; footpath 792-1, Bridleway 793, footpath 797, footpath 792, footpath 795, Bridleway 3240, Bridleway 3239, Bridleway 801.
- 1.2.23 The red line boundary on some maps has changed during the process of design; for the latest red line boundary see Loxwood Clay Pits Ltd - Site Location Plan 1 2500 Scale. This red line was changed after input from the LVIA findings and other consultants' inputs.
- 1.2.24 In terms of LVIA the mature tree belts and woodland blocks of the Pallinghurst Woods are key landscape characteristics and contribute to a strong sense of place. The woodland and mature trees create a resilient landscape with the capacity to accommodate some changes of the scale proposed, on site and on the access route. The key features of landscape character contribute towards the high landscape quality and they will need to be protected and retained as far as possible, in order to conserve the key characteristics of this LCA LW4.
- 1.2.25 The NPPF revised Framework (July 2018), paragraphs 11, para 170, para 175 and para 177 on sustainable development, landscape and ecology are relevant; impacts on biodiversity need to be minimised and there should be net gains for biodiversity, establishing coherent and resilient ecological networks. Any harm will need to be mitigated for or compensated for in the design of planting and other landscape enhancements. As well as mitigating for adverse landscape effects, the proposed ecological habitat creation will bring some long-term beneficial landscape effects through biodiversity net gain, which will help to reinforce key aspects of the landscape character of LW4 which is rural woodland, in the Low Weald Hills. The findings of the ecology reports by Urban Edge are dealt with in the respective ecology reports by Urban Edge Limited.

1.3 SCOPE OF THE ASSESSMENT



- 1.3.1 This LVIA assessment provides information for landscape input into the proposed development of the land at Loxwood. This LVIA and detailed analysis assess key viewpoints and photomontages which illustrate the screening effect of existing topography, woodland, mature hedgerows and trees as well as existing shaws on and off site, including boundary treatments such as raised hedge banks with built features off site such as any buildings. This report assesses the landscape effects and the visual impacts of the proposed development from key viewpoints and determines mitigation and enhancement measures for the landscape character of the site within the Low Weald Hills, in Low Weald LCA, LW4.
- 1.3.2 This LVIA establishes baseline conditions, analyses the baseline conditions and describes the proposed development, plus the ability of the landscape to absorb change. It assesses significance of its landscape effects, its visual impact and proposed mitigation, with enhancements.
- 1.3.3 This Landscape and Visual Impact Assessment, LVIA report describes findings and seeks to help to inform site landscape design and landscape management for mitigation and enhancement of the setting of the proposed clay pits and the proposed facility for recycling of construction materials (CMRF) on land at Loxwood, in Pallinghurst Woods in West Sussex.
- 1.3.4 In particular, the LVIA assessment of landscape effects deal with effects of change and development on the landscape character as a resource. The proposals may affect various aspects of landscape character key elements, as well as some aesthetic, perceptual aspects of landscape character.
- 1.3.5 The landscape impact at a wider National Landscape Character Area (NCA 121 Low Weald) scale is distinguished from the landscape impact on the Local Landscape Character (LCA LW4 Low Weald Hills) scale.
- 1.3.6 Not only the visual and scenic aspects, but also the landscape character is examined as well as key components which contribute towards sense of place, distinctiveness, heritage and tranquillity.
- 1.3.7 Suburbanising influences are noted where these occur. Any detractors from landscape condition, or landscape quality are also discussed. Threats to biodiversity and landscape quality are discussed. These may include lapsed management and obstruction of footpaths or insensitive land use including erosion and lowering of landscape condition. Other possible threats to landscape quality and conservation of biodiversity include erosion and new unauthorised footpaths, high levels of use of the wider Pallinghurst Woods with unauthorised activities such as trespass and illegal camping.
- 1.3.8 These landscape effects and impacts on landscape character will be analysed. Field notes from the assessment are included in the Appendix to assist with this assessment.
- 1.3.9 Scoping is used to identify the area of landscape that will need to be covered in assessing landscape effects. Cumulative impacts of other strategic sites have been assessed and the results are included in the tables in the Appendix.
- 1.3.10 The study area encompasses the site itself and the full extent of the wider landscape upon which the proposed development might have significant effects.



- 1.3.11 The study area has been influenced by the desk study of Landscape Character Areas; both National, Low Weald NCA 121 and local, LW4 Low Weald Hills. The site is located in a rural wooded part of the Local landscape character area LW4, to north of Loxwood Road and north east of Loxwood village. The layby off Loxwood Road and land north of this layby, which is adjacent to the proposed access route, are partly modified landscape, classified as “regenerated woodland” in the HLC maps, whilst other parts are classed as ancient woodland; see map extracts from HLC in Appendix for details. The ancient semi natural assart woodland lies adjacent to the proposed access route; see HLC maps in Appendix for details.
- 1.3.12 The layby and entrance to access route off Loxwood Road is part of a modified landscape, namely an infilled former clay pit, part of the historic excavation and brick making activities at Pephurst Farm. The wood adjacent to the access road at Pephurst Wood is therefore regenerated woodland, with adjacent assart woodland, and the former clay pit has now been infilled and converted to a layby.
- 1.3.13 The access route to site is the current woodland extraction route for Pallinghurst Woods and this established woodland track runs parallel to Bridleway 3240. This would be the proposed access route for lorries to and from the proposed clay excavation site and construction materials recycling facility (CMRF). The route is already a well-established woodland ride serving the Caddick’s Copse and woodland blocks of the Pallinghurst Woods.
- 1.3.14 The site is set to the west of the Low Weald Hills LW4 LCA, in a wooded, rural landscape which is a small scale and intimate clay vale landscape with enclosed views. The site is mainly flat, and slopes gently south-westwards towards a ghyll stream and bridge.
- 1.3.15 The site is well hidden from long views from the wider Low Weald. It is ensconced in the clay vale landscape, at a height of approximately 44 metres AOD, within a well wooded part of the landscape. The surrounding woodland thus encloses the site; there is woodland of the site’s margins which combines with that of the surrounding mature dense woodland, to west, east and south of Pallinghurst Woods, within the gently sloping clay vale landscape. The site is set within a small-scale patchwork landscape of irregular shaped fields of pasture and woodland. The fields are fairly flat and slope south. They tend to be enclosed by mature hedgerows and shaws in the Low Weald Hills within West Sussex. There is significant woodland cover, and the hedgerows and hedgerow trees adjoining the site link to a dense network of hedgerows, Shaws and hedgerow trees beyond the site.
- 1.3.16 The nearest Public Rights of Way (PROW) are the footpaths; 792-1 and footpath 797, and Bridleway 801, close to the northern edges of the site, whilst Bridleway BW 3240 runs northwards from the proposed access route adjacent to the layby off Loxwood road. The bridleways and the footpaths are well enclosed often by mature vegetation including coppice and shaw woodland strips with standards, with some mature hedge banks. The dense woodland to either side of the Bridleways and footpaths mean that most views are channelled along the rights of way, and are fairly well screened from any long views by intervening woodland. The footpaths to north and east of the site, and those to west of the proposed access route are mostly well screened by the combined effects of intervening topography and vegetation including by mature woodland. Footpath and Bridleways details are included in the Maps in the Appendix.



- 1.3.17 The study area has also been influenced by the field survey work findings regarding the extent of the area from which the development is likely to be visible. It takes the historic landscape character into account as well as key features of the local landscape character.



2. METHOD STATEMENT

2.1 GUIDANCE

2.1.1 The LVIA of the proposed scheme will be undertaken by a Landscape Architect with experience of similar types of development. The assessment will be undertaken in accordance with best practice outlined in published guidance:

- Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (2013) Landscape Institute and the Institute for Environmental Management and Assessment.
- Landscape Character Assessment Guidance for England and Scotland (2002); The Countryside Agency and Scottish Natural Heritage; and
- Guidelines for Environmental Impact Assessment (2004); Institute for Environmental Management and Assessment.
- West Sussex Historic Landscape Characterisation (HLC)- historic landscape character assessment.
- The West Sussex landscape, Character Guidelines, Local Distinctiveness. Guidance Sheet for the Low Weald.
- Land Management Guidelines and key characteristics of the Low Weald Hills, LCA LW4, Low Weald NCA 121.
- The National Planning Policy Framework (NPPF), sections on Good Design and promotion of and reinforcing of local distinctiveness, and enhancing biodiversity. Building local distinctiveness into the core of development and land management decisions.

2.2 APPROACH TO THE LVIA

2.2.1 The LVIA will be broadly undertaken in the following stages.

- Baseline data collection via desk-top, consultation and fieldwork.
- Description of the baseline landscape character and visual amenity of the site and surrounding area, which identify the relevant landscape and visual receptors (including key viewpoints) and determine their sensitivity to change.

2.2.2 The Landscape and Visual Impact Assessment (LVIA) will consider the potential effects of the development upon.

- Individual landscape features and elements.



- Landscape character and quality (condition.)
- Visual amenity and the people who view the landscape.

2.3 DISTINCTION BETWEEN LANDSCAPE AND VISUAL EFFECTS

- 2.3.1 Landscape and visual effects are two distinct but related areas, which will be assessed separately in accordance with the approach outlined below. Landscape and visual impacts do not necessarily coincide and can be beneficial or adverse. A clear distinction will be drawn between landscape effects and visual impacts as follows.
- 2.3.2 **Landscape effects** relate to the effects of the proposals on the physical and other characteristics of the landscape and its resulting character and quality. The findings will be summarised in table form in the Appendix.
- 2.3.3 **Visual impacts** relate to the effects on views experienced by visual receptors (e.g., residents, footpath users, tourist's etc.) and on the visual amenity experienced by those people. The findings will be summarised in table form in the Appendix.
- 2.3.4 The following are assessed in this LVIA report.
- Description of the magnitude of change in the landscape and visual amenity because of the proposals.
 - Description of the potential landscape and visual effects arising from the proposals.
 - Development of strategic mitigation proposals to assist in reducing adverse landscape and visual effects or provide compensation where unavoidable, and where possible enhance and safeguard beneficial effects.

2.4 STRUCTURE OF THE REPORT

- 2.4.1 **Section 2.0** describes the Methodology of the LVIA assessment. The use of detailed assessment criteria is contained in this section, with Summary Tables shown in the Appendices 3 and 4.
- 2.4.2 **Section 3.0** considers the Baseline Assessment of the landscape planning context, including all planning policy and designations that are relevant to the site.
- 2.4.3 **Section 3.8- 4.0** describes baseline landscape, key features of the current landscape character, plus the visual amenity and views of the study area which comprise the baseline situation.
- 2.4.4 **Section 4.0** comprises assessment of impacts of the development proposals and landscape strategy.
- 2.4.5 **Section 5.0** Conclusions for the assessment of impacts, include potential landscape and visual impacts with landscape effects of the proposals. These are supported by detailed description of the impacts on the existing landscape. Viewpoints are in Appendix 1 and Maps are in Appendix 2. Summary findings of the Landscape and Visual Impact are contained in the Summary Tables in Appendices 3 and 4.

2.5 BASELINE INFORMATION

- 2.5.1 Baseline information regarding landscape features and sensitive visual receptors, and the likely change in the landscape character and visual amenity of the site and its surroundings, will be used to identify potential effects and inform the final scheme as appropriate.
- 2.5.2 Strategic mitigation measures will be developed in tandem with the proposals to minimize adverse effects as part of an iterative design process.
- 2.5.3 Options for merging the scheme into its setting will be investigated and adopted as mitigation measures where appropriate.
- 2.5.4 Criteria thresholds for assessing the degree of change as a result of the scheme will be established and the final layout of the scheme will be reviewed to ascertain the magnitude of change in the landscape and in views.
- 2.5.5 Visual effects on historic features of interest may also need to be assessed.
- 2.5.6 Cumulative effects of other strategic sites in West Sussex will be assessed in terms of any impacts on the landscape character and visual quality.
- 2.5.7 Landscape Visual Impact Assessment, with Landscape Character Assessment, is key in developing an understanding of how to conserve, to protect and to enhance the landscape.
- 2.5.8 Each specific development should be looked at on a case-by-case basis and its landscape impact assessed.



2.5.9 Assessment of the landscape effects on local landscape character are a key part of this LVIA assessment.

2.6 SENSITIVITY OF RECEPTORS, MAGNITUDE OF CHANGE AND SIGNIFICANCE OF EFFECTS

2.6.1 The significance of effects of the proposals on both the landscape and visual receptors within the study area are ascertained, by cross-referencing the sensitivity of the baseline landscape or visual receptor and the magnitude of change as a result of the development.

2.6.2 The sensitivity of landscape and visual receptors is judged as high, medium or low. The magnitude of change is also judged to be high, medium, low or negligible. Significance of effects is expressed as either slight, moderate or substantial, which may be either beneficial or adverse, or neutral.

2.7 LANDSCAPE ASSESSMENT TERMINOLOGY

2.7.1 A field assessment was made of landscape visual sensitivity and the potential site for the proposed development on land at Loxwood, was assessed in terms of value, quality, and sensitivity to change of the type proposed by this development. (See Viewpoints and Photographs in Appendix 1.) In this section, the key criteria for the landscape assessment are described.

2.8 LANDSCAPE TERMS

2.8.1 **Landscape resource.** This is a combination of the elements that contribute towards landscape context, character and value.

2.8.2 **Landscape value.** The relative importance of value attached to the landscape which expresses national and local consensus because of the intrinsic characteristics of the landscape itself.

2.8.3 **Landscape character.** This is the distinct and homogeneous pattern that occurs in the landscape reflecting geology, landform, soils, vegetation and man's impact.

2.9 LANDSCAPE QUALITY

2.9.1 For the purpose of this assessment, landscape quality is categorized as:

- **Exceptional quality:** these are areas of especially high-quality, acknowledged through designation as AONBs or other landscape-based sensitive areas, such as SLAs or Conservation areas; they are thus recognized as being of landscape significance within the wider region or nationally.
- **High-quality:** these are areas which have a very strong positive character containing valued and consistent distinctive features they give the landscape unity, richness and harmony. They are areas which are of landscape significance within the district.



- **Medium quality:** these are areas that exhibit a positive character, but which may have evidence of alteration or degradation or erosion of features resulting in a less distinctive landscape. They may be of some local landscape significance with some positive recognizable structure.
- **Low quality:** these are generally negative in character, degraded and in a poor condition. No positive distinctive features or characteristics and with little or no structure, scope for positive enhancement.

2.10 LANDSCAPE SENSITIVITY

2.10.1 Landscape sensitivity to the type of development proposed is defined as follows:

- **High sensitivity.** High visual quality landscape with highly valued or unique characteristics susceptible to relatively small changes.
- **Medium sensitivity.** Medium visual quality landscape with moderately valued characteristics reasonably tolerant of changes.
- **Low sensitivity.** Low visual quality landscape with common characteristics capable of absorbing substantial change.

2.11 SIGNIFICANCE OF LANDSCAPE EFFECTS

2.11.1 The level of significance of the effect on the landscape of the new development is a product of landscape sensitivity and the magnitude of change in the landscape visual resource brought about by the new development. Overall, visual impact is determined by combining the sensitivity of the receptor with the magnitude of visual change. Professional judgment is used to determine the overall significance of impact based on these two elements. Overall significance is classified as Substantial, Moderate, Minor or Negligible and the effects can be adverse or beneficial.

2.12 VISUAL ASSESSMENT TERMINOLOGY

2.12.1 The following describes the criteria used in the visual assessment.

2.13 VISUAL ASSESSMENT DEFINITIONS

2.13.1 **Visual quality:** although the interpretation of different viewers' experience can have preferential or subjective components, there is generally clear public agreement that the visual resources of certain landscapes have high visual quality. The visual quality of the landscape will reflect the physical state of repair of individual features or elements as well as its current management.

Due to the subjective view of the evaluation, there is no comprehensive official process of identifying visual quality. The visual quality of this evaluation has been carried out by one landscape architect.



- 2.13.2 **Visual character:** when a viewer experiences the visual environment, it is not observed as one aspect at a time, but rather as an integrated whole. The viewer's visual understanding of an area is based upon the visual character of visible features and aspects and the relationships between them. The visual character is descriptive and not evaluative.
- 2.13.3 **Visual resources:** the visual resources of the landscape are the stimuli upon which actual visual experiences based. They are a combination of visual character and visual quality.

2.14 VIEWER SENSITIVITY

- 2.14.1 Viewer sensitivity is a combination of the sensitivity of the human receptor (for example a local resident, a tourist, a walker, a commuter, a recreationist or a worker) and the viewpoint type, location or activity of the viewer (for example the leisure venue, houses, workplace, local beauty spot, scenic viewpoint, commuter route, tourist route, or walker's route.) Consideration is given to the importance of the view that may be determined with respect to its popularity, designation/protection and by the numbers of people affected. Sensitivity can be defined as follows:
- 2.14.2 **High sensitivity:** for example, users of an outdoor recreation feature which focuses on the landscape, or activities such as walking or cycling which involve valued views enjoyed by the community; tourist visitors to scenic viewpoints.
- 2.14.3 **Medium sensitivity:** for example, uses of outdoor sport or recreation which does not offer or focus attention on the landscape; tourist traveller.
- 2.14.4 **Low sensitivity;** example regular commuters, people at a place of work such as farm workers (excluding outdoor recreation.)

2.15 VISUAL MAGNITUDE OF CHANGE

- 2.15.1 Magnitude of change in the visual resource will result from the scale of change in the view with respect to the loss or addition of new features in the view and changes in the view composition itself. Important factors to be considered include the proportion of the view occupied by the proposed development; also, distance and duration of the view.
- 2.15.2 The angle of the view in relation to the main activity of the receptor is of relevance to developments such as structures. Other vertical or built features in the landscape and the backdrop to the developments will influence resource change. Visual Magnitude of Change can be defined as follows:
- 2.15.3 **High magnitude:** where changes to the view significantly alter (negative or beneficial) the overall scene or indeed cause some alteration to the view and/or for a significant length of time.
- 2.15.4 **Medium magnitude:** where some changes occur (negative or beneficial) in a view, but not for a substantial part of the view and/or for a medium length of time.



- 2.15.5 **Low magnitude:** where only a minor alteration to the view occurs (negative or beneficial) and/or not for a significant length of time.
- 2.15.6 **No change:** where there is no discernible deterioration or improvement in the existing view.

2.16 SIGNIFICANCE OF VISUAL IMPACT

- 2.16.1 The significance of the visual impact can only be defined on a project-by-project basis. The principal criteria for determining significance are magnitude and sensitivity of the receptor. A higher level of significance is generally attached to large-scale or substantial effects on sensitive receptors.

2.17 THEORETICAL ZONE OF VISUAL INFLUENCE OR ZVI

- 2.17.1 The theoretical zone of visual influence is the area within which the use of the site and/or the development can be theoretically obtained. The extent of the ZVI is determined firstly by the topography of the area. The ZVI is then refined by field studies to indicate where relevant forestry, woodlands, hedges or other local features obscure visibility from the main roads, local viewpoints or landmarks and/or significant settlements.
- 2.17.2 Field survey beyond 2 Km is used to establish that no wider landscape or visual impacts will occur due to proposed development. In the case of this proposed development, the site's ZVI is enclosed and confined to parts of the north, north west and north east, and east, because of topography, site levels, existing boundary vegetation and intervening vegetation. The proposed access route is already existing and will result in little change in views from Loxwood Road.

2.18 PHOTOGRAPHS

- 2.18.1 Several representative viewpoints have been selected around the site as illustrated. Please see Appendix 1, Viewpoints Photographs and Appendix 2, Photographs.
- 2.18.2 The purpose of this material is to help to assess the proposed development's visual impacts and landscape effects.

2.19 STUDY AREA

- 2.19.1 For the purposes of this LVIA, a 2 Km study area from the centre of the site has been used as a boundary to assess the effects of the proposals. 2 Km has been considered in acknowledgment of the scale of the proposals, the topography of the site and the landscape around the site, the combined effects of intervening topography and mature hedgerows and small woods and shaws in the views. Intervening residential buildings and other forms such as banks with hedges and the nature of vegetation cover also affects visibility of the site. It is thus considered that more distant views are likely to be very limited and none could be found during the LVIA site survey visits in September 2020, and in November 2020.



2.20 VISUAL ENVELOPE

- 2.20.1 The visual envelope of a scheme defines the broad area from within which it may be possible to see the whole or part of the proposed development and helps to establish the potential for sensitive visual receptors. The development is not considered to be visible outside this area or would be very difficult to perceive; no other viewpoints were obvious during field work in September and November 2020.
- 2.20.2 There will be a large area beyond the visual envelope from which there are no views of the study area. This is due to the local screening effects of vegetation, and the intervening topography and screening by residential buildings. Landscape features, which form visual barriers and restrict views towards parts of the study area, such as farm and residential buildings and woodland, will be evaluated and significant barriers identified to refine the baseline visibility of the proposals.

2.21 REPRESENTATIVE VIEWPOINTS

- 2.21.1 Within the extent of the visual envelope, it would not be practical to illustrate the visual impact on every individual visual receptor affected by a scheme. Therefore, a set of representative viewpoints will be used to assess the impacts on the different range of views towards the site. The representative Viewpoints will be illustrated photographically using a digital camera which is a Pentax K-3 II with a 35mm lens with an Effective Focal Length of 52.5 mm. The site location and relevant significant features will be identified together with landmarks and features in the surrounding area. Photos of no view are also included to illustrate why the site is not visible from some areas.

2.22 TEMPORAL SCOPE

- 2.22.1 2020 has been taken as the baseline year for defining the existing landscape.
- 2.22.2 The relevant impacts of the development will be assessed at the following times:
- Year 1: - one year after opening (Opening Year) to assess the impacts once the major construction is complete; and
 - Year 15: - fifteen years after opening (Design Year) to allow for any mitigation planting and other landscape schemes to mature to give the intended enhancement effects.

2.23 LEGISLATION AND GUIDELINES

2.23.1 Desk Studies

- 2.23.2 The baseline landscape and visual assessment comprised a desktop study of the following data sources:
- The Google Earth website at www.earth.google.com;



- The Multi-Agency Geographical Information for the Countryside website at www.magic.gov.uk;
- National Planning Policy Framework (NPPF); Department for Communities and Local Government (2012.)
- Chichester District Local Plan, 2014-2019. Adopted March 2018.
- National Character Area Profile 121: The Low Weald, Natural England, Countryside Commission and English Heritage.
- The West Sussex Landscape Character Guidelines. Local Distinctiveness. The Low Weald Character Area.
- The West Sussex Landscape Management Guidelines Sheet LW4 Low Weald Hills, Low Weald.
- County-wide Landscape Guidelines set out in A Strategy for the West Sussex Landscape (November 2005) published by West Sussex County Council.
- West Sussex Joint Minerals Local Plan (Until 2033).
- West Sussex Minerals and Waste Materials Development Scheme (2020-2033).
- West Sussex Waste Local Plan (2014-2031).
- These are the chief sources of desk top baseline information.

2.23.3 Field Studies.

The site was visited in September and November 2020 to obtain the following data:

- Photographs from proposed Representative Viewpoints.
- A corroboration of the findings of the desktop review.
- To obtain additional information on landscape features, views and localised screening effects of mature vegetation.
- Site surveys were undertaken during periods of clement weather from public highways, Public Rights of Way (PRoW) and publicly accessible areas, including from Bridleways, footpaths, as well as from Loxwood Road.



2.24 CONSULTATIONS

- 2.24.1 The representative viewpoints have been agreed with West Sussex Council Planning Department.

3. BASELINE ASSESSMENT

3.1 INTRODUCTION

- 3.1.1 The planning policy for the study area is covered in greater detail in the Planning Statement by Pro Treat Limited. However, in this section we identify policy and designations of direct relevance to the landscape.

3.2 EUROPEAN LANDSCAPE CONVENTION, COUNCIL OF EUROPE, 2000

- 3.2.1 The context of landscape policy in the UK can be placed within the broad framework provided by the European Landscape Convention (ELC). The ELC was signed by the Government in February 2006 and signals a commitment to support the aims of the Convention which include promoting landscape protection, management and planning. It suggests that “Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factor” and covers semi-rural landscapes.

3.3 NATIONAL PLANNING POLICY FRAMEWORK.

- 3.3.1 The relevant parts of the NPPF are;

NPPF Section Habitats and Biodiversity, Paragraph 174 annex a and annex b will apply, as habitats have been noted and the enhancements will link to these habitats.

a) is to “identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks...including locally designated sites of importance for biodiversity; wildlife corridors and stepping stones”. This includes the “stepping stones that connect them”; and local partnerships identified ...” for habitat management, enhancement, restoration or creation.”

b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”



- 3.3.2 The woodland to be protected, retained and managed is in the south of the site. The green buffers to the site are along the site boundaries. The removal of the exotic invasive species will mean that replanting with native species will be required to retain the green buffer to the site. Where possible woodland shaws and hedgerows to be planted will be enhancements satisfying NPPF paragraph 174 annexes (a and b).
- 3.3.3 Paragraph 175 annex c and annex d, will apply and will be satisfied as ancient woodland adjacent to site will be fully protected, with a 15-metre buffer zone, and the new shaw- style mixed native planting will be planted and new hedgerow planted will enhance the ancient woodland network.
- 3.3.4 Thus, this paragraph 175, annex c and annex d, will be adhered to by proposals in this application which are to protect and enhance natural habitats, especially links to any ancient woodland, mixed deciduous woodland hedgerows and shaws, on the periphery and near to Land at Pallinghurst Woods, north of Loxwood Road.
- 3.3.5 This LVIA will seek to test that the above NPPF clauses for respecting, conserving and enhancing the landscape character are satisfied and will recommend additional appropriate mitigation and enhancements where these are deemed to be necessary.
- 3.3.6 The site is located within an undesignated landscape in the Low Weald Hills which confers protection of the rural landscape character of the site and protection of the key characteristics of the wooded rural landscape in which it is situated.

3.4 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

- 3.4.1 The main receptors of visual impacts have been identified. The main landscape effects have also been defined.
- Sense of place, local distinctiveness, scenic beauty, views, sense of history and dark landscape are examined as part of this LVIA.
 - Site, land at Loxwood is located within LW4, Low Weald, within the Low Weald Hills.
 - This LVIA will thus be distinguishing between impact on the local landscape character, including sense of place, distinctiveness, heritage and tranquillity.
 - This is in accordance with assessing proposals against the Landscape character Management guidelines for LCA LW4 and key landscape characteristics of the Low Weald, NCA 121.
 - The site lies to southeast of a small area of recently regenerated ancient woodland in the northwest tip. The site itself is managed by Tilhill Forestry, as part of a Woodland Management Plan for Pallinghurst Woods, and is largely a regenerating woodland, which is well wooded, with young and semi mature trees, some mature in parts. There are some recent clues to the tree planting, particularly in the southern parts of the site (where tubes have been left insitu, protecting the trees). There are mature hedge



banks, some ancient, and mature woodland margins, on the site periphery. There are also some mature Oak trees in the northeast of the site- these are key landscape features. There are also further mature Oaks in the south. To the south of the site there is a large block of mixed deciduous woodland, and to the west beyond the site proposed access, is a wider block of ancient woodland. To the east there is further mixed deciduous and coniferous woodland. To the immediate south of the site's southern boundary is a secretive deep ghyll woodland and stream, where the levels drop dramatically.

- The ancient woodland, to northwest of site, which is beyond the site's margins, and the adjacent mature trees and shaws and the mixed deciduous woodland, including ghyll woodland and stream to south; these are key landscape features which are very important in creating a strong sense of place. They form green links to the wider woodland in the Pallinghurst Woods, and are part of the key characteristics of LCA LW4, Low Weald Hills.

- 3.4.2 The sensitive tree and woodland management on site with mixed deciduous and coniferous planting contribute towards the local distinctiveness in views from the immediate landscape setting from footpaths and bridleways within the Pallinghurst Woods. The woodland block also contributes to the wider landscape setting of the site within LCA LW4.
- 3.4.3 The landscape character is of a densely wooded landscape, which borders on pasture to the north, with a small-scale intimate feeling of seclusion, due to the numerous hedgerows and shaws which edges the small pastures. The woodland on all site margins has a varied native planting and habitat value.
- 3.4.4 The woodland screens the interior of the site and enables it to merge with the wider landscape character area, which is Low Weald, and is densely wooded, to north, south and west, as well as to east of the site.
- 3.4.5 The green buffer of trees along the north of the site is important in creating a sense of place for footpath users and bridleway users to experience, and the site, should be conserved through long term management.
- 3.4.6 The visual quality of the edges of the land to east of the site along some of the footpaths and bridleways are of lower quality due to high levels of use for dog walking. These buffer zone areas where they are in ownership, will be retained to conserve the sylvan nature of the views along the bridleway, and in views towards the access road, from Loxwood road, for the long term, by replanting of gaps with native trees and shrubs in the form of copse mitigation planting and existing hedgerow thickening, and existing shaw management and planting, where land is in ownership of the client, or with agreed offsite planting where it is not in ownership.



- 3.4.7 At present the visual quality of parts of the site is lowered in parts due to recent replanting and some specimen tree planting will be required, to retain the strong sense of place, and to conserve and enhance the biodiversity which is part of the overall character and local distinctiveness of the NCA Low Weald 121.
- 3.4.8 The verges in views from Loxwood Road towards the new access road, to the north of Loxwood Road, and to west of the bridleway leading to Loxwood Road, to south of the site, this area will need to be managed, protected and retained. Mitigation planting for views from Loxwood Road and Bridleway should have a buffer zone of retained mature hedgerow and trees, (due to ancient woodland) including gapping up by new planting of native, fast growing deciduous and evergreen native species along northern edge of layby. This is as it is important to retain the sylvan nature of the views along Loxwood Road looking north towards the proposed new access road, and bridleway. This is to conserve the sense of place and to retain the key features of the landscape character of the site within LW4, in line with the NPPF.
- 3.4.9 Equally important is to conserve the sylvan nature of the landscape character and views of the woodland along the northern and eastern part of the site boundary, as well as the north western site boundary. Woodland shaws are a key feature of the local landscape character and will help to integrate the site proposals into the wider Low Weald landscape, NCA 121.
- 3.4.10 At present the visual quality of parts of the wider LCA LW4 is lower nearer to Loxwood Road, due to the existing layby, parking and high levels of use of the bridleway and footpaths by dog walkers. The views along Loxwood Road which is a busy rural road, well used at time of survey, these form part of the baseline landscape and make the entrance area to the site more suburban in character, rather than deeply rural.
- 3.4.11 Some parts of the site landscape quality are lower due to relatively recent tree felling and replanting, but the site is in good management, with new mixed native planting. Ideally further specimen tree planting will be required, to retain the sense of place, and to conserve and enhance the biodiversity which is part of the key characteristics of this LCA LW4, and of the planting of this part of the Low Weald.
- 3.4.12 To the west of the woodland block in which the site is located, are existing detached, secluded farm houses of typical of the rural Low Weald. These farms are generally well screened from the site, due to intervening levels and mature vegetation, but there are some close-range views from adjacent footpaths which lead to the farms to the west and from footpaths to the east. Design considerations will therefore take account of this context.
- 3.4.13 There are needs to focus on the key components of the landscape which contribute to the sense of place, distinctiveness and tranquillity. These are the woodland to north and south of the site, and the native style of woodland planting on the site, which gives land at Loxwood a sylvan character.
- 3.4.14 As such, the design approach is site-based and results in a form that reflects the landscape character of the area, which is rural Low Weald, with woodland to south, as well as to north, with requirements of the softening of views of the proposals and of the new access to the site, within a Low Weald wooded setting.



- 3.4.15 The site has recently been replanted with a young mixed deciduous woodland. LVIA landscape effects are assessed and there will be need to conserve and enhance the rural landscape character, by retaining all good quality mature trees and shaws on the margins of the site, wherever possible and where the proposals layout allows a buffer zone of retained trees and shrubs to be conserved, and enhanced by planting restoration works.
- 3.4.16 The need to conserve and enhance the deciduous woodland on the northern, southern and western as well as the eastern edges of the site; will be achieved via retention of key landscape features which give a sylvan character and strong sense of place.
- 3.4.17 To manage and soften the views from the adjacent footpaths and bridleways, by retaining and enhancing the site vegetation on site margins with a varied mixed deciduous copse style planting, to include some evergreen native species.
- 3.4.18 The proposed landscape enhancements will be to strengthen the sense of place and local distinctiveness, to conserve the green buffer of the site, particularly along the site boundaries, and to link these green areas to the wider hedgerow networks and thence to woodland beyond the site. This is to conserve and enhance landscape character- see Landscape Plan by Landvision (2021) for details. As part of the Landscape Plan there will be mitigation and enhancements for creating new habitats for butterflies such as Wood White and birds, such as Nightingales, which occur on site, (these are BAP species.) There will also be some additional measures as mitigation and enhancements for ecology; those are contained within the ecology reports by Urban Edge Ltd, so please see those respective ecology reports for details.
- 3.4.19 There is scope to improve the landscape and visual quality of the site, through judicious management of the good quality mature Oak trees, and through protection and retention of the native shaws, including mature woodland in the south and north, as well as creating a short rotation coppice on site and new copses in the west and east of the site. This will help to reinforce and conserve a strong sense of place and local distinctiveness of the site within the landscape character area LW4, to conserve and enhance the site, land at Loxwood, within its Low Weald Hills landscape setting.

3.5 LOCAL LANDSCAPE POLICY

- The site is a mineral extraction site and falls within the boundary of West Sussex County Council.
- Chichester District Council Chichester Local Plan; key policies 2014-2029 (Adopted March 2018).
- Natural Environment policies of the Chichester District Council Local Plan (2014-2019).
- Links to Strategic Objectives 3.19, 3.23- 3.24, and 3.27.
- Evidence Base for which includes;
- Historic Environment Record.
- Historic landscape Characterisation of Sussex (2010).
- Landscape Capacity Assessment (2009).
- Landscape Capacity Assessment – Extension (2011)



- National Planning Policy Framework (2012)
- The Future Growth of Chichester: Landscape and Visual Amenity Considerations (2005).
- Loxwood Neighbourhood Plan 2013-2029.
- West Sussex County Council (WSSCC) is the Minerals Planning Authority (MPA) and Waste Planning Authority (WPA) for the areas outside the South Downs National Park (SDNP) in West Sussex. It is responsible for preparing local plans for minerals and waste and for determining planning applications for such matters.
- West Sussex Joint Minerals Local Plan (Until 2033).
- Minerals and Waste Development Scheme (2020-2023).
- West Sussex Waste Local Plan (2014- 2031).

3.6 CHICHESTER DISTRICT COUNCIL ADOPTED CHICHESTER LOCAL PLAN

3.6.1 Key Policies 2014- 2029.

3.6.2 19. The Environment.

- **Policy 48. Natural Environment.**
- 19.53 Planning permission will be granted where it can be **demonstrated that all the following criteria have been met:**
 - 1. There is no adverse impact on:
 - The openness of views in and around the coast, designated environmental areas and the setting of the South Downs National Park;
 - And, (on) the tranquil and rural character of the area.
 - 2. Development recognises distinctive local landscape character and sensitively contributes to its setting and quality;
 - 3. Proposals respect and enhance the landscape character of the surrounding area and site, and public amenity through detailed design;
 - 4. Development of poorer quality agricultural land has been fully considered in preference to best and most versatile land; and
 - 5. The individual identities of settlements, actual or perceived, is maintained and the integrity of predominantly open and undeveloped land between settlements is not undermined.
- **NB. This policy also links to strategic objective 3.23. (Source: p200, Chichester District Council Adopted Chichester Local Plan: Key Policies 2014 to 2029.)**

3.6.3 Policy 49 Biodiversity

- Planning permission will be granted for development where it can be **demonstrated that all the following criteria have been met:**
 - 1. The biodiversity value of the site is safeguarded;



- 2. Demonstrate harm to habitats of species which are protected or which are of importance to biodiversity is avoided or mitigated;
- 3. The proposal has incorporated features that enhance biodiversity as part of good design and sustainable development;
- 4. The proposal protects, manages and enhances the districts network of ecology, biodiversity and geological sites, including the international, national and local designated sites (statutory and non-statutory), priority habitats, wildlife corridors and stepping stones that connect them;
- 5. Any individual or cumulative adverse impacts on sites are avoided;
- 6. The benefits of development outweigh any adverse impact on the biodiversity on the site. Exceptions will only be made where no reasonable alternatives are available; and planning conditions and all planning obligations may be imposed to mitigate or compensate for the harmful effects of the development.
- 19.23 “where essential development in the countryside is proposed, it will need to demonstrate the following preferences for development, (which) should be applied:
- ... “If no appropriately located, deliverable (and) previously developed sites exist in the local area, (then new) greenfield sites within or immediately adjacent to existing settlements may be considered (for proposed development).”

3.6.4 Policy 45 Development in the Countryside

- Within the countryside, outside Settlement Boundaries, development will be granted where it requires a countryside location and meets the essential, small-scale, local need which cannot be met within or immediately adjacent to existing settlements.
- Planning permission will be granted for sustainable development in the countryside where it can be **demonstrated that all of the following criteria have been met:**
- 1. The proposal is well related to an existing farmstead or group of buildings, or located close to an established settlement;
- 2. The proposal is complimentary to and does not prejudice any viable agricultural operations on a farm and any other existing viable uses; and
- 3. Proposals requiring a countryside setting, for example agricultural buildings, ensure that their scale, siting, design and materials would have minimal impact on the landscape and rural character of the area.

3.6.5 Green infrastructure.

- 19.67 some key strategic green infrastructure assets of biodiversity, landscape and recreational value in the district, include but are not limited to:
- Canals, river corridors, tributaries and river valleys; ...
- Cycle and pedestrian links within the plan area...
- Farmland which is predominantly ... Pasture and equestrian uses in the north-east (of the Plan Area.)
- Ancient woodlands and historic parks and formal and informal recreation areas...



➤ **Policy 52 Green Infrastructure.**

- Development will be expected to contribute towards the provision of additional green infrastructure and protect and enhance existing green infrastructure.
- Planning permission will be granted where it can be **demonstrated that all the following criteria have been met:**
- 1. The proposals maintain and where appropriate contribute to the network of green infrastructure i.e., public and private playing fields, recreational open spaces, parklands, allotments and water environments;
- 2. The proposals contribute to improving the health and well-being of the local and wider community;
- 3. Where appropriate, the proposals incorporate either improvements to existing green infrastructure all the restoration, enhancement or creation of additional provision/areas;
- 4. Where appropriate, the proposals incorporate either improvements to existing ecology and biodiversity or the restoration, enhancement or creation of additional habitat and habitat networks;
- 5. Where appropriate, the proposals incorporate either improvements to existing trees, woodland, landscape features and hedges all the restoration, enhancement or creation of additional provision/areas;
- 6. Where appropriate, the proposals create new green infrastructure either through on-site provision or financial contributions. Where on-site provision is not possible financial contributions will be required and be negotiated on a site-by-site basis; and
- 7. The proposals do not lead to the dissection of the linear network of cycle ways, public rights of way, bridleways and ecological corridors such as ancient woodlands, hedgerows, ditches and water environments.
- Such provision will be required in accordance with adopted policies and strategies relating to green infrastructure and biodiversity network provision. Development that will harm the green infrastructure network will only be granted if it can incorporate measures that avoid the harm arising or sufficiently mitigate its effects.
- (Green Infrastructure; Chichester District Council Adopted Chichester Local Plan: Key Policies 2014-2029, p210).

3.6.6 20. Health and Well Being. Open space, sport and recreation

➤ **Policy 54 Open Space, Sport and Recreation**

- The Council will seek to retain, enhance and increase the quantity and quality of open space, ... And recreation facilities, and improve access to them.
- Development involving the loss of open space, sport and recreation facilities will be granted permission where **all the following criteria have been met:**
- 1. Alternative accessible replacement facilities of overall at least equivalent quantity and quality are provided: or



- 2. Where the Chichester Open Space Study identifies a surplus the provision, future needs and the potential of the open is to meet any shortfall in other types provision in the local area have been taken into account; and
- 3. There were no adverse impacts on biodiversity, heritage assets or the integrity of the Green Infrastructure Network.
- Exceptions will only be made where the benefit of the development outweighs any harm, and it can be demonstrated there are no reasonable alternative sites available.
- ... Developers will be expected to contribute to vision through the Community Infrastructure Levy (CIL) or on larger sites through on-site provision and/or an S106 contribution as appropriate.
- Where opportunities arise, the provision of new or enhanced open space, sport and recreation facilities will be encouraged to meet any identified shortfalls of the local area.
- Where possible, sports... facilities that attract large numbers of people will be located in larger settlements will be easily accessible by public transport, cycling and walking.
- **Links to strategic objectives.**
- This policy has links to strategic objectives 3.26 and 3.28 – 3.29

3.6.7 *Loxwood Neighbourhood Plan 2013-2029.*

- The Localism Act (2011) introduced Neighbourhood Plans. The Neighbourhood Plan for Loxwood sets out the vision, objectives and policies for the growth of the parish of Loxwood over the period 2013 to 2029.
- The policies once adopted will form part of the Chichester District Development Plan.
- The Loxwood Neighbourhood Plan policies include;
 - iv. measures to address potential flood risk and sewerage problems.
 - v. Development of the policies of the rural area which defines support for the expansion of existing businesses, agriculture and new business start-ups.
 - vii. a policy on traffic calming is introduced which sets out a strategy for dealing with speed through the village of Loxwood and with the identified safety risks for pedestrians.
 - ix. The Wey and Arun Canal Trust vision of a through navigable route from the Wey to the Arun rivers is supported.
 - x. New retail/ business start-ups are supported provided it can be established that such new enterprises are viable, support the local economy and are not detrimental to the local environment.
 - xi. A green policy is introduced which seeks to ensure that any new housing and/or extension meet the highest standards of design and energy usage together with the use of green technologies.
- The Vision statement was established as;
 - ...”to maintain Loxwood as a semirural parish...”
 - c. “Originally the land surrounding Loxwood would have been a heavily wooded Oak forest which was cleared for farming.



- d. Whilst farming forms an important part of Loxwood's past there have also been industrial connections. During the reign of Elizabeth 1st, John Carre, the Huguenot, had a glassmaking furnace at Loxwood and is buried at Alfold Church Graveyard. As timber was the primary fuel, Loxwood and the surrounding areas would have been a good location for these furnaces and there is evidence of them in the vicinity."
- (Source: 6.2, p 8-11, Loxwood Neighbourhood Plan, 2013)

3.6.8 7. Ancient Woodlands.

- There are a number of ancient woodlands as defined by Natural England; two are within the village of Loxwood...either adjacent to or within the neighbourhood Plan Settlement Boundary (SB).
- (Source: 7, p 12. And see Figures 3 and 4. Loxwood Neighbourhood Plan, 2013)
- (* The northwest of the site is ancient woodland, linking to more extensive ancient woodland to west of the access track to site, as shown on Fig 4, p13, of Loxwood Neighbourhood Plan, 2013.) See also ancient woodland shown in HLC Map/s in Appendix.

3.6.9 8. Heritage Assets.

- 8.1. The Parish of Loxwood has 57 Listed buildings, with approximately half located within the village of Loxwood. (See Listed Buildings map in Appendix.)
- (Source; 8.1, p14 Loxwood Neighbourhood Plan.)
- 9.1 the Parish of Loxwood does not currently contain any sites of Special scientific interest (SSSIs), Conservation Areas (Cas) or Areas of outstanding natural beauty (AONB) ..."

3.6.10 12. Economy and Business.

- 12.1 "The Parish of Loxwood is predominantly rural and has no large-scale industry other than farming.....Census (2011) figures (show that) the total number of residents in Loxwood is 1,827"
- (Source: 12, p 16. Loxwood Neighbourhood Plan, 2013)
- 15. The Natural Environment.
- 15.1 The Neighbourhood Plan will encourage sympathetic management of the countryside and natural outdoor environment in and around the parish to enhance the quality of the landscape, improve local biodiversity and provide other benefits to the community's quality of life.
- 15.2 The Plan will expect developments to retain features of high nature conservation or landscape value, including mature trees, species rich hedgerows, natural habitats, ponds and existing areas of woodland.
- 15.3 New areas of recreational green space will be designed into developments to encourage biodiversity.

3.6.11 18.2 Settlement Boundary Policy.

- 18.2.2 There is a presumption in favour of sustainable development throughout the plan area in accordance with the NPPF. It is the intention to concentrate development within the settlement boundary in the context of a presumption in favour of sustainable development. This does not



preclude sustainable development in the rural areas outside the settlement boundary in accordance with this neighbourhood plan, the Chichester District saved and emerging local plan and the NPPF. The rural area policy in this Neighbourhood Plan is policy 12.

- (Source: page 20 Loxwood Neighbourhood Plan.)
- **18.12 The Rural Area policy.**
- 18.1 2.1 The rural areas defined as anywhere outside the settlement boundary as depicted by figure 4. The rural area makes up the majority of the land area of the parish and includes the hamlets of Alfold Bars and Roundstreet Common.
- 18.1 2.2 The area is scattered with beef, dairy and arable farms with Skandia Hus, Indigo Cabinet design, the Titchbourne and Onslow Arms Pubs being the only non-farming business activities employing more than 2/3 people.
- 18.1 2.3. Any development will be limited primarily to that which requires a rural location, is sensitive to its setting by means of size, bulk and location and supports rural diversification and sustainability of the rural area. The NPPF paragraph 55, the CDC emerging local plan and the general permitted development order address development in the rural area and these policies should be followed except to provide business and agricultural opportunities as described in paragraph 18.12.4 below.
- 18.1 2.4.
- As illustrated in paragraph 12 of this plan, the parish does not provide much in the way of employment opportunity. It is recognised that in order for the rural economy to thrive and to help provide employment, it is necessary to support existing agriculture, small business and start-ups and to recognise the need for existing business to expand and thus provide much-needed local employment. In addition, it is desirable for agricultural workers to have the ability to live as close as possible to their place of work.
- **Policy 12.**
- Development within the rural area will be in accordance with the NPPF paragraph 55, the CDC emerging local plan and the general permitted development order. The reuse of farm and rural buildings outside the settlement boundary for agricultural/business purposes or to provide dwellings for agricultural workers will be supported subject to the following criteria:
 - a. The proposed reuse would not have significant harmful impacts on the surrounding rural landscape and is sensitive to its setting by means of size, bulk and location.
 - b. The proposed reuse would not have any unacceptable impact on the local road network.
 - c. The proposed reuse would not cause any unacceptable conflict with agriculture and other land-based activities.
 - d. The proposals would not have any significant harmful impact on the amenities of neighbouring residents and other users.
 - e. The building concerned would not require substantial rebuilding or extension.
- New agricultural business development on land already in agricultural or commercial use outside the settlement boundary will be supported subject to the following criteria: –:



- i. The scale and nature of any proposal would enhance the overall site setting and its design will be such as to minimise the overall impact of the proposed development on the surrounding rural landscape and be sensitive to its setting by means of size, bulk and location.
- ii. The proposals would not have an unacceptable impact on the local road network
- iii. The proposals would not cause unacceptable conflict with agriculture and other land-based activities
- iv. The proposals would not have any significant harmful impact on the amenities of neighbouring residents and other users.
- (Source: P 30 – 31, Loxwood Neighbourhood Plan (2013).
- 18.14. Economy and business
- 18.14.1. The strength of the local economy and of the community goes hand-in-hand and should be addressed together. Supporting the growth of a stronger local economy is the central theme of the Neighbourhood Plan.
- 18.1 4.2. Because Loxwood is a semi-rural parish and thus relatively remote from major centres of business and economy, there is an inherent need for self-reliance. However, the demographic data shows that economically active people in the age range 20 to 35 find it harder and harder to remain in village for a variety of reasons generally relating to the availability of affordable housing and the ability to obtain local employment.
- 18.14.4 the key to this is clear broad support for a stronger local economy which will provide greater positivity, flexibility and responsiveness thus encouraging new business start-ups or expansion to those few local businesses within the parish. **Consequently, their needs should be accommodated wherever possible and practical and they should be encouraged to remain within the community and grow. The Parish also needs to attract new enterprises to boost and diversify the local economy.**

18.14.5.... **The Neighbourhood Plan needs to... Encourage the provision of local business premises...**

Loxwood Parish is a unique place where businesses sympathetic to a rural community can and should grow and flourish.

Policy 14. New retail/business start-ups or the expansion of existing businesses will be supported, provided that they can be shown to be viable, sustainable and benefit the local economy and the well-being of the parish. They should be sensitive to the local setting and not have a detrimental impact on the surrounding environment.

The provision of viable small business premises or retail properties of the new developments will also be supported where economically sustainable and in accordance with this policy.

Such development should: –

- a. **give broad, positive support for the development and growth of the local economy through flexible and responsive planning and encourage local economic innovation.**
- b. Meet the needs of existing and future local businesses, including quality workspace, car parking and storage.

(p32, Loxwood NP) (2013).



18.17.4. The development of green infrastructure is encouraged to provide links for wildlife and residents as well as minimising the coalescence of settlements.

18.17.5. Good high-quality design is crucial to achieving attractive and durable places in which to live. It is also an important element in achieving sustainable development and reducing our impact on climate change. This plan encourages the use of green, energy-saving technologies where practicable to ensure that high environmental standards are met and that the emission of greenhouse gases is minimised. Sustainable design is promoted through an awareness of energy conservation and efficiency, reduction in waste, recycling materials etc. This policy relates to all new buildings and their setting and the built rural landscape and is complimentary to Chichester District Council's emerging local plan in respect of green policies and energy efficiency.

Policy 17

All new developments or extensions to existing developments/... Should conform to the latest recommended building standards/procedures.

Developers should embrace within their design new technologies from the conceptual phase through to implementation and should ensure energy conservation assessments are conducted to demonstrate compliance with this policy.

These requirements will be subject to viability and deliverability in accordance with paragraph 173 of the NPPF.

Source: p 34, Loxwood Neighbourhood Plan (2013.)

3.6.12 Mitigation and enhancements for the site in Low Weald, LW4 Landscape Character Area.

3.6.13 Wooded landscape Character.

- Hedgerows and woodlands provide habitats with mature green links and green infrastructure connections for wildlife. There are important green links on the site and between the site and other sites of biodiversity importance, such as the wider mixed deciduous and plantation woodland and links to small pastures to east and southeast.
- Protecting and retaining ancient woodland, as well as veteran trees are important for conserving biodiversity, as cultural connections to the past and as significant markers of our landscape heritage. Loxwood is a rural parish, with a long history of woodland management, and the largest block of woodland in the west of the local landscape character area LW4. The proposals will need to conserve and enhance this wooded landscape character, through sensitive mitigation and enhancements associated with the proposed development.
- Ancient and veteran trees, and ancient hedgerows outside areas of ancient woodland, wood pasture and parkland will require special protection and management.
- Landscape effects of the proposed development, as well as visual impacts of the proposed development on wooded landscape character will be assessed, and suitable mitigation and enhancements will be drawn up as part of the proposals. This is in



accordance with Chichester District Local Plan policies and Loxwood Neighbourhood Plan policies for protection of the countryside and rural character.

3.7 LVIA ASSESSMENT

- 3.7.1 The LVIA enhancement recommendations of this LVIA report are based on the up-to-date findings of this LVIA landscape assessment conducted in September and November 2020.
- 3.7.2 The site forms the northern edge of a large woodland block of the Pallinghurst Woods, (Judy's wood and Murray's Wood are to north of the site).
- 3.7.3 To the south are Loxwood Road leading westwards to the village of Loxwood, and eastwards to Bucks Green, and the A281 Guildford to Horsham Road.
- 3.7.4 The wider landscape beyond the site, particularly to the south, is rural, densely wooded and to the north, is rural, wooded with small pastures and a mosaic of farmland, linked by shaws and hedgerows. There are numerous public rights of way, footpaths and Bridleways, located to north of the site, to north west, and to east and southeast of the site. The landscape quality of the site and surrounding landscape is generally of a well-managed woodland block, on and adjacent to site, as well as comprising numerous other adjoining small woods in Pallinghurst Woods. The landscape is intimate, the woodland compositions are complex and this is a well enclosed, inward-looking part of the Low Weald Hills landscape, with locally distinctive attributes and a variety of short-range views to site from the adjacent footpaths and bridleway.
- 3.7.5 There are some areas of lapsed management which are on land to north of site, beyond ownership, which require some renewed maintenance; as along footpath 792-1 north section (broken gates/ fencing, dead trees) and footpaths 79-1 signage, and footpath 795 maintenance of encroaching vegetation which blocks the footpath totally. This footpath 795, which is adjacent to the access route in to Caddick's Copse, is on land which is outside of ownership, being owned by a neighbouring land owner and not part of the land of Pallinghurst Woods. Pallinghurst Woods are the woods surrounding the Loxwood Clay Pits Development Site, and these are woods which are owned by the major shareholder in Loxwood Clay Pits Ltd.
- 3.7.6 The site itself is assessed in the West Sussex Historic landscape character study as being a mixture of woodland types including, ancient semi natural woodland (northwest of site), and modern plantation style planting. Beyond the site further to north is the Sussex Border path which runs approximately west- east, from Alfold bars hamlet in the west to meet the Downs Link Path to northwest of the village of Rudgwick, to east of the site.
- 3.7.7 In the wider landscape character area of LW4 Low Weald Hills, there is some Parkland style landscape planting, as well as numerous coniferous plantations, to south and north of the site, located in the clay vale landscape of the Low Weald, NCA 121.
- 3.7.8 The nature of the landscape setting is a well wooded landscape to south and north of the site, with the site forming part of the largest block of woodland in LCA LW4, Low Weald Hills.



- 3.7.9 The site forms part of the well wooded, rural landscape of the Low Weald Hills, in Low Weald, LW4.
- 3.7.10 The impacts on views are concentrated in a narrow visual envelope restricted to the northern edge of the site, with no long-distance impacts on the wider rural landscape setting. The main visual impacts are restricted to the northern site boundary for walkers on public footpath 792 – 1, from the north-west footpath 797, and for riders from bridleway 801, and bridleway 3239, with some views into the north eastern edges of the site. These impacts vary from high to moderate and low.
- 3.7.11 The proposed access route visual impacts and landscape effects are localised and restricted to the woodland to far south of the site, with some limited views from Loxwood road of the proposed access route. This is due to the location of the access route, to the location of public rights of way, and also largely due to the enclosed wooded nature of the views, as the access route is proposed along an existing woodland extraction route mostly within a wooded setting. These landscape characteristics produces a relatively narrow visual envelope of changes in views restricted to views channelled along public rights of way. There will be brief views for motorists from Loxwood Road, and from the layby, north of Loxwood road, which leads to the bridleway 3240. Motorists are deemed to be a lower sensitivity receptor as their main activity will be driving, and any views will be fleeting and oblique.
- 3.7.12 The access track crosses the bridleway and follows the established Pallinghurst Woods woodland access trackway. The proposed access route follows the woodland track to Pallinghurst Woods western woodlands. This crosses a meadow, and follows the public footpath 795 route, before running westwards across Caddick's Copse. To west of great Stubbs wood, west of Caddick's Copse, footpath 792 crosses the access road. There are at least two footpaths and two bridleways that will be impacted to varying degrees by the proposals on site and by the proposed access route lorry movements, with impacts varying from high to moderate and slight.
- 3.7.13 Mitigation is proposed to conserve and enhance the nature of the views for walkers on footpaths and for walkers and riders on bridleways. Mitigation is also identified to lower adverse visual impacts on walkers. Signage and gates installation for safer access for walkers as well, will be to reduce any possible safety visibility problems or other safety issues for walkers due to increased lorry movements. Due to the wooded, enclosed nature of the views, and limited visibility splays in the Pephurst Wood section of the access route, the Bridleway which has high levels of use by dogwalkers, will need to have Mitigation planting for land next to the new lorry access route.
- 3.7.14 The site forms part of the westernmost block of woodland, in LCA LW4. The wooded parts of the site are well linked to and well enclosed in the views, by the neighbouring small woodlands to west and south. The regenerating Woodland, produces semi enclosed views into the northern edges of the site, whilst the wooded nature of the site which is in good ongoing management, produces softened views of the edges adjacent to the closest public rights of Way to north.



- 3.7.15 This means that for the site proposals there is a narrow visual envelope, of confined views restricted to close range views only. There are no significant long views from publicly accessible land such as the Sussex Border Path to the north, due to intervening woodland and relatively flat terrain of the site whilst to the south is privately owned Pallinghurst Woods land, with no publicly accessible views into the south of the site. Equally all the access route visual impacts are for short range views from the bridleway, from Loxwood Road and from the proximity to adjacent footpaths, and crossovers.
- 3.7.16 The wooded character of the site contributes to the local landscape character area and to creation of perceptual qualities in LCA LW4, including a certain sense of tranquillity in the nature of the views, on footpaths to north, northwest and east of the site. Suburbanisation elements of overhead aircraft noise, of jets from Gatwick and relatively high levels of use of the north-eastern and eastern footpaths and Bridleways by dogwalkers also detractors from landscape quality.
- 3.7.17 The landscape character findings are that the mixture of ancient semi natural woodland and more modern plantation woodland, including some coniferous planting in the woodland, as well as regenerating woodland types, produces a varied mosaic of woodland types, which soften the site backdrop in close range views from the north. Also, that occasional clay quarries/pits are part of the key characteristics of this local landscape character area, Low Weald Hills, LW4, particularly in the Kingsfold Valley in which Horsham is located.
- 3.7.18 These clay quarries/pits are in the clay vale and the site is typical of the type of land previously excavated. The former clay extraction pit at Pephurst Farm, south of the site, shows that there is a long tradition of clay extraction activities in the area, and that these areas of restored landscape and modified landscape are part of the landscape character of the baseline landscape. The clay pit north of Loxwood road is now a layby used for parking by walkers, and for access to the Pallinghurst Estate.
- 3.7.19 Rudgwick is a well-known for brickmaking, a village located approximately 2 Km to east of the site. Horsham is strongly associated with traditional brick making (“Horsham bricks”), with brick works to north of the town and Brookhurst Wood infill site to north of Horsham brick works. Recycling of materials into landfill following clay extraction, or soil extraction is also an activity which is frequently encountered on farms in the Local Landscape Character Area, LW4 Low Weald Hills, and across the Low Weald NCA 121, as there is demand for bricks as well as for recycling of construction materials from construction activities in the region.
- 3.7.20 Well managed woodland blocks some planted with coniferous plantations, are also part of the local landscape character area LW4’s key features and the wooded landscape does contribute towards the strong sense of place on this site. Parkland planting is more prevalent in the east of the LCA LW4. Evergreen planting confers all year-round screening properties to woodland and enables the landscape to accommodate a degree of change, such as new developments and activities.



- 3.7.21 The mature woodland shaws and blocks of woodland tend to lower the visual impacts of clay extraction activities and to soften the landscape effects on land the nearest public accessible land and lend themselves to mitigation planting and enhancements, with mixed native planting to enhance biodiversity. North of Pephurst Farm, adjacent to the proposed access route for lorries, into the Pallinghurst Woods and site, the former clay pit is now restored modified landscape, as a layby with trees and paths, with some signs of the former brick making activities visible in the Pephurst Wood to north. There are frequent signs of previous brick making activities, and of clay extraction throughout the woods at Pallinghurst Woods and this is a key characteristic of the local landscape character area of LW4, with medieval glassworks to north and further to west, west of Alfold. The clay and the timber from the woodlands has been historically used as a raw material in industry since medieval times. There are also local cabinet making activities associated with the woodlands.
- 3.7.22 Within the constraints of the proposed site layout and operations, aim to conserve and enhance all ancient semi-natural woodland, including protecting Oaks and other standard trees, on the periphery of the site. The mature trees will be conserved, where they are located outside of the areas for proposed clay extraction and buildings, and where they are also beyond the edges of the proposed access route to site. The overriding sylvan landscape character of the woodland will be conserved and restored following completion of each stage; this is in accordance with the NPPF and local Plan policy for conservation of rural countryside. The proposals will seek to conserve and enhance the scenic beauty of the wooded nature of the views in and out of the site; particularly from the views of the site northern edges from north from footpath 792-1 and Bridleway 801. Summary Tables, Viewpoint Photographs and Viewpoint Map illustrating the nature of these views are in Appendix 1.
- 3.7.23 For the access track, the proposals will be to manage and mitigate to lower visual impacts and landscape effects on the receptors, walkers and riders as well as on the landscape character. The findings of this LVIA support this application which includes protection and retention of all good quality mature woodland shaws, and conservation of the sylvan nature of the local landscape character area, and the wider rural landscape setting of the land north of Loxwood Road.
- 3.7.24 All the woodland buffers to site and access route, to north, west, south and east will therefore be protected and retained, and the natural beauty and biodiversity of the ancient woodland close to the northwest and south of the site, and in far south close to the proposed access route, will be protected. Trees on the periphery of the site will be integrated into the mitigation planting, to soften views of the proposed buildings and to enable the proposed layout of the proposed clay extraction and construction materials recycling facility and associated operations on site, to merge with their wooded surroundings. They will effectively be set in a wooded landscape setting as shown on the proposals Master plan drawings by Pro-Treat. The site forms part of the densely wooded western edge of the low weald, LW4, and adjoins woodland to north, south, east and west.



- 3.7.25 Magnitude of change brought by the proposed access route is deemed to be moderate as it will use the established woodland access track, and crosses through the woodland of the Pallinghurst Woods. Threats to the native woodland include the loss of landscape quality on the site, pressure to install urbanising elements associated with the buildings, including new gates, fencing, and lorry laybys, parking and associated services, these will bring a degree of change depending on the degree of disruption each element causes. There will be minimal dust and a permitted amount of noise in line with noise policy; these will be associated with considerable numbers of lorry movements, changing the present landscape baseline from rural to rural with increased suburban elements.
- 3.7.26 The recommendations for the noise and dust are dealt with in specialist reports on dust and noise; see those respective noise and dust reports for details. There will be minimal amounts of dust, and loss of rural tranquillity on the site itself, witnessed by users of nearby footpaths and bridleways. Other parts of the landscape such as Loxwood road layby and the access route and adjacent footpath and Bridleway will be adversely affected by some dust, and by a considerable increase in the proposed lorry movements. The landscape effects of the proposed developments are assessed and summarised in the Tables in Appendix 3. Noise will be within Policy levels and is dealt with in the respective report.
- 3.7.27 Due to the sloping clay vale topography and upper headwater tributary and gill stream fluvial geomorphology to west, south and east of the site, there will be no other significant views from the south or southeast. The proposals will be to conserve the sylvan nature of the woodland buffer along the northern site boundary and along the northwest. New planting will mitigate for any changes to low level views for walkers along the footpaths to north and northwest (footpaths 792-1, and footpath 797), creating a woodland buffer which links to woods beyond the site. These will help to conserve the landscape character of the site within the rural local landscape character area LW4, Low Weald Hills.
- 3.7.28 As long as the proposals to maintain a woodland buffer to the northern edge of the site are followed, then there will be negligible impact on views from the north, from footpath 792-1, and footpath 797, to northwest of site. There will be no longer range views from the Sussex Border Path to north due to the enclosed wooded nature of the views along the northern edge of the site.
- 3.7.29 There will be necessary footpath and Bridleway improvements; including maintenance to overgrown footpaths (footpath 795) and installation of signage to direct walkers onto the official footpaths, to prevent trespass and safety issues. The installation of kissing gates for footpaths, or other suitable safety measures for walkers on footpaths which cross the access route for lorries, will be required to enhance safety for walkers on those footpaths.
- 3.7.30 The use of new dense planting would be considered as part of the mitigation for landscape effects on the closest footpath walkers, and Bridleway users, in the north for land near footpaths 787, footpath 792-1, Bridleway 801, and in the south for land near to the access route and Bridleway 3240, footpaths 795 and footpath 792. There will be likely landscape effects of noise and possible dust in dry weather, as well as lighting from the lorries. The wooded site margins will be enhanced by a proposed dense planting of a wooded buffer and the existing wooded margins of the northern edge of the site will be retained. This mitigation will reflect the present woodland composition in the Pallinghurst Woods.



- 3.7.31 The site lies within the western edge of LW4 in the largest woodland block of the LCA LW4. The landscape has the capacity to accommodate the changes of the type proposed, without causing harm to the rural character of the area, if suitable design and mitigation is implemented as recommended in this LVIA. The LVIA findings are for few long views, due to the woodland on and adjoining site, and due to the enclosed intimate small scale of the landscape character of this part of the Low Weald.
- 3.7.32 There are no long views in to the site. This is as the views are truncated by combined effects of intervening land cover of topography and woodland. The views are not many beyond the site's northern wooded margins, as these are all edged by mature woodland. The site's key characteristics are ancient woodland and modern post WWII mixed deciduous and coniferous plantation woodland, which link to mature woodland beyond the site, to north, south, west and east.
- 3.7.33 There are no significant views from the long-distance Sussex Border Path to north of the site, nor from the footpaths to north east of the site such as the Hook Street path. These footpaths link to the Downs Link path to north of Bucks Green, approximately 4 Km to northeast of the site; but there are no views of the site from these long-distance footpaths to the site. Hence there would be no visual impacts on walkers on those paths.
- 3.7.34 The site is set within a well-wooded, clay vale, rural landscape which is sparsely settled with isolated farm steads and set within a wider rural well wooded, complex and inward-looking landscape setting, with levels which fall gently to the upper Arun tributary valleys and the village of Loxwood.
- 3.7.35 There are no significant long-distance views from footpaths to south of the site; these include no significant views from the Wey & Arun Canal, nor of the site proposals from footpaths on land south of Loxwood road. Hence there would be no adverse landscape impacts on walkers or users of the Canal towpath or canal to the south of Loxwood.
- 3.7.36 The nature of the well enclosed views on land at Loxwood is due to the site being set low down in the landscape of a clay vale which slopes gently southwards, which is combined with the screening properties of the mature intervening land cover of woodland blocks. These woodland blocks are a key landscape feature and they will be conserved to link to the edges of the site.

3.8 THE WEST SUSSEX LANDSCAPE, LAND MANAGEMENT GUIDELINES.

- The site is in within the National Landscape Character Area of the Low Weald, NCA 121 within Local Landscape Character Area LCA Low Weald Hills, LW4.
- A Strategy for the West Sussex Landscape (West Sussex County Council) sets a vision for each of the character areas, and landscape guidelines relating to development. Further landscape evidence is in the form of background studies which form part of the Local Plan;
- The West Sussex Landscape Character Guidelines, Local Distinctiveness Low Weald Landscape Character Area (West Sussex County Council) part of the West Sussex Character Project.
- The West Sussex Landscape Land Management Guidelines, Sheet LW4, Low Weald Hills, Low Weald.



3.8.1 *The West Sussex landscape land Management guidelines sheet LW4, Low Weald Hills, Low Weald.*

3.8.2 *Overall Character of the LCA LW4 Low Weald Hills.*

- **“a pastoral and densely wooded character.”**
- “Low wooded ridges are dissected by steep wooded gills and narrow lanes.”
- **“Interspersed between the woodland is a patchwork of mostly small to medium sized pastures enclosed by thick hedgerows and shaws.**
- “Despite the relative proximity to Gatwick airport and Crawley to the east, the area retains a strong rural character.”

3.8.3 *Key characteristics of LW4.*

- “Undulating low and densely wooded ridges running mostly east-west.
- **Blocks and strips of interconnecting woodland, including a large number of blocks of ancient woodland. Western area (* where site is located) characterised by woodland of some size.**
- **Mostly rural character with intricate patchwork of small to medium size pasture fields with a combination of sinuous and straight boundaries.**
- **Strong pattern of shaws and hedgerows enclosing fields with mature single Oaks in hedgerows and fields.**
- **Steep, secretive wooded gills.**
- Includes the main tributaries of the Arun: North River and Boldings Brook.
- Dispersed settlement pattern of scattered farms, cottages, hamlets and linear villages. Linear ridgetop villages such as Rudgwick and Rusper are set on higher ground.
- Occasional clay quarries/pits and brickworks. Notably in the Kingsfold Valley. (* As seen at clay pits and Brickworks at Rudgwick, north of Lynwick Street, and west of Rusper).
- Suburbanisation along the A281.”

3.8.4 *Historic features of LW4.*

- Small to medium-sized linear fields associated with old droveways.
- Small and large irregular fields carved out of woodland (assarts).
- Many historic farmsteads and cottages.
- Hammer ponds and remains of old iron workings.
- Ancient woodland.

3.8.5 *Biodiversity of LW4.*

- Extensive semi-natural broad-leaved woodlands linked by hedgerows and shaws particularly on the heavy clay tops and alongside gill valleys, interconnected woodland of special value.



- Many ancient semi-natural woodlands, but some coniferised. (* This is the case for the site and surrounding woodland at The Pallinghurst Woods, which has mixed deciduous and coniferous plantation woodland as well as ancient woodland and PAWs, Plantation on ancient woodland.)
- Woodland important for tree species such as small-leaved lime and wild service tree.
- Gill woodland.
- Mosses and liverworts in the gill woodland are of national significance.
- Field corner ponds add to habitat interest. Support and amphibian populations.
- Upper tributaries of the river Arun contain marginal vegetation and wetland trees.
- Many Shaws.
- Unimproved pasture with a concentration south of Kingsfold Valley.

3.8.6 *Change - Key Issues of LW4*

- Noise from Gatwick airport.
- Localised development pressures urban development.
- Localised intrusion from suburban features.
- Localised loss of hedgerows and Shaws.
- Increasing development on narrow historic lanes.
- Increasing traffic pressures on narrow lanes and minor roads due to proximity of urban areas of Horsham, Crawley and around Gatwick.
- Poor woodland and hedgerow/shaw management.
- Poor pond management.
- Loss of parkland features and introduction of high fences in the Rudgwick and Rowhook area.

3.8.7 *Landscape and Visual Sensitivities of LW 4.*

3.8.8 Overall sensitivity to change is high. Despite the high degree of enclosure in many parts of the area, some Ridgetop and slopes are prominent with distinctive long views to both North and South Downs and across the Crawley Vale to the High Weald Forests.

Key sensitivities are;

- Loss of woodland along...some valley slopes.
- Cumulative impacts of small-scale change.
- Any large-scale housing/commercial development.
- Erosion of the narrow country lanes.
- Any development that would damage the integrity of ghylls and river valleys.



3.9 LAND MANAGEMENT GUIDELINES FOR LOW WEALD HILLS LW4.

3.9.1 The Landscape Management Guidelines are to;

“conserve the rural quality of the area including the pattern of the agricultural landscape, the intricate patchwork of small-scale fields, and linked woodland, and the intimate and unobtrusive settlement pattern throughout much of the area.”

- Conserve and enhance rural wooded character, including the distinctive form of Ridgetop woodlands and gill woodlands. Encourage positive management and long-term woodland regeneration.
- Maintain and strengthen the interlinking network of hedgerows, woodland and Shaws. Restore Shaws/hedgerows and single hedgerow trees throughout pasture land.
- Ensure any development respects historic settlement pattern and form and building materials.
- Respect the historic character of rural roads and lanes notably those with sunken profiles. Consider appropriate traffic management strategies to reduce traffic pressures on the narrow lanes.
- Consider the cumulative impact on landscape character of small developments and land-use change, and avoid the introduction of suburban styles and materials.
- Avoid skyline development and ensure any new development is well integrated into the wider landscape. Use new woodland, Shaw and hedgerow planting as appropriate.
- Plant new woodland and hedgerows around village fringes and along busy urban routes such as the A 281.
- **Establish screen planting around clay pits and brickworks notably around the Kingsfold Valley.**

3.9.2 ***Strategy for West Sussex Landscape (November 2005) published by West Sussex County Council.***

- “Restore the historic pattern and fabric of the woodland and the agricultural landscape for scenic, nature conservation and recreational purposes.”

3.9.3 Also, the landscape strategy is to “Avoid skyline development and ensure that any new development has a minimum impact on long and other views and is integrated within the landscape paying particular attention to the siting of telecommunications masts.”

- Strategy is to “Extend existing woodland areas rather than creating new woodland features, reinforcing existing, distinctive landscape patterns. “



- 3.9.4 When planting the strategy is to “Plant trees in drifts and avoid straight lines running across the grain of the land. “
- 3.9.5 Aim is to “increase tree cover in the and around villages, agricultural and other development and on the rural urban fringe, along the approach roads...”
- 3.9.6 There is a need to “conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.”
- The landscape strategy is to “Conserve strengthen and manage existing hedgerows and hedgerow trees and replant hedgerows where they have been lost or stop seek to protect the tranquil and historic nature of rural lanes and manage road verges to enhance their nature conservation value.”
- 3.9.7 There is also a landscape strategy to “minimise the effects of adverse incremental change by seeking new development that is of high quality that sits well within the landscape and reflects local distinctiveness.”

3.9.8 *West Sussex Public Rights of Way Management Plan 2018-2028.*

- West Sussex County Council (WSCC) has a duty under the Countryside rights of Way Act (CROW) (2000), to produce a Rights of Way Improvement Plan (RoWIP). The second plan has been called the Rights of Way Management Plan.



3.10 LANDSCAPE AND VISUAL SENSITIVITIES

- 3.10.1 The site is a mixture of a variety of woodland types, including recently planted modern plantation woodland since WWII, as well as ancient woodland. A Tree report and ecology report have been prepared, the findings of which are contained within those respective reports.
- 3.10.2 The site is wooded with some clearings of regenerating woodland and is set within a densely wooded wider landscape and this lowers its landscape and visual sensitivity. The site has a series of wooded shaws on its boundaries which link to woodland further to south and north of the site. The landscape of the site has a moderate to high sensitivity, being undeveloped rural woodland of mixed ages. The most sensitive parts of the landscape of the site are the ancient woodland in the northwest corner, and the ancient woodland buffer in the west of the site. Other parts are the mature shaws and trees on the edges of site.
- 3.10.3 The varied native ground flora, of the ancient woodland to northwest beyond the site boundary, is also highly sensitive to change, and will need to be conserved by the 15-metre buffer zone around it. This will also lower visual sensitivity by maintaining a screen around the site.
- 3.10.4 The woodland of the site and its setting is well managed and this raises the landscape condition of the site to high. Landscape quality is similarly high in the wooded parts of the wider site and in ancient woodland to west and south.
- 3.10.5 The site is well enclosed by woodland cover, which lowers the visual sensitivity of the site to the proposals, as within the wider landscape, woodland cover creates a sense of seclusion and intimacy. This is in line with the findings of Local Landscape Character Area; the Low Weald within Low Weald Hills, LW4, the West Sussex Landscape Land Management guidelines. Woodland cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and a degree of tranquillity on some public rights of way such as footpath 792-1 and footpath 797.
- 3.10.6 The landscape of the proposed access route has a medium sensitivity as it is a modified landscape with regenerated woodland. The layby is an infilled clay extraction pit and the access route is currently in use as a timber extraction route and woodland ride. There are no views of the site from the Bridleway 3240, nor from Loxwood Road, looking north, due to the woodland of Caddick's copse and other woodland of the Pallinghurst Woods. The proposed buildings would not be visible from publicly accessible land to the south, including from footpaths, due to the intervening woodland. Views are restricted to close range views south from footpath 792-1, and bridleway 801, looking south towards the northern edge of the site.
- 3.10.7 There is also a strong network of hedgerows and small woodlands to south and east of the site, and these link to larger woodland blocks (such as Great Scrubbs, HalfFurze field, and Woodlands Furze) further south of the site.



- 3.10.8 The proposed conservation of the green buffer to the site and new planting along the northern site boundary would enable linking from the edges of the site through tree planting, and hedgerow planting to extend to existing woodland areas, thus reinforcing existing the locally distinctive landscape patterns. Hence the woodland cover will allow mitigation to reflect the historic pattern and fabric of the woodland and agricultural landscape, to minimise effects on scenic, nature conservation and recreational land uses.
- 3.10.9 The landscape character of the northeast and east of the site is essentially modern and post WWII in origin. The site is a modern plantation woodland which has been planted using Plantation mix. To the northwest the woodland is older and is ancient woodland of medieval origin, which links to ancient woodland to west of the woodland track on the west site boundary.
- 3.10.10 The site has a buffer of mixed deciduous woodland, and its wider landscape setting is generally well preserved, classic Low Weald Hills landscape, in the landscape to northeast of Loxwood.
- 3.10.11 The site is part of a well-managed woodland and this confers a generally moderate to high quality to the landscape, and the landscape condition is also moderate to high.
- 3.10.12 Parts of the adjacent public rights of way have been in lapsed management and have a lower landscape condition, with poor signage of paths and some broken stiles, as along footpath 792-1, to footpath 797, and further south at footpath 795 which is in lapsed management and obstructed by scrub vegetation including bramble. These poorly managed footpaths some with broken or missing signage, lower the landscape condition to moderate along those parts of the landscape. The landscape mitigation will need to reflect the Low Weald NCA 121, local landscape character area LW4, The Low Weald, and will be based on conserving and enhancing- buildings will need to reflect the local vernacular style and linking new planting to existing wooded areas with retention of all natural regeneration on the periphery of the site, with a short coppice cycle for new woodland areas once the site is restored, are proposed. (For details of mitigation and enhancements see Landscape Plan by Landvision, 2021). Sections on landscape character and biodiversity of the NPPF focus on conserving and enhancing the natural environment, and these will be adhered to; this is as the proposals will be to protect and enhance woodland and shaws and hedgerows, and all green links to adjoining natural habitats, especially those for grassland, woodland and hedgerow butterflies and birds on land surrounding the site on land at Loxwood; see ecology findings by Urban edge Ltd for details. This is as the findings and recommendations for ecology are contained within those respective reports on ecology by Urban Edge Ltd.
- 3.10.13 New planting and management will need to enhance the views from footpath 792-1, Bridleways 801, and from BW 3240, in keeping with the local LCA and the NCA which has a wooded landscape character. Local vernacular styles of architecture associated with the post medieval landscape history of Loxwood, if used in the proposals will help to enhance the LCA LW4, in this part of the Low Weald Hills, reinforcing local distinctiveness.
- 3.10.14 This approach will be to protect and retain all ancient woodland, ancient shaws, hedgerows and good quality mature trees, such as Oaks, on site and adjacent woodland within site ownership of the Pallinghurst Woods.



- 3.10.15 The proposals are for additional planting to soften views of the proposed new buildings on site (RMC site, welfare facilities, ancillary buildings, spoil heaps and other views of machinery and vehicles on site, as well as softening access route views from public rights of way in the southern half of the Pallinghurst Woods. These are lower level, close range views but they will be restricted to glimpses of the north and eastern elevations in gaps between trees from footpath 792-1, and Bridleway 801, as planting takes effect.
- 3.10.16 Further enhancements will include the drawing up of new gates and access points for crossovers such as that of footpath 792, as it crosses the proposed access route, which at present is a woodland track.
- 3.10.17 Sensitive conservation management for the ancient woodland and the regenerating woodland buffers on site and on adjacent footpath edges, such as the banks along the southern edges of footpath 792-1, will aim to bring long term biodiversity and ecological benefits to this part of the Low Weald, NCA 121.
- 3.10.18 The land of LW4, to south of the site, falls away gently, in the clay vale, to meet the upper Arun valley; Loxwood is located to west of the river Arun, and is north of the Wey & Arun Canal. The geology and drainage confer a characteristic well wooded and watery character to this local Low Weald character area, LW4 has occasional clay extraction quarries, which form part of an undesignated but locally distinctive landscape between the site's southern margin and Loxwood, as well as to west and east of the site. To north of the woodland to north of site is the Sussex Border Path which runs west- east to meet Hook street path, but there are no views from these long-distance paths to site, due to intervening mature woodland.
- 3.10.19 The planted areas will link to woodland beyond the site, with GI Green infrastructure benefits, with significant enhancements for biodiversity. For example, for local woodland birds, young coppice and wider woodland rides, due to the new access route, with verges managed for woodland butterflies, such as the Brimstone, could also benefit the experiential landscape character of Low Weald NCA 121. For the detailed findings on the site and adjacent ecology and the recommendations for biodiversity net gain, and for ecology; these are dealt with in the respective ecology reports by Urban Edge, please see details in the ecology reports.
- 3.10.20 The enclosed nature of the rural views looking south towards the site, from the footpaths 792-1, and footpath 797 and from Bridleway 801, which are the nearest publicly accessible views to site, means that with careful design the enclosed nature of the present views can be maintained. This lowers the visual sensitivity of the site. With time the mitigation will allow the views to be more enclosed and the site to be softened in views all year round. The nature of the views is illustrated by the Viewpoint photos in Appendix. The visual sensitivity of the site will be lowered over time.
- 3.10.21 The southern and western views of the site will be densely screened by existing woodland, whilst the additional enhancement planting with hedgerow and woodland management to thicken planting and add structural diversity, along the northern and northwest as well as the north-east boundaries of the site will enable low level screening.



3.11 LANDSCAPE BASELINE.

- 3.11.1 The site lies within the National Landscape Character Area of the Low Weald, NCA 121. It is within The Low Weald Hills, LW4 of West Sussex.
- 3.11.2 The West Sussex Landscape Strategy will be adhered to. The Low Weald Hills Land Management Guidelines which recommend suitable management have been referred to.
- 3.11.3 The site lies approximately 1 Km northeast of Loxwood on the northern edge of the Pallinghurst Woods which is a large block of well managed woodland by Tilhill forestry Limited. The site has a rural landscape character being located within a large woodland block, and with pastoral land use to north and southeast of the woodland.
- 3.11.4 Part of the northwest of the site is ancient woodland and this requires protection due to its **high landscape sensitivity**. The wider landscape is a rural, a wooded clay vale landscape typical of the Low Weald NCA 121.
- 3.11.5 The broader landscape is undesignated countryside, a working agricultural and commercial forestry landscape of the Pallinghurst Woods. It is a managed woodland and has a general **medium landscape sensitivity**.
- 3.11.6 The land adjacent to Loxwood road to the far south and the location of the present access route to the woodland of Pallinghurst Woods, is part of a modified landscape, with lower sensitivity, being formerly a clay pit associated with Brick making activities at Pephurst Farm, previously located also in Pephurst wood to north. The road layout was altered and Loxwood road now curves around instead of the previous T junction. Clay pits and brick making activities are a key landscape feature of LCA LW4 and part of the landscape baseline of **medium landscape sensitivity** adjacent to Loxwood road, being a modified landscape. The regenerated woodland is modern, and suburbanising elements which are detractors from the rural landscape character include vehicle parking at the layby. Also, there is some widespread trespass across the whole of the Pallinghurst Woods woodland, with use of “unofficial” routes, and unauthorised camping lowering landscape condition, as well as some obstructed footpaths such as footpath 795.
- 3.11.7 There is car and van parking by dog walker’s car parking at the layby off Loxwood road, with some unauthorised use of the proposed access track as a footpath and some potential obstruction of the Tilhill woodland track access into the Pallinghurst Woods by the parked cars. This land use of the layby area has suburbanising elements adjacent to Loxwood road, and lowers the landscape quality of the LCA LW4 near to Loxwood Road.
- 3.11.8 Other suburbanising elements of the landscape baseline, are detractors from landscape and visual quality; these are traffic noise on Loxwood road, as well as overhead aircraft noise from jets approaching Gatwick to east, which fly over the site.



- 3.11.9 The poor signage and lapsed management on some of the public rights of way presents a threat to biodiversity in the wider wooded landscape setting of the site, due to encouragement of use and thus erosion by unauthorised paths across the woodland. There is evidence of the re-routing of public footpaths, which lead to muddy, poorly maintained permissive footpaths and to the problem of unauthorised access, camping and other uses of woodland of the Pallinghurst Woods, in Low Weald, LW4.
- 3.11.10 The buffer planting will need to be consolidated and enhanced on the northern site boundary to conserve landscape quality and to soften and enclose the views.
- 3.11.11 Parking in the layby at Loxwood road, high levels of use by dog walkers who park in the layby, and unofficial use of unauthorised footpaths and trespass on the land beyond the official footpaths are suburbanising influences in the Pallinghurst Woods. These high levels of use lower overall condition of some parts of the wider rural landscape.
- 3.11.12 The fencing on horse paddocks south of Loxwood Road is a suburbanising influence and the use of land for horsti-culture lowers landscape quality due to the introduction of paraphernalia associated with paddocks, fencing and access routes as well as out buildings to south of the proposed site's access route, north of the layby off Loxwood Road.
- 3.11.13 The site lies in the Low Weald and so is undesignated countryside, but protected by countryside landscape management Policies, to protect the rural landscape character of the site in Low Weald NCA 121, as well as by the Local Plan landscape protection policies. This LVIA follows the Low Weald Hills Land Management Guidelines, Sheet LW4, as well as GLVIA 3rd Edition Methodology.

3.12 NATIONAL LANDSCAPE CHARACTER AREA; LOW WEALD, NCA 121.

3.12.1 NCA profile 121: Low Weald: Summary.

- A broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. Predominantly agricultural... Owing to heavy clay soils... And has many densely wooded areas with a high proportion of ancient woodland.
- Important for biodiversity being rated among the most important NCA is a richness of bat species, bullfinch and lesser spotted woodpecker and several plants including spiked Rampion, plus a variety of rare lichens... Supports rare invertebrates, notably woodland butterflies the NCA is identified as a potential Forest District.
- The area has any sites that are critical to the understanding of complex Wealden geology, including 11 geological SSSI.
- The area is generally wet and woody. It is dissected by floodplains and its impermeable clay soil and low-lying nature make many areas prone to localised flooding.
- Ponds are common, often a legacy of iron and brickmaking industries.
- Gill woodland is a particular feature and valuable habitat, scarce elsewhere in the south-east of England.



3.12.2 Key characteristics.

- 3.12.3 Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.
- 3.12.4 Underlying geology has provided materials for industries including ironworking, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.
- 3.12.5 Land-use is predominantly agricultural but with urban influences.
- 3.12.6 Field boundaries of hedgerows and Shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.
- 3.12.7 Small's towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villagers have grown around major transport routes.
- 3.12.8 Frequent North-South routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.
- 3.12.9 The low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, Shaws, small field copses and field groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.
- 3.12.10 Many small rivers, streams and watercourses with associated water meadows and wet woodland.
- 3.12.11 Abundance of ponds some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.
- 3.12.12 Traditional rural vernacular of local brick, weather board and tile hung buildings plus local use of distinctive Horsham slabs as a roofing material weatherboard barns are a feature..." (Source: NCA profile 121: Low Weald, Natural England, 2013.)

3.12.13 Statements of Environmental Opportunity.

- **SE01:** protect, manage and significantly enhance the areas intricate and characteristic mix of seminatural ancient woodlands, Gill woodland, Shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access the health and well-being and reinforce sense of local identity.
- **SE02:** conserve and enhance the distinctive historical aspects of the Low Weald landscape, including its important geological features and sites of heritage interest, particularly those associated with Wealden iron industry, enabling access, continued research, interpretation, understanding and enjoyment of the extensive and nationally significant resources.
- **SE03:** work at a landscape scale to improve the quality, state and structure of all Wealden rivers, streams and standing water bodies and their appropriate floodplains, taking account of water quality,



water flow and hydraulic connection with the floodplain, while seeking to enhance biodiversity, historic features and recreational opportunities and reinforcing sense of place.

3.12.14 *Physical and functional links to other National Character Areas.*

- The high and low Weald form an area known from Saxon times as the Weald; The low Weald is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald National Character Area...
- Although the wooded landscape means that views to higher ground are limited, the Low Weald is overlooked from Hills in adjacent NCAs.
- (Source: P5, NCA Profile, 121: Low Weald, Natural England (2013).)
- The Low Weald is the eroded outer edges of the High Weald, largely coinciding with the outcrop of Weald Clay but with narrow bands of Gault Clay and the Lower and Upper Greensands...
- Water is a dominant feature, owing to the topography and impervious clay, particularly ponds and many meandering streams with riparia and Willows and Alders. The area includes major parts of the valleys and floodplains of several principal rivers of the region such as the Wey, Mole, Arun, ... And supplies water to surrounding NCA's, specifically via reservoirs.
- Land-use is still predominantly agricultural, and largely pastoral owing to the heavy clay soils with either grazed grassland or forage, including hay meadows...
- Fields are generally small and irregular, many formed by woodland clearance or "assarting" in the mediaeval period and often bounded by Shaws or formed from cleared land along woodland edges. Many of the especially species-rich hedgerows in this area may be remnants of larger woodland and often follow the pattern of mediaeval banks or ditches...
- Like the High Weald, the Low Weald is densely wooded, especially in its western arc through West Sussex and Surrey. Numerous and extensive blocks of ancient, seminatural coppiced woodland and important wood pasture sites, such as Evernote common, are striking features. Oak is the principal tree and, despite centuries of clearance for settlement, transport and agriculture, significant areas of ancient woodland survive.
- Isolated farmsteads, often occupying ancient sites (some moated), form the predominant settlement pattern, intermixed with small villages. These farmsteads are associated with the landscape of small and irregular fields, created by our starting from woodland in the mediaeval period.
- Many small towns and typical Wealden villages on the heavy clay soil in the western part are scattered among a patchwork quilt landscape of woodland, permanent grassland, hedgerows and wetlands
- Traditional buildings are often made of brick, with local colour variations, ...
- Pre-18th-century buildings were predominantly timber framed and even later buildings are often weatherboarded.
- The rural character of most of the low Weald now contrasts against modern, urban centres, most notably the area around Gatwick airport in the centre of the NCA.
- Roadside hedges with standard trees are characteristic of Low Weald and add to its wooded nature."

(Source: p. 8, of the National Character Area Profile: 121: Low Weald.)



3.12.15 *The Landscape through time.*

- “The Weald is a geologically complex anticline; a dome of rocks folded after that the position... The Low Weald is dominated by the Lower Cretaceous Weald clay formation which forms an elongated horseshoe around the older rocks of the High Weald and is encircled by the Greensand Ridge. It is predominantly low lying, dominated by heavy clay soils, with thin bands of calcareous limestone... and beds of sandstone deposited by river and estuary system flowing from the north, west and south.
- Weald clay consists of clays, silt and localised sands and limestones, marking increased marine dominance within the Weald with possible links to the North Sea Basin.
- Many sites such as Clay pits excavated for the brick and tile industries yield well preserved fossil insects, plants and reptiles and expose clear geological sections.”
- From at least Saxon times, were driven to the Wealden forests to feast on acorns and beech masts.”

(Source: p9, of the National Character Area Profile: 121: Low Weald.)

- “By the mediaeval period much of the low Weald was... Managed as a patchwork of our site fields and woodlands with dispersed manorial farms and markets settlements, many of which developed into modern day villages and hamlets.”
- There is evidence of iron working in the Weald for over 2000 years... The geology of sands and clays yielded iron ore and the stone and brick to build furnaces. The woodland provided the necessary charcoal fuel dismounting numerous small streams supplied water power for the bellows and hammers of the forges and furnaces. Many ponds were created in the impervious clay in order to store additional water to supplement natural water courses. At its peak at the end of the 16th century, the Weald supported around hundred forges and furnaces and the iron industry impacted on every aspect of life and the landscape... Digging or, cutting wood, charcoal making and transporting raw materials and products... The landscape of surviving hammer and furnace ponds, grand houses, and the remains of coppiced woodland which was managed for the production of charcoal.
- “A densely wooded, relatively sparsely populated mediaeval landscape concealing an extensive industry in which the prosperity and political ambitions of England depended.”
- In the late 16th century laws were passed preventing the setting up of any new ironworks in some parts and to preserve trees within 12 miles of the coast to protect the important Sussex shipbuilding industry...
- Livestock grazed the lush pasture, with cattle also used as draft animals on soils that were too heavy for horses.
- The same geology also supplied raw materials for brick and tile making which still continues.....
- Stone including Evanston marble and Horsham stone, was also quarried and brick making was an important local industry. In addition to the ponds created to supply the iron industry these activities, together with the digging of mild to improve the heavier soils have resulted in a landscape peppered with small ponds. Traditional buildings reflect the availability of local materials and are timber framed or, from late 18th century onwards, built with local bricks and tiles of varying queues of dark red to orange, often with weather boarding. There is also use of Flint towards the South Downs and sandstone locally.
- The area was subject to less large-scale development during the 19th century than adjacent NCA’s...



- ...The NCA retains much of its rural character with many small-scale villages surviving within the network of rural roads and densely wooded areas.”

(Source: p 10-11, National Character Area Profile: 121: Low Weald.)



3.12.16 *Regulating services (water purification, air-quality maintenance and climate regulation).*

- 3.12.17 **Climate regulation:** long-standing woodland is abundant in the Low Weald and is a good carbon store, as is the undisturbed soil beneath which has a higher carbon content. Similarly, its long lay and semi and unimproved grasslands will tend to have a higher soil carbon content than cultivated equivalents. Growing timber is good carbon sequestration, particularly in habitats such as wet woodland with rapid decomposition.
- 3.12.18 **Regulating water quality:** ... Offering watercourses and reservoirs, thereby slowing the pathway of run-off, could have a significant impact, along with working with farmers and land managers both within the low Weald and particularly on the higher ground and catchments in adjacent NCA is to promote good practice.
- 3.12.19 **Regulating water flow:** predominantly clay floodplain soils with naturally high groundwater and the areas low-lying nature make many areas in the Low Weald susceptible to flooding.

3.12.20 *Cultural services (inspiration, education and well-being)*

- 3.12.21 **Sense of place/inspiration:** (Mediaeval farmsteads, small scale landscape, well-enclosed views due to mature woodland.)
- 3.12.22 **Sense of history:** and anciently settled and farmed landscape, with farmsteads (often of mediaeval origin) setting landscapes often enclosed in the mediaeval period and successively reorganised. The landscape is influenced by remnants of the Wealden iron industry...
- 3.12.23 **Tranquillity:** The Low Weald is predominantly pastoral and wooded landscape that is still largely rural and relatively tranquil outside the main urban centres.
- 3.12.24 **Recreation:** recreation is supported by 3,974 km of public rights of way. (The Sussex Border Path is to the north of the site.)
- 3.12.25 **Biodiversity:** The Low Weald is the most important area of the spiked rampion in England and... among the top 5 NCAs for several other species such as Wild Chamomile and True Fox Sedge.
- 3.12.26 In the top-10 NCAs for containing Bullfinch and Lesser Spotted Woodpecker and its wooded character supports many rare species including nightjar and notably woodland butterflies such as the Wood White and moths such as the Forrester Scarce Brown Streak. It is also rated in the top 12 in terms of species richness by the Bat Conservation Trust and there are colonies of rare Barbastelle and Bechstein's bats. The wet woodland also makes it important for fungi, mosses, liverworts and lichens."
- 3.12.27 **Geo-diversity:** the NCA is geologically important and contains 11 geological SSSI and 19 local sites.
- 3.12.28 Geological features include Jurassic – Cretaceous stratigraphy sites notable for well- preserved fossils. For instance, Clock House brickworks, Auclaye and Smokejack Clay Pit have all yielded well-preserved insects and Smokejack also yielded the dinosaurs Iguanodon and Baryonyx.



3.12.29 Clay pits such as those at Lower Dicker, excavated for the brick and tile industry often expose clear geological sections illustrating varied lithographies. As well as fossil remains. Many of these sites are critical to our understanding of the complex Wealden geology.

(Source: p 13, - 14, of NCA 121, Low Weald, Natural England, 2013.)

3.12.30 *Statements of environmental opportunity: SE01.*

3.12.31 To protect manage and significantly enhance the areas intricate and characteristic mix of semi natural ancient woodlands, Gill woodland, Shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access the health and well-being and reinforce sense of local identity.

- Working with partners and landowners to realise the Forest District potential.
- Reintroducing appropriate and traditional woodland management techniques, preserving both fallen and standing dead wood where appropriate for biodiversity value.
- Supporting initiatives such as the West Weald Landscape Project which focuses on Chiddingfold Forest and internationally important ancient pasture woodlands of Ebernoe Common, promoting the integrated management of the landscape and biodiversity and people.
- Working with woodland owners, land managers and the silvicultural community to develop new markets and initiatives... (marketing). high quality hardwood and local wood fuel from new and existing woodlands.
- Identifying areas where the introduction of short rotation coppice could be used to link fragmented habitats and provide a source of fuel. Protecting characteristic hedgerows with standard trees which give the area much of its intimate feel, considering replacement planting where needed.
- Further expanding broadleaved woodland on steeper slopes, especially within the catchments of the Arun, Adur... With species that reduce the risk and rate of soil erosion.
- Restoring and expanding characteristic woodlands Shaws, interlinking the hedgerows and copses by reinstating appropriate and traditional management, to enhance landscape, cultural heritage and biodiversity, especially where this reinforces ancient field patterns, improves habitat networks and/or helps to integrate new and existing development.
- Encouraging the targeted reintroduction and sustained implementation of traditional coppice management in woodlands that have been previously coppiced or newly planted for coppice where this is appropriate.
- Considering appropriate species for new plantings to maintain landscape structure, character and biodiversity and response to the impacts of climate change.
- Protecting ancient and veteran trees in parklands, hedgerows and fields.
- Monitoring and controlling non-native invasive species, particularly following periods of trauma such as loss of the key species through disease.
- SE03: work at a landscape scale to improve the quality, state and structure of all Wealden rivers, streams and standing water bodies and their appropriate floodplains, Water quality, water flow and



hydraulic connection with the floodplain, while seeking to enhance biodiversity, historic features and recreation opportunities and reinforcing sense of place.

- ...Tackle the challenges associated with flood risk, pollution and low flows to safeguard surface water resources, especially those failing to meet Water Framework Directive objectives for good ecological status.
- Maintaining and restoring wetlands landscapes associated with the streams and rivers particularly the main rivers – the Arun, Adur...-Including maintenance and restoration of waterside pollards, lines of riparian trees, wood pasture and wet woodland.
- Maintaining and restoring historic hammer and furnace ponds that are characteristic of the area for the benefit of wildlife and water management and inspiring sense of place. Also proving access and interpretation to increase understanding and enjoyment of these features.
- Buffering of watercourses and reservoirs and restoring natural river geomorphology to improve water quality and reduce flood risk in settlements by regulating water flow.
- Encouraging sustainable water use by... Businesses supplied from catchments and promoting sustainable urban drainage systems.
- Controlling invasive non-native species, particularly along riverbanks, to reduce soil exposure and erosion of the bank.
- SE04: maintain the sustainable but productive pastoral landscape of the low Weald, while expanding and connecting semi-natural habitats to benefit biodiversity, regulating soil and water quality by promoting good agricultural practice, and maintaining the extent and quality of unimproved permanent grassland and meadows. Restore degraded neutral grasslands to buffer sites and encourage pollinators and predators for pest regulation.
- Re-linking the fragmented landscape by restoring hedgerows and shaws and creating corridors using field margins, road verges, and rivers to improve habitat connectivity particularly where this can assist in regulating soil erosion and buffering of watercourses.

3.12.32 *Additional opportunity:*

3.12.33 Plan for the creation of high-quality blue and green space and green corridors to provide a framework the new and existing development.... For the enjoyments and well-being of communities and to enhance biodiversity.

- Creating or safeguarding extensive areas of multifunctional green space within and surrounding towns and identified new development areas, including attracted new wetlands forming part of sustainable urban drainage systems and linking into the heart of urban areas as part of green infrastructure planning.
- Maintaining and enhancing the provision and promotion of access across the area including supporting plans to extend cycle networks.
- Encouraging measures such as restoration and expansion of networks of hedgerows and Shaws to minimise the effects of development and its associated infrastructure (including light, noise and air pollution) intruding on the rural character and the special qualities of adjacent protected landscapes.



- Ensuring that high-quality green infrastructure provision is integral to all development planning and encouraging improvement of the public transport network to reduce damage to rural roads and lanes.
- Promoting sustainable tourism and recreational facilities activities to minimise impact on the environment, while helping to generate income and employment.
- Seeking to conserve areas with high levels of tranquillity and the settlement pattern of small, scattered villages and hamlets of this predominantly rural area.
- Encouraging detailed landscape assessment in advance of all significant development to identify ways of minimising impacts on the rural character, the local community and the environment.
 - Source; P19, NCA Low Weald, 121: Natural England (2013).

3.12.34 *West Sussex Landscape Character Guidelines, Local Distinctiveness, the Low Weald Character Area.*

- 3.12.35 The Low Weald is “wooded and watery”, “quintessentially a mediaeval landscape... North of the Wealden greensand forming a horseshoe shape around the High Weald.”
- 3.12.36 “A low-lying gently undulating landscape of clay vales and gentle ridges of limestone and sandstone “
- 3.12.37 “The landscape is small-scale, intimate and tranquil with a mediaeval pattern of small irregular pasture fields enclosed by a strong network of Shaws and tall thick species rich hedgerows. Mature hedge and field trees (typically Oak) are a common feature of this landscape with oak – hazel and hornbeam coppice occurring as the traditional and ancient stand type, often carpeted with sweeps of bluebells in Spring.”
- 3.12.38 The site is well enclosed, relatively flat, within a large block of woodland in the wider Low Weald Hills of West Sussex.
- 3.12.39 “The Low Weald typically has an abundance of ponds, including numerous field corner ponds the land is drained by many small stream valleys and dissected by rivers which are often accompanied by low-lying meadows with alder and willow wet woodland. “

(Source: The West Sussex Landscape Character Guidelines, Local Distinctiveness, The Low Weald Character Area (West Sussex County Council.)

3.13 KEY LANDSCAPE CHARACTERISTICS

Protect, conserve and enhance, the following key characteristics:

- The qualities of fine long views to and from ridges and scarp slopes.
- Small-scale, intimate and pastoral character of the landscape
- The small irregular fields
- Shaws enclosing fields and Shaws linking into and integrating settlement



- Species rich grassland
- Ancient woodland
- The strong network of hedgerows, Shaws and hedgerow trees including chestnut and hazel coppice woodland
- The rivers and streams with associated meadows and wet woodland
- The natural character of watercourses field trees (e.g., Oak) linking copses and waterside trees.
- The network and character of narrow rural un-kerbed lanes, ancient drove ways, and associated linear fields, green lanes, broad trackways, verges and footpaths.
- Mill sites and ponds, hammer ponds, ornamental lakes and ponds.
- Narrow field entrances and traditional gates.

3.14 HISTORIC LANDSCAPE

- The HLC for the site is for both ancient and modern woodland types. There is disturbed woodland and modified landscape in the far south adjacent to Loxwood Road.
- The HLC shows that there are over 6 different known woodland types on this site and adjacent land to the proposed access route to site. There is a small area of ancient woodland in the northwest of the site, with recently planted plantation woodland on the site, with some plantation on ancient woodland (PAWS) and woodland regeneration on the site. See maps in Appendix for HLC for the land of the Pallinghurst Woods, including land of the site and of the proposed lorry access route from Loxwood road to the site.
- Low Weald guidelines for historic landscape;
- **Protect, conserve and enhance:**
- Historic pattern of assarts, earthworks, small scale field patterns including irregular field patterns and radiating field patterns around settlements.
- Ancient routes including Roman roads, drove ways and associated linear fields.
- Canal water and wind mills, hammer ponds.
- Relics of the Wealden iron industry.
- Glassworks, ironstone works, brickworks, lime kilns. (* There is a former brickworks and clay pit north of Pephurst Farm, off Loxwood road, to south of the proposed site access. The clay pit was infilled to form the modified landscape, with layby area, and road layout altered.)
- Stone and brick bridges. (* See Archaeological report for details. During LVIA survey old stone and brick bridges to west and south, as well as to east of site were sighted and these are historic landscape features connected to previous brick making and woodland activities in the LCA LW4.)

3.15 BIODIVERSITY

- Protect conserve and enhance the nature conservation value of:



- Ancient and seminatural broadleaved woodland.
- Small valley side broadleaved woodland, ancient woodland.
- Wet woodland including willow and alder Carr.
- Coppice.
- Hedgerows, mature hedgerow trees, field corner copses and isolated trees in fields.
- Rivers, streams and rich marginal vegetation along riverbanks, watercourses, ditches, water meadows, marsh and reed beds.
- Ponds, field ponds, lakes and their margins.
- Mill ponds, hammer ponds and ornamental lakes.

3.16 KEY SETTLEMENT CHARACTERISTICS

- Overall existing pattern
- “Permanent settlement of farming in the Low Weald occurred much earlier than in the neighbouring High Weald (but the Low Weald) maintains its overriding rural and intimate character created by its hand-made mediaeval landscape features. Settlement tends to be concentrated on the higher, drier limestone and sandstone ridges, avoiding the clay vales. These are linked by a complex network of rural lanes...”
- Historic settlement pattern of scattered farmsteads and hamlets often strung along lanes or clustered round the edges of commons.
- High-density of dispersed farms of mediaeval origin, generally isolated and associated with small landholdings of woodland and assarts.
- Maintain, protect and enhance where possible
- The existing dispersed pattern of farmsteads related to the agricultural/woodland use of land on higher and drier outcrops of limestone or sandstone.
- Villages
- Edge character:
 - soft edge formed by gardens, usually complex, irregular and indented lacking long straight lines, running into woodland and Shaws.

3.17 LOCAL LANDSCAPE CHARACTER AREA; LW4 LOW WEALD.

- The site lies in Local landscape Character Area, LW4, which is located in the Low Weald Hills within West Sussex and includes the village of Loxwood.
- Located within the Low Weald NCA 121 which is an area of “broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.



- The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.”
- The LCA LW4 is located to the west of Horsham and to the west of Crawley.

3.17.1 *Key characteristics.*

- A “pastoral and densely wooded character.”
- **“Blocks and strips of interconnecting woodland, including a large number of blocks of ancient woodland. Western area characterised by woodland of some size.”**
- “Includes the main tributaries of the River Arun...”
- “Deep, secretive wooded gills”
- **“Occasional clay quarries/pits and brickworks. Notably in Kingsfold valley.”**

3.17.2 The desk top LCA assessment reflects the findings of the NCA 121 Low Weald and LCA LW4 Low Weald, key characteristics.

- The above Guidelines are to be read in conjunction with the Countywide Landscape guidelines are set out in A Strategy for the West Sussex Landscape (November 2005,) published by West Sussex County Council. The West Sussex Land Management Guidelines detail important landscape management guidelines for design and management of landscape and any new development within the Low Weald Hills.
- The West Sussex Rights of Way Management Plan 2018-2028, provides “a framework for the management and development of the PRow network. It also touches on other accessible green space such as woodlands, open access and permissive paths, as they form part of the wider countryside access network.”
- The plan is influenced by and influences; West Sussex plan 2017-2022- WSCC.
- West Sussex Transport Plan (LTP) 2011-2026
- West Sussex Walking and Cycling Strategy 2016-2026- WSCC.
- Local Plans and associated Green Infrastructure Plans- local planning authorities (Chichester District Council).
- Neighbourhood Plans- Loxwood Neighbourhood Plan has a number of policies covering development and the need for creation of local employment opportunities in the Parish, (NB. Provided that mitigation is put in place to avoid harm to the rural landscape character.)



3.18 LANDSCAPE DESIGNATIONS.

- 3.18.1 The site is not in a designated landscape area, although part of the land to northwest of the clay extraction site is ancient semi-natural woodland; also, there is ancient woodland to north of the layby off Loxwood road, adjacent to the access route. Development should be located 15 metres from ancient woodland to create a buffer zone to protect the woodland.
- 3.18.2 The site lies within the Low Weald NCA 121. This lack of designation offers a lowered level of development constraint in the Low Weald Hills, although the site lies in a woodland in a rural area which has a high level of protection in Local Plan policy.
- 3.18.3 The proposed access track abuts the layby on Loxwood road and this area has a degree of suburbanisation, due to the traffic on Loxwood Road to south, the car and van parking along the busy layby, and high levels of use of the layby by the cars of local dog walkers and other walkers. However, it also adjoins some ancient woodland, as well as being part of a modified landscape (due to previous clay pits near layby and brick making activities).
- 3.18.4 There is ancient woodland in the far northwest, beyond the clay extraction site. Further, there is ancient woodland to south of the clay extraction site, and this ancient woodland includes ghyll woodland. (See Historic Landscape Character /HLC maps in Appendix, and please see ecology reports by Urban Edge for details.) The designation of ancient woodland is to protect these ancient woodlands by installing a buffer zone of 15 metres.
- 3.18.5 The deciduous woodland habitat BAP priority habitat, in the south of the site, and in the west of the site, has ancient woodland which is protected, with a variety of flora and fauna including special ghyll woodland species; see ecology reports by Urban Edge Ltd for details. No development is permitted within 15 m of the edge of an ancient woodland. Deciduous woodland is a BAP habitat and should be conserved and managed for biodiversity and to conserve the landscape setting. For ecology findings and recommendations, these are contained within the ecology reports by Urban Edge Ltd; please refer to those respective reports for details.
- 3.18.6 Land management policies for the conservation, management and enhancement of this rural, wooded landscape are set out in the West Sussex Landscape Strategy (2005.)
- 3.18.7 Other guidance documents to be considered within the Low Weald LW4 include.
- 3.18.8 Design guidance based on the LW4 landscape character area in the West Sussex Low Weald.
- 3.18.9 Guidance on colour of buildings, hedges, planting, roadside landscape enhancements, to help in the conservation and enhancement of the edges of village settlement boundaries, including mitigation and enhancement measures for edges of development, construction of sensitively designed new buildings and associated landscape mitigation measures, including planting.



3.19 WEST SUSSEX LANDSCAPE STRATEGY (2005).

- Vision for the whole of the West Sussex landscape and for the 5 National Character Areas within the county.
- Guidelines for dealing with likely changes impacting on the landscape of West Sussex.

3.19.1 Assessment

- Forces for change/history
- Character types and area descriptions and analysis
- Stakeholder views
- Other assessments in the county.

3.19.2 Implementation

- Action by the key audiences using the guidelines and detailed guidance the individual landscape character areas.
- Appendix 3 of the West Sussex Landscape Strategy (2005).
- “The strategy takes the National Character Areas (NCAs) as a starting point for local visions, and to underpin the overall vision for the county.”

3.19.3 Developing a landscape vision for the County.

- “West Sussex is notable not so much for the number of nationally characteristic areas within it... but for their intimate alignment and association in a series of parallel zones; the bold relationship between geology, landform and vegetation; and the sheer variation in contrast within the landscape, mile for mile.” (West Sussex Landscape Strategy, 2.2, p11.)
- The settlement pattern of the county is also a strongly defining characteristic (with most of the population living in towns and villages). It is a network of small to medium-sized towns, villages and hamlets. This pattern varies significantly only around Crawley... and along the coast. The local authorities have sought for decades to preserve the character of the settlement pattern by applying strong strategic policies. (West Sussex Landscape Strategy, 2.5, p11).
- “Building on the diverse character qualities of the landscape that are widely cherished today, a long-term vision for the future of the West Sussex landscape is proposed.” (West Sussex landscape strategy, 2.7p 11.)



3.19.4 A vision for the landscape of West Sussex.

- Throughout the county, character and local distinctiveness are recognised, valued and celebrated by those who live and work in (and visit) West Sussex.
- The diverse character of the landscapes of the county is nurtured, conserved and enhanced as part of a thriving economy. The strong sense of place is evident.
- Change is accommodated in ways which reinforce and restore character – and facilitate the creation of appropriate new and valued landscapes – in the county, and in each Landscape Character Area.
- The characteristic settlement pattern of small to medium-sized towns, villages and hamlets persists through careful measures to protect it.
- All new development is of good quality, well-designed, and at varying densities which fit sympathetically with the differing character of localities.
- In urban fringe areas, the landscape is a valued and positive zone which combines a distinctive landscape character with well-managed land uses for the benefit of residents and visitors.
- Landowners and managers are working with others to achieve continuous landscape renewal and re-creation as part and parcel of their land use activities.
- The rich diversity of wildlife habitats in the national heritage of woodlands, trees and hedges which make the county so special are be conserved, extended and enhanced.
- The protection and conservation of historic landscape features and archaeological sites continues. Well-managed historic landscapes provide continuity with the past.
- There is a high degree of accessibility to the countryside which is enjoyed by all social groups.”

(Extract from West Sussex Landscape Strategy, 2005. P 12).



3.19.5 Strategy objectives.

- 3.19.6 Objective one: ensure high-quality new development which contributes to and reinforces landscape character.
- 3.19.7 The siting scale and design of much new development is tending to reduce or even destroy variety and distinctiveness in the landscape. Much modern development, including new housing estates and areas for business and industry, tend to be built to standardised designs.
- 3.19.8 They have a weak” sense of place” prompting the speculation that we could be “anywhere” when we are in them.
- 3.19.9 The strategy is based on the principle espoused by the countryside agency of development good enough to approve.
- 3.19.10 The design and setting of new development must recognise, reflect and reinforce existing landscape features and the key characteristics which make each Landscape Character Area unique and distinctive.

3.19.11 Objective 2: conserve and enhance historic *landscape character*.

- 3.19.12 In many of the landscape character areas, historic landscapes and features make a vital contribution to distinctiveness and character, imparting a strong sense of place.
- 3.19.13 However, as a result of changes in agricultural practice, lack of management, loss from development, and damage to the settings of ancient monuments and other features, this rich historic character is being eroded.
- 3.19.14 Appropriate conservation and management measures based on sustainable farming practices and appropriate development standards are therefore essential.

3.19.15 Objective 3: ensure the maintenance and renewal of the agricultural landscape.

- 3.19.16 Farmland makes up well over half of the West Sussex landscape embodying the landscape character of the county. However, it is essential that (planning permission) be used to manage (the landscape) sustainably if the desired environmental outcomes are to be achieved and if the character of the landscape is not to change drastically. The spread of intensive arable farming methods and the abandonment of pasture since the Second World War have eroded local character and distinctiveness in many areas.
- 3.19.17 Environmental stewardship and the new types of agri– environment scheme presents significant landscape enhancement opportunities. The government’s report strategy for sustainable farming and food published in 2003 encourages farming practices which favour efforts to conserve, enhance and extend local distinctiveness and biodiversity, including recreating diminishing habitats such as unimproved grassland. “

3.19.18 Objective 4: conserve and enhance semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features.

- 3.19.19 Semi-natural habitats such as wetlands... (are amongst) ... Vital features of the West Sussex landscape including highly characteristic woodlands, hedges, and trees.
- 3.19.20 The conservation and enhancement of these habitats and features, including creating new ones, is fundamental to the strategy.
- 3.19.21 Many habitats are protected for their nature conservation importance through international, national and local designations. However, management of these often-vulnerable habitats is essential if they are to continue to retain their nature conservation value and contribute to landscape character.
- 3.19.22 Major habitat creation schemes will complement these efforts.”

3.19.23 Objective 5: promote and celebrate the value and variety of the West Sussex landscape.

3.19.24 As well as celebrating the variety and beauty of the landscape and history at bodies, such countryside also has other riches to offer related to health, education and quality of life. The importance of the countryside access and recreation is part and parcel of healthy living including the appreciation of landscape and what it has to offer.

3.19.25 Extract from West Sussex Landscape Strategy, 2005. (Section 2. p 25- 26).

- 4: County-wide Landscape Guidelines.

3.19.26 Landscape guidelines for General development and land use change

3.19.27 The first strategy objective aims to secure high quality new development which contributes to and reinforces landscape character. These guidelines will be used to influence and inform development planning policy and development control process:

- Locate and design development to maintain a sense of the identity of settlements and ensure their separateness. Protects the setting of areas valued for their natural beauty.
- Minimise the visual prominence of outdoor storage and parking areas.
- Encourage the planting of mainly native tree and shrub species in association with new development. Use native plant species of local provenance specific to the National Character Areas.
- Ensure where possible that both landscape and planting schemes are carried out in advance of development.
- Minimise the impact of lighting in the landscape.
- Protect areas of tranquil character from visually intrusive or noisy development.
- Incorporate where possible existing biodiversity, heritage and landscape features into new development schemes.
- Secure where appropriate landscape and habitat enhancement both on and off site (informal open space, tree planting, habitat creation including grassland, heath and wetland features etc) as a requirement of new development.
- Encourage the use of available locally distinctive building materials in new development.”



(Source: West Sussex Landscape Strategy, West Sussex County Council, (2005).

- Woodland - Willow tit- Countryside Stewardship Objective - Biodiversity Sub-Objective - Priority Species - Willow Tit. Lapwing. Farm Wildlife Package Areas (England)

3.20 THE PROPOSALS

- 3.20.1 The proposals are shown on the latest site layout by Pro-Treat limited and site, Landscape drawings by Landvision, dated 2021. There would be variety of new buildings on the site, including the recycling building, the Weighbridge and the staff welfare facilities and accommodation buildings, including toilets.
- 3.20.2 The proposals include the access track which will follow the existing woodland extraction track route westwards and northwards to site, as well as clay extraction and construction materials recycling facility and activities. 42 Lorry movements per day, 21 to and 21 from site, are proposed. There will be traffic noise and possibly some dust and fumes during certain times of year, from these lorry movements and associated activities.
- 3.20.3 Lighting on site will be kept to a minimum for safe site use by lorries. Windows will be sky lights in the recycling materials building to lower carbon footprint, and windows will be designed to minimise any light spillage towards the adjacent nearest public rights of way (footpath 792-1, Bridleway 801) to north/ northeast of site; so, windows will be placed to face south, away from public rights of way, which are to north and east of the site.

3.21 ACCESS ROUTE.

- 3.21.1 The proposed lorry access route from Loxwood road layby northwards, would follow the route of the existing woodland ride for timber extraction which is an access track for lorries, from Loxwood Road to the site via Caddick's Copse, to site, a distance of approximately 1 mile.
- 3.21.2 Mitigation for safety; Installation of Kissing gates (or similar safety features) to enable safe crossing by hikers and dog walkers, to be installed either side of the proposed lorry route access track which crosses footpath 792, to enable walkers to stop, call their dogs back, and look for approaching lorries before crossing. Other mitigation/ management required; Possible relocation of Bridleway BW 3240, further to east of the proposed lorry access track. (It is currently to west of the access track). This would be to allow more separation of walkers from the lorries on the access route, with no crossing point between both.



- 3.21.3 Footpath 795- owned by neighbouring land owner – requires maintenance as at present this footpath is obstructed by scrub and nettle growth forcing walkers onto the proposed lorry access route. Maintenance has lapsed along footpath 795, with the cutting back of vegetation and other required signage improvements to allow for pedestrian access along footpath 795. At time of writing (Dec 2020) footpath 795 is overgrown with scrub including Bramble bushes. This obstructs the footpath and is currently forcing walkers onto the westerly access track to Caddick’s Copse, which is the proposed lorry route.

3.22 THE SITE.

- 3.22.1 The site proposals consist of;
- 3.22.2 The site access route, from Loxwood Road layby, to the site for the clay extraction and CMRF buildings layout proposals, which are shown on the drawings by Pro-Treat Limited, (dated 2021.)
- 3.22.3 The Landscape plans are by Landvision (dated 2021.)

3.23 CONSTRUCTION MATERIALS WASTE MATERIAL RECYCLING BUILDING.

- 3.23.1 Construction of a waste treatment building, with a height of 8 metres to ridge height, above the current ground level which is at approximately 45 metres Above Ordnance Datum across the site, falling southwards towards the gill stream which lies lower down at approximately 35 m AOD. There would be an adjacent recycled product stockpile. This stockpile would have a height of approximately 5- 6 metres high, (though this has not been confirmed.)

Clay extraction pits.

- 3.23.2 The first clay extraction phases for the first 10 years would be located in the north east part of the site, with the clay extraction phases rotating anticlockwise, so the 2nd phase (11th year to 20th year) would be in the to the north central part of the site, with the backup area in the centre of the site the 3rd and 4th areas for clay excavation (from 20th year to restoration period, 33rd year) would be located in the south-east part of the site and the central west part of the site where there would also be a clay stockpile. Lorry access would be into the western part of the site with the Weighbridge.

Associated ancillary buildings.

- 3.23.3 There would also be staff accommodation buildings which would be housed in portacabin style buildings, a double stacked portacabin arrangement occupying an area of 67m², measuring 18m wide x c. 4m deep x 6m high positioned along (parallel to) the northern face of the building which is 35 metres wide. The height will be below the 7m height of the building at the eaves. The lower level would be for site staff changing and mess facilities with the upper deck used as an office. They would be located close to the (CMRF) building.

Protection and mitigation of landscape including woodland and trees.



- 3.23.4 The layout would allow for protection of the ancient woodland located in the north west corner of the site, and for protection of the mature trees which are located along the northern site boundary. There would also be tree protection for a buffer along the north-west and north-east site boundaries.
- 3.23.5 This buffer zone created by the route protection areas for the trees and hedgerow and Shaw will allow the present softening for the site in views from the north and north-east, as well as from north-west, from public rights of way footpath 792-1, footpath 797, Bridleway 801.
- 3.23.6 In addition, there would be considerable planting proposed as part of the application, in the form of Mitigation and enhancements, in line with the West Sussex landscape strategy, National character assessment guidelines, and the Chichester local plan green infrastructure, landscape and biodiversity and ecology policies and guidance.
- 3.23.7 The proposals will be integrated with the woodland setting. The mitigation will be linked to the woodland areas, as copse planting and native hedgerow planting. This is to integrate the site into the local landscape character.

Sustainable design.

- 3.23.8 Locally sourced building materials including timber would be used in the cladding of the buildings.
- 3.23.9 The design would aim to minimise any adverse landscape and visual impacts on the rural character of the site.
- 3.23.10 The development would be sustainable development, with sustainable drainage proposals and conservation of the wooded setting, in views from the adjacent footpaths and bridleways. There will be protection of the regenerating woodland on the site periphery, to link to adjacent woodland shaws and woodland blocks to north, west, south and east of the clay extraction site.

History.

- 3.23.11 The site lies within the flat to gently sloping clay vale north of Loxwood at approximately 45 m AOD, whilst village of Loxwood is located set lower down in the Low Weald landscape, at approximately 33m AOD, north of the Wey & Arun canal, to southwest of the site. The village was a settlement in Anglo-Saxon times, based near a track, an old drove road, which at that time linked the village to Wisborough Green and Amberley, to west of the B2133. Before the B2133 was built, this track was the main Guildford Road, and part of it is still a bridleway, behind Hall house and the Post office. (Source; Loxwood Neighbourhood Plan, 2013-2029).
- 3.23.12 The Wey and Arun Canal runs through the village and was built in 1813, joining the rivers of Wey and Arun, and making it possible to travel by boat from Littlehampton to London...it was closed in 1871 when the railways became the established. Recently, parts of the Canal have been restored and a Trust has been set up with management for the Canal. (Source; Loxwood Neighbourhood Plan, 2013-2029).



- 3.23.13 Originally part of the Parish of Wisborough Green, one of the oldest buildings is the “chapel of ease” built in 1404, to provide a local chapel for residents. Ancient woodlands are part of the surrounding Loxwood Parish and are shown on Figure 4 of the Neighbourhood Plan.
- 3.23.14 The Parish of Loxwood has 57 Listed buildings, half located within the village of Loxwood, as well as 2 ancient woodlands within the village development boundary. Many of these buildings reflect the local vernacular of the parish, established over 400 years and (the) Neighbourhood Plan will seek to protect this heritage.... Likewise, the important spaces that give the essential atmosphere of the parish will also be afforded protection against inappropriate development.” (Source,8.2, 8.4, p 14, Loxwood Neighbourhood Plan 2013-2029.)

The proposals.

- 3.23.15 The development proposals are for clay excavation to provide clay for brick making; a traditional land-based industry in the Kingsfold valley to east of the site.
- 3.23.16 In order to have welfare facilities for the workers, the proposals include the erection of a small number of mainly low-level buildings to service the site, but with integration of the site into the local landscape with conservation of key landscape features such as the ancient woodland and shaws, and mature tree lined boundaries of the site and access route, as these contribute towards creation of the strong sense of place and also a degree of local distinctiveness.
- 3.23.17 There will be associated management of the adjacent ancient woodland to conserve and enhance it, as well as mitigation shaw and hedgerow planting to replant the buffer between the site operations and the periphery, to soften views from the Footpaths, with a native copse and native hedgerow mix as landscape mitigation.
- 3.23.18 The new buildings on site will be sensitive in design to the local landscape character area of this part of the Low Weald, LW4, and to the immediate setting, which will be enhanced by the varied landscape proposals which will accompany the proposed buildings and clay extraction pits, as well as the recycled materials buildings and operation area.
- 3.23.19 Substantial landscape enhancements which are planned to enhance the woodland setting in the Low Weald LW4, will be commensurate with the substantial enhancements required to ensure that the proposals conserve, enhance, and merge with their landscape setting, in the Low Weald Hills, according to the Local Plan of Chichester District Council objectives.
- 3.23.20 The Design and Access statement by Pro-Treat Limited will set out the pre-application design ethos and proposals for the design of the clay extraction site layout and associated access track and buildings, including recycling Centre and Weighbridge and welfare facilities for the site operatives. The site proposals are sensitive to the mature mixed broadleaved woodland setting, which will combine with the proposed mitigation planting to soften and further enclose the views on the relatively flat site, from adjacent footpaths and Bridleways.
- 3.23.21 Additional gapping up of native hedgerows, with some evergreen planting to add Parkland style elements in the specimen tree planting, will complement the landscape as part of the small scale, rural setting of the village of Loxwood.



- 3.23.22 Tree report and plans will have recommendations for protection and management of trees on site, which are dealt with in that respective report. Ecology reports will give details of the level of protection for tree cover and other habitats and species on site; any planting should be native species where feasible. This is will be to maximise benefits for biodiversity and landscape in order to achieve a Biodiversity Net Gain. The findings and recommendations of the ecology reports will be dealt with in those respective ecology reports by Urban Edge Limited.
- 3.23.23 Their recommendations will be required; this is to be in accordance with landscape, countryside and wildlife legislation, to protect and conserve species and habitats, to avoid any adverse landscape effects and for long term enhancement of the natural environment and landscape setting.
- 3.23.24 The Landscape Design and Access Statement by the applicant, Pro Treat Limited, and the Landscape Plan will set out how the proposals will be enhanced by removal of any unscreened views, through softening by planting, and by the planting of the boundaries of the site and by sensitive landscape design.
- 3.23.25 Planting and management of native species such as Oak, Hazel, Birch, Honeysuckle, Dog Rose, will enhance the landscape setting for butterfly conservation for butterflies like as well as for woodland and hedgerow birds.
- 3.23.26 The findings of these landscape, tree and ecology reports and Landscape Plan give recommendations so that the site will be enhanced by the proposals for clay extraction and recycling of construction materials, and restoration will be sensitive to their landscape setting and to the landscape character of the site and the wider landscape of the Low Weald Hills. For further details see the findings and recommendations of those respective tree, and ecology reports.

3.24 DEVELOPMENT/LANDSCAPE STRATEGY

Landscape Baseline.

- 3.24.1 The landscape baseline has been established by desk study and updated by Landvision desk top studies and fieldwork in September and November 2020. The NCA 121 Low Weald; LCA LW4 Low Weald, and Magic web site extracts have been used in desk study to determine the underlying landscape character of the area.
- 3.24.2 The landscape baseline study results are included in this section of the LVIA report and are discussed with reference to the application on this site.
- 3.24.3 These give the key characteristics of the landscape baseline, which were also recorded in the LVIA desktop work of 2020, by Landvision South East Limited and fieldwork data collected during site survey visits in 2020.

Landform, geology and soils: elevation.



3.24.4 The outcrop of Weald clay gives rise to a broad Vale that is typically low lying, rarely exceeding more than 30 to 40 m above ordinance datum with many areas as low as 15 m AOD. (* The site is at approximately 45m – 40 m AOD) Superficial deposits are fluvial alluvium on river terrace deposits along watercourses. Soils are typically heavy clay soils. Slowly permeable, seasonally wet slightly acid but base rich loamy and clayey soils covered 74% of the NCA, with lesser amounts of loamy soils with naturally high groundwater, and loamy and clayey floodplain soils with naturally high groundwater. Most of the agricultural land classification is the grade 3 land. The total area of nitrate vulnerable zone is 60% of the NCA. (Source: NCA 121 profile pages 20 to 23.)

Trees and woodlands. Total woodland cover.

3.24.5 16% the NCA is woodland of which 49% is ancient woodland.

Distribution and size of woodland and trees on the landscape.

3.24.6 The low Weald as well wooded. Broadleaf woodland is common and significant areas of seminatural ancient woodlands occur... The ancient character of many woods is reflected by the large coppice stools, banks and ditches. Oak is a prominent tree of the low Weald and the woodland often has oak standards over hazel coppice....(of) chestnut, Hornbeam or Hazel. Small tree groups frequently occur within the fields and as part of the hedgerow pattern, numerous mature standard trees can be seen dotted along the hedgerow. Often where hedgerows have vanished, lines of single mature trees remain. Source

Source: Low Weald Countryside Character Area description, Draft Historic Profile (4.1- 4.2, p23, NCA 121 Low Weald, NE (2013).

3.24.1 Area and proportion of different Woodland types in the NCA (over 2 ha): broadleaved woodland makes up 13% of the NCA, coniferous woodland makes up 2% of the NCA.

3.24.2 Area and proportion of ancient woodland and planted ancient woodland within the NCA:

3.24.3 Ancient seminatural woodland makes up 5% of the NCA (9,934 hectares).

3.24.4 Ancient replanted woodland (or PAWS) makes up 2% of the NCA (4,237 hectares).

Source: Natural England, (2004) in Low Weald Countryside Character Area description, p23, NCA 121 Low Weald, NE (2013).

3.24.1 *The site has a mixture of 6 woodland types (see maps in Appendix for HLC classification). There is regenerating woodland, also Plantation woodland (PAWS) in the southeast of the site, ancient semi-natural woodland (ASNW) in the northwest corner. Also, there is plantation broadleaved woodland replanted in the centre. The small proportion of ancient woodland in the North West corner will be protected. Mitigation and enhancements will take into account the nature of adjoining habitats and those present on the site.

(Source; Historic Landscape Characterisation, West Sussex County Council, see maps of woodland types on site, in Appendix.)



Boundary features and patterns.

3.24.1 Hedgerows, single mature trees and Shaws, are prominent boundary features.

Source: NCA 121 Low Weald, 5.1, p 23, from Low Weald Countryside Character Area description; Countryside Quality Counts (2003).

Field patterns.

3.24.1 Fields are generally small and irregular, divided by a dense network of the hedges and Shaws that create a small-scale landscape, except where hedges have been removed.

Source: Low Weald Countryside Character Area description; Countryside Quality Counts (2003).

Key habitats and species.

3.24.1 Habitat distribution/coverage;

3.24.2 woodland, including significant areas of seminatural ancient woodland, hedgerows, Shaws and ancient trees are prominent across the NCA.... Small streams, and rivers occur throughout with major rivers, notably the Arun, Adur..... Crossing the area with their associated wetland habitats of wet grassland, wet woodland and marshes.... Ponds frequently occur on the edges of fields and woodlands.

(Source: NCA profile, 121: Low Weald, Natural England (2013) 7.1, p 24, from Low Weald and Pevensey Natural Area Profile.)

3.24.3 Archaeology, ecology and tree reports have been prepared for the site. The recommendations of those respective reports, are contained within each respective report. For details see each respective report.

Settlement and development patterns. Settlement pattern

3.24.4 Small hamlets and dispersed, ancient farmsteads farmstead clusters form the predominant element of the settlement pattern stop there are some small villages and many are centred on greens or commons... Crawley is the major town of the area...

3.24.5 Main settlements of the Low Weald are: Crawley; Horsham... Hassocks.

(Source: NCA 121 Low Weald (2013), from Low Weald Countryside Character Area Description; Countryside Quality Counts (2003).



Local vernacular building materials.

- 3.24.1 Majority of rural buildings are traditional in character with the common use of local brick, weather boarding and tile hung buildings. Older houses. Black weatherboard barns with half hipped roofs are also common features. Bricks were widely used 17th-century houses and native of farm buildings. Patch would have been widespread but it has almost wholly been replaced by plain clay tiles. In places the sandstone is capable of being split into slates – Horsham slates help create a sense of local distinctiveness....

(Source: Source Draft Historic Profile, NCA 121 Low Weald (2013), from Low Weald Countryside Character Area Description; Countryside Quality Counts (2003).

The proposed development and landscape strategy.

- 3.24.1 The proposed development for clay excavation and recycling of construction materials will replace the present woodland areas which include; young Plantation woodland and regenerating woodland. The existing woodland composition has been described in previous sections and maps of the HLC of the site are in the appendix. The tree report and ecology report also describe the present site trees and ecology. For details see those respective reports.
- 3.24.2 The landscape character of the landscape setting of the site is a rural, being located within a woodland block, with Shaws and hedgerows linking to the woodland to the north and south of the site. The views for the main receptors have been analysed and summarised in Table Form, with photos and maps; see Appendices 1, to 4. The landscape effects which will occur due to the proposed development have been analysed and similarly summarised in Table Form in the Appendix 3.
- 3.24.3 Positive effects upon receptors may also result from a change to the view. These may be through the removal of negative features or visual detractors, or through the addition of well-designed elements, which enhance landscape experience in a complimentary, stimulating and positive manner.
- (See Summary Tables of Findings in Appendix and Photos in Appendix.)



- 3.24.4 Positive effects through the re instatement of management of the woodland edges of the site, including of its hedgerows and the proposed newly landscaped areas and mature specimen trees, will have long term beneficial effects for the local landscape character area.
- 3.24.5 The design of the proposed development which includes new buildings and all proposed enhancements will need to be sensitive to the landscape designations and Low Weald landscape character, on the Low Weald Hills, as well as to the immediate setting of ancient woodland on and beyond the site and hedgerows in rural setting, in LW4, on relatively flat land, within a confined, enclosed well wooded small-scale landscape in the upper Arun valley, in West Sussex. The wider landscape is a well wooded part of the Low Weald, with a series of small valleys running north-south, along which the public rights of way run, across the western part of the Low Weald. Loxwood is located to southwest of the confluence between the river Arun and the Wey and Arun canal.
- 3.24.6 The Sussex border path runs to north of the site, beyond Hope rough, a woodland to north of site. the Sussex Border Path meets the Hook Street path which runs northwards to meet the Horsham road, A281, to east of Alfold.
- 3.24.7 There are public rights of way which cross the land to north, south, east and west of the wider site which includes the access route, but this is a landscape with significant woodland cover, and only 2 footpaths and 1 bridleway have views into the northern of the clay extraction site. Much of the woodland is ancient, and with Parkland style planting of large country estates a feature in LCA LW4, Low Weald, on the Low Weald Hills.
- 3.24.8 The dense network of ancient copses, ancient hedgerows and mature Oaks as hedgerow trees combine with evergreen trees of the Parkland style planting era. By 1995 56% of the area's extensive historic parkland (5% of the NCA in 1918) had been lost. (Source: p30, NCA profile 121: Low Weald, Natural England (2013).
- 3.24.9 In semi-natural habitat (Source: p30 of NCA Profile 121: Low Weald, Landscape Change); the NCA 121 profile recognises that change has been in the form of "pressures on ancient woodland arising from past conversion to conifer plantations, damaged through neglect, and/or damage through old consents for the working of Clay pits." However, Clay pits are also recognised as one of the Key Characteristics of the Local Landscape Character Area 121, and brick making is a traditional activity in the Kingsfold Valley.
- 3.24.10 Vernacular design includes traditional timber rural buildings built using timber framing, Wealden sandstone, ragstone, and local Horsham brick and tile hanging, as seen in listed buildings located to west of the site and to north west at Alfold.

3.25 SITE AND STUDY AREA DESCRIPTION.

- 3.25.1 The results of the Landvision 2019 and 2020 LVIA findings are as follows.
- 3.25.2 The site forms the northern edge of the large block of woodland, to east of Old Songhurst Farm.



- 3.25.3 Beyond the site's northern and southern boundaries extends a high quality, small scale, enclosed rural landscape which has key features of Low Weald LW4 including significant woodland cover, linked to site via a dense network of shaws, hedgerows, with hedgerow trees. To south of the site there are numerous springs and streams, some of them in small valleys and gills within the woodland.
- 3.25.4 To south of the site is main access from Loxwood Road, which runs from Loxwood to the south-west of the site to Bucks Green to the east of the site, north of the river Arun.
- 3.25.5 Beyond the village of Loxwood there are isolated farmhouses and cottages set in the wider rural, well wooded western edge of Local Character Area, LW4, the Low Weald Hills.
- 3.25.6 To the south and north of the site is the wider landscape setting which is rural, small scale, high quality landscape, with a network of mature woodlands, including mature woodland south of the site which links to the woodland of Woodlands Furze and Hurst Wood, as well as Beggars Copse. There are some hedgerow edged small fields of pasture to north and south of the proposed access track to site. Most fields and woodland edges are irregularly shaped. The fields are edged by woods, with numerous Springs and small streams, and shaws. The streams drain into the Wey and Arun canal which is flow into the upper catchment of river Arun to south east of the site. The canal flows through the South of Loxwood village, to south of Loxwood Road at a height of approximately 20 m above ordinance datum (AOD).
- 3.25.7 There are needs to focus on conservation of key components of the landscape, as some of these may contribute to the local landscape character, sense of place, distinctiveness, dark skies and tranquillity.
- 3.25.8 These are the woodland blocks to south of the site, to north and west as well as to east of site; these contribute towards the sylvan nature of the local distinctiveness in the LCA LW4. The presence of the busy layby parking, of cars of dog walkers, north of Loxwood Road, and traffic on the Loxwood Road adjacent to proposed site access are a suburbanising influence on the land to south east of the site. They are a detractor from tranquillity in the rural part of the landscape. The associated views of parked cars, traffic noise and the busy nature of the foot paths adjacent to Loxwood Road are additional detractors from tranquillity.
- 3.25.9 The landscape character and key features of the landscape setting of the site are characteristic of the LCA Low Weald, LW4, comprising;
- 3.25.10 Enclosed views on the relatively flat land of the site, with wooded land cover, linking with small to medium woods and hedgerows to south, north, east and west.
- 3.25.11 Mostly rural character with intricate patchwork of small to medium-sized pasture fields with a combination of sinuous and straight boundaries....
- 3.25.12 Steep, secretive wooded gills
- 3.25.13 blocks and strips of interconnecting woodland, including a large number of blocks of ancient woodland. Western area characterised by woodland of some size.



- 3.25.14 Occasional clay quarries/pits and brickworks. Notably in Kingsfold Valley.
- 3.25.15 Includes the main tributaries of Arun; North River and Boldings Brook which meander through mostly narrow valleys with undulating valley sides, dissecting area north to south.
- 3.25.16 These key features of the local landscape character area contribute to the stronger sense of place in this part of the LCA LW4.
- 3.25.17 The wooded nature of the site contributes towards the dark landscape and has considerable scope to be improved in diversity and as a habitat linking to woods to north at Hope rough, and to south, such as Woodlands Furze.
- 3.25.18 These key features of the site in LCA LW4 will need to be conserved as they combine with the small-scale landscape of confined views within the relatively flat topography, to further enclose the views from most publicly accessible views to north, south and southeast.

3.26 SETTLEMENT PATTERN AND LOCAL LANDSCAPE CHARACTER.

- 3.26.1 Settlement pattern comprises low density to rural settlements of isolated farmsteads set in an undulating, low, densely wooded landscape of clay vale. To the north there are some minor ridges running mostly west- east formed from the Weald Clay formation sandstone geology. The local landscape character also has occasional clay pits and quarries with brickworks which are a key feature of LW4, Low weald hills, especially in the Kingsfold Valley to east of the site, which lies in the westernmost tip of LW4. Loxwood village is to south-west, and small hamlets include, Alfold Bars and villages include Alfold to north-west of the site respectively. Further to the east of the site, to north of Loxwood road, lie the hamlet of Tisman's Common and the villages of Bucks Green and Rudgwick, adjacent to the Guildford road A281, north of the river Arun. Rudgwick has a brickworks and old clay pits located to northwest of the village.
- 3.26.2 The settlement pattern nearest to the site in the study area, is dispersed, and the landscape character of the site is woodland, in a rural setting. There are some suburbanising elements on site which include aircraft noise overhead from jets going to and from Gatwick. At the southerly access road junction with Loxwood road layby, there is car parking, and traffic noise from Loxwood road. These suburban elements form part of the baseline landscape character.
- 3.26.3 The landscape character of the access track from Loxwood road is rural, but with suburbanised influences due to the proximity to Loxwood road and the car parking in the layby.
- 3.26.4 In the wider rural landscape to north and south of site, the landscape is sparsely settled and there are isolated farm steads and farm cottages dotted along Loxwood Road, to south of site, and to east of Loxwood village.
- 3.26.5 The isolated farms to west of site include Old Songhurst Farm, which is set amidst a mosaic of farmland and the woodland to west of site which forms the eastern boundary of the land at Old Songhurst Farm. Merry hills and Songhurst farm are located to the south west of site. To the east of the Pallinghurst Woods woodland is Barnsfold Farm House, and Barnsfold, dotted along Barnsfold Lane.



- 3.26.6 The local economy is based on agriculture and the predominant land uses are for grazing, timber production, or associated construction related industries such as carpentry and cabinet making. Brick making is a traditional industry in the Kingsfold Valley (to east of site), due to the local resource of clay in the Low Weald, which has been mainly excavated to east and north of site, with one old filled in clay pit to south of site, at the layby to south of the entrance to Pallinghurst Woods, off Loxwood Road.
- 3.26.7 Landscape character is evident with key features of the blocks and strips of interconnecting woodland, including a large number of blocks of ancient woodlands. There are many small interconnected ancient shaws and old, mature mixed native hedgerows. These landscape features are found adjoining and to west and to the north of site, as well as along the edges of pasture to east of the site, to west of the proposed access track from the Loxwood road layby, travelling westwards.
- 3.26.8 The land cover and low-lying nature of the site, set low down in the Low Weald NCA 121; together with the well enclosed footpaths and rights of way, these shorten the views and produce a small-scale rural landscape, with quite secluded views, nearest the site and with an absence of any wider views within the broad clay vale of gently rolling topography and low ridges which stretches eastwards from the site. The densely wooded land cover, gives enclosed views from most directions from the site. The wooded nature of the site and hedgerows on the neighbouring land to north and south and adjoining woodland to west and east form part of a dense mature woodland network which extends to north, west, south and east of the site.
- 3.26.9 Intermixed with pasture in the Low Weald Hills, the wooded character is a key local landscape feature and key element which contributes towards a degree of tranquillity in the nature of the views along footpath 792-1 and Bridleway 801, though aircraft noise and high levels of use, some erosion and muddy paths, caused by the frequent and high levels of use of the footpaths and public rights of way tend to lower landscape quality in parts of the landscape, to moderate.
- 3.26.10 Nonetheless this site lies within a good quality well managed woodland, with continuing sensitive woodland management by Tilhill Forestry a very positive feature, at a time when woodland management of many woods has lapsed and woods have fallen into a derelict state. The current blanket TPO imposed by Chichester district council at time of writing (Dec 2020), will cause a lapse in woodland management which may lead to decline in landscape condition if ongoing management is not permitted.
- 3.26.11 Other suburbanising elements which lower landscape condition are dogs off leads, straying from unofficial footpaths and permissive footpaths, which could cause possible conflict with some wildlife such as potential ground nesting birds; for details of ecology, and recommendations for mitigation for ecology see findings and recommendations contained in the ecology reports by Urban Edge.
- 3.26.12 There is also some unauthorised camping use of the woodlands on and near to site, and this degree of confusion regarding rights of access to parts of the landscape, of Pallinghurst Woods, controlled by a major shareholder of Loxwood Clay Pits Ltd, seems to be ongoing.



- 3.26.13 As well as use of permissive footpaths which causes erosion and has lowered the overall landscape quality of parts of the landscape, other public rights of way, especially to west of the access route, have been in lapsed or poor management, for instance footpath 795, owned by a neighbouring landowner. This footpath crosses the meadow to west of the access route, and should run south of the access route westwards, but the footpath has been in lapsed management and has become obstructed by scrub and walkers are forced onto the access track as a result. This lack of management lowers landscape condition of the LCA LW4, and walkers are forced to walk along the muddy access track to Caddick's Copse.
- 3.26.14 Landscape character which is rural, has been eroded by the unofficial use of the layby area north of Loxwood Road, by dogwalkers, with a large number of cars parking alongside the Bridleway entrance, to BW 3240. The parked cars of dog walkers can cause an obstruction to the access road to the Pallinghurst Woods and this element of land use to south of the proposed access road is a suburbanising element which detracts from the rural landscape character and tends to lower the landscape quality in the area north of Loxwood road.
- 3.26.15 High levels of use of the poorly drained paths over clay, means that there is surface water and the paths tend to be muddy and slippery due to high levels of use.
- 3.26.16 The trespass into the woods owned by the Pallinghurst Woods, with walkers not keeping to the official footpaths Public rights of way and wandering off, causing erosion and confused walkers, could be problematic if the access roads are strayed over by dogs off leads. Clear signage for footpaths and Bridleways will be required.
- 3.26.17 High levels of the most southerly and easterly footpaths nearest to Loxwood road, combined with traffic noise, and frequent use by dog walkers, with barking dogs, tend to lower landscape quality of stretches of footpaths and Bridleways, due to muddiness and other detritus.
- 3.26.18 The poor condition of the layby area and a degree of traffic noise along Loxwood Road, and the very busy southerly stretch of the Bridleway 3240, as well as the overgrown obstructed footpath 795, in lapsed management, these all lower landscape condition in the southerly part of the application site adjacent to the access route, within the LCA LW4, and the overall landscape quality is moderate as a result in the southern part of the study area.
- 3.26.19 To east there are the unscreened and hence unsoftened views of properties facing onto Loxwood road, forming part of the built landscape character.
- 3.26.20 There is ribbon development further east of the site, at Tisman's Common, with mixed building styles and houses with gardenesque design, and hard landscape boundaries at properties east of the site along Loxwood Road.
- 3.26.21 The layby forms part of the informal recreation activities of the area northeast of Loxwood, with some instances of cars parking obstructing the access to the woodland at Pallinghurst Woods.
- 3.26.22 The landscape character of the morse southerly part of the study area has suburban built elements and traffic noise along Loxwood road, to south of the proposed access to site.



- 3.26.23 Overall, the general landscape character in the wider study area is rural, but with some suburban and urbanising elements, on the land adjacent to the proposed access to site, which will follow the existing Tilhill Forestry track in Pallinghurst Woods, into Caddick's Copse, westwards and then northwards to the site.
- 3.26.24 There is lower density development to north and east, but Loxwood village and the B2133 introduce busy suburban elements into the rural landscape character, and Loxwood road, to south of site, introduces some traffic noise and movements. Further to west and east suburban sounds including the engine noise of aircrafts and the busy A281 Guildford Road / Horsham Road further to north are some of the detractors from tranquillity in the wider LCA LW4 Low Weald Hills.
- 3.26.25 The settlement to north and south of the site is very dispersed. This is due to the clay vale geology, land use patterns and complex topography. This is a well wooded rural part of the Low Weald, LW4, with clay pits and quarries in the Kingsfold Valley, and brick making activities associated with the land of the upper river Arun valley catchment to the east of the site.

3.27 KEY LANDSCAPE FEATURES OF LANDSCAPE CHARACTER AREA.

- 3.27.1 Landscape features which influence the Pastoral and densely wooded character of Local Landscape Character Area LW4, of the site and its surrounding landscape include low wooded ridges dissected by steep wooded gills and narrow lanes;
- Undulating densely wooded ridges, mostly running west-east.
 - Strong pattern of shaws and hedgerows enclosing fields with mature single oaks in hedgerows and fields.
 - Remnant parkland in the northeast.
 - Includes the main tributaries of Arun, North River and Boldings Brook.
 - Occasional clay quarries/ pits and brickworks. Notably in the Kingsfold Valley.
 - Suburbanisation along the A281.
 - To the south east of the site, south of Loxwood Road, the river Arun headwaters join the Wey & Arun Canal, which flows westwards through the village of Loxwood to southwest of the site. Beyond the village boundary, the farm steads, clusters of houses and barns, farm cottages and single detached houses dotted at intervals along lanes and farm track ways, make this a settled rural landscape.
 - The site is a combination of a rural, natural landscape in the north, with some detractors, such as the layby and parked vehicles north of Loxwood Road.
 - Traffic noise from Loxwood Road, the B2133, to south and west of the site, and from the A281, Horsham Road and aircraft noise from Gatwick airport are detractors from tranquillity in some parts of the LCA LW4.
 - Overall, the landscape character has a rural feel in this part of the NCA 121 Low Weald, in this clay vale west of the upper river Arun and the adjoining Kingsfold valley. The Low Weald key landscape elements are strong as there are numerous gill streams in a series of secluded valleys to west and south as well as to south east of the site. These produce well enclosed views along the footpaths which



cut through the mature woodlands, such as those in Pallinghurst Woods, and the mature woodlands with streams impart a degree of tranquillity in the locally distinctive landscape of the clay vale, within the more wooded parts of the LCA Low Weald, western end of the Low Weald Hills LW4.

- The site is otherwise set amidst a well wooded valley landscape, within the Low Weald ridge, with some ribbon development along the ridge tops extending eastwards at Bucks Green junction with the A281, and at Loxwood village extending north-south along the B2133. Beyond the village there are more dispersed farms and several clay pits, some now infilled to form the layby to south of the proposed access to site. the layby was a former clay pit for Pephurst Farm, south of Loxwood Road, and the remains of brick making and earlier glassmaking are visible in the woodland to north of Loxwood road, (see Historic maps and archaeology report for details).



3.28 MITIGATION AND ENHANCEMENTS.

- 3.28.1 Landscape effects have been assessed using both desk study and field work, to identify the key landscape features and local landscape character.
- 3.28.2 Description of the magnitude of change in the landscape and visual amenity is given because of the proposals.
- 3.28.3 Description of the potential landscape and visual effects arising from the proposals and the current baseline local landscape character of the area have been taken into account, as well as the location in the Low Weald Area of Outstanding Natural Beauty, in a locally distinctive rural landscape; so that the development will not appear to be more intrusive in the landscape nor detract from the rural landscape character of the area.
- 3.28.4 Landscape strategy for the development will be designed to conserve and enhance the existing densely wooded character of the setting, as well as to conserve and protect the ancient woodland and local distinctiveness of the landscape setting. Mitigation planting and other landscape enhancement measures will include green links to green infrastructure enhancements for the woodland biodiversity and measures to increase resilience of the landscape to accommodate change in this part of the Low Weald clay vale landscape.
- 3.28.5 Sensitivity to the landscape history of the Low Weald, in this part of the LCA, will be to conserve the ancient woodland and links to it, the regenerating woodland and to restore the site post excavation, to woodland, in an area of woodland which is of moderate to high quality located north of moderate quality rural Low Weald countryside.
- 3.28.6 The surface water of the site drains into the headwater drainage of the river Arun, and into the Wey & Arun Canal, and surrounding local landscape, and site proposals will need SUDs and rainwater harvesting and control of water quality of the runoff, so that the conservation of the landscape character will be in keeping with Low Weald Hills Management objectives.
- 3.28.7 Landscape design and management will be sensitive to; Local Plan Policy, for the Low Weald Hills, and for LW4 LCA.
- 3.28.8 Development appropriate to the West Sussex Landscape Strategy will be expected to respect and enhance the landscape character by appropriate design.
- 3.28.9 The landscape baseline is well- wooded with a higher landscape capacity to accommodate change. To the south at the proposed access route there is a modified landscape, with new development of sheds and extensions at the nearest dwelling to the proposed access route, that is the house, (Ivyhurst), to the east of the proposed access route. The baseline landscape has traffic along Loxwood road and the layby with parking, presenting some modern, recent, suburbanised elements within the wider rural landscape baseline. There is landscape capacity to accommodate some change within the site and along the proposed access route, due to the well wooded views, and to totally screen the site from most views from the footpaths along the northern edges of the site.



- 3.28.10 This was confirmed by Landvision field survey work as a landscape with a higher landscape capacity to accommodate change than some parts of the wider Low Weald, from which the site is not visible, where the topographical changes combine with mature woodland some coniferous plantation woodland, to produce few long views, and mostly very short-range views from the nearest footpaths and Bridleways to the edges of the north of the site. There will be no significant views from the site to the Hascombe Hills in the Surrey Hills AONB, to the far north of the site; nor any views from the long-distance Sussex Border Path to the north of the site.
- 3.28.11 The nature of the views on the public footpaths and bridleways in the Pallinghurst Woods, is for only those in the closest parts of the landscape, to give very well enclosed views. This is due to the well wooded nature of the landscape in LW4. It combines with the gentle topographic variations, the land falling slightly southwards across the densely wooded Pallinghurst Woods. To north, east and west, the landcover of mature woodland includes ancient woodland with PAWS and also some coniferous plantation woodland, the latter effectively screens any wider or long-range views to south, west or east, as well as to north of the site.
- 3.28.12 In the part of the NCA where the site is located, the very restricted views are limited to the channelled views along the nearest public footpaths and Bridleways. This is due to the more densely wooded mature nature of the well- managed woodland of the Pallinghurst Woods, which has been replanted with mixed deciduous and coniferous species and presents a high-quality landscape setting for the site. this landscape quality provides a strong sense of place and an immersive quality to the nature of the views on the footpaths and Bridleways, which are generally well used. The northern footpaths were less well used during the site survey in November, whereas the paths nearest to Loxwood Road layby adjacent to the proposed access route were the busier footpaths. Mitigation will be put in place to lower the adverse impacts of the proposals on the sensitive receptors who are walkers and riders in the landscape. Due to the well wooded nature of the Low Weald LCA LW4 within this part of the Low Weald NCA 121, and the nature of these views, these lend themselves to dense planting and design mitigation which will help to lower visual sensitivity and increase landscape capacity to accommodate change.

3.29 LAND MANAGEMENT GUIDELINES FOR THE LOW WEALD, LW4.

- 3.29.1 The Land Management Guidelines for the Low Weald, LW4 Low Weald LCA are to;
- 3.29.2 “Conserve the rural quality of the area including the pattern of the agricultural landscape, the intricate patchwork of small-scale fields, and linked woodland and the intimate and unobtrusive settlement pattern throughout much of the area.”
- 3.29.3 The Land Management Guidelines are also to “conserve and enhance rural wooded character including the distinctive form of gill woodlands. Encourage positive management and long-term woodland regeneration.”
- 3.29.4 “Maintain and strengthen the interlinking network of hedgerows, woodland and Shaws. Restore Shaws/hedgerows and single hedgerow trees throughout pasture land.”
- 3.29.5 “Ensure any development respects historic settlement pattern and form, and building materials.”



- 3.29.6 The guidelines also indicate that land management should “conserve and enhance the historic character of small-scale field patterns, scattered development,”
- 3.29.7 “Consider the cumulative impact on landscape character of small developments and land-use change, and avoid the introduction of suburban styles and materials.”
- 3.29.8 “Avoid skyline development and ensure any new development is well integrated into the wider land scape. Use new woodland, Shaw and hedgerow planting as appropriate.
- 3.29.9 “Conserve and replant parkland... Parkland Trees and estate boundary features.”
- 3.29.10 “Establish screen planting around clay pits and brickworks notably around the Kingsfold Valley.”
- 3.29.11 The landscape mitigation will thus be in accordance with these land management guidelines; and will be to establish screen planting which will be designed to mitigate for any adverse visual impacts and landscape effects on receptors in the Pallinghurst Woods woodland, Loxwood Road layby, and in the adjacent rural landscape of LCA LW4, Low Weald Hills.
- 3.29.12 There will be a need to conserve and enhance the setting of the proposed clay extraction activities and recycling of construction materials, over the long term, as well as in the short term. Mitigation will be needed for softening views of the proposed access North from Loxwood Road, from the adjacent bridleway 3240 and footpaths 795, and 792, so that in time the proposed access route and increased lorry use will be able to merge into the adjacent landscape character of the area. As occasional Clay pits and brickworks are a key characteristic of the landscape character in in LW 4, notably in Kingsfold Valley, the mitigation will be to enable the land use to be softened in the views, with lowering of visual impacts from the nearby rights of way and to lessen the landscape effects on sensitive receptors, such as walkers and riders on the public estate publicly accessible footpaths and bridleways network.
- 3.29.13 The tree and ecology reports recommendations are dealt with in those respective reports. A Landscape Plan will reflect the findings of the LVIA via recommendations for mitigation and enhancements, to support this planning application, by following pre application and scoping advice. This will be for long-term beneficial landscape and visual impacts and effects; this is to conserve and enhance the rural landscape character of the wooded clay vale landscape within the Low Weald Hills, LW4 whilst also being in line with NPPF para 174 on conserving the natural environment.

3.30 MITIGATION- PLANT SPECIES.

- 3.30.1 Plant species used in mitigation will need to reflect the mainly native species found locally in this part of the Low Weald, LW4, LCA in the Low Weald Hills, NCA 121, and this will include special planting of species beneficial for woodland and heathland birds, such as Birch and Willow for Willow Tit, as well as planting/ management for countryside birds, such as Lapwing. This will help to conserve and enhance the site’s experiential landscape character and the sylvan landscape setting, and to enable the development to merge with its wider wooded landscape setting in the Low Weald clay vale.



- 3.30.2 Due to Chalara Ash dieback disease planting of Ash is to be avoided.
- 3.30.3 The widening of the proposed access route, will have some beneficial impacts on woodland flora and fauna, including butterflies such as Brimstone, and wildflower mixes of local provenance seed, will be included in hedgerow and shaw planting schemes. This is to conserve and enhance woodland edge shrub layer species mixes for local wildlife, and to enhance the visual amenity of the local landscape character area.
- 3.30.4 Shrub layer species such as Hazel, Elder and Holly, with Honeysuckle and Dog Rose, will produce new habitats for butterflies. They will enable low level screening of the site and the proposed access route views of lorries, for receptors on local footpaths and bridleways, as well as at Loxwood Road layby and Loxwood road.

3.31 LANDSCAPE DESIGN AND MANAGEMENT PROPOSALS FOR THE SITE.

- 3.31.1 Occasional clay quarries/pits and brickworks form part of the overall landscape character of this LCA LW 4, low Weald Hills.
- 3.31.2 Land management guidelines for LW 4 are to establish screen planting around clay pits and brickworks notably around the Kingsfold Valley.
- 3.31.3 The main ethos for design and Management proposals for the site will thus be twofold. Firstly, protection and retention of all ancient woodland areas. Protection and retention of a buffer around all mature native trees and hedgerows on site, to include the trees' RPAs.
- 3.31.4 Secondly these buffer areas will be enhanced to link to the proposed new planting areas to strengthen the woodland, hedgerow and tree network.
- 3.31.5 The landscape management will be to incorporate the proposed site screening of site welfare facilities buildings, Weighbridge and the proposed construction materials recycling facility (CMRF) building, and any noise mitigation from the use of machinery.
- 3.31.6 This planting mitigation will be for increased resilience for conservation of the rural nature of the Pallinghurst Woods, and the wider wooded rural low Weald setting. This planting will be to conserve and enhance the key features of the surrounding rural landscape character and to minimise any adverse effects on the rural character of the landscape setting. These tree retention, buffer zone, tree and shrub screening planting measures will be to mitigate the landscape effects and visual impacts, of the proposed clay extraction pits and associated facilities buildings.
- 3.31.7 The aim will be Will be to conserve and enhance the rural nature of the local landscape character, to strengthen its rural feel by conserving the nature of the close-range views along footpaths 792-1, footpath 797, Bridleway 801, Bridleway 3239, and for the access route; close range views along BW 3240, footpaths 795 and 792, as well as the rural nature of the wooded backdrop for views from the layby north of Loxwood road and from Loxwood road looking towards the site access route entrance.



- 3.31.8 The landscape design ethos is one of co coordinating the site proposals and access route proposals into the surrounding rural, wooded Low Weald Hills, and to enhance the wooded rural setting, by planting and management of the site and proposed access route edges and setting, in a sensitive way. This is to conserve the landscape character of LW 4. It will also be to mitigate for adverse landscape impacts, by respecting and complementing the wooded, confined, intimate rural Low Weald Hills setting.
- 3.31.9 The proposed buildings on site will be designed to reflect the muted colours of nature and to use local materials, of timber as well as local construction methods, where possible. They will reflect the surrounding rural buildings, such as barns located to south of Loxwood Road, which have dark (black) timber cladding and which form part of the landscape baseline.
- 3.31.10 The landscape planting will be to conserve and enhance as well as to maintain the key features in the wooded landscape setting, the surrounding locally distinctive landscape features which include the ancient woodland, as well as the more modern mixed deciduous and coniferous Plantation style planting of woodland blocks, integrated with the coppice with standards woodland, the mature Oak trees and intricate connected mature hedgerow network of native trees and shrubs, which line the edges small-scale fields.
- 3.31.11 This woodland of Pallinghurst Woods will provide a natural backdrop with seasonal variations introducing autumn colour and Spring to Summer changes, to enhance the rural setting for the site and proposed access route development proposals.
- 3.31.12 There will be evergreen species, such as Holly, and species which retain their leaves such as Hornbeam, to create a subtle, natural green fringe for the views from public rights of way.
- 3.31.13 The aims of the Landscape Plan by Landvision will be to incorporate the site proposals for new buildings as sympathetically into their landscape setting as possible, in accordance with the NPPF. Special measures to enhance the setting for birds and butterfly conservation will be incorporated. These will dovetail with the proposals for biodiversity net gain for this site and proposed access route; for details see the ecology reports by Urban Edge Ltd.

4. ASSESSMENT OF IMPACTS

4.1 LANDSCAPE EFFECTS AND VISUAL IMPACTS

- 4.1.1 Each effect will be considered in terms of its **Sensitivity**.
- The susceptibility of the receptor to the type of change arising from the specific proposal.
 - The value attached to the receptors.
- Secondly, its **Magnitude**.
- 4.1.2 The size and scale of the effect- loss of an element or a minor change.
- The geographical extent of the area that will be affected.



- The duration of the effect and its reversibility.
- Consideration of these criteria will feed into a comprehensive assessment of significance.
- Significance of landscape effects can then be judged.

4.1.3 Combining judgements by assessing;

- Susceptibility to change and value together contribute to the sensitivity of the receptors.
- Scale, extent and duration contribute to the magnitude of the effects.
- Sensitivity and magnitude will then be combined to inform judgements about the overall significance of the effects.

4.2 OVERALL PROFILE

- 4.2.1 Judgements against individual criteria will be arranged in a table to provide an overall profile of each identified effect.
- 4.2.2 An overview can then be used to make an informed judgement about the likely significance of the effect, expressed in text with a table.
- 4.2.3 Terms used for Levels of Significance; major/moderate/minor/negligible. See Table of Assessment of Levels of Significance in Appendix.
- 4.2.4 Descriptions will be provided for each of the categories which are significant and for those which are not.
- 4.2.5 Views or Effects not considered to be significant will not be completely disregarded as these are part of the LVIA assessment findings. Photos will illustrate these where possible.
- 4.2.6 The key issues and significance of the effects and the scope for reducing any negative/adverse effects will be described and summarised in table form.
- 4.2.7 The most significant effects will be highlighted; the lesser effects will be described as such.
- 4.2.8 The Landscape Plans by Landvision (2021) will show mitigation and enhancements. The enhancements will be recommended in keeping with the NPPF.
- 4.2.9 The landscape effects and visual impacts will assess individual landscape features and elements as follows;
 - Landscape character and quality (condition.)
 - Visual amenity and the people who view the landscape.
 - The LVIA will distinguish between;



- 4.2.10 **Landscape effects;** relating to the effects of the proposals on the physical and other characteristics of the landscape and its resulting character and quality.
- 4.2.11 **Visual impacts;** relating to the effects on views experienced by visual receptors (for example, residents, footpath users) and on the visual amenity experienced by those people.
- 4.2.12 The landscape character of the site has key characteristics of NCA 121 Low Weald; the existing landform of the site and the wider landscape setting is flat to gently sloping, due to the underlying Wealden clay geology, which has been eroded to form some small-scale deep Gill valleys, which have small streams and are densely wooded, as seen in the landscape to south of the site. The site and surrounding landscape are well wooded, with small pastures to north and east beyond the woodland of the Pallinghurst Woods. There are well vegetated hedge banks to either side of footpaths and bridleways. This is an immersive landscape character.
- 4.2.13 Beyond the site and the woodland of the Pallinghurst Woods, the landscape has key features of ancient routeways, streams, interconnecting with small lakes and ponds, and a network of hedgerows on banks, interspersed with small woodlands, including ancient woodlands to west, south and south west of the site. These are characteristic landscape features of the Wealden clay; with woodlands and pasture, including grazing on the wetter soils above the clay. A mixture of ancient broadleaved deciduous and ancient hedgerows and scrub woodland enclose the site on the western edge of the LCA LW4 Low Weald Hills, within the NCA 121 Low Weald.
- 4.2.14 Ancient woodland, small to medium sized linear fields associated with old drove ways, hammer ponds and remains of iron workings are a historic feature. Numerous track ways across the Pallinghurst Woods are a landscape feature, whilst frequent slightly raised hedgerows on banks and the woods on gently sloping higher ground to east and west, as well as to south and north of the site, contribute to well enclosed views in this part of the well wooded western edge of the LCA Low Weald Hills.
- 4.2.15 The NCA describes the broad characteristics of the Low Weald NCA. (Also see NCA and LCA map extracts in Appendix.) The Low Weald: LW4 Low Weald, LCA is described. (See sections on Landscape character.)
- 4.2.16 The existing levels will be retained as they are at present; see proposals drawn up by the architects.

4.3 LANDSCAPE QUALITY.

- 4.3.1 The landscape quality is generally high to moderate. In the north of Pallinghurst Woods, the site lies within a high quality landscape. This is densely wooded relatively flat to gently sloping wooded landscape, with enclosed views, and with no long views to south, north, west, nor east to wider parts of the NCA 121 Low Weald. There is high quality ancient woodland to west and south of the site. There are some close-range views to the site from the north, northeast and northwest in the narrow visual envelope of the site.



- 4.3.2 Equally, the proposed access route to the south, has a narrow visual envelope along Loxwood Road, which has a lower, moderate landscape quality, along bridleway 3240, and footpaths 795 and 792. (See aerial photograph in Appendix 1 for details.) The overall high degree of enclosure is seen in the aerial photograph and this is due to the combined effects of the gently sloping topography and dense woodland, combined with hedgerow and Shaw lined small pastures, with most public rights of way being set within woodland, with well screened softened views. The landscape quality is high due to the well-managed rural landscape, with well-connected woodland blocks which create a resilient landscape capable of absorbing some change, and which lower landscape sensitivity.
- 4.3.3 The ancient woodland, hedgerows and stream side native shaws; all these key landscape features are intact and highly protected parts of a high quality landscape. The small woodlands and interlocking valleys, with footpaths, running north-south and enclosed by hedge banks and shaws. This mature vegetation edges the small irregularly shaped fields of pasture, which are a key landscape feature in LCA LW4 Low Weald to west and east we well as to north and south of the site, and these all contribute to the high quality of this part of the Low Weald NCA 121.
- 4.3.4 There are some detractors though; recent clearance and clear felling on parts of the site, mean that woodland is recovering and regenerating. The restocking is partly in the form of plantation style coniferous planting at Pallinghurst Woods and this means that following felling, the land is left bare, and there is an absence of shrub layer species, and lack of ground flora due to the heavy shading by conifers. Nonetheless, coniferous planting is a part of the local landscape character of LW4, Low Weald Hills in NCA 121 Low Weald.
- 4.3.5 Poor condition of some of the footpaths, with inadequate signing means that walkers regularly stray from official paths, which are not all clearly signposted, and some signs are missing and stiles and gates are in poor repair or missing, with gaps where they should be.
- 4.3.6 Lack of management; some footpaths are obstructed by vegetation, as on footpath 795. This forces walkers onto the access route to the woodland; however, the access route is for woodland extraction and it is not a public right of way. Responsibility lies with the land owner to reinstate footpath 795, to avoid forcing people to trespass on the proposed lorry access route, which is not the original public right of way.
- 4.3.7 Due to poor footpath signage, management and condition, in parts of the study area trespass and unauthorised camping and walking on unofficial paths is quite widespread across the Pallinghurst Woods. For instance, there were walkers on the proposed access route, north of Loxwood road layby, and also on the access route to west of footpath 795. Both are on private land owned by the Pallinghurst Woods, and the walkers were not aware that they were trespassing.
- 4.3.8 Parkland trees on site; due to lack of management of land to north of the site over the years there are dead and dying trees, which has lowered landscape quality along footpath 792-1 northern end, leading to Bridleway 801.



- 4.3.9 Traffic noise from the Loxwood Road is audible, in the southern part of the proposed access route. Gatwick approach aircraft noise is heard overhead on the site and the proposed access route. The layby and parking for dog walkers are visual detractors from landscape quality. These are all suburbanising and fragmenting influences which tend to lower landscape quality.
- 4.3.10 Landscape condition has been eroded through recent insensitive management such as lapsed management of footpaths and Bridleway, lowering landscape condition in parts of the study area near to site and the proposed access route.
- 4.3.11 Where these elements of the baseline landscape combine with high levels of dog walking and associated erosion, muddiness, and a degree of traffic noise, and these lower landscape quality as they give it a poorer condition. They lower the tranquillity in the baseline landscape, and this also lowers sensitivity to change.
- 4.3.12 The layby and nearby house and its parking and sheds are visible in the landscape and these built elements lower the intactness of the rural landscape around Loxwood Road and lower the landscape condition and lower the landscape quality, making the land more suburban. These suburban effects tend to detract from landscape quality in this part of the LCA of the Low Weald LW4, giving it a medium landscape quality.
- 4.3.13 The rather suburban feel of some views along the north of Loxwood Road, and its layby, are changes to the rural landscape, and these tend to lower landscape quality in the Low Weald, within the Low Weald Hills.
- 4.3.14 Driveways and entrances to dwellings (such as Ivyhurst to east of the proposed lorry route) tend to also fragment the rural character of this part of the Local Landscape Character Area.
- 4.3.15 When the more densely wooded landscape of ancient woodland contains some non-native species, as seen on this site (coniferous plantation dominates parts of the east of the site) this tends to lower landscape quality. (See Landscape Character section.) Nonetheless these coniferous plantations are part of the landscape character and do contribute to a sense of place and providing evergreen screening and all year round visual interest.
- 4.3.16 Today, landscape quality in some parts of the landscape, has been lowered slightly by native tree and hedgerow loss, and some insensitive management of property boundaries where these border on the rural parts of the LCA LW4.
- 4.3.17 In some woodlands (not the Pallinghurst Woods which is well-managed), there is a lack of management. These are key forces for change and issues in the LCA;
- "Poor woodland and hedgerow/shaw management."
 - "Noise from Gatwick airport."
 - "Increasing traffic pressures on narrow roads and minor lanes due to proximity of urban areas of Horsham, Crawley and around Gatwick."
 - The landscape quality is high/medium in the north near to the site, and medium in the south, near Loxwood Road. There is a slightly more suburban landscape character to the far south of the site, next to the proposed access route, due to sparse housing development along Loxwood Road, including



parking by dog walkers using the Bridleway and footpaths at the Pallinghurst Woods, who all park at the layby to south of the proposed access route to the site. There is also a residential house and driveway, parking and numerous outbuildings on land to east (Ivyhurst), with to south various horse paddocks and outbuildings on land to south of the layby, south of Loxwood Road. These are visual detractors from landscape quality, they lower the intactness of the rural landscape. They are landscape elements which lower landscape quality to medium in the southern part of the LCA LW4. These detractors from part of the landscape baseline.

- The aim should be for native boundary planting of mixed native hedgerows to replace areas of where the hedgerow has been lost (north of the site) and where lorry use is increased, to screen these views from footpaths, as these elements of sights and noise of lorries, will lower landscape quality. Planting and signage of all public footpaths and Bridleway with numbers, will help to manage the public use of the Pallinghurst Woods, and softening planting along edges of footpaths and Bridleways would enhance by adding to biodiversity and rural landscape character.
- To the south of the site, the NCA has a high landscape quality due to the complex topography of corrugated landscape with well wooded gill valleys. The secluded rural views to south of the site have few detracting features. There are fewer public rights of way to the immediate south of site.
- The suburban and built landscape features of dwelling/s and their garden/s along Loxwood Road, tend to lower landscape quality and hence landscape sensitivity to change is medium in the landscape immediately adjacent to the layby and proposed access route to the site.

- 4.3.18 The lowering of landscape quality in parts of the Study area is closely related to landscape condition and in some areas to a lack of sensitive management, including the lack of management of the footpaths on the study area, (footpath 795). (See Summary Tables.)
- 4.3.19 The overall feel is of a wooded, rural sylvan landscape which has threats introduced by poor insensitive management of footpaths, lack of adequate signage, broken gates and stiles, and poor management of some areas of woodland (not on Pallinghurst Woods, which has well managed woodland by Tilhill Forestry Ltd). Those other parts of the study area, where trees are left dead/ dying, and gates are not repaired/ replaced, signs left on the ground, these tend to lower the landscape condition, and hence the landscape quality. The landscape character could be enhanced by judicious footpath management, vegetation control and cutting back on/along footpath 795, signage and new gates/ stiles, along footpath 797, tree planting of native species, native hedgerow replanting and sensitive woodland management and long-term enhancement measures; to strengthen landscape character, through improving landscape condition and thus the landscape quality will be greatly improved over time.

4.4 SENSITIVITY OF LANDSCAPE

- 4.4.1 The landscape exhibits distinctive characteristics of West Sussex Low Weald, being a typical clay vale wooded landscape, with small irregularly shaped small pastures on the edges of the woodland. The gently sloping Wealden clay topography, with small gill woodlands, and with the lower lying more gentle valley sides and Valley bottoms, laid to pasture, is a small-scale inward-looking landscape on the site, and the proposed access route, with no long views. This landscape is characterised by the frequent streams and field corner ponds, with small woodlands and shaws providing enclosure and confined rural views. The land of the site lies to the west of the LCA LW4 and in the largest woodland block of the LCA of the Low Weald Hills.
- 4.4.2 The predominance of the dense woodlands produces an intimate landscape which has a lower visual sensitivity as a result. It is a wooded, confined rural landscape of intimacy and complexity within the Low Weald.
- 4.4.3 This is a well wooded, rural landscape of gently sloping topography, with some small secluded valleys cut by gill streams on the Low Weald Hills. There is a strong sense of place due to the mature woodlands which enclose the views and enhance feelings of remoteness in parts of the Pallinghurst Woods woodland
- 4.4.4 This is a well wooded landscape within the Low Weald Hills; the site located on a well wooded part of the gently sloping land, north of Loxwood, with trees which intervene in the long views and produce enclosed views along the network of the most well used footpaths, mainly to east and south east of the site.
- 4.4.5 This is a landscape with a lower visual sensitivity due to the enclosed confined nature of the longer views, which channel views along the narrow visual envelopes from publicly accessible footpaths and bridleways, mainly located to north, east and south east of the site.



- 4.4.6 The site is located on the clay vale, in the Low Weald at approximately 45 m AOD, above and to north of an inward-looking upper river valley, occupied by the Wy& Arun Canal, and east by the upper river Arun headwaters. There are small fields of pasture edged with hedgerows and undulating topography with woodlands to east and south, which enclose the views in and out of the site.
- 4.4.7 There is thus enclosure of the site on four sides, by mature woodland to the west, south and north, as well as to east and by Parkland style planting on other land to north and south in Pallinghurst Woods and north on other neighbouring land.
- 4.4.8 The high degree of enclosure lowers sensitivity of landscape in this part of the Low Weald NCA 121, the site thus being well screened from wider views of the Low Weald to the north, south, west and east.
- 4.4.9 There are no significant from the wider Low Weald, to the site, no to the proposed access route. Mature woodland and shaws tend to screen publicly accessible views of the site from the wider landscape.
- 4.4.10 Detractors from the landscape quality produce a high/ medium quality in the north of the site and medium landscape quality in the far south next to the proposed access route. The landscape thus has a lower sensitivity to change though there is a need for some enhancement and mitigation. Overall, sensitivity of the landscape is medium in the study area.
- 4.4.11 This is judged to be the case despite undesignated landscape status due to a small visual envelope with mainly close range and enclosed views on the sloping clay vale, due to the existing mature vegetation of woodland cover on all site boundaries and due to topography and landcover to north, south, west and east, northeast of Loxwood village.
- 4.4.12 Landscape quality is high to medium and the landscape condition of the land cover in and around the site in 2020 is generally high, though with some lapsed management of the planting to north and far south, resulting in lower landscape condition on some footpaths and Bridleways. The ancient woodland to west and south of the site has a high landscape condition and needs to be protected and retained.
- 4.4.13 With good footpath, Bridleway signage, and vegetation control, as well as woodland management on areas previously of low quality, near to site and access route, the landscape quality could be improved from medium to high along footpaths and Bridleways.
- 4.4.14 There is lower sensitivity to change on the site, due to some recent clear felling and the regenerating state of parts of the woods on site, some of which is plantation woodland. Where the woodland is ancient woodland, these parts of the site have a high sensitivity to change and will need to be protected throughout the works by a 15 m buffer. (Also, see Tables in Appendix 4 and 5.)

4.5 MAGNITUDE OF CHANGE



- 4.5.1 Magnitude of change will vary with each Viewpoint, depending on the amount of change; for some Viewpoints it will be moderate and in others it will be low/ negligible as there will be little or negligible change. (See Tables in Appendix for details.)
- 4.5.2 The Low Weald Hills is characterised by wooded, confined, intimate views, and in this case, this produces a lower visual sensitivity and negligible impact on wider views. There will be a negligible magnitude of change for views from the wider Low Weald Hills to the far south, north west and east. This is as the visual envelope of views is very confined. Magnitude of change in most publicly accessible viewpoints within the wider Low Weald beyond the site and proposed access route, is deemed to be negligible.
- 4.5.3 The current baseline sounds on site include traffic sounds on site (from the Loxwood road to the south, the A281, further to north), aircraft noise overhead. These sounds are typical of the local landscape character area, LW4, which is a sparsely settled landscape, but west of Gatwick, Horsham and Crawley. They lower sensitivity to change and thus lower the magnitude of change in parts of the baseline landscape where here are detractors from landscape quality. Loxwood road layby has a lower magnitude of change as it is a modified landscape, being an infilled clay pit, next to Loxwood road which introduces noise and lighting into the proposed access route entrance area. Magnitude of change will be lower in these areas as the access route already exists and the adjacent landscape is a modified landscape with some detractors. (See Tables in Appendix for details.)
- 4.5.4 The woodland and hedgerows which enclose the site and the fields in the wider landscape are a major contributing factor to the intimate, small scale wooded and pastoral landscape quality of this landscape. The mature woodland on and near to the site, to south and west, also contributes to the quality of the landscape. This will be enhanced by renewed protection, planting and management of the buffer of trees and native shrubs, with enhancement of the northern, north-western and north-eastern site boundaries, as well as protection of the gill woodland on the southern site boundary. These mature woodland strips, as well as single Oak trees and shaws will be retained, and their positive landscape amenity effects enhanced, along all the boundaries, except where accesses are to be made into the site.
- 4.5.5 Lighting is to be kept to an absolute minimum, baffled and sensitively designed, and windows in the site facilities buildings will face south. Magnitude of change with the new planting along the northern site boundary, will be very low. The vehicles on site will be screened as planting softening and management of the mixed native copse style planting and specimen trees, to screen the clay extraction activities, and recycling activities, takes effect.
- 4.5.6 There will be a low magnitude of change due to some increases in noise and lighting at dusk. Users of the Bridleway and footpaths will be unlikely to witness these changes after dark and would have a negligible/low change in views due to intervening woodland cover and oblique angle of views.



4.6 VISUAL ASSESSMENT METHODOLOGY

Visual Envelope

- 4.6.1 The Visual Envelope of the proposed access route and proposals for the site is shown for each of the representative viewpoints, where there is a view of the site. (See Appendix under the respective viewpoints.)
- 4.6.2 Features that will restrict the extent of the Visual Envelope include:
- Intervening topography combined with mature woodland, some of which is plantation woodland.
 - Hedgerows and shaws (including Hazel Coppice), on banks adjacent to Bridleways and public footpaths.
 - Other intervening vegetation including regenerating woodland scrub and mature trees.
- 4.6.3 Views are confined to those for residents and walkers along the Bridleways (BW3240, BW3239, BW 801) or footpaths (footpath 795, footpath 792, footpath 792-1, and footpath 797) looking towards the proposed access route for lorries and towards the site.
- 4.6.4 As the land is on a relatively flat site, within mature woodland which slopes gently south, and the nearest rights of way are restricted to the land to north of the site, which has mature vegetation screening it; this means that mature trees on the site (which will be protected and retained) will aim to continue to screen the site from views.
- 4.6.5 The mature vegetation along the edges of the proposed access route, which is already an existing woodland track edged by woodland, will screen the proposed access route from views.
- 4.6.6 The effects of topography; to the south of the site, and further to north beyond the closest footpaths, there are no significant views from the wider landscape setting with no footpaths to south and complex well wooded intervening topography.
- 4.6.7 There are no views of the site from the long-distance Sussex Border path further to the north of footpath 792-1, north of the site, nor from footpath 797 to far west of the site, nor from the Wey green footpath to very far west of site, as these parts of the footpath network are well screened by intervening topography and by dense woodland, shaws and hedgerows along field edges.

4.7 VISUAL ASSESSMENT

Visual Receptors

- 4.7.1 The principal groups of visual receptors identified within the study area are summarised as follows:
- Public rights of way, including footpaths and bridleways, in south and north of the study area in Pallinghurst Woods.
 - Local roads, including Loxwood Road and Loxwood Road layby south of Pephurst Wood.



Representative Viewpoints.

- 4.7.2 A set of key Representative Viewpoints, agreed with West Sussex County Planning Department, represent the views experienced by surrounding receptors and these are shown in the Appendices 1 and 2.
- 4.7.3 Mature trees and copse style planting, gapping up of existing woodland and the protection and retention of the existing mature intervening woodland mean that the nearest publicly accessible views will be screened from wider views in the local landscape setting. Most views are restricted to close range views and glimpses through existing woodland to the proposed access route and site proposals.
- 4.7.4 The access route will follow an existing woodland ride. Parts of the proposed route are through a modified landscape. This lowers the magnitude of change from moderate to low for some views, as from Loxwood Road and layby. That is because the landscape sensitivity is lower for the areas nearest to Lox wood road due to existing traffic, car and van parking at the layby and other suburbanising landscape elements in the landscape baseline. The representative viewpoints have been selected to show the typical views along parts of the proposed access route, as well as the views of the site where receptors on the public rights of way will be likely to be affected by the proposals, (see Tables in Appendix).
- 4.7.5 Glimpses will be possible of the upper parts of the proposed recycling building from footpath 797 from the north-west, and from parts of footpath 792-1. Clay extraction activities may be visible from footpath 792-1, and Bridleway 801. Mitigation planting will be required to screen these activities in accordance with LCA LW4 Low Weald Hills, Land Management Guidelines. A Landscape plan will be needed to show the mitigation planting to screen the proposed activities from views along the northernmost footpaths and bridleways. The existing site perimeter trees will be retained to screen the footpath views, as well as receiving gapping up native planting; this is to conserve and enhance the Low weald Hills landscape setting. (See Summary Tables in Appendix.) The magnitude of change in these views will decrease with time due to the screening effects of the proposed planting on the northern and North eastern site boundaries, mitigating any adverse effects on receptors on those footpaths adjacent to the northern edges of the site. As the mitigation planting takes effect some changes will be beneficial in the long term. These include beneficial changes for biodiversity as well as conserving the scenic beauty and the rural, sylvan nature of the views.

4.8 VISUAL SENSITIVITY

- 4.8.1 The visual sensitivity of the visual receptors depends on;
- Location and context of the viewpoints.
 - Occupation of the visual receptor.
 - Number of receptors being represented by the viewpoint and the distance from the scheme.
 - The extent of the visual intrusion by any existing development can also affect the sensitivity of visual receptors in the vicinity.



4.8.2 Sensitivity of visual receptors is deemed to vary from high for tourists/ backcountry recreationist /walkers. Visual sensitivity is deemed to be medium for resident dog walkers, and lower for woodland forestry workers and commercial dog walkers; they are deemed to have a lower sensitivity, as workers as they are doing work and at a place of work and have a lower sensitivity as a result. Overall sensitivity to change in views is thus deemed to vary depending on the nature of the View and the nature of the receptor Angle and proportion of views also affect the visual sensitivity. (See Viewpoint Photos and Summary Tables in Appendix for details.)

Access Route.

- 4.8.3 The receptors will be walkers and riders on the Bridleway 3240, walkers on footpath 795 and walkers on footpath 792. Their sensitivity will be high to moderate as their main activity is related to the landscape appreciation.
- 4.8.4 The receptors will also be motorists on Loxwood Road, parked at the Loxwood Road layby and driving west- east along the Loxwood road. Their sensitivity will be low depending on their occupation and activity, whether they are stationary (parked at the layby) or moving past the proposed access on Loxwood Road. Overall, their sensitivity to change is low, and the existing landscape baseline is a modified landscape (layby is an infilled clay pit) with adjacent Loxwood Road and traffic and parking, so these suburbanising elements lower landscape sensitivity to change. Overall sensitivity is lower adjacent to Loxwood Road and the access route entrance is already in place. Magnitude of change to proposed access route changes will be lower as a result of the southern part being a modified suburbanised landscape at present.
- 4.8.5 Other receptors will be workers in Pallinghurst Woods and surrounding rural landscape. The workers include commercial dog walkers on Bridleway 3240 and adjacent footpaths; these workers have a visual sensitivity which is deemed to be low as their main activity is work.

The Site.

- 4.8.6 The receptors of the site changes will be walkers on footpaths 792-1, and footpath 797. This gives them a high sensitivity. Due to the narrow visual envelope(s) and restricted views as well as to orientation and nature of the footpath and existing screening from mature trees and woodland there will be an overall moderate magnitude of change and medium visual impact on these close-range views for visual receptors. Where there is limited, existing screening there will be a moderate impact on these views, until mitigation planting takes effect.
- 4.8.7 Levels of use of bridleway 801, bridleway 3239 were higher. However, the levels of use of the other northernmost public rights of way, the footpaths were low on footpath 797 and footpath 792 – 1 during the LVIA site survey work in November and December.



- 4.8.8 The nature of the views on these northern footpaths and bridleways are that they are well enclosed, with few open views into the site, the existing screening from mature vegetation including woodland and trees, lowering visual sensitivity to moderate/low, in parts. Landscape sensitivity of the site in the North edges, is moderate overall, with moderate/high landscape sensitivity in areas of mature trees, along the site boundary and areas of ancient woodland in the north-west, beyond the site, in these areas of recovering woodland the landscape sensitivity is slightly higher. A green buffer to protect these areas is proposed to soften and to screen the site. See Landscape Plan by Landvision, 2021, for details of the buffer zone.
- 4.8.9 Adjacent to the access route, the overall levels of use of public rights of way were higher than those in the north, with high numbers of walkers on bridleway 3240 during the LVIA site survey in November and December 2020. Levels of use were moderate on foot paths 795 and that low on footpath 792 during the site survey days for the LVIA.
- 4.8.10 Overall; with a lower number of walkers on the north of the foot paths, and lower magnitude of change on the views from these footpaths, this leads to the lower overall sensitivity of receptors, of moderate overall, in terms of LVIA.
- 4.8.11 No fencing is proposed which will be visible from publicly accessible viewpoints, as this would be a suburbanising element and would lower landscape quality. Mitigation planting is instead proposed to soften the access route and the site from areas where views would be adversely affected. See the Landscape Plans (2021) by Landvision for details.
- 4.8.12 Many views will be close range, as the woodland screens the wider landscape setting. Views will be softened by planting such as native hedgerow and tree planting on the edges of the site and along the edges of the proposed lorry access route, where land is in ownership. With protection and retention of all mature hedgerow and trees along the northern and western as well as eastern site boundaries, other than where access is required with visibility splays; this will mitigate for any adverse effects.

4.9 MAGNITUDE OF VISUAL CHANGE AND LANDSCAPE CAPACITY

Key Viewpoints and other views

- 4.9.1 The Key Viewpoints have been selected on the edges of the site. See Appendix 1 for details of the locations, there is a map with each viewpoint showing location of the View. There is also an aerial photo showing the location of the viewpoints within the woodland in Pallinghurst Woods. See Appendix 1 Viewpoints and Photos for details.
- 4.9.2 It is acknowledged that, due to the nature of the well enclosed landscape within mature woodland giving restricted views into site, the magnitude of change will vary, according to the location of each View. The main Viewpoints are in a narrow visual envelope from adjacent rights of way, due to the nature of views within wooded settings.
- 4.9.3 The proposed access route has a number of Viewpoints which are located in the south of the study area, to publicly accessible areas, whilst the site is located approximately 1 Km to the north west has a separate set of Views.



Evaluation of the Landscape Effects and Visual Impact Significance

- 4.9.4 Landscape sensitivity, landscape setting and landscape quality are relevant in assessing the Landscape Effects and Visual Impact Significance.
- 4.9.5 The site which is to receive the proposed buildings and facilities, is an area of several woodland types, with modern coniferous plantation in the east, which is post WWI; with ancient woodland in the northwest, which is medieval assart woodland (this is located beyond the site), as well as regenerating and replanted woodland, in the centre and southern parts of the site.
- 4.9.6 The woodland varies in landscape quality and visual quality. The woodland is considered to have a high quality, and its visual quality is also high, being a fairly flat site, which is well enclosed by its densely wooded boundaries. The relatively flat site forms part of the wider very gently sloping clay vale, and has well wooded landcover, which combines with the more corrugated, complex topography of gill woodland and streams to south of the site.
- 4.9.7 With time, mitigation planting and enhancements will improve the resilience of the landscape setting and this will enhance the landscape ability to accommodate the changes proposed. There will be negligible to slight beneficial landscape effects and visual impacts over time as dense, mixed native and some evergreen planting takes effect. (See Appendix 3 and Appendix 4 for a Summary of Landscape Effects and for a Summary of Visual Impacts respectively.)

4.10 CONSTRUCTION IMPACTS

Landscape Impact during Construction

- 4.10.1 During construction of the site facilities, the significance of effects upon the landscape would be like those in Year 1 (opening year). Any changes to the landscape of the site made during the construction phase would be permanent, and would therefore be in evidence in Year 1, following opening of the development.
- 4.10.2 Wider awareness of construction activity is likely to be limited to the visibility of the construction equipment, such as cranes, and the movement of construction vehicles. The construction works are only temporary and the landscape of the site and immediate surrounding area does include existing rural land uses to north and east, and further west, including forestry activities, and agricultural activities, which reduce the sensitivity of the landscape slightly and as such landscape impacts during construction are considered to be moderate adverse.



Visual Impact during Construction

- 4.10.3 The significance of visual effects during construction would also be limited by the factors outlined previously. The predominant visual effects during construction are also likely to be associated with the visibility of construction equipment and the other machinery and materials. It is advised that the present mature northern green buffer be maintained throughout construction and following this, throughout the use of the site for clay extraction and infilling activities. The mature trees and woodland along the northern edges of the site provide a fairly dense screen at present and could be gapped up to make the screen more evergreen for all year round softening of view of the site, and would minimise the dust from the site lorry movements during construction phase. Coniferous plantations are part of the site, and part of the LCA LW4 Low Weald Hills. This coniferous component of the landscape baseline will lower the visual impact during construction and post construction in some views.

4.11 LANDSCAPE EFFECTS

- 4.11.1 The identification of key landscape effects will be considered at Year 1 (Opening Year.) The key effects are likely to be the increased traffic, noise and lighting as well as possible localised mud and dust, from lorries' movements associated with changes in increased traffic movement due to use of the propose access route to and from site, for clay extraction lorries and construction materials material lorries. The site will change from woodland to a clay extraction and recycled construction materials facility and infill site.
- 4.11.2 The landscape effects can be divided into two types; firstly, those associated with the proposed access route, which follows an existing woodland ride used for timber extraction purposes, and secondly, the site clay extraction and infill of recycled construction materials.

Landscape Features and vegetation.

- 4.11.3 Key landscape features are woodland, mature hedgerows and trees, and regenerating scrub. It is recommended that a green buffer is maintained for the access route, between it and all publicly accessible rights of way, to the site. The site has an existing green buffer of regenerating woodland which will be retained, and enhanced through gapping up planting. The mitigation will include phased restoration of the clay extraction site over the 30+ year cycle, starting with the first phase in the north of the site, following infilling. Phasing the works and the restoration would lower adverse impacts on landscape and ecology, and restoration to woodland on a short coppice cycle will bring some moderately beneficial landscape effects over time, helping to conserve the landscape quality of the woodland in the clay vale of the Low Weald Hills, LW4.



5. CONCLUSIONS

5.1 LANDSCAPE EFFECTS AND VISUAL IMPACTS

- 5.1.1 The site has been assessed using the methodology in GLVIA 3rd Edition Guidelines for LVIA. Low Weald NCA 121 and Low Weald Hills Sheet LW4 Land Management Guidelines and findings, as well as the West Sussex Landscape Strategy have been used to assess the LVIA of the proposals.
- 5.1.2 There are two main parts to the LVIA, the impacts from the changes to the site in the north, and the proposed increased use of the existing access route from Loxwood road layby northwards to site. The magnitude of change in terms of visual impacts on receptors such as walkers, is assessed for both separately as the landscape effects and visual impacts vary for both locations, depending on the type of view and the type of landscape effects and visual impacts experienced in the different areas.
- 5.1.3 Mitigation is recommended for the site in the north, to conserve and enhance the high landscape quality which has **moderate landscape sensitivity** to change, and to conserve the key landscape features. These contribute to the overriding locally distinctive landscape character of LW4, within its rural landscape setting of a characteristic clay vale landscape, in the rural views from two footpaths and a bridleway in the north, and also the numerous views of the access route, from a modified landscape including 1 layby, 2 footpaths and 1 bridleway in the more southerly parts of the wider site.
- 5.1.4 The dense woodland lowers visual sensitivity, and limits the visual impacts of the site proposals on the main site. The main visual impacts and landscape effects of the site buildings and activities will be in a narrow visual envelope and experienced only at close range by walkers on two footpaths 792-1, and footpath 797, and one Bridleway 801. The northern site boundary which provides some mature vegetation softening and lends itself to conservation of views, and creation of a wider, dense green buffer which can be used to protect and retain the landscape character and to soften any views of the site for walkers, will need to be conserved along the northern footpaths and bridleway.
- 5.1.5 In the far south, the landscape setting of the proposed access route is mature woodland, part of which is a modified landscape, formerly a clay pit, now infilled to form a layby, with access to the woodland of the Pallinghurst Woods. The access route is already present, though some tree management may be required to widen the route to create occasional passing places, and a number of pedestrian gates and other means of managing access, will be required to ensure safety for walkers and riders where footpaths and bridleway are near to the route.
- 5.1.6 The overall nature of the views is of well enclosed views due to mature woodland planting in Pallinghurst Woods, on and near to site. In addition, good quality mature native woodland along the northern, western and eastern site edges will be conserved and managed. The proposed buildings are to be sensitively designed to merge with the surrounding woodland setting, the ancient woodland is to be protected and conserved, mainly in the northwest of site, and the new proposed buildings will thus be located within the wooded setting which will be conserved and enhanced.



- 5.1.7 LVIA recommendations are to protect and retain trees on the site periphery and in the wider landscape, such as those as adjacent to access route, as far as the present proposals' layout allows, and wherever feasible; this is to conserve and enhance the landscape setting of the site. The Landscape scheme shown on Landscape Plan by Landvision (2021) will include some good quality new mixed native mitigation plantation and coppice with standards style planting. The planting proposals are to maintain the site green buffer and to plant to strengthen green links, this is to conserve and enhance the rural nature of the wider NCA 121 Low Weald, and Low Weald Hills, LW4. It will be to conserve the rural nature of the well wooded landscape to the north of the site, to conserve nature of the views along footpath 792-1. The proposals are to keep all the wooded margins of all edges of the site and specifically to protect, strengthen and maintain, the woodland buffer strip along the northern, north-eastern and north-western edges of the site.
- 5.1.8 A short coppice cycle will be put in place for the new restored woodland areas, reinstated in a phased way for the restored site, starting in the north of the site. This coppicing, as well as hedge laying of the existing hedgerows on the site periphery, and other traditional woodland management activities will conserve and enhance the key features of the structurally diverse regenerating woodland character. Other management for landscape and ecology, such as the woodland ride and verges management of the woods in the wider Pallinghurst Woods will be to sustain the landscape resilience and capacity of the landscape setting to accept change.
- 5.1.9 Overall, the magnitude of change to the increased use of the proposed access route, which is an existing woodland extraction ride, is likely to be lower due to the **modified landscape** of the southernmost part of the landscape, of the wider site to south, due to suburban elements, which lowers sensitivity to change. The sylvan location and existing tree belts also lower landscape sensitivity. Some footpaths run alongside (BW 3240, FP 795) or cross the access route (BW 3240, and footpath 792). Where this occurs the magnitude of change will be moderate and there will be some moderate adverse visual impacts on walkers encountering lorries, and some moderate adverse landscape effects from increased lorry traffic movements.
- 5.1.10 The proposals will need to meet the objectives of the West Sussex Landscape Strategy; this will be by protecting and retaining the woodland on the edges of the site, protecting and retaining trees and shrubs on site periphery, where feasible and incorporating these into green infrastructure links. The site has some key features of the local landscape character, LCA LW4, in the woodland and plantation style planting. These contribute towards creating a strong sense of place in parts of the LCA LW4, in Low Weald, as well as to local distinctiveness, and a sense of tranquillity in the nature of the views of natural beauty, in views toward the wooded edges from the north.



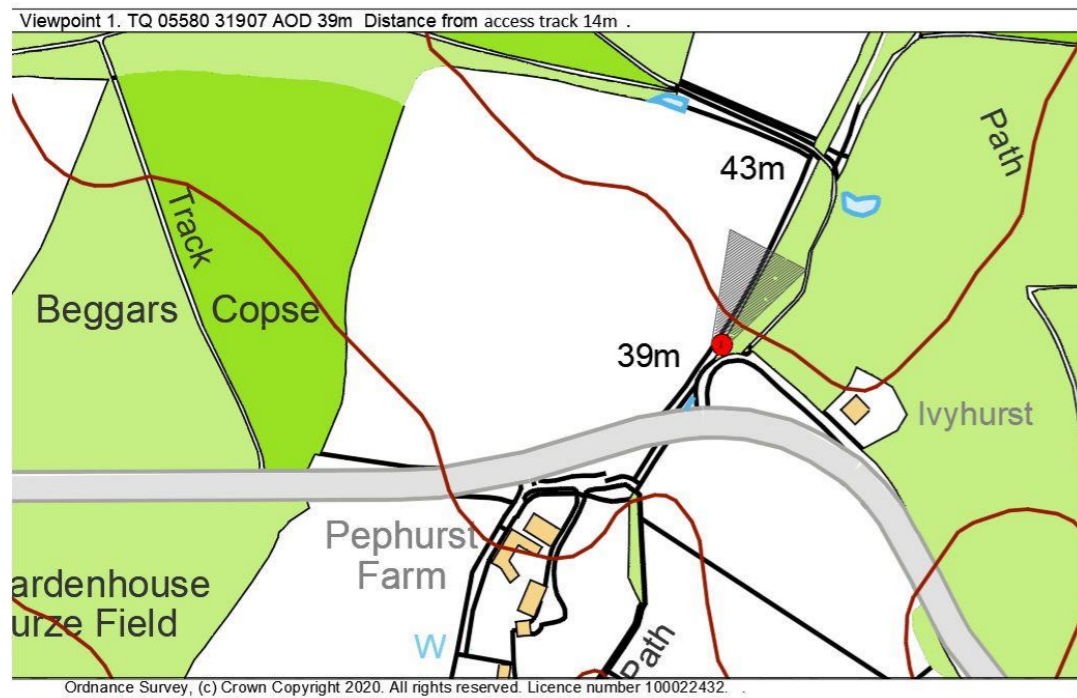
- 5.1.11 The proposed access route and layby area, has a modified landscape character and there is lapsed management on some footpaths (FP 795) which will need to be addressed. There will be a need to conserve the sylvan nature of the views. The LVIA findings for the site proposals are for mostly **moderate adverse to slight adverse visual impacts** and some adverse landscape effects in year 1, on a small number of close-range views within the enclosed views, along the nearest public footpaths and bridleways adjacent to the north of the site. There will also be some **moderate adverse visual impacts** on receptors where these are closest to the adjacent proposed access route with moderate adverse effects, as well as some long-term **slight to moderate beneficial landscape effects and visual impacts** for the site, after 15 years once mitigation planting and management recommendations take effect. The landscape effects will last for 33 years, but can be mitigated for by progressive restoration of the site and increasing screen planting and softening the views of the site and management of the proposed access route and lorries, as well as keeping sylvan views of the access route from Loxwood Road, to minimise adverse effects.
- 5.1.12 Planting will be to link to the existing mature planting and to the hedgerows and woodland beyond the site. This planting will be to strengthen the network of hedgerows and increase the landscape capacity to accommodate change, which is moderate to high, by enhancing landscape structure over time, with beneficial landscape character conservation as well as some beneficial visual impacts.
- 5.1.13 There will be eventual progressive restoration to woodland on the site, with benefits for landscape and ecology as a result of this phased approach. Management of the site's adjoining ancient woodland (to be protected), and the plantation style woodland and regenerating woodland areas, with new specimen tree planting to conserve these wooded views and to form stronger green links to woodland beyond, forms a part of the proposals by Landvision; (see Landscape Plan by Landvision, 2021). These proposals will overall, aim to conserve and enhance the landscape in LW4, Low Weald Hills, NCA 121, Low Weald, as they will aim to reinforce key characteristics of the local landscape character of LW4, Low Weald Hills, such as the woodland, the green buffer, the links to ancient woodland beyond the site, the sylvan nature of the wooded, enclosed views along rights of way, all key features giving high landscape quality to this part of the clay vale in the Low Weald NCA 121.
- 5.1.14 The proposals include mitigation planting and management which will reinforce the local landscape character, which is rural, with locally distinctive elements. A short coppice cycle will be put in place for the woodland areas, in a phased way for the restored site, starting in the north of the site. This coppice woodland and ongoing coppicing, as well as hedge laying and other activities will be to conserve and enhance the key features of the diverse woodland character.
- 5.1.15 Other management for landscape and ecology, such as the new woodland ride creation and woodland verges management in the wider Pallinghurst Woods will also help to sustain the landscape resilience and capacity of the landscape setting to accept the changes proposed. This LVIA which followed GLVIA methodology, has findings and recommendations which will comply with Chichester District Local Plan Policies for landscape and countryside, West Sussex Landscape Character Guidelines, Local Distinctiveness, The Low Weald Landscape Character Area Land Management Guidelines in LW4, the Low Weald Hills.



- 5.1.16 By new copse style mixed native woodland planting and management, and restoring the site to woodland in the long term, with more desirable more varied broadleaved species, these proposals will contribute towards meeting some of the objectives of the West Sussex landscape strategy, as well as the LW4 LCA management guidelines for this part of the Low Weald, to retain a strong sense of place and to conserve the rural local distinctiveness, as well as the scenic beauty in the nature of views.
- 5.1.17 If the proposals of this LVIA's findings and the recommended mitigation and enhancement, as shown on the Landscape Plan by Landvision (2021), are fully implemented, then this will enable this planning application to fully comply with the NPPF landscape and biodiversity sections, as well as with Chichester District Local Plan Policies; Policy 45 Development in the Countryside, Policy 48 Natural Environment, Policy 49 Biodiversity and Policy 52 Green Infrastructure.

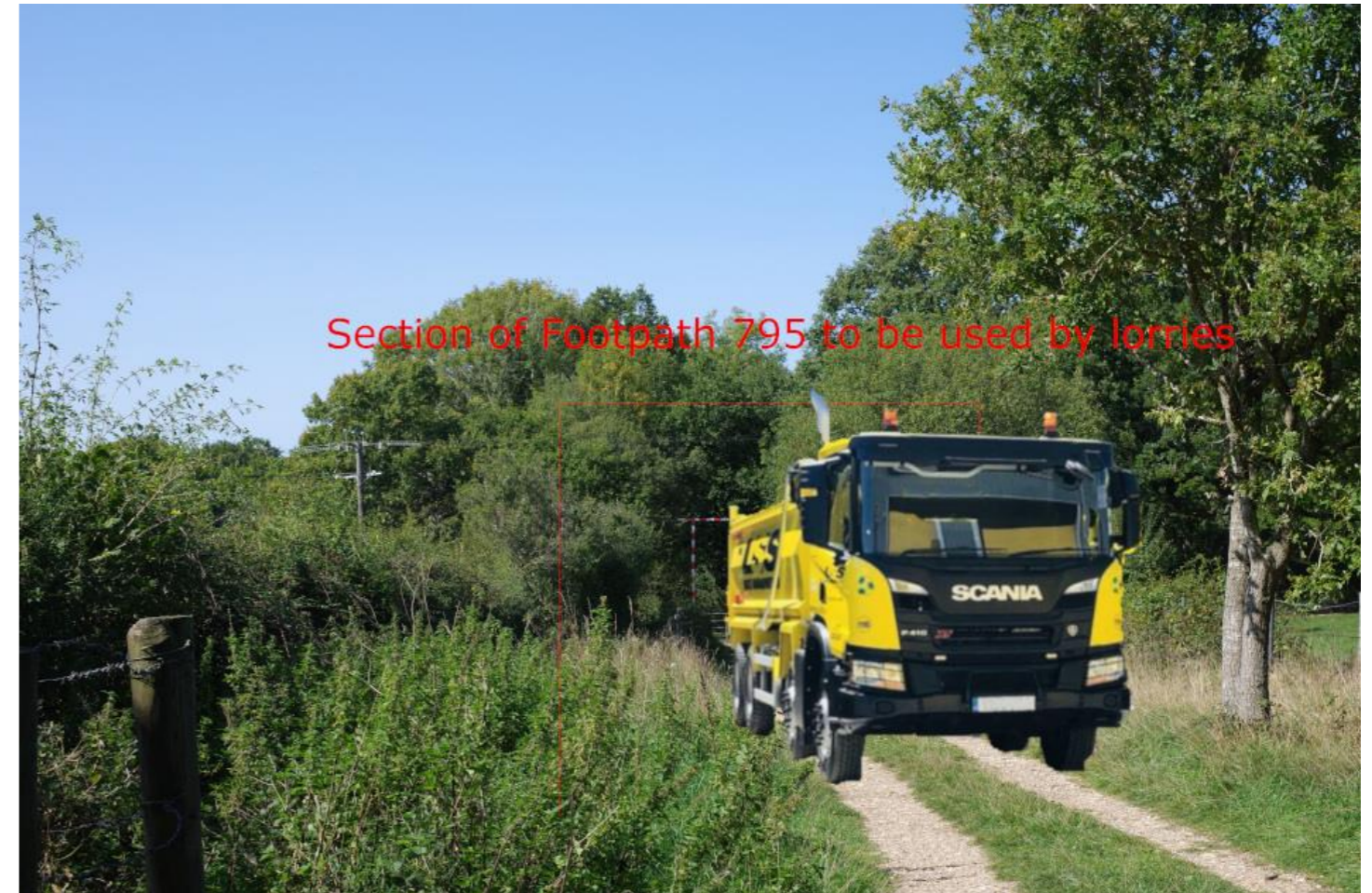
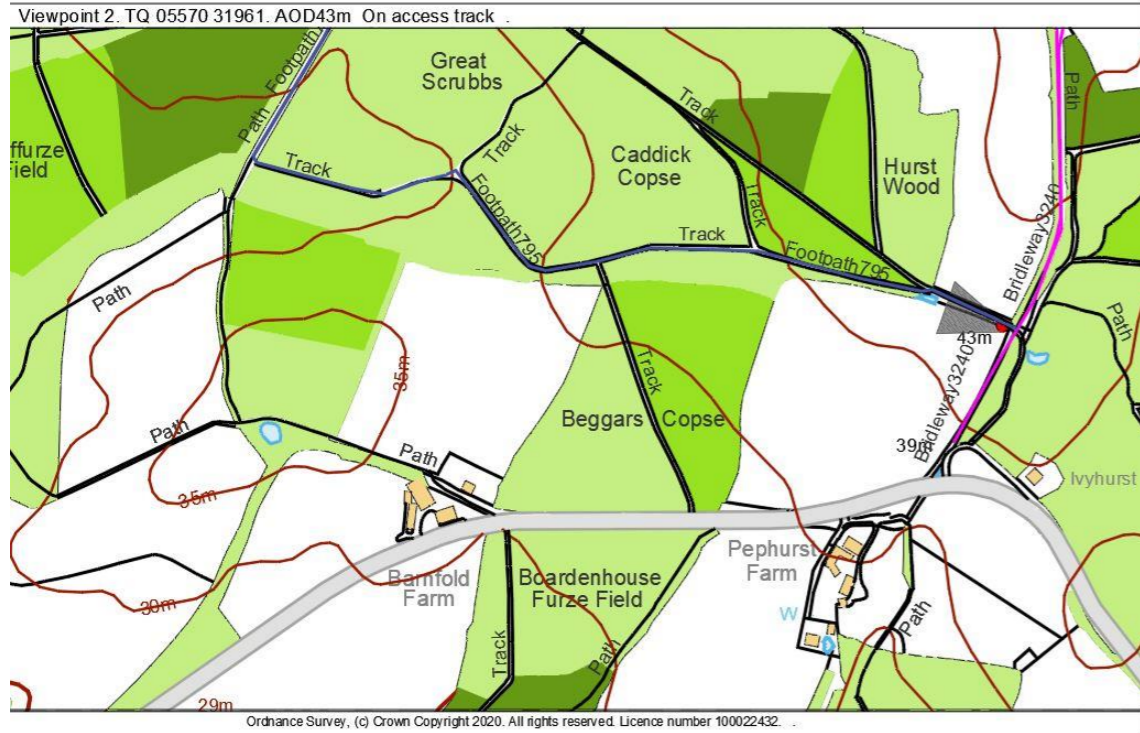


APPENDIX 1 Representative Viewpoints and Photographs

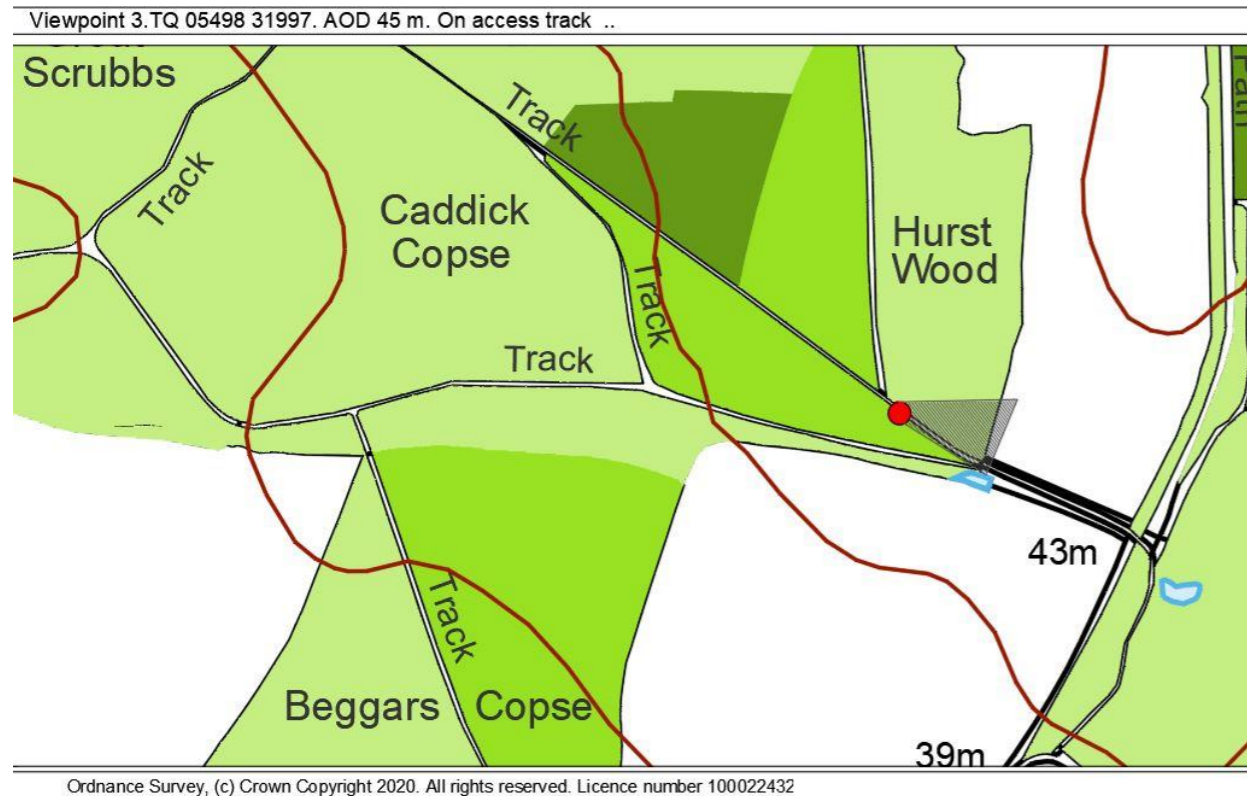
**Viewpoint 1.**

View looking northwards along Bridleway 3240. The proposed site access route and passing lorries would be visible at close range for the riders and walkers on Bridleway 3240 looking straight ahead. The native vegetation, provides softening of the views, which will however have a moderate magnitude of change.

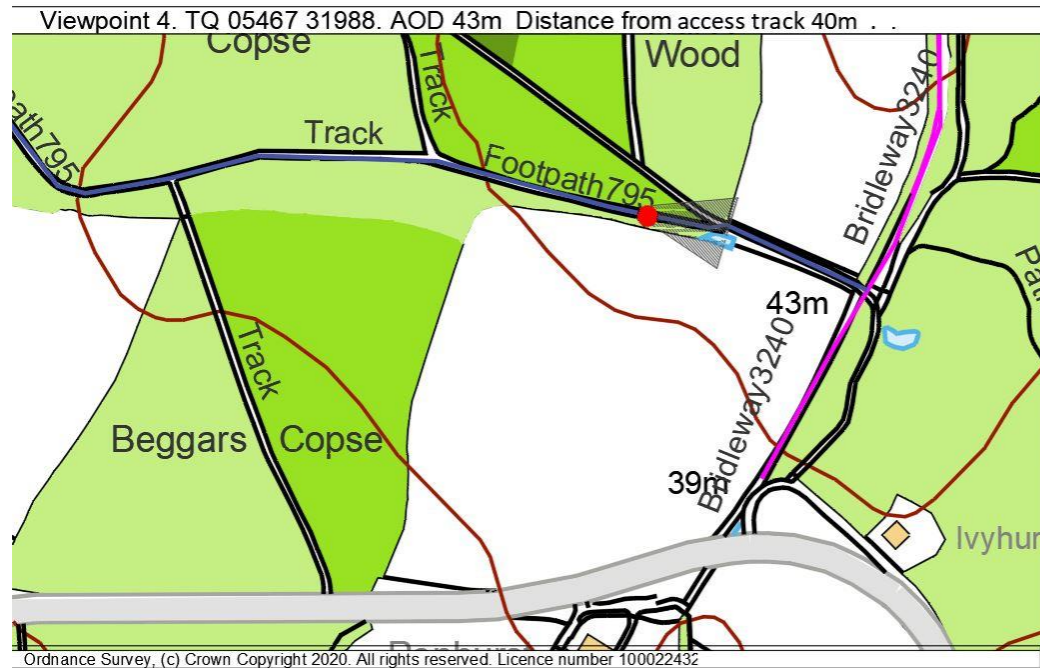
The existing regenerated woodland vegetation in this modified landscape will need to be protected and retained as a green buffer to link to ancient woodland (photo right) ; this is to conserve and enhance the sylvan character of the landscape, adjacent to the access route areas within the Low Weald Hills. For Landscape effects, traffic management and safety procedures will need to be implemented. There are some landscape recommendations; see Summary Tables in Appendix 3 Summary of Landscape Effects.



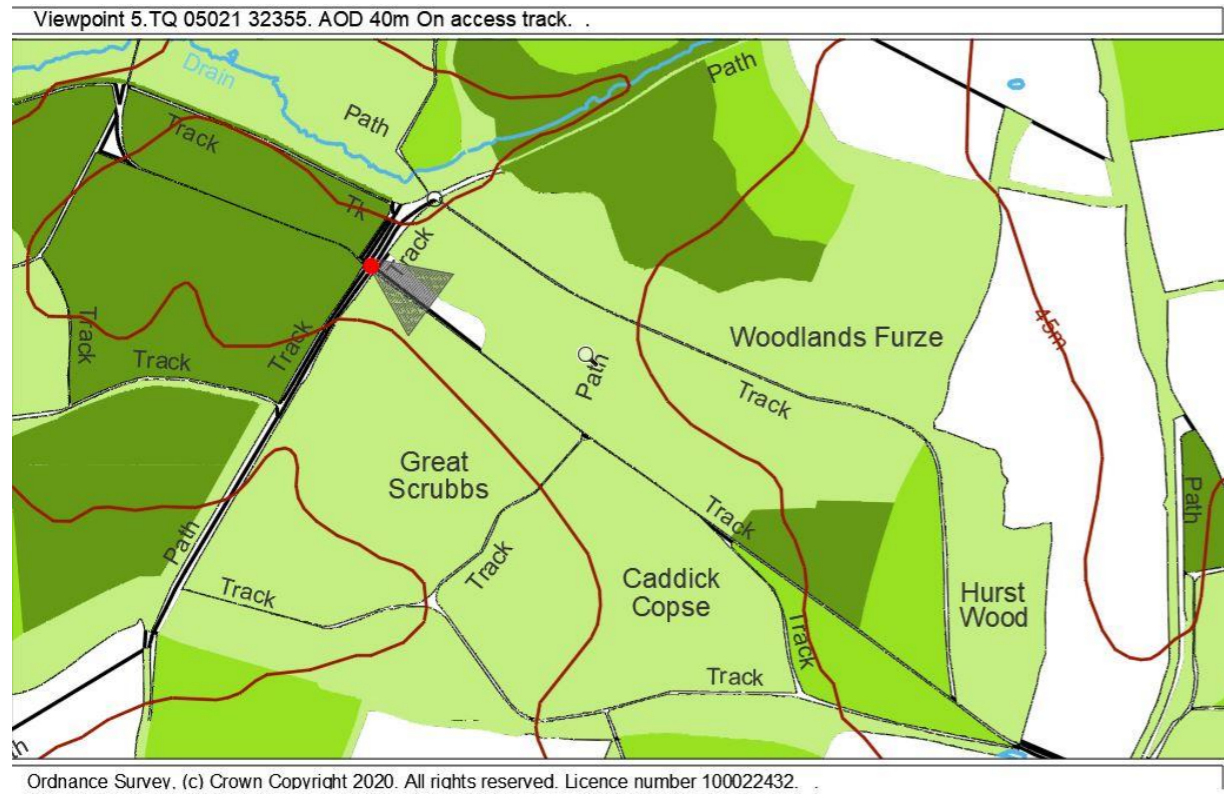
Viewpoint 2. From junction of Bridleway 3240 looking westwards along the proposed access route, currently a woodland ride providing access to Caddick’s Copse and other woodland in Pallinghurst Woods, western woodland block. View looking westwards along the proposed access route. The lorries would be viewed at close range by walkers on footpath 795, which runs westwards from the meadow to west of Bridleway 3240.



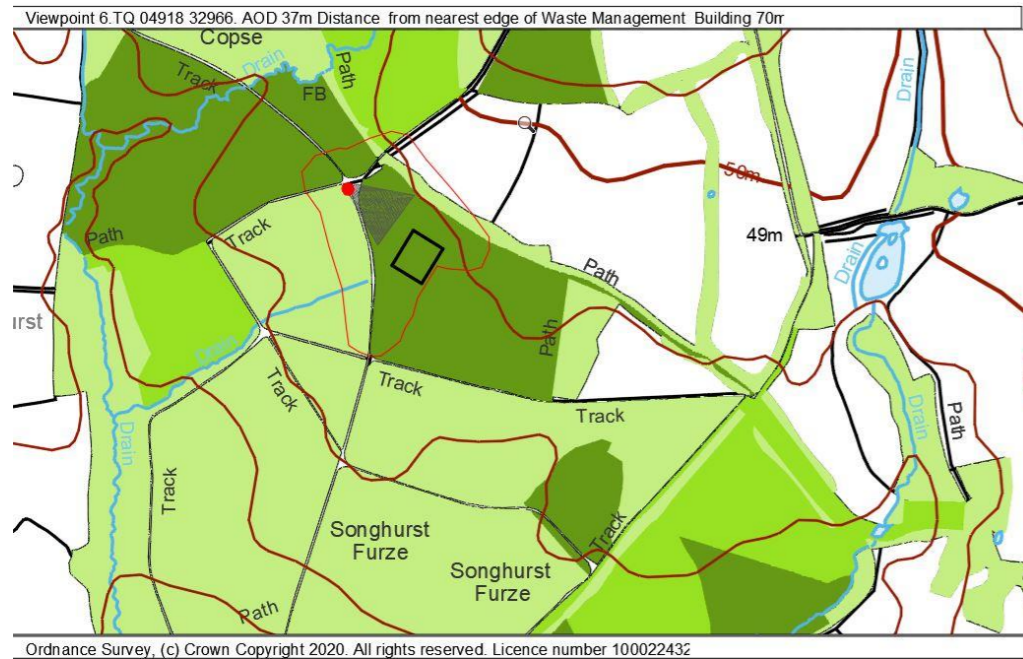
Viewpoint 3. Looking eastwards along the proposed access route into the woodland east of Caddick's Copse, on Pallinghurst Woods. The proposed access route for the lorries is already an established woodland ride and thus provides access for forestry vehicles to the working woodland. Views will be partly for workers on the Pallinghurst Woods land only, as this route is not a public right of way, and workers have a low sensitivity to change in views, hence this view will have a low magnitude of change, and the landscape here will have a low sensitivity to change, as it is already a woodland ride. Magnitude of change will be low as route is an established ride and workers have a low sensitivity to changes in view, and they use the route for woodland management and timber extraction at present. Walkers on the extraction route will have a higher sensitivity to changes in views.



Viewpoint 4. View on footpath 795 for walkers travelling northwards towards the proposed access route and towards the Bridleway 3240. There will be a moderate magnitude of change in view for walkers, as there will be more frequent views of the lorries (42 per day), due to increased passage on the access route. Walkers have a high sensitivity to changes in view. It is not possible to soften or completely screen the lorries, or their noise, and there will be a moderate change in this view due to the direction of travel along footpath and to the angle of view of lorries travelling west- east, which will be more frequently travelling west-east.



Viewpoint 5. View for workers only, as woodland ride is on private estate land of Pallinghurst Woods, a one-way view looking eastwards. The woodland ride will be widened, but this can have largely beneficial landscape effects on biodiversity by increasing light levels and removing leaf litter, with additional woodland edge flora and fauna including butterflies, of rides and glades including Brimstone butterflies. Magnitude of change will be low as this is an established woodland ride and part of the landscape baseline, in a managed woodland. The changes after 32 years will be slight and will be beneficial to butterflies due to increased light levels and management of the wider, managed, woodland rides all year round.



Viewpoint 6. Summer View, looking southeastwards towards the site from footpath 797 junction with footpath 792-1.

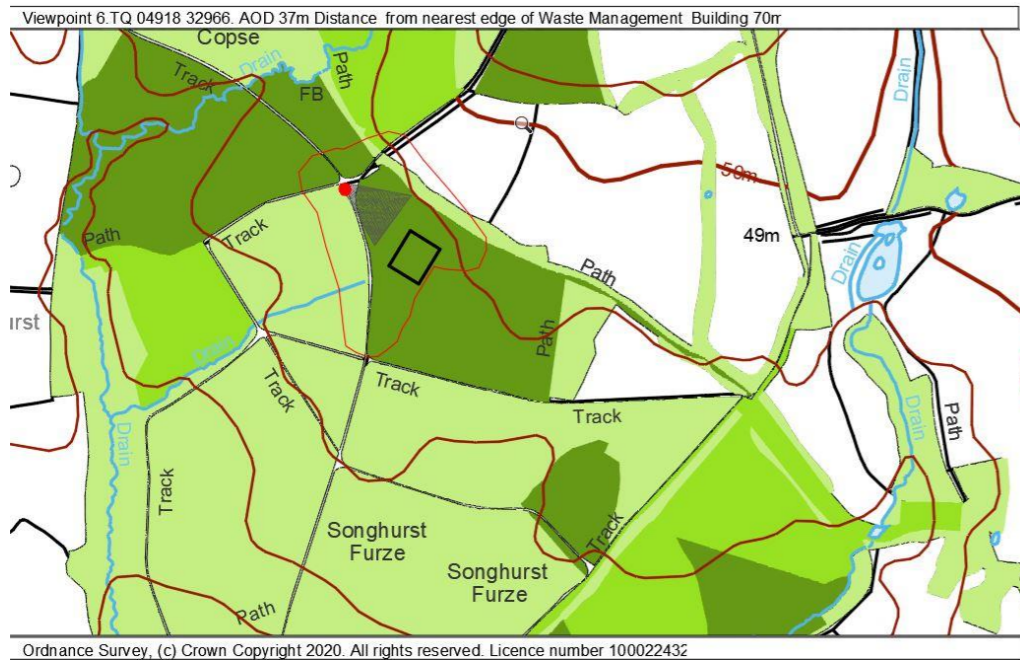
Ancient woodland in northwest corner is outside of the site and will be protected by a 15 m buffer zone.

Woodland cover limits the visual sensitivity of the site, so that there is a lack of significant views from the footpath, as walkers will be travelling east-west and the view is obliquely southwards to site.

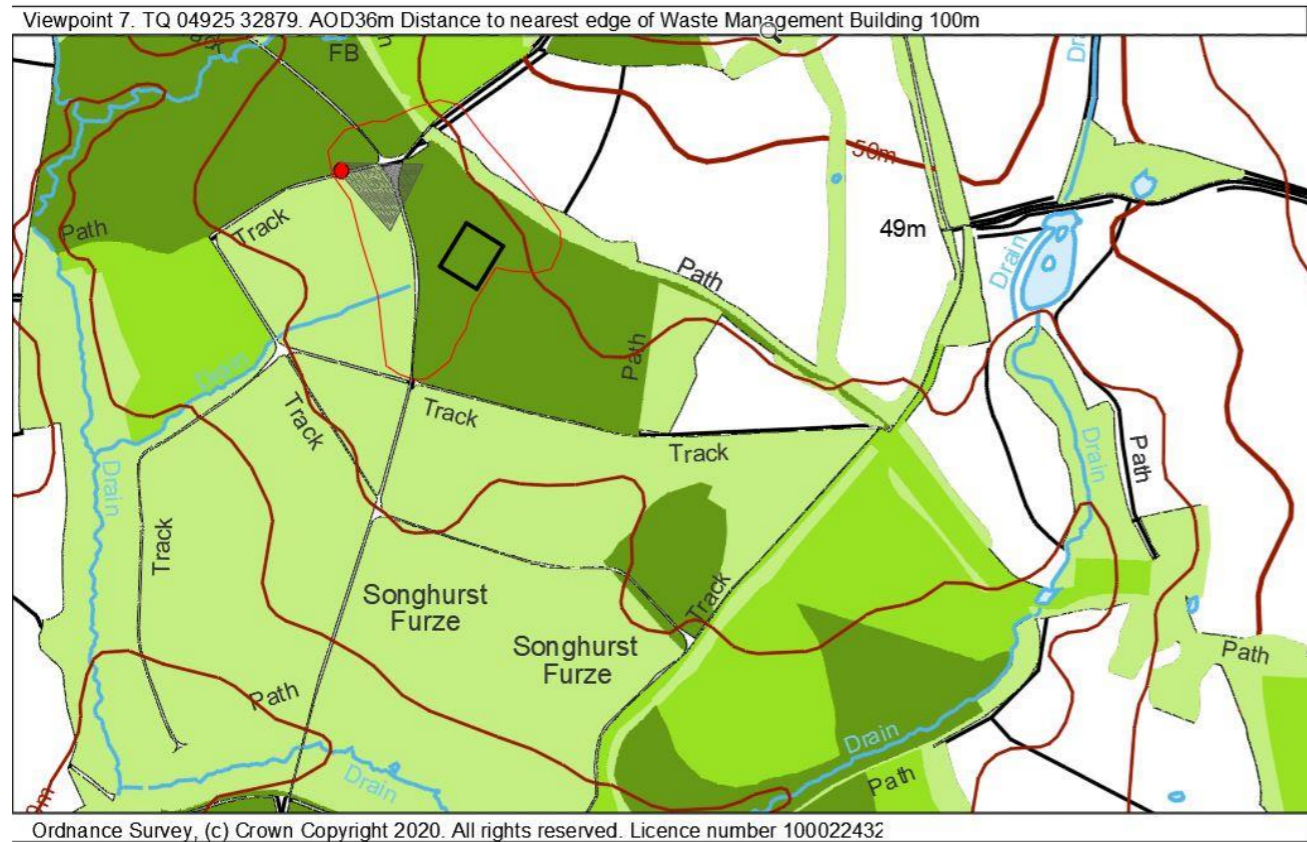
These are the two nearest publicly accessible right of ways in the rural NCA 121 and have views into the north of the site. The views looking southeastwards towards site from footpaths 797 and footpath 792-1 junction is representative of other views from the footpath 792-1.

The site is well enclosed by woodland and this surrounding woodland means that views of the proposals would be well softened and screened, even in winter by intervening woodland.

There would be a moderate magnitude of change due to the proximity to site, with changes in levels of noise experienced by walkers on footpaths 797 and 792-1; walkers have a high sensitivity to change. Angle of views are oblique but the views and noise changes are sequential and would be experienced along the footpaths. Mitigation planting is possible in the proposed buffer zone, and the ancient woodland is to be conserved and protected during the works, lowering the landscape and visual impacts through the development. Mitigation planting is possible in the proposed buffer zone, and the ancient woodland is to be conserved and protected during the works, lowering the landscape and visual impacts through the development.

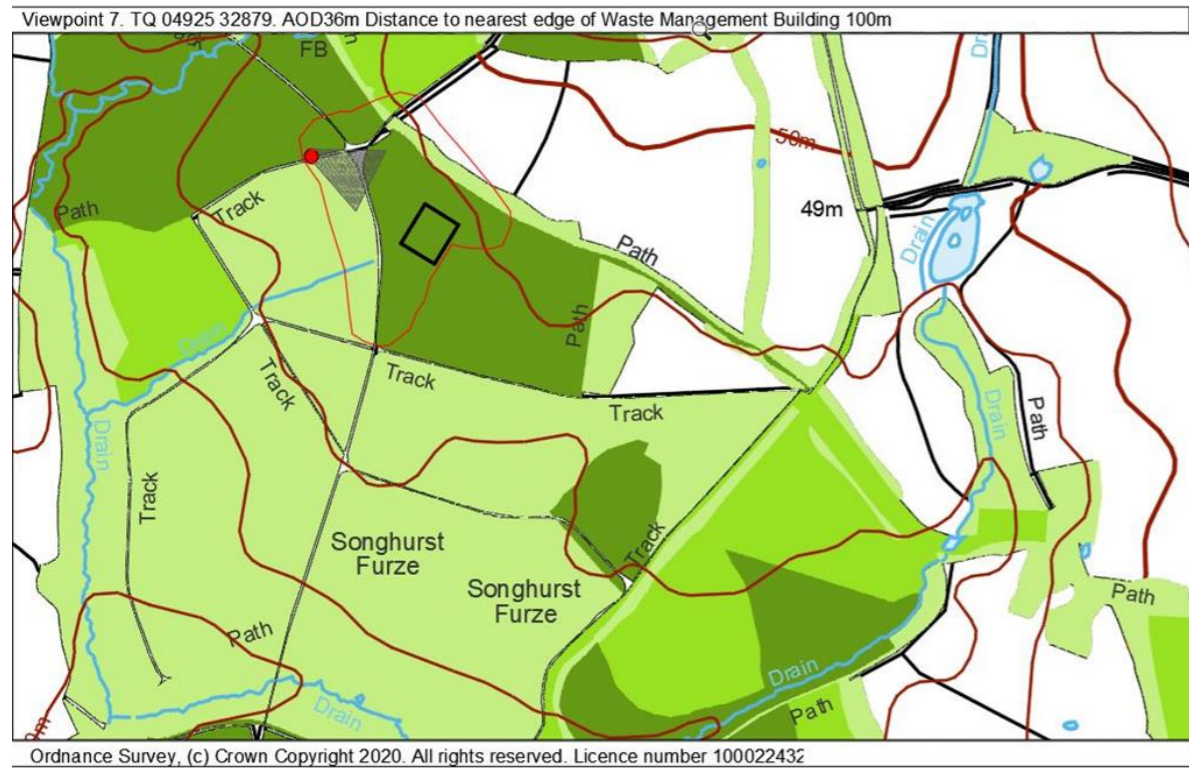


Viewpoint 6. Winter View, the same view taken in November, showing the good softening effects of the existing woodland in northwest corner of the site. this woodland will be protected and enhanced by further planting to increase screening of the site for walkers on footpaths 797 and 792-1, travelling west-east looking obliquely southwards towards the site. there is little change between summer and winter due to the fairly dense low-level screening properties of the existing ancient woodland. Magnitude of change will be moderate, and largely mitigated by proposed dense buffer zone planting, and also by sensitive design of the buildings. Noise and dust may be experienced by workers, and they will be mitigated for within the CMRF building; see respective specialist reports on dust and noise for details and recommendations. The intervening vegetation will minimise experiential changes in landscape and landscape effects on the walkers, hence with a moderate magnitude of change. Walkers have a high sensitivity to changes in view and experience.



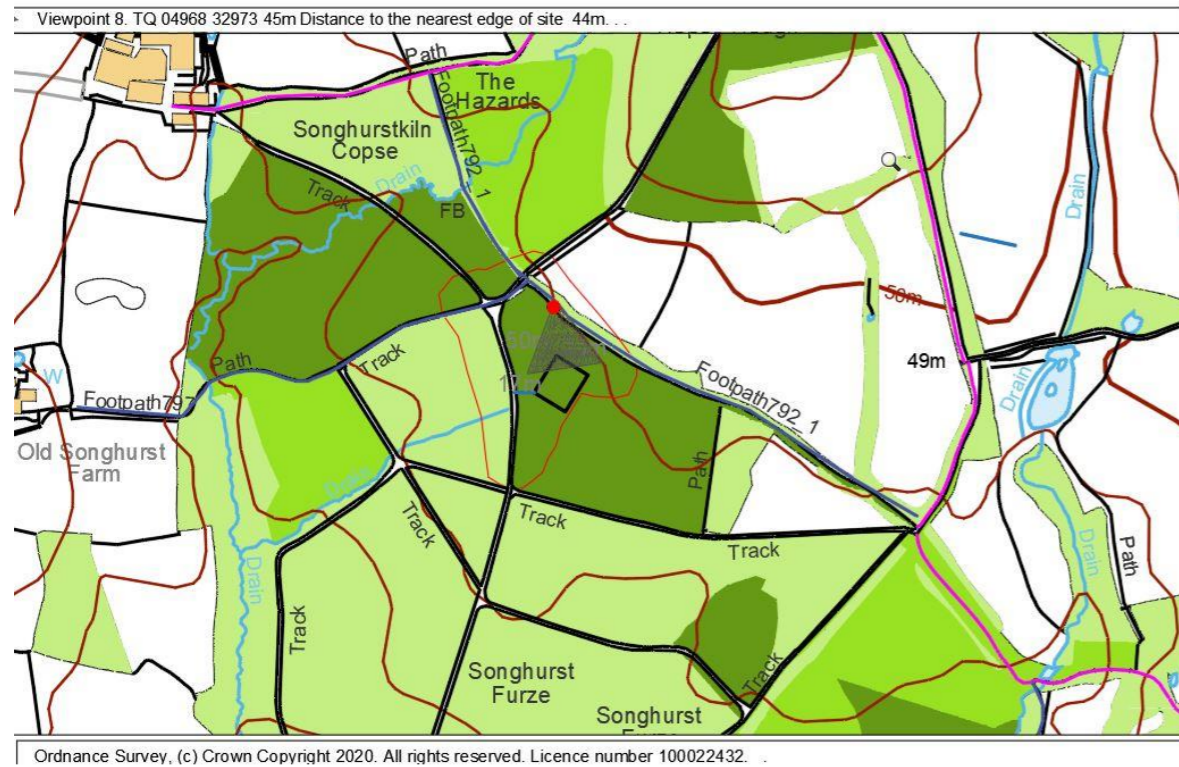
Viewpoint 7.

Summer view looking south eastwards from footpath 797 towards the north-west corner of the site. The well-established ancient woodland provides low level screening for walkers on this footpath, and the angle and proportion of the view occupied by the proposed building for recycling of construction materials, make this a slight visual magnitude of change, and the woodland contributes to a sylvan appearance to the views on footpath 797. Clay extraction activities are a key landscape characteristic in this part of the local landscape character area of LW4, Low Weald Hills. The woodland buffer will be conserved through the proposals and a 15-metre buffer protected for the ancient woodland, which is beyond the site, and the peripheral areas of woodland will be managed with replanting of low-level screening making a denser screen with native species. This will protect the local woodland from adverse landscape effects such as dust and will lower perceptions of noise for walkers on the footpath 797, who have a one-way sequential oblique view, which is restricted due to intervening woodland.



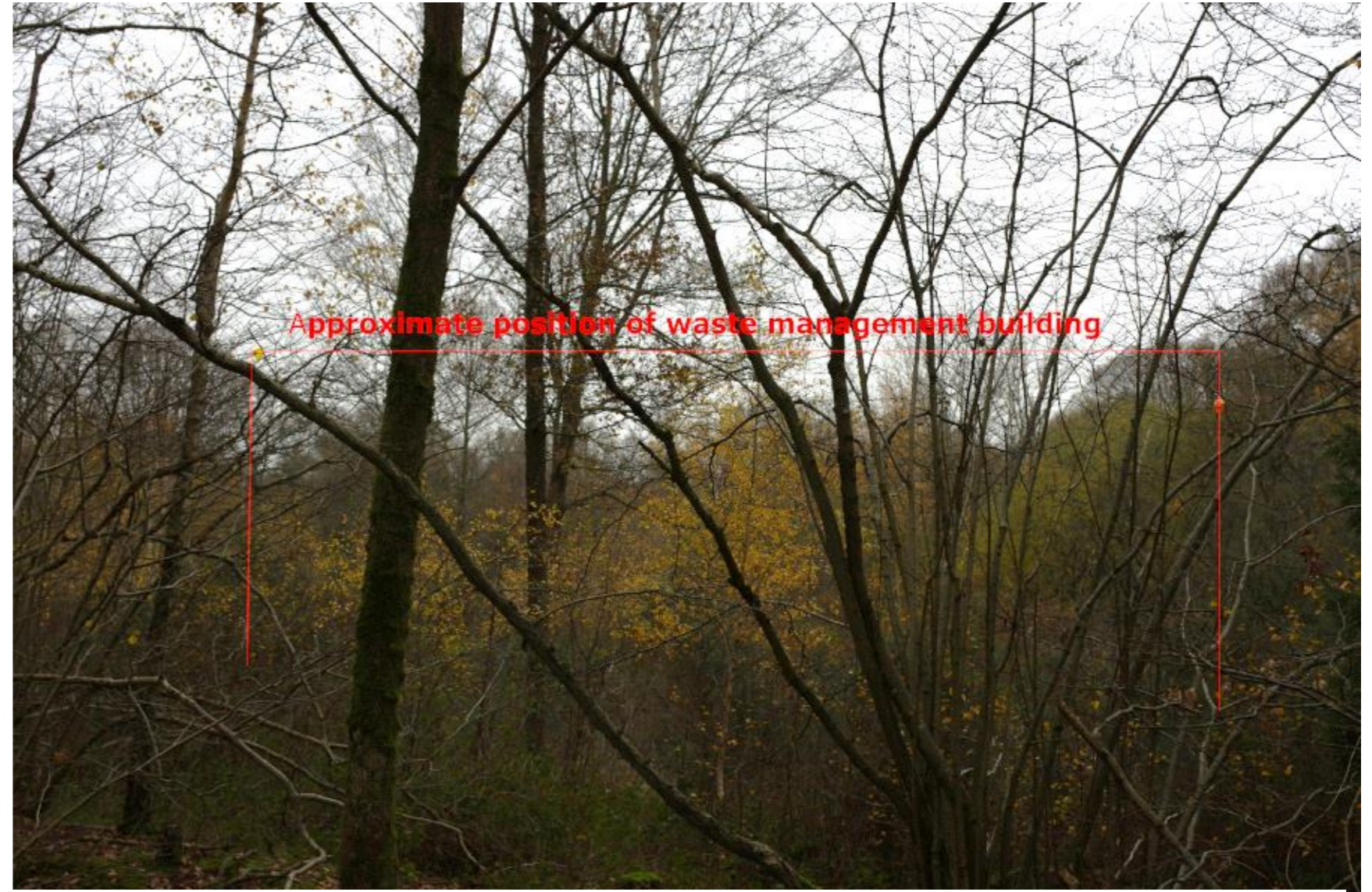
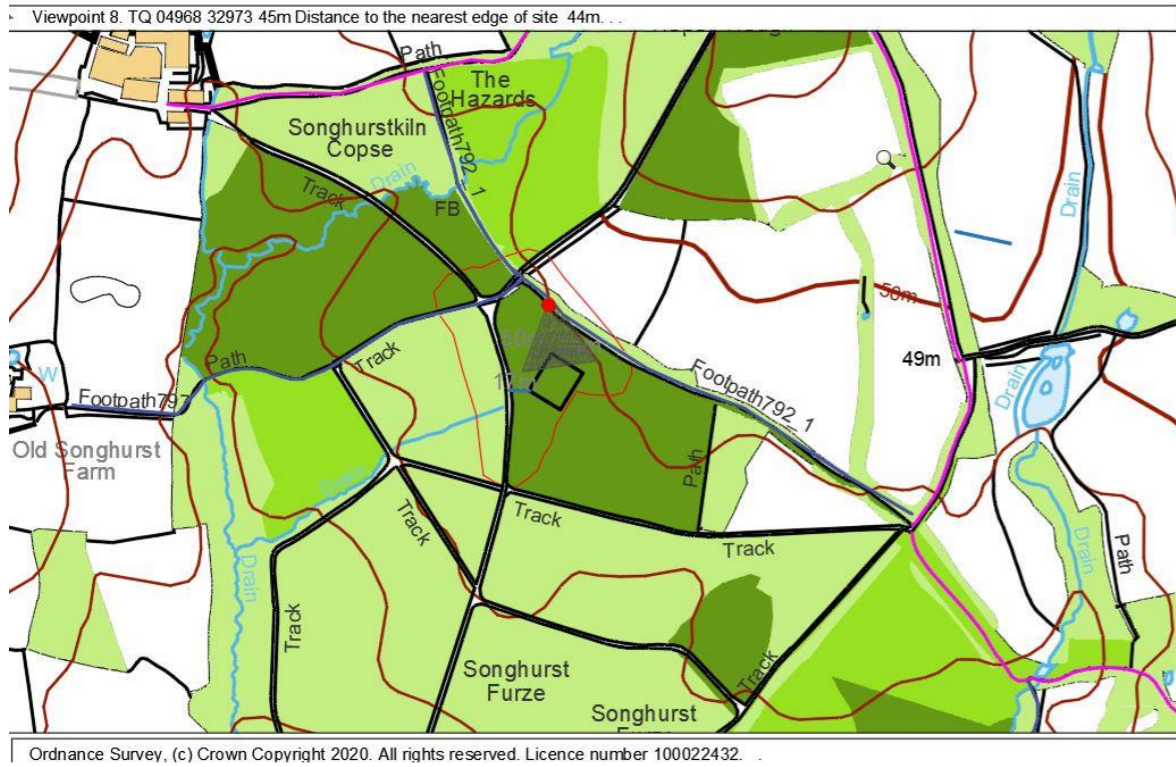
Viewpoint 7. The view in Winter; the building will be screened by the intervening ancient woodland on the northwest corner of the site, and by the adjoining ancient woodland to west of the existing woodland track which runs north-south along the western site boundary. There will be some views of the upper half of the recycling materials building, but the visual impacts of these views will be softened by the existing intervening woodland in the views, which lowers the visual sensitivity of this landscape to changes proposed. The sensitive design using dark matt colours (black) in the timber cladding will allow the building to merge with its woodland setting, to conserve the sylvan setting. Magnitude of change will be moderate, due to introduction of a building into the wooded landscape. Proposals include further native tree planting to thicken the buffer zone. This will help to mitigate for change in views and it will allow the magnitude of change to decrease over time.

Landscape effects- Some of the noise and possible dust will be mitigated for by housing the recycling of the construction materials within the recycling building. Vehicles' noise (lorries, dumper trucks, clay extraction) will be audible, and this will be a moderate change and there would be some associated adverse landscape effects on sensitive receptors (walkers, woodland) as a result. The woodland screening by coppice will be retained and made denser to give a good screen for the proposed activities on this site in views from the northwest from the footpath 797, in winter.

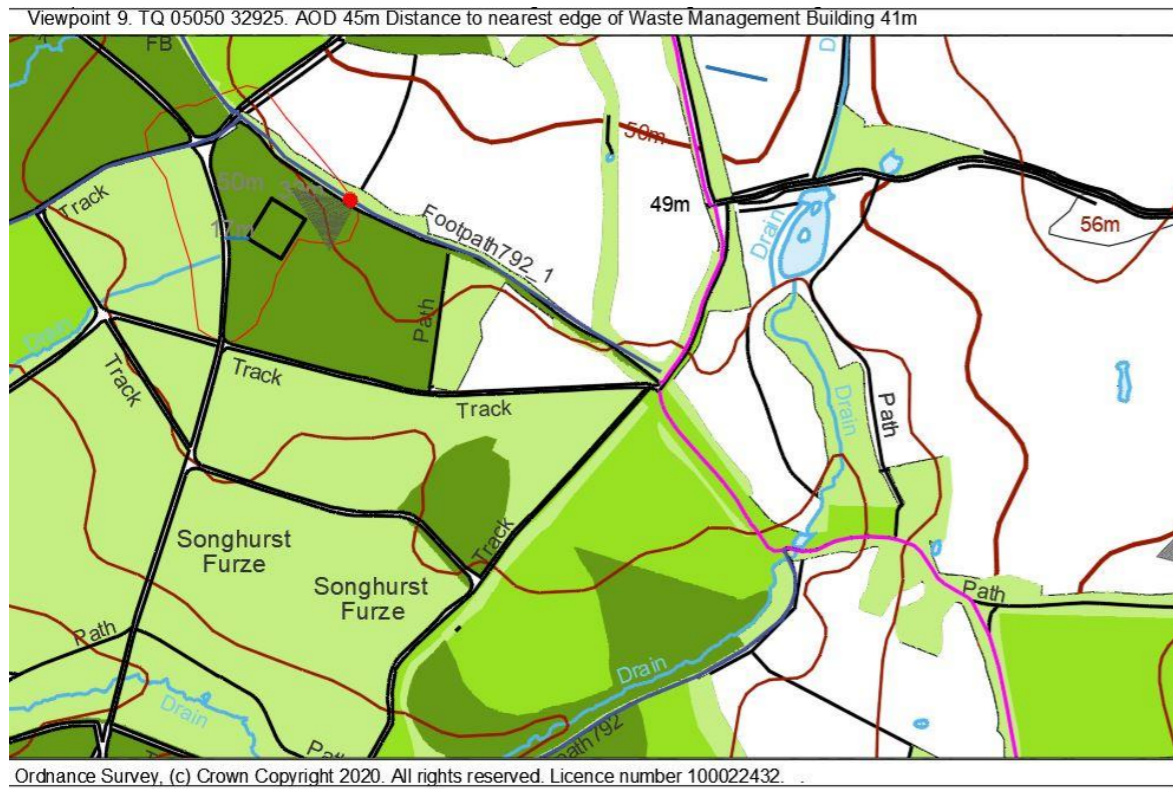


Viewpoint 8. Summer- View from footpath 792-1 looking southwards towards the northern edge of the site. the presence of coppice (hazel) and large mature trees including oaks, along the northern site boundary provides good screening which is partial, and will be enhanced by further native planting, for the site periphery. The sylvan setting allows the landscape to absorb the proposed changes well, and the magnitude of change in views would be lowered as a result to moderate/high. With the proposed mitigation planting the views will be screened and walkers along the footpath 792-1 will experience a lowered visual change.

Landscape effects- there will be additional noise and possible dust but the intervening screening by the dense woodland native planting will assist in mitigating, and conserving the nature of the views along this footpath 792-1. There will be a loss of tranquillity, although there is a degree of aircraft noise from jets approaching Gatwick which also forms part of the experiential landscape baseline.

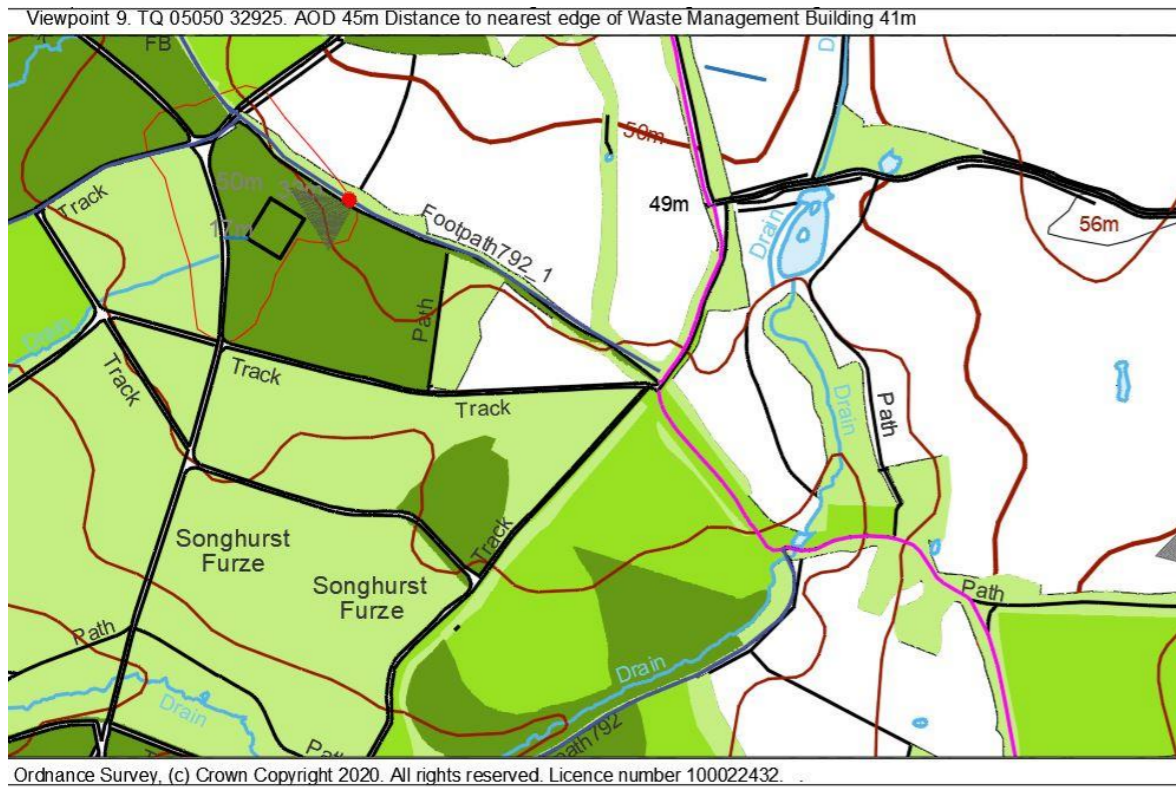


Viewpoint 8- The View in Winter. There will be some views, but there is a level of softening provided by the existing woodland buffer which is to be retained. Further planting will be needed to mitigate for effects on the viewers, walkers along footpath 792-1, looking obliquely southwards towards the site. The walkers' main direction of view is east-west and views will be channelled along the main direction of the footpath, (not towards the site which is to south) and will be softened by the sylvan setting to the footpath. Hence the magnitude of change in the views, will be lower a result. The existing sylvan nature of the views mean that the visual impact of the views will be moderate/ high in the closest part of the footpath 792-1. Distance to the proposed building will be approximately 44 metres. There were lower levels of use of footpath 792-1 and 797, which lower the sensitivity to change. With mitigation planting the visual impacts on viewers will be lowered by low level thicker screening effects of planting of native trees and shrubs, and by the phased restoration.

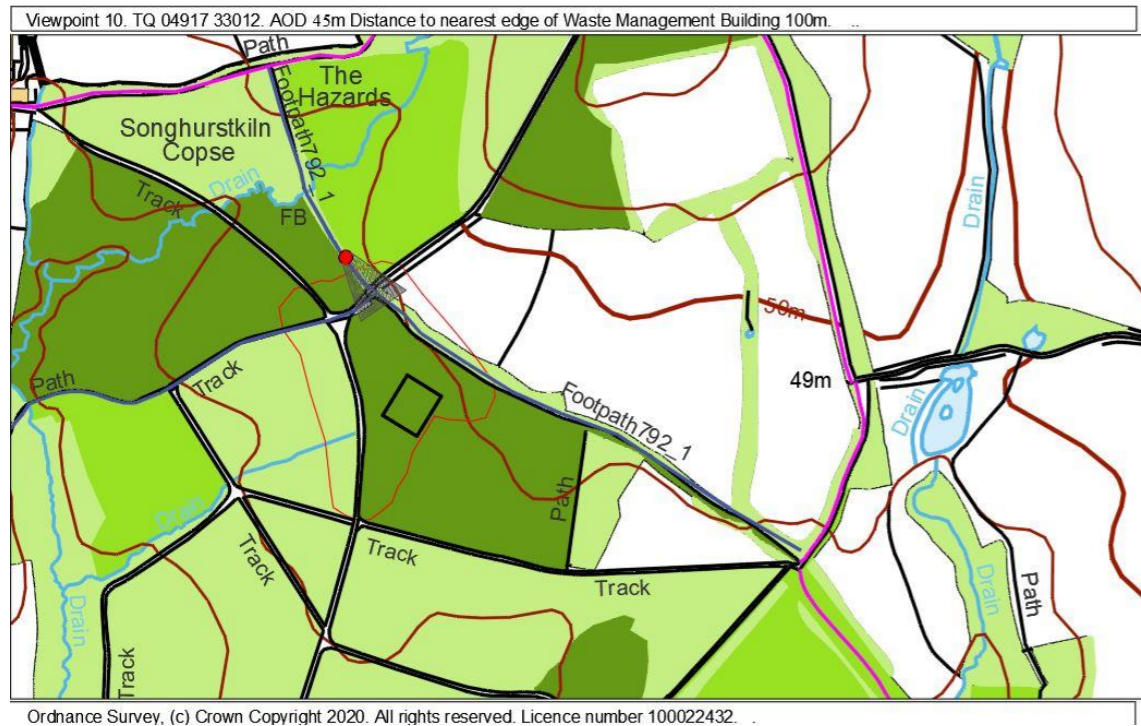


Viewpoint 9. Summer-

View looking south for walkers looking obliquely from footpath 792-1. Moderate magnitude of change in views, due to oblique angle of view, proportion of view occupied by the proposed materials building, and due to dense low-level screening, which will be added to by proposed buffer planting. This is to conserve the landscape character of the sylvan setting; no fencing is proposed to this boundary. This lack of fencing will be to conserve the local distinctiveness and the rural nature of the views along footpath 792-1, looking southwards towards the northern boundary of the site.

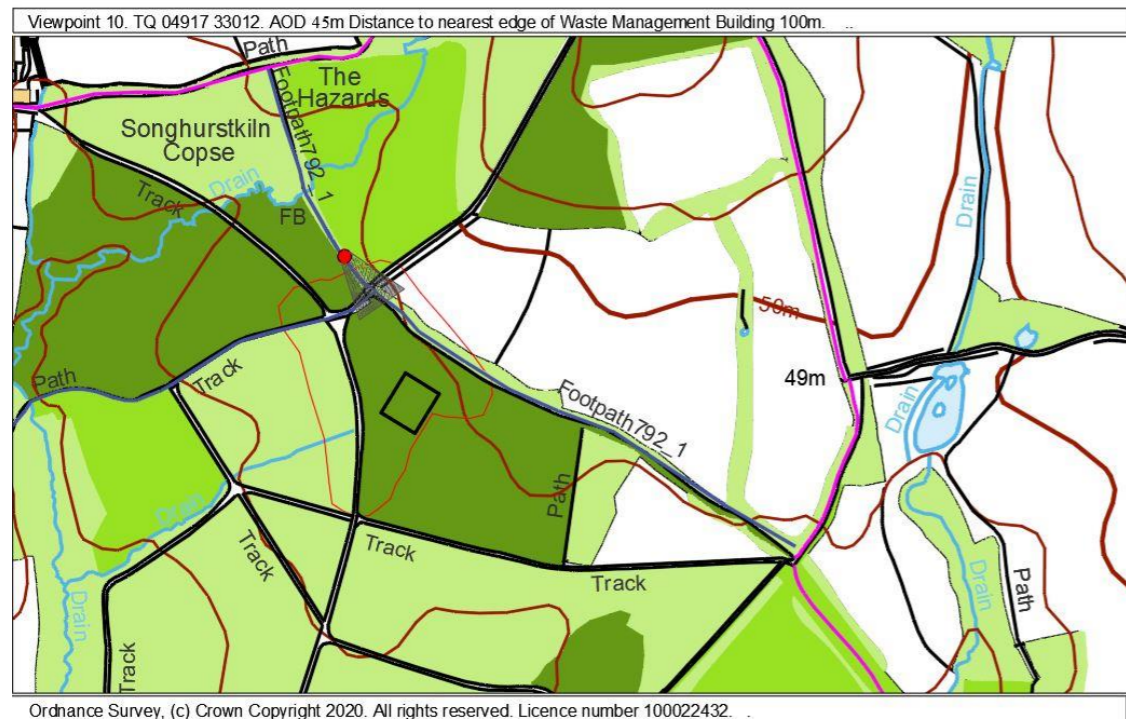


Viewpoint 9. The same view in winter. The dense low-level screening properties of the sylvan setting enable the landscape to absorb the changes proposed. With additional low-level screening the proposed buildings will be merged with the wooded backdrop, with use of black to enable the building to become less visible and to link with the woodland in the background. Landscape effects will be noise from vehicles and screening planting will enable dust levels to be absorbed. Views will be oblique views only for walkers travelling east-west looking southwards, proportion of views and angle of views, and sensitive use of colour in the building design (black timber cladding, no lighting/ windows facing north), will further mitigate the magnitude of change to moderate/low over time. This will be to conserve the sylvan, rural setting of the proposed clay extraction and materials recycling activities in the Low Weald locally distinctive landscape.



Viewpoint 10. Summer - View of the northern boundary of the northwest tip of the site, looking southwards from the northern end of footpath 792-1.

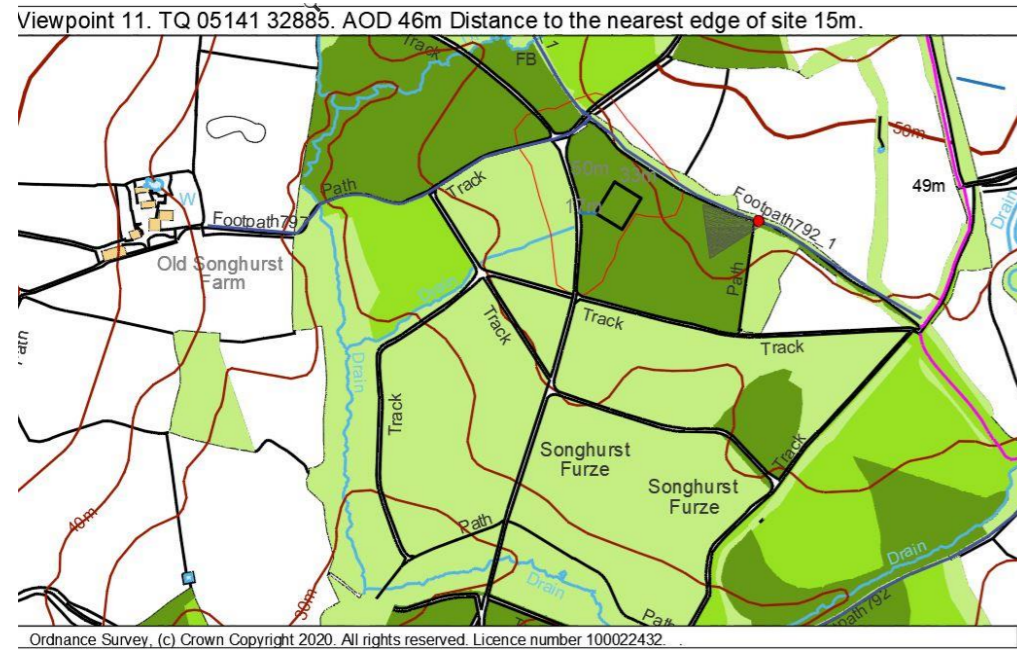
The site proposals occupy a small proportion of the views, which are well enclosed by woodland. The site has woodland to the north, and parts of the rights of way (outside of the ownership of the applicant) have been in lapsed management, with poor landscape condition, so there will be a need to replant gaps when the dead trees and broken fences/ gates are removed, and replaced and to replant the gaps with native shrubs where this occurs (though this area is outside of ownership of the applicant). The aim will be to conserve and enhance the landscape quality and landscape condition on the site northern edge, as well as to conserve the screening qualities of the sylvan nature of the views towards the wooded boundaries of the site (where within ownership). This footpath was quite well used by walkers during LVIA survey and it links to the Sussex Border Path to north, (NB. There are no views from the Sussex Border Path of the site.) Magnitude of change will be very low from this VP 10. With mitigation and enhancements there will be some beneficial landscape effects over time.



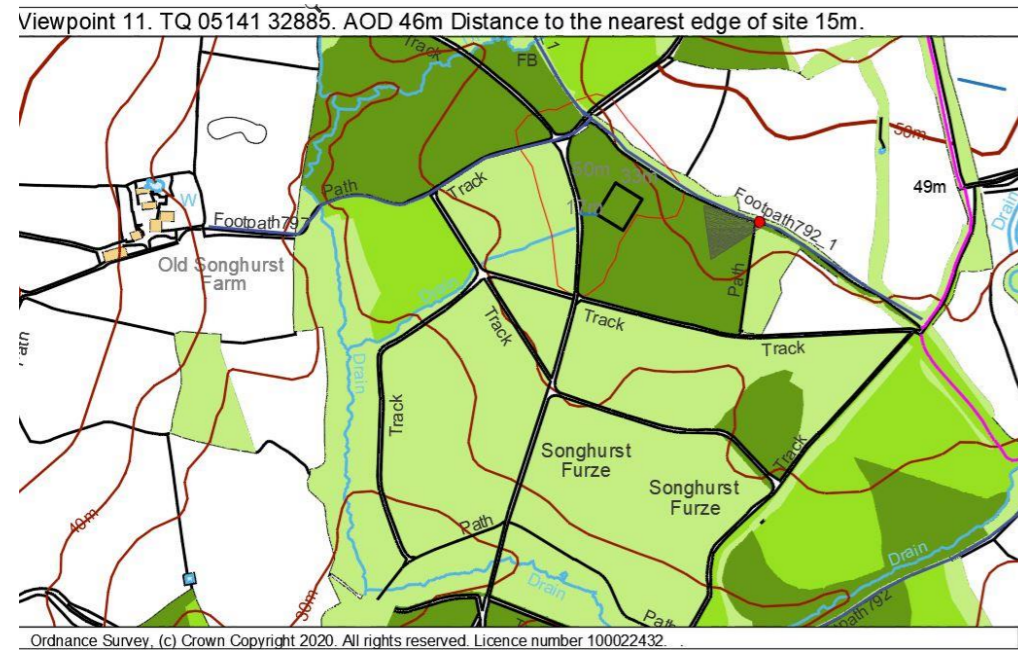
Viewpoint 10. Winter -View looking towards northwest of the site in November. The landscape character in the north west of site is well wooded and ancient woodland is a key landscape feature of LW4 Low Weald Hills. The aim is to conserve and enhance the wooded buffer of the site, and to protect all the ancient woodland on site with a 15-metre buffer zone. This is in line with National and Local landscape Policies to protect ancient woodland. By doing this the applicant will also conserve and enhance the nature of these sylvan views from the northern end of footpath 792-1. Landscape quality of the woodland is high, and landscape sensitivity is high as it is ancient woodland which is highly protected.

The wooded landscape character of the site's margins derives from the mixed native ancient woodland, which includes coppice (hazel) and standards (Oak as well as Birch. Visual sensitivity is low as the ancient woodland species provide good low-level screening properties and the angle and proportion of the view occupied by the proposed building, as well as sensitive design of the building, will allow the proposed waste management building to merge into the wooded setting.

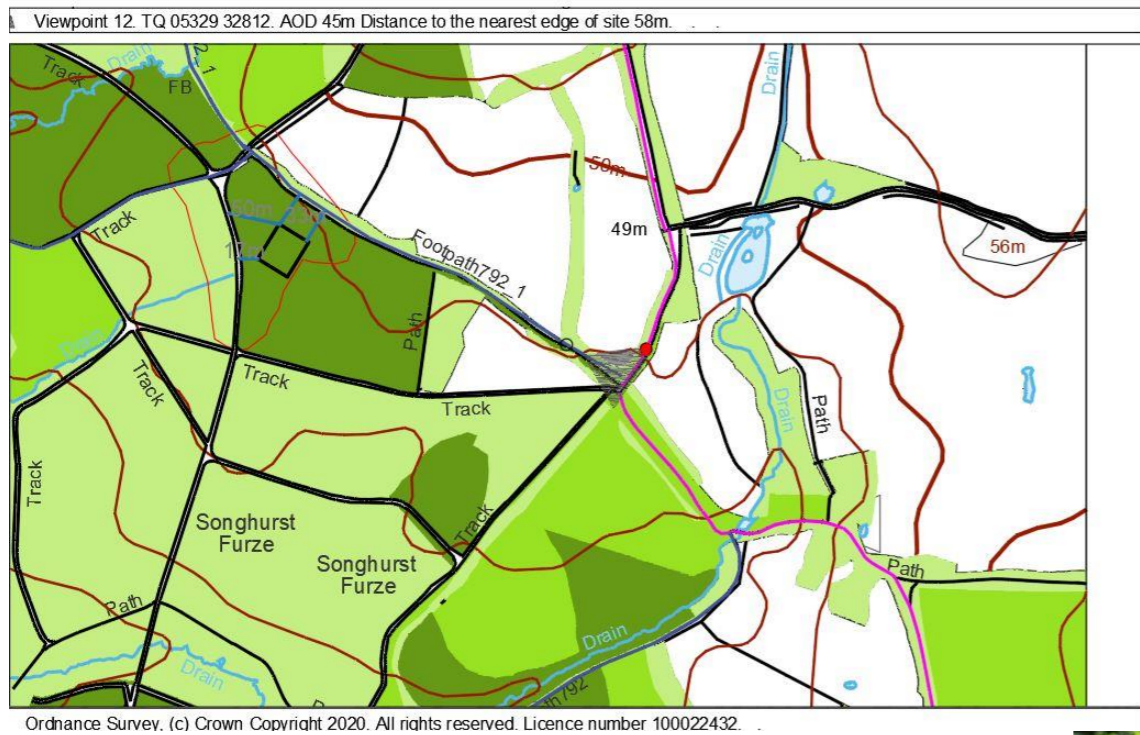
The aims are for the northern edge of the site which is mature woodland to be protected and retained. This is a green buffer, and it will be conserved and enhanced, to retain the high natural beauty of the views in the rural local landscape character area, as well as the semi rural nature of the views looking south from the enclosed views from footpath 792-1. Some lapsed management of gates and fencing lowers landscape condition. No fencing proposed for perimeter of site due to rural landscape and need to avoid unnecessary suburbanising elements. Green edges of site will conserve local distinctiveness.



Viewpoint 11. Summer- View into the northern edge of the site, which has some recently planted Planation woodland, and lacks some of the low-level screening properties of land further to west. This part of the northern edge of the site will have some views of the traditional clay extraction activities, which will however be below ground and will have lowered visual impacts as a result. The proposed buffer planting along the northern site boundary will be to enhance the low-level screening, to conserve the sylvan nature of the views along footpath 792-1. The lack of any perimeter fencing will be to enable the site to merge with its wooded setting. After 15 years, the extraction will be relocated and the land restores to woodland, with the enhanced Green edges to site; will conserve and enhance the rural landscape character and lower the visual impacts on walkers on footpath 792-1, travelling east-west looking obliquely south. Landscape effects- There will be some noise and dust from vehicles associated with the traditional clay extraction activities, including excavators, dumper trucks. Boundary buffer planting will be designed to mitigate the landscape effects and the visual impacts of the clay extraction activities.



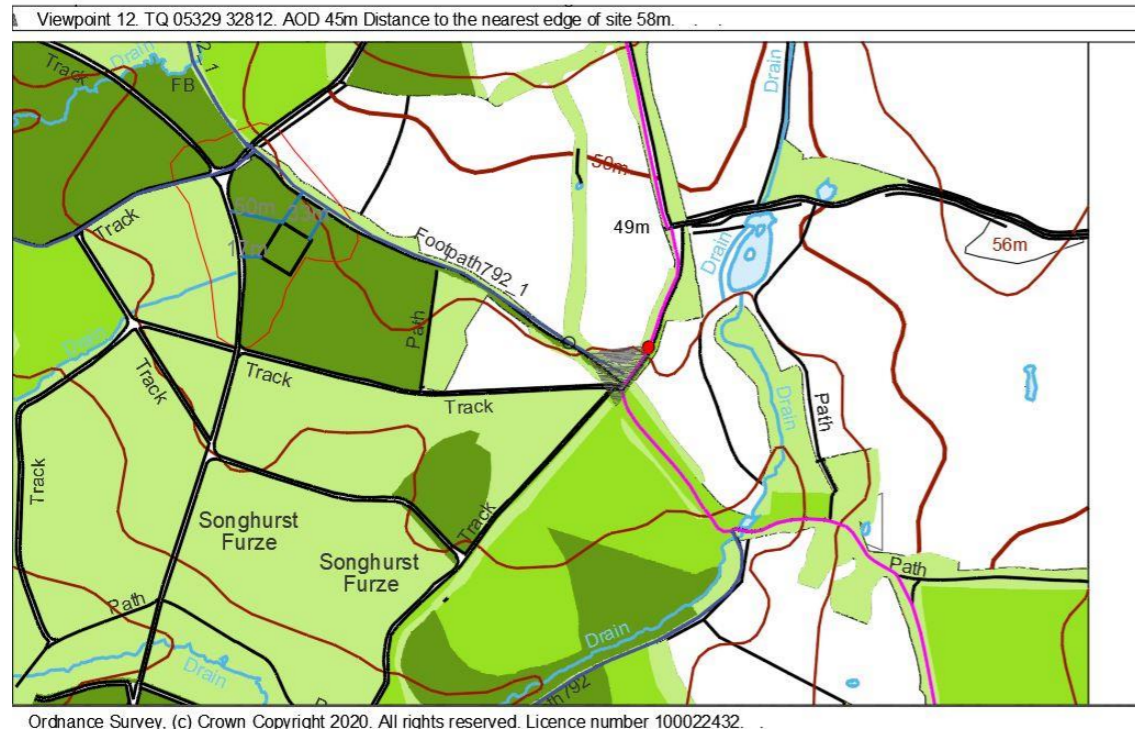
Viewpoint 11. Winter- The same view in Winter looking southwestwards towards the proposed clay extraction part of the site. There will be some views and there is a need to mitigate for any adverse visual impacts on the nature of these views in winter, for walkers travelling west- east along footpath 792-1, looking obliquely southwards towards the north of the site. A buffer zone will be conserved along the site's northern edges, to protect all the existing mature trees and shrubs, as well as recently planted woodland. the buffer will be thickened at low level by dense planting to screen the clay extraction activities from views from footpath 792-1. The walkers will experience a moderate to high magnitude of change in their views, which will be lowered over time as the screening properties of the mitigation planting takes effect. Landscape effects - There will be a change in noise levels along footpath 792-1, the sounds of machinery; excavators, dumper trucks, will be audible, with moderate adverse landscape effects. However, small -scale traditional clay extraction activities are a historic and occasional key landscape characteristic of LCA LW4 in the Low Weald Hills.



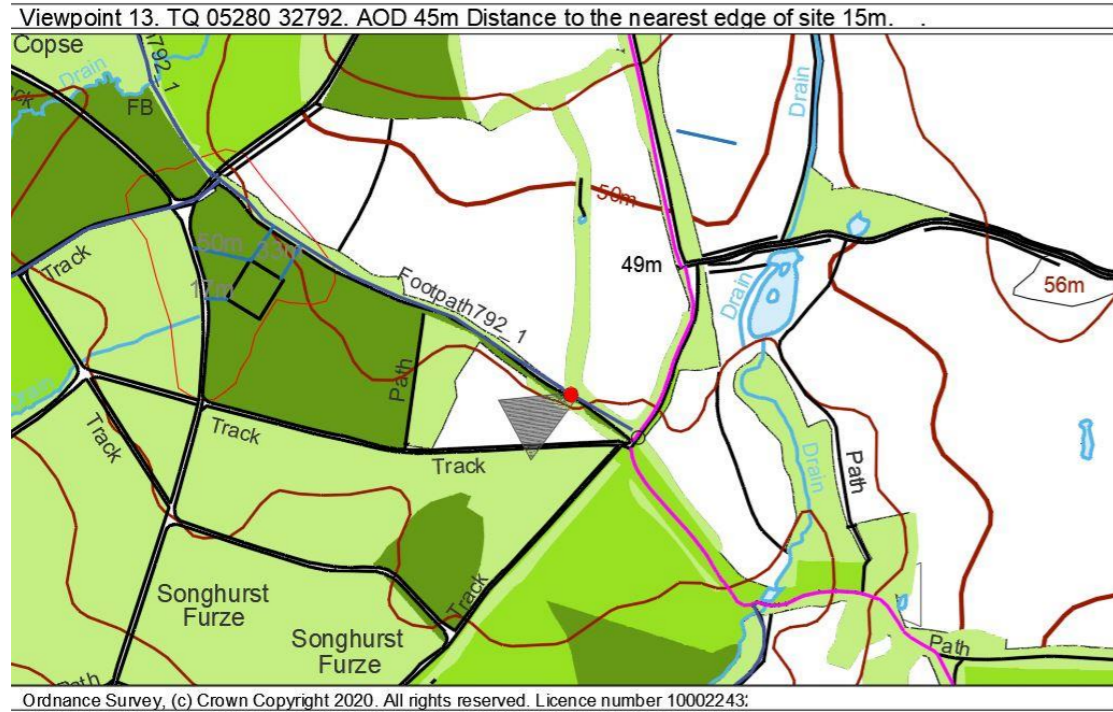
Viewpoint 12. Summer- View looking South towards northeastern edge of the site for walkers and riders on Bridleway 801.

The proposed clay extraction activities would be located in photo right view. Current mature hazel coppice with oak standards, strengthen the sense of place of the mature woodland bordering on pasture, to north of the clay extraction site northern edge, within the woodland of the Pallinghurst Woods.

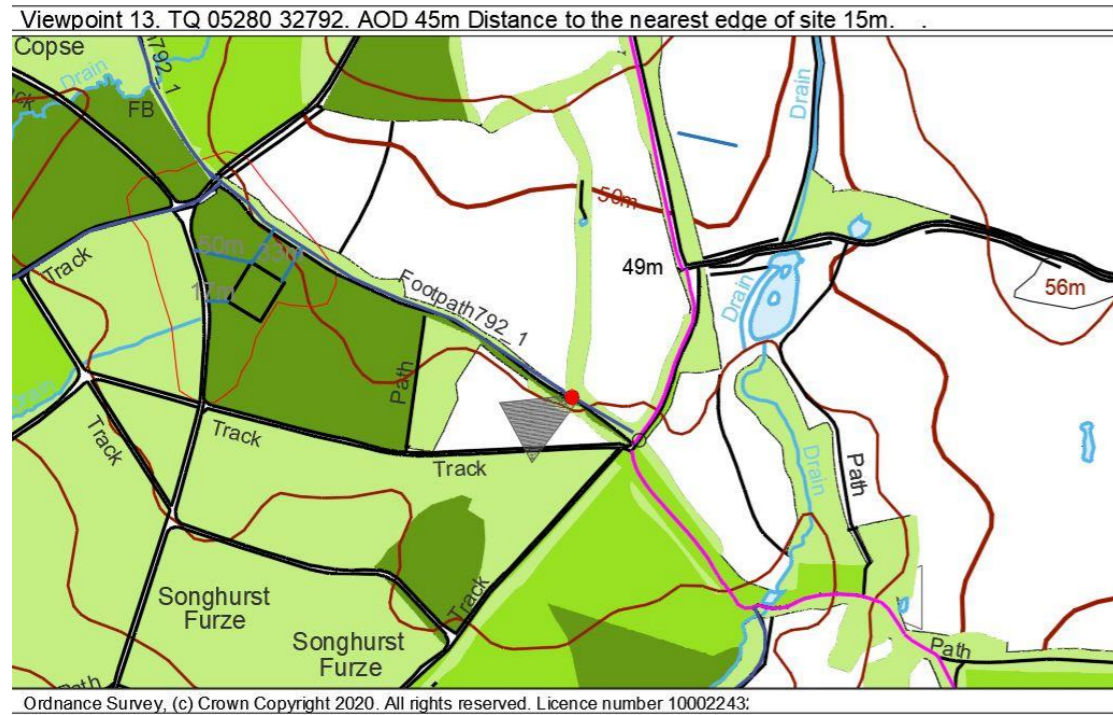
There will be a need to conserve the green edges of the site, using a buffer zone of retained, protected mature vegetation along the northern site boundary. There will be a need to avoid use of industrial style security site perimeter fencing where possible and instead to use nature materials if fencing is required, such as post and rail fencing or chestnut paling. There will be a need to strengthen the northern site boundary with native trees and hedgerows on site boundaries, especially the northern site boundary and northeast, and eastern site boundaries as these will have views in from adjacent footpaths (792-1, and Bridleways 801, BW 3239, BW 3240.) The fencing should have a native hedging planted on the northern and eastern side to soften any natural wooden the fencing between the sites. Closeboard style fencing should be avoided as it would suburbanise the rural setting. There is some scope to further enhance the area's local landscape character, by diversifying the grassland areas of the meadow verges in the photo, and to add native hedgerow and tree planting, where possible. This will be to conserve and enhance the local landscape character area, LW4, in the Low Weald Hills.



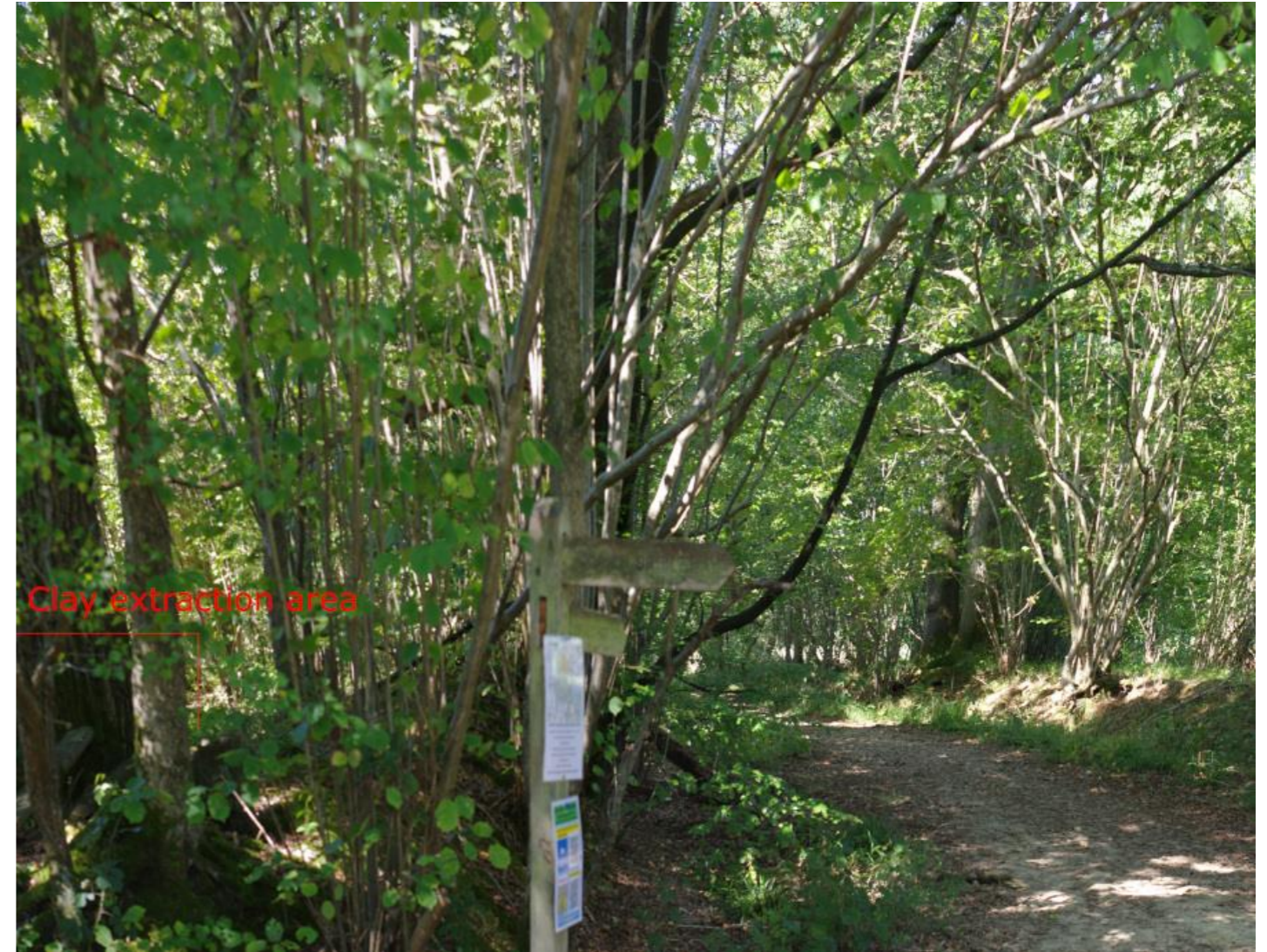
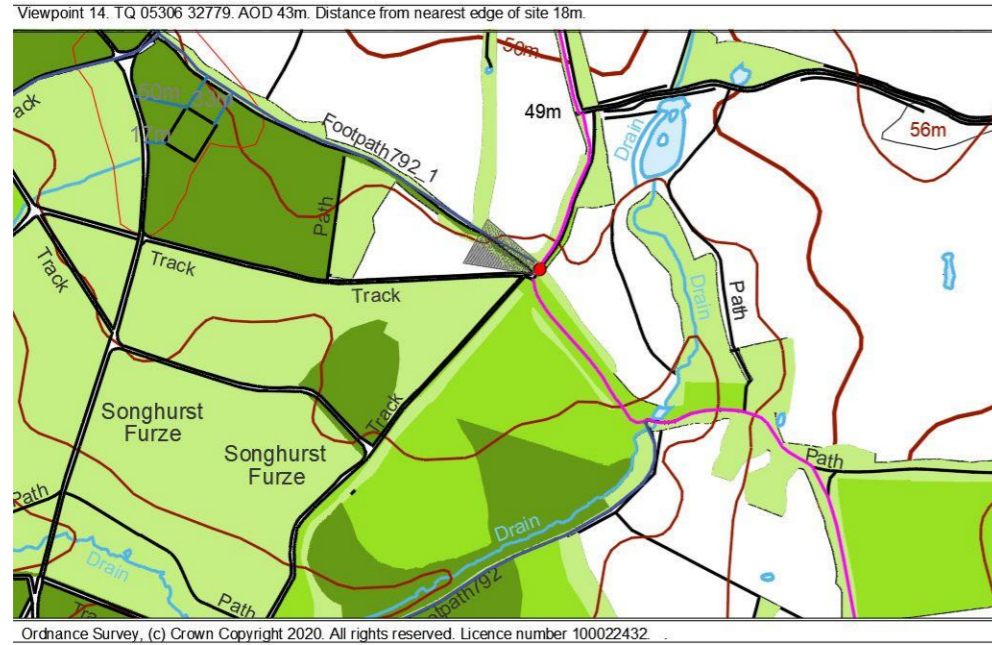
Viewpoint 12. Winter- The same Viewpoint 12 in winter. The existing mature woodland buffer to north offers some screening properties. The landscape Plan planting proposals by Landvision (2021) will be to mitigate for any views into the site’s wooded northern edge.



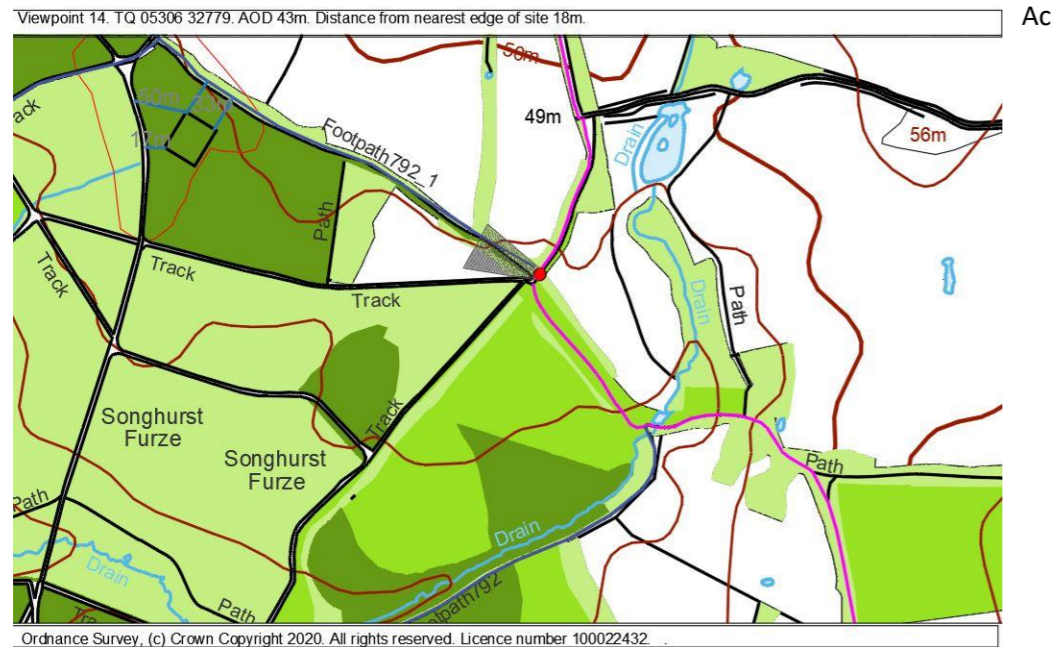
Viewpoint 13. Summer - View from footpath 792-1, looking south towards the northern edge of the site, and to the clay extraction area on site. The remains of a hedgerow bank and established old shaw confer a strong sense of place on this view, and the rural character has high landscape quality in this part of the LCA LW4. Native planting and increased species diversity will be used in the mitigation for the clay extraction proposals. This planting will help to conserve and enhance the rural landscape character of this part of local landscape character LW4, Low Weald in the Low Weald Hills.



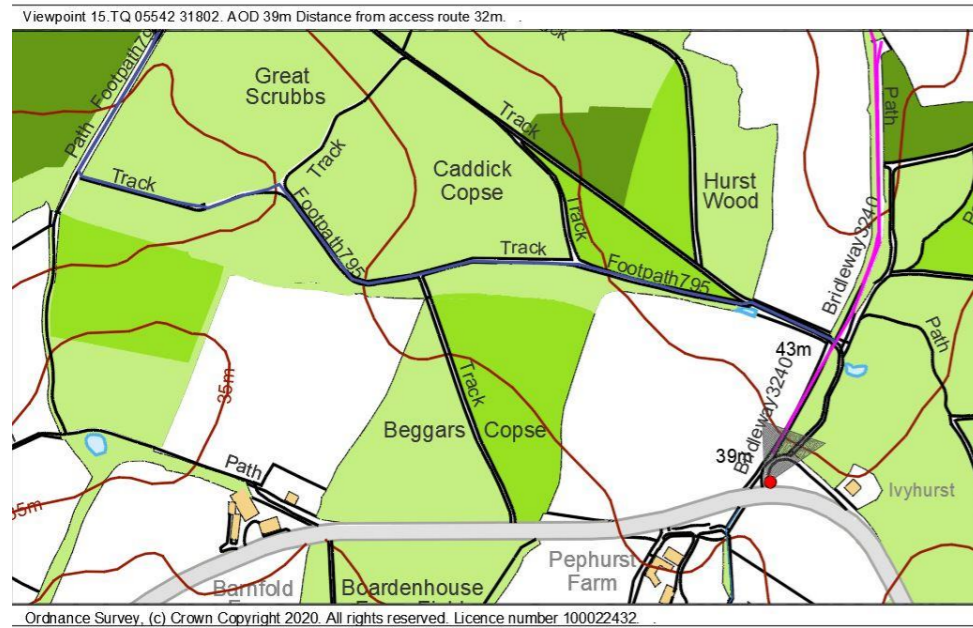
Viewpoint 13. The same view in winter. The existing woodland buffer provides a degree of screening and softening properties in this view from footpath 792-1, for walkers travelling west-east looking obliquely south towards the northern margin of the site. The northeastern edge of the site will receive further mitigation planting; this is to conserve and enhance the views from footpath 792-1, and will be required to ensure all year-round screening of the clay pit activities, in line with the Landscape Management Guidelines for LCA LW4, in the Low Weald NCA 121.



Viewpoint 14. Summer- Angle of views and the small portion of the site visible in this Viewpoint 14, lowers the overall visual impacts; also, an oblique view south for high sensitivity receptors, walkers travelling east-west, whose main views will be channelled west-east by direction of footpath travel. will be visible from this part of the junction between footpath 792-1 and Bridleway 801, which joins BW 3239 and BW 3240 to east, (photo west). The footpaths are well used and highly valued by the local residents. However, this Viewpoint demonstrates that the views into site will be oblique and have a lower impact in summer, due to low level screening by species such as Hazel coppice. This has good screening properties and will be conserved and retained, and the edge planting enhanced as part of the enhancements for the rural landscape character. The site's northeastern edge is well wooded and has the capacity to accommodate the changes proposed if suitable mitigating planting is also implemented for the northern boundary and the north-eastern boundaries of the site. Proximity to site means that site excavations will be audible, though screening planting will help to lower perception of the site activities.



Viewpoint 14. Winter view of the same Viewpoint 14. The low-level screening properties of the hazel coppice are evident and confer a strong sense of place. This is a well used footpath which joins Bridleway 801 to north (photo right). The mature woodland gives a degree of tranquillity to the nature of the views. There is high scenic beauty in the woodland to north of the site. The proposed clay extraction activities can be screened by further mitigation planting, but noise from the excavators is likely to be audible all year round. Evergreen native species and some coniferous species will be used in the landscape mitigation to lower the dust and perceptions of any noise increases for walkers, who are high sensitivity receptors to the change in view. Magnitude of change in the views will be lowered by small proportion of the view, angle of view, though a sequential view, this is a lower impact due to the existing wooded margins of site which will be increased in density by new mitigation planting. This is to conserve and enhance the rural landscape setting in line with Landscape Management Guidelines for LCA LW4.



Viewpoint 15. The proposed access route is a well-established timber extraction woodland ride currently used for woodland management in Pallinghurst Woods. The public bridleway 3240 used by walkers is west of proposed access route, (photo left, north of the yellow tipped bollards). Currently the layby is used for parking mainly by dog walkers. The baseline landscape is a modified landscape (an infilled clay pit, with site of old brickworks to north of layby). It has regenerating woodland (photo left), ancient woodland (photo right), with suburban elements including the present layby and access route to site. Car parking either side, and occasionally across the access route entrance is likely to be an issue. Magnitude of change in the nature of the views would be low as the access route already exists and is in use for woodland management. The entrance to the access route occupies a small proportion of the views for motorists on Loxwood road, and the car parking and layby make the view semi suburbanised, especially with the traffic noise from Loxwood Road. These are detractors from landscape quality and lower the sensitivity to changes in the views. The mature woodland softens the views and lowers the visual impacts for walkers and motorists on Loxwood road and layby. Landscape effects on walkers/riders on BW 3240 would be moderate/high, due to increased lorry movements along access route.

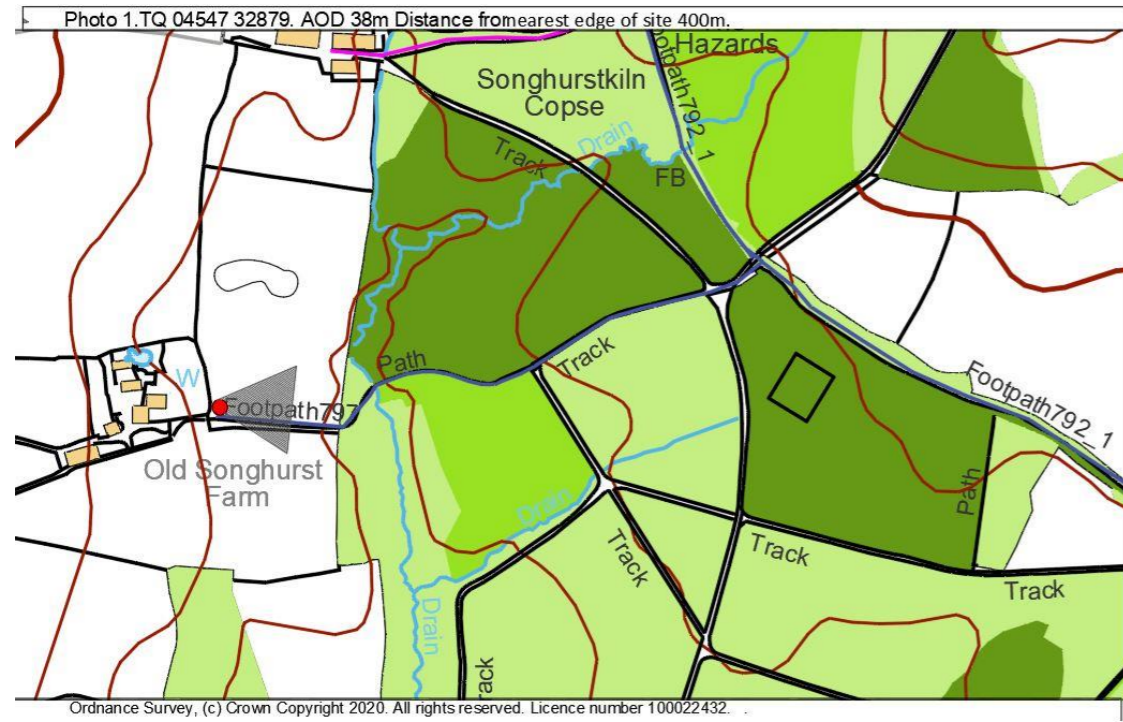


Photo 1. This photo is to show why there are no views of the site from the western end of footpath 797 looking eastwards, for walkers passing through land at Old Songhurst Farm, looking eastwards towards the site, which is located in dense woodland approximately ½ Km to the east (mid/photo right). Mature woodland on the gently sloping clay vale landscape intervenes in the views and totally screens the site from long distance westerly views. Woodland is a key landscape feature.

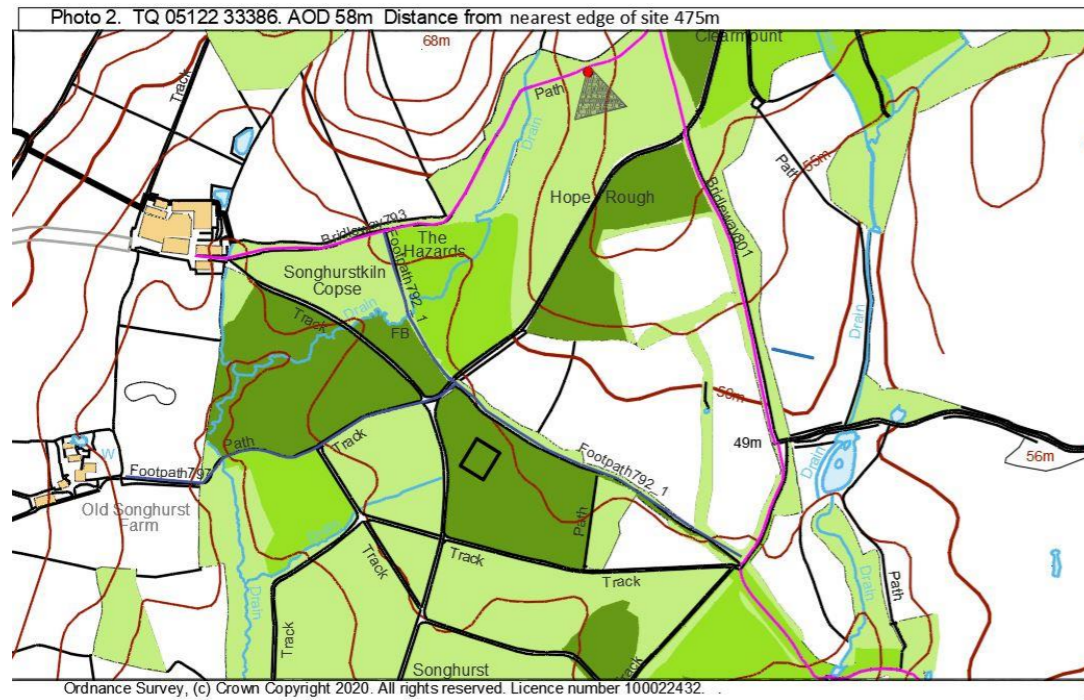


Photo 2. This photo is to illustrate why there are no views from long-distance footpath, the Sussex Border Path which runs west- east- to northeast of Hope Rough, to far north of the site. The coppice woodland has screening properties at a low level, whilst mixed Oak standards with Wild Cherry and some coniferous planting also add to screening of the site to higher levels, from the northerly views.

The landscape quality is high; this is due to the sensitive management of the mixed deciduous woodland of coppice with standards, including coppicing.

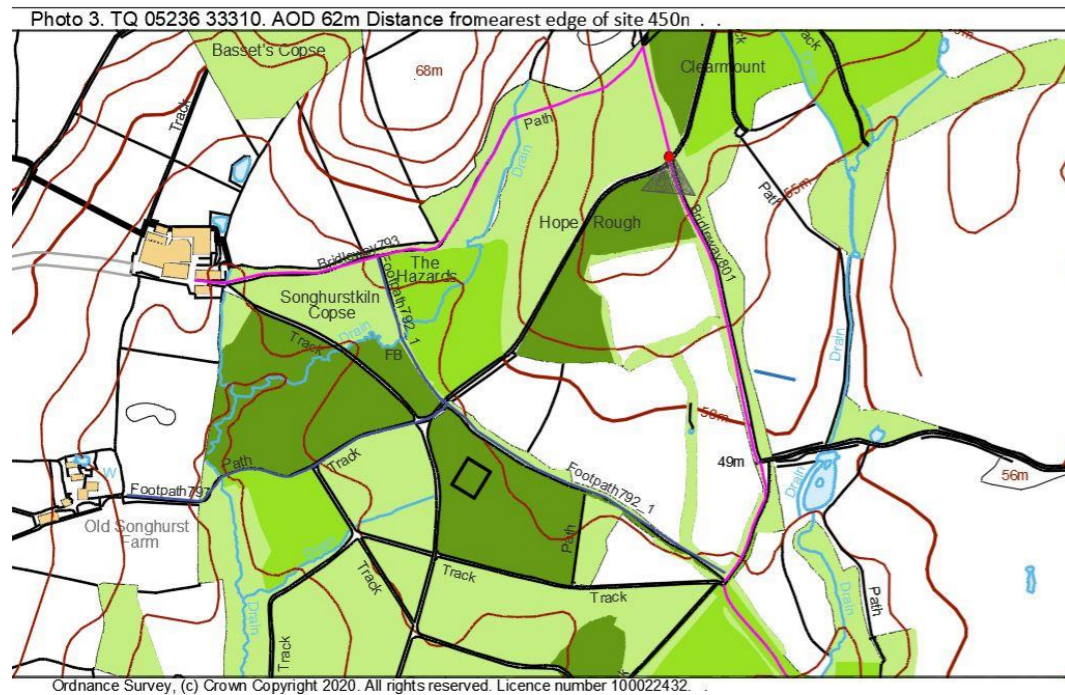


Photo 3. There are no views from the north from Bridleway 801 due to the intervening dense screening properties of the mature woodland, with dense coniferous plantation woodland to north of the site, near Hope Rough.

The screening from the north has all year-round properties due to the coniferous, plantation planting of the woodland.

A strong sense of place, and high landscape quality. A capacity to accommodate changes of the type proposed due to the mature woodland to north of the site.

The Landscape Management Guidelines of the rural land are to conserve and enhance the site within the LCA LW4, and its margins, including the mature green buffer. (This area is outside ownership so could change if trees are felled.)

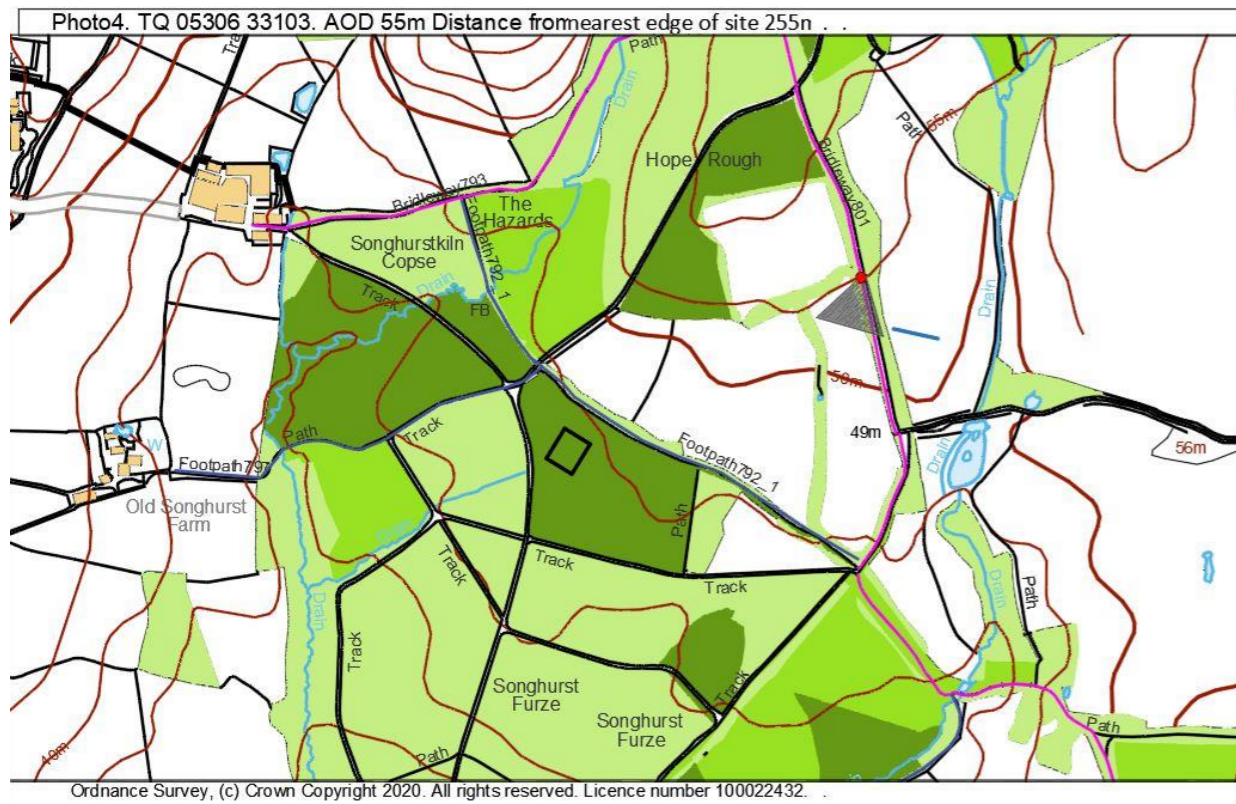


Photo 4. View from Bridleway 801, at approximately 55 m AOD, there are no views of the site from the northern end of Bridleway 801, due to the combined screening effects of hedge banks, with established mature hedgerows and shaws, and the intervening topography which lead to enclosed views along the Bridleway. A strong sense of place conferred by the mature woodland and a high level of natural beauty. The views have a high scenic beauty for walkers and riders in this part of the LCA LW4, in NCA 121 Low Weald.

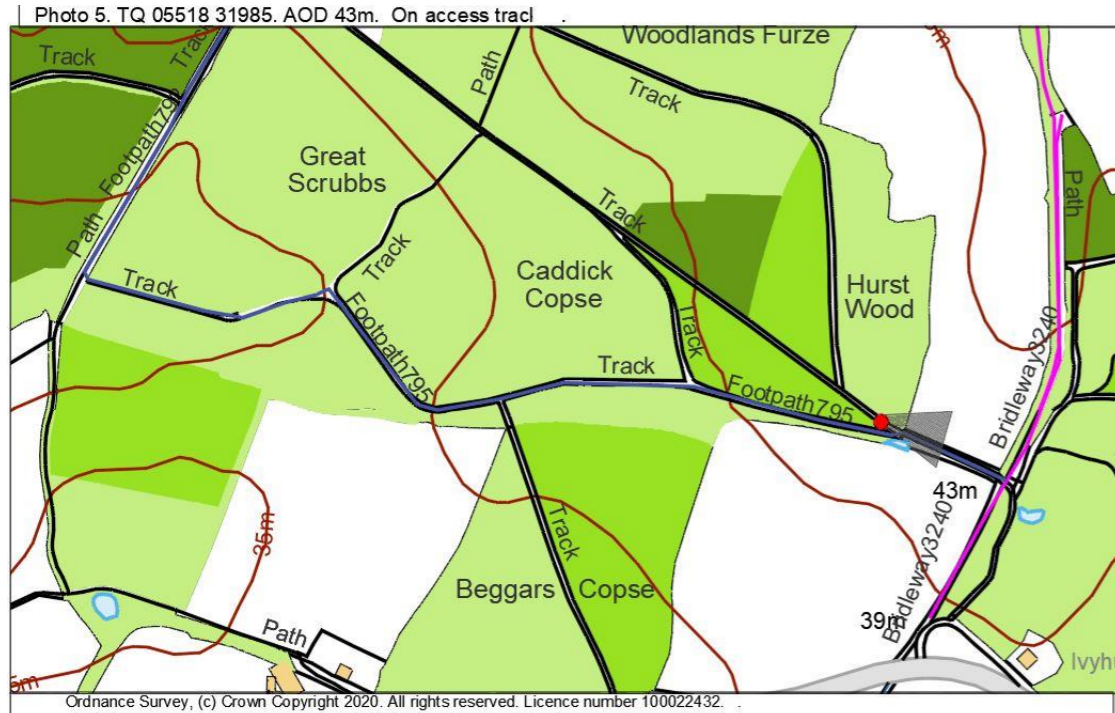
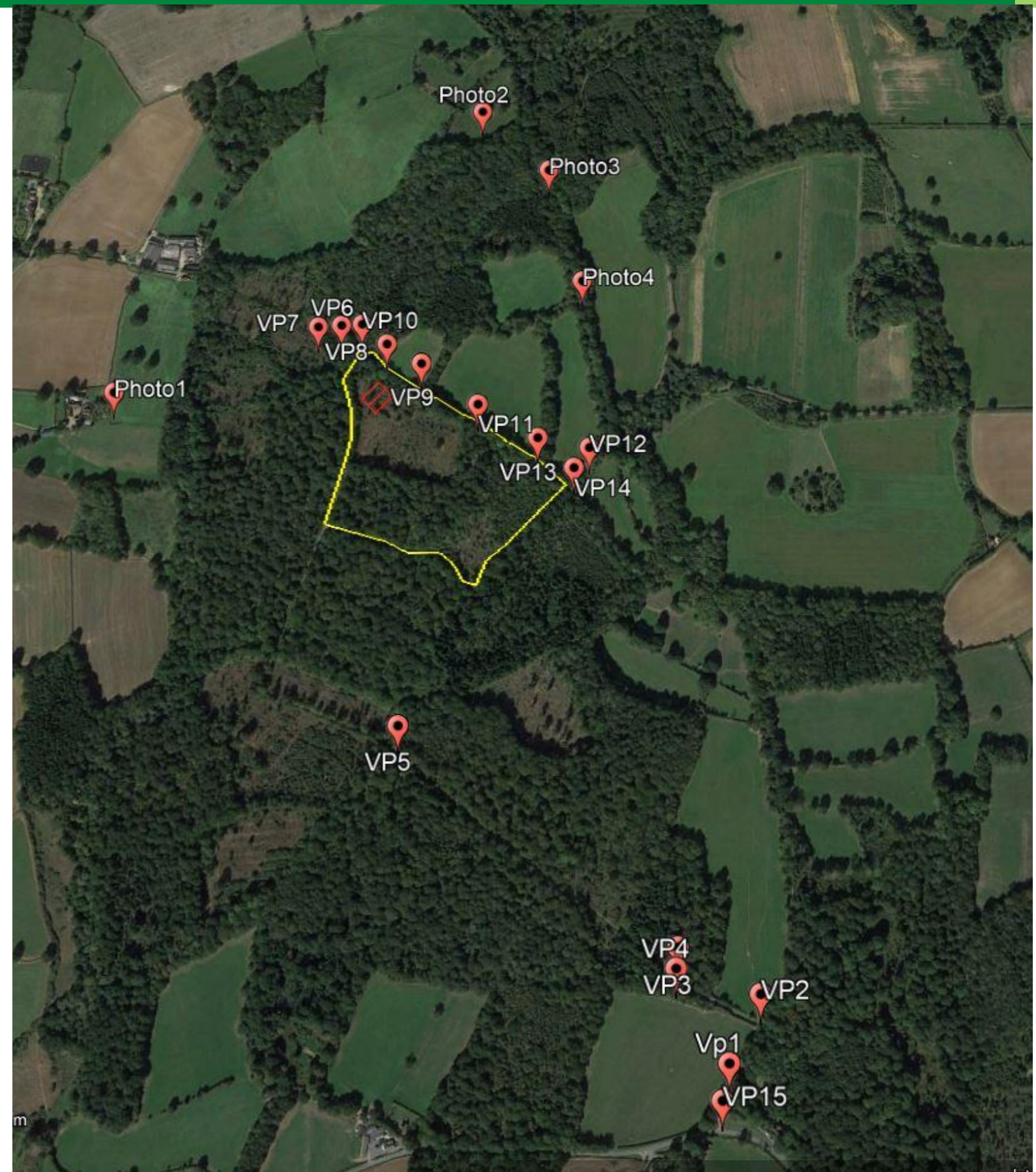


Photo 5. To illustrate the obstructed footpath 795, south of access route, (photo right) which is outside of ownership, and which has become impassible, due to overgrown scrub, of bramble and stinging nettles.



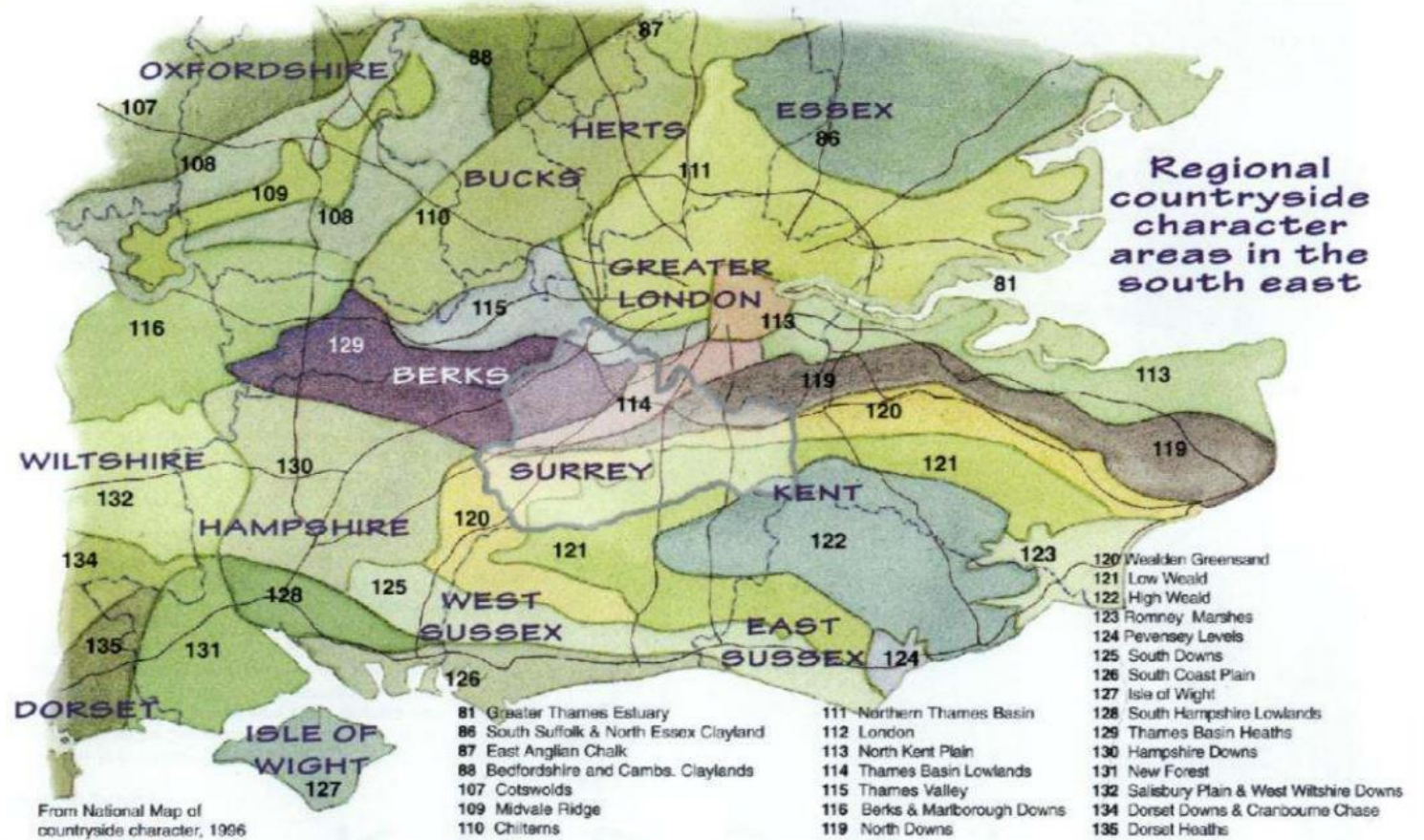
Figure 1. Footpaths map. The proposals will affect users on Footpath 792-1, Footpath 792, and Footpath 795, as well as Bridleway receptors on BW 801 and BW 3240.

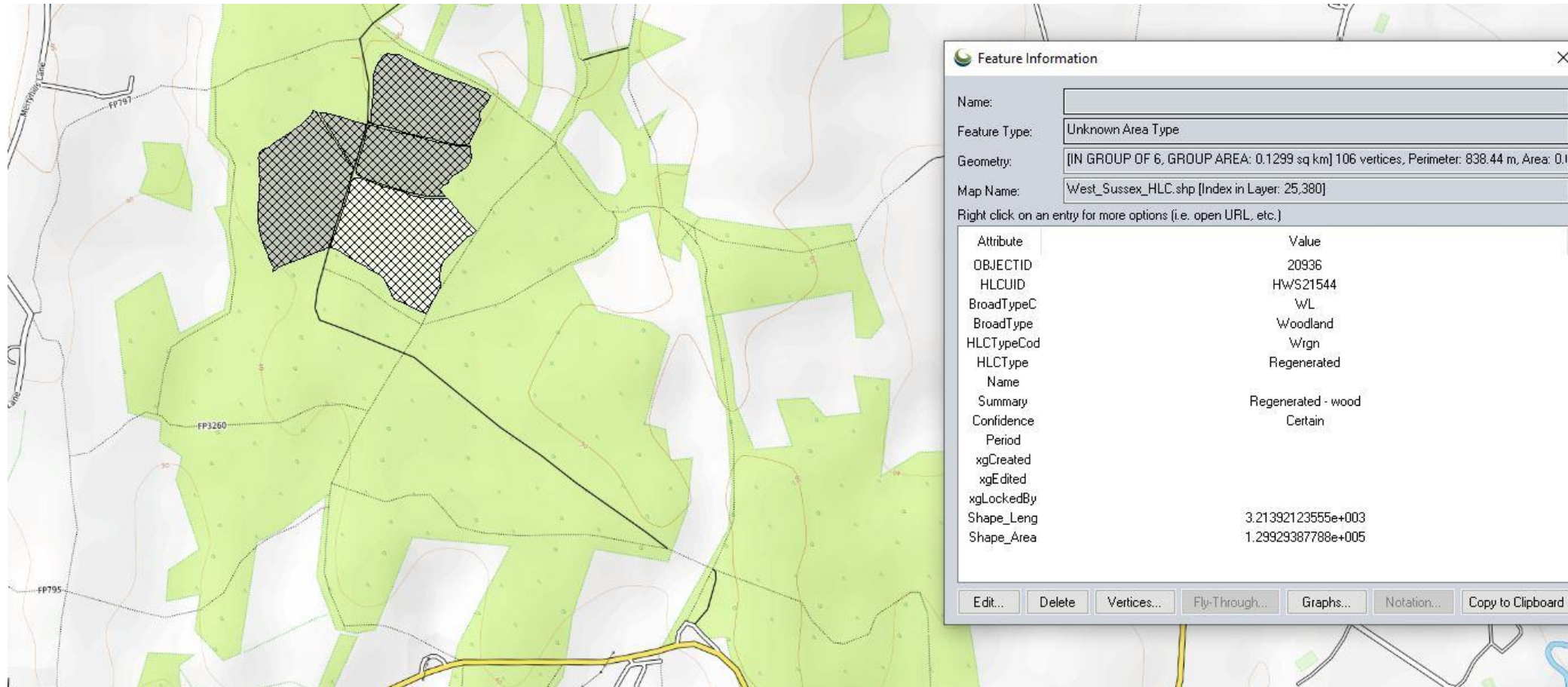
Figure 2. Aerial photo with Viewpoints and Photos locations. This is a well wooded landscape in the Low Weald Hills, LW4. There is woodland to south, east and west of site, with intermittent small pastures edged by shaws. The plantation planting with some coniferous species, reinforces this well enclosed landscape character on the gently sloping clay vale topography. The views are restricted to a narrow visual envelope along the northern boundary on the nearest public footpaths 792-1, footpath 797 and Bridleways 801, 3239 (Viewpoints VP6, VP7, VP8, VP9, VP10, VP11, VP12, VP13 and VP14) and in the far south of the access route from footpath 792 (VP 5) Loxwood Road and Bridleway 3240 (VP 15, VP 1, VP2), and footpath 795 (VP 3, VP4). Woodland cover to far north means that there are no views from the Sussex Border Path long distance footpath, (see photos 2, 3 and 4 which illustrate this.) To west on footpath 797 there are no long views to site (see Photo 1 which illustrates this). The woodland to south of the site is not public open space and there are no views of the site from the public footpaths to south of site. VP5 is a cross over of footpath 792 over the proposed access route.



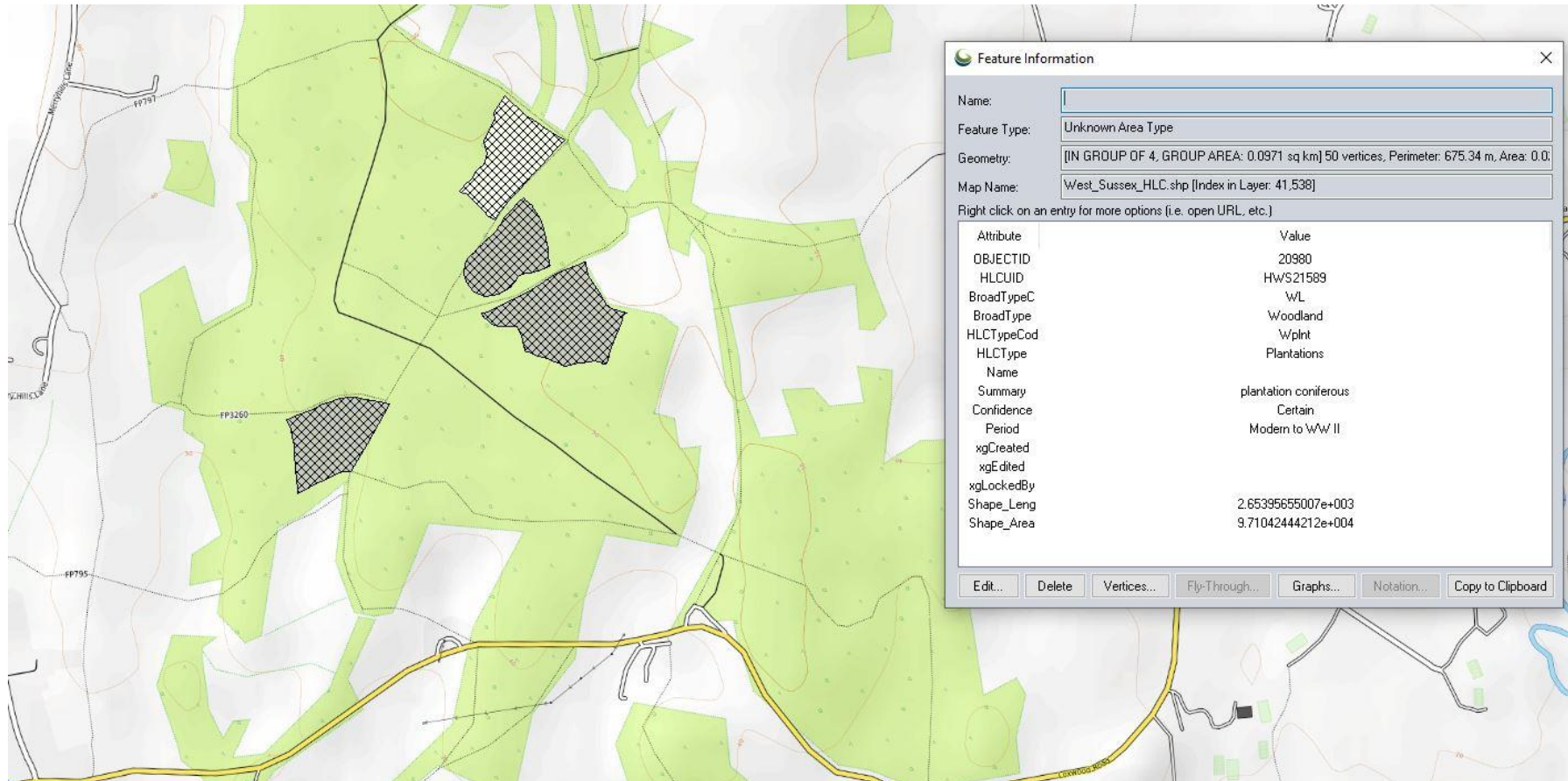
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APPENDIX 2
Maps

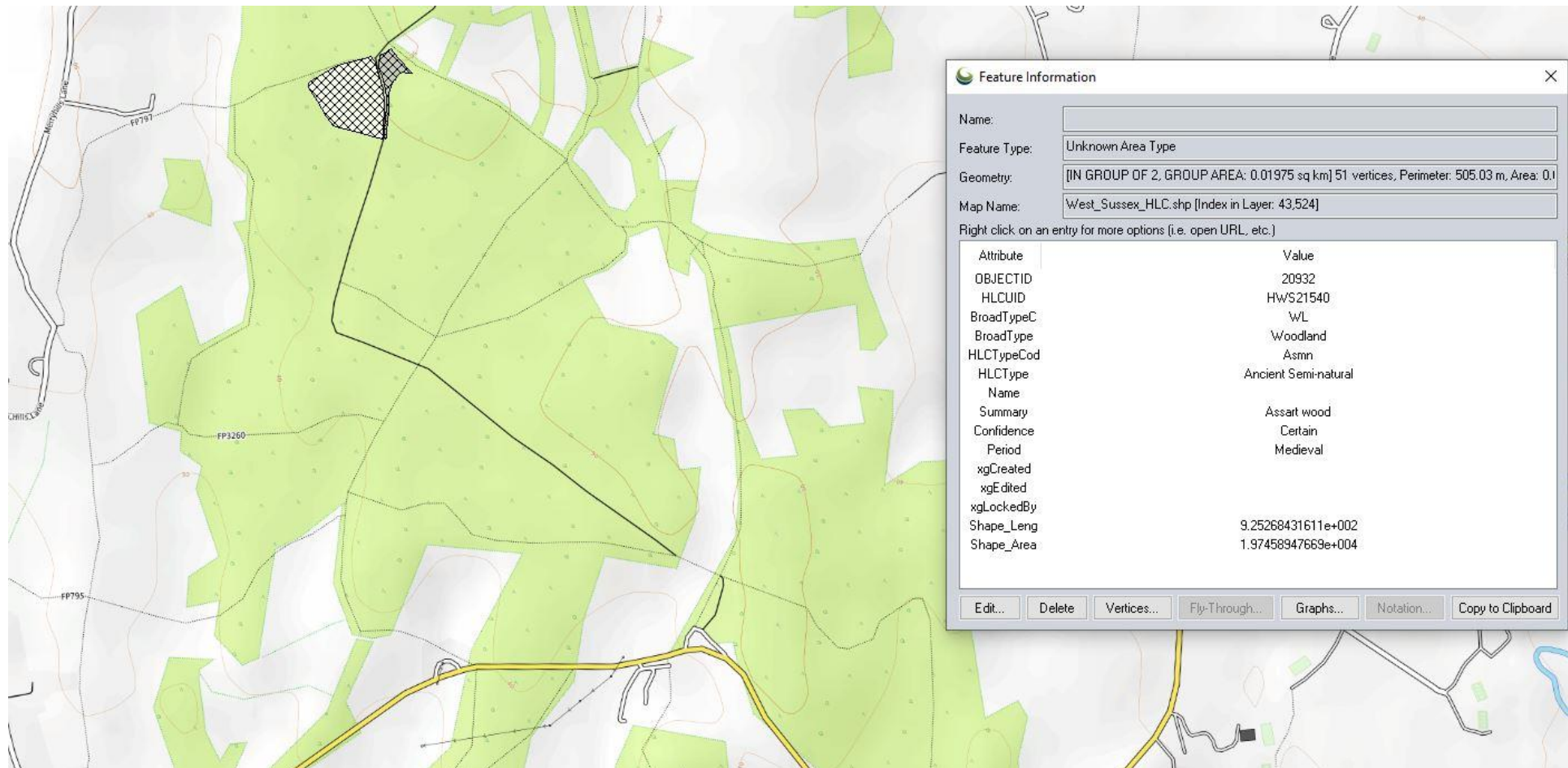




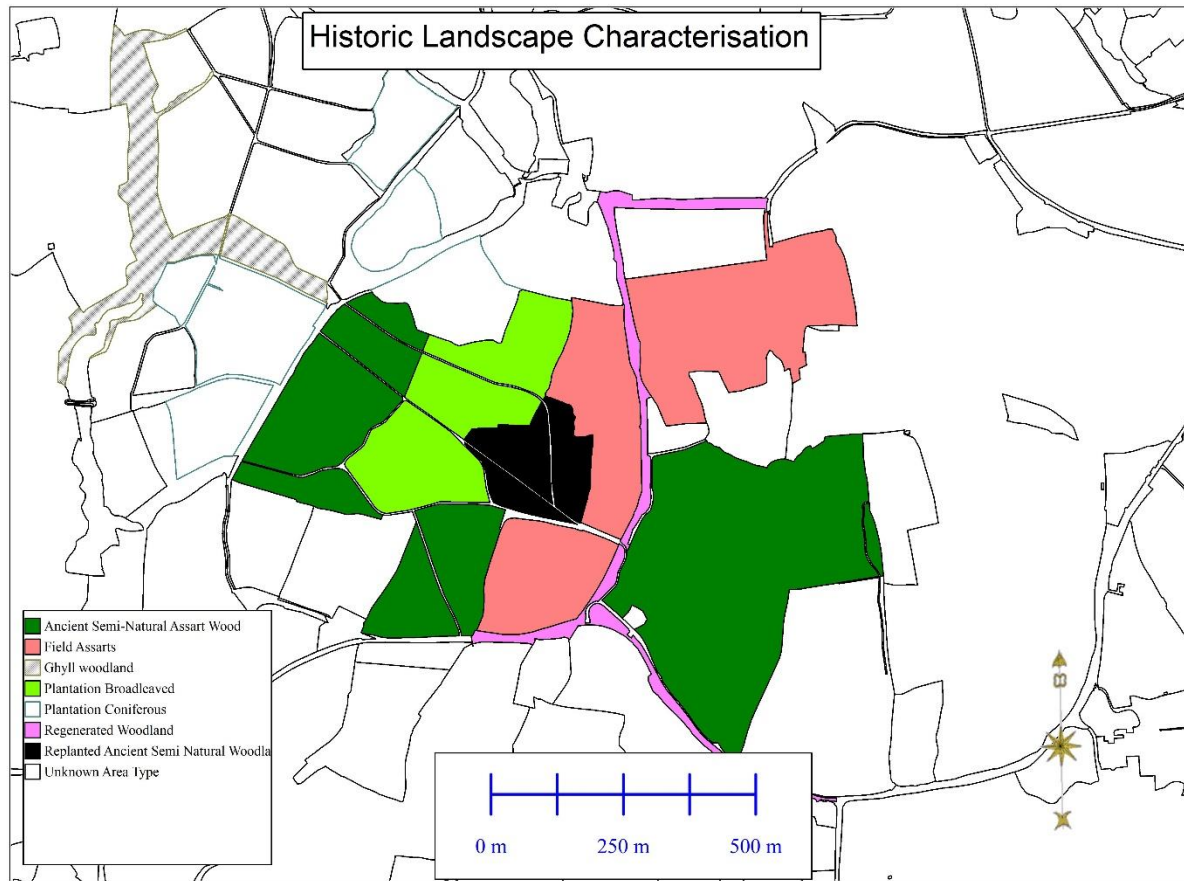
Map extract of Historic Land Classification (HLC) for the site. The woodland in parts of the western half of the site is regenerated woodland, and restocking (see HLC on p136).



The HLC for the site and land to south shows coniferous plantation type woodland on site. This type of planting is part of the landscape character of LCA LW4.



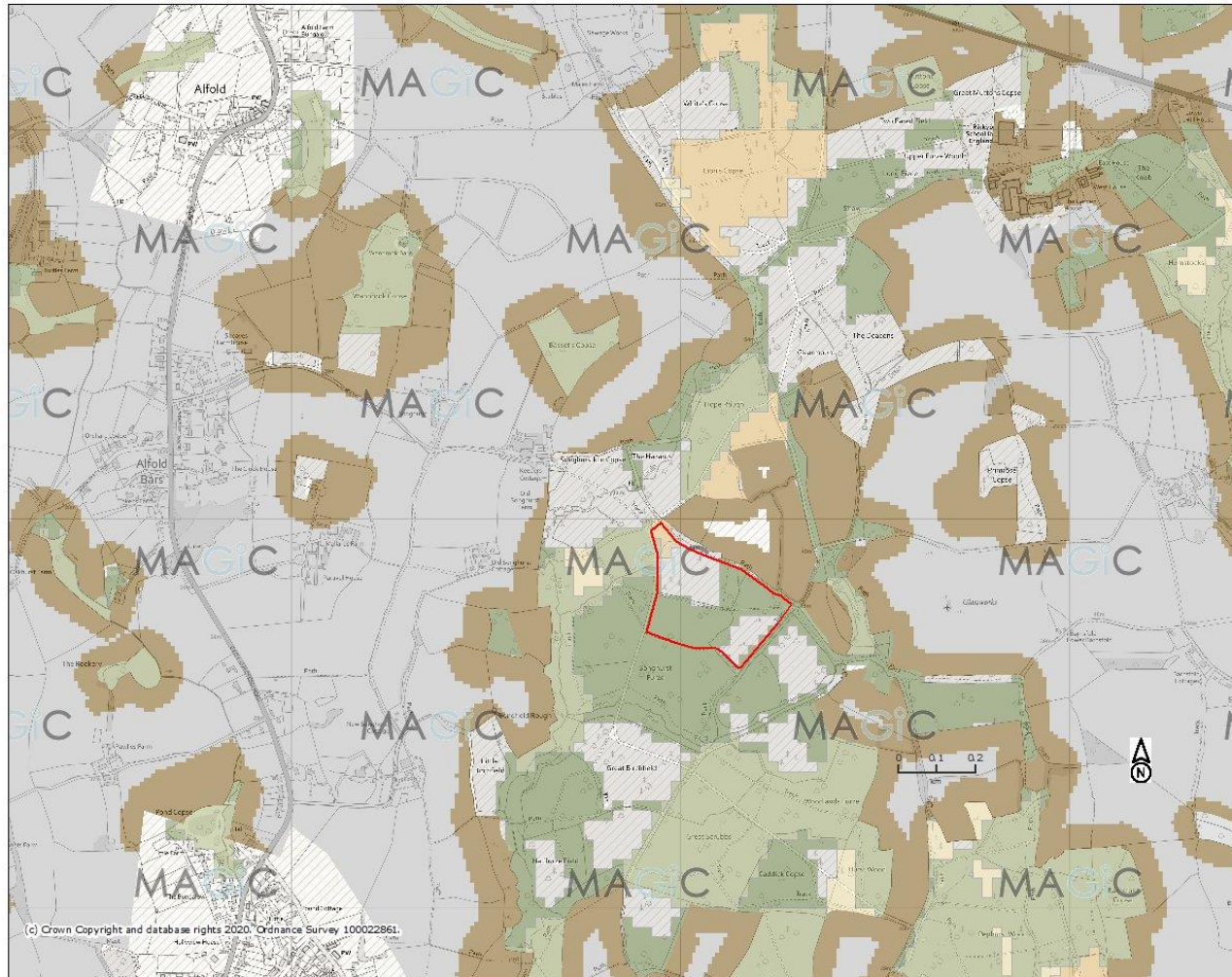
Site adjoins ancient woodland in northwest corner. This ancient woodland is a key landscape feature of the LCA LW4. The ancient woodland is also linked to the larger block of ancient woodland (to west of the access track), in terms of green links and GI. The site's proximity to adjacent ancient woodland contributes to a strong sense of place in terms of LVIA and this ancient woodland is highly protected. There will be more than a 15-metre buffer between the site and the ancient woodland.



HLC Map showing the historic landscape classification of the site and proposed access route, within Pallinghurst Woods.

MAGiC

Woodland Priority Habitat Network (England)



Legend

Woodland Priority Habitat Network (England)

- High Spatial Priority
- Lower Spatial Priority

National Habitat Network All Habitats Combined (England)

- Ancient woodland
- Blanket bog
- Coastal saltmarsh
- Coastal sand dunes
- Coastal vegetated shingle
- Lakes
- Limestone pavement
- Lowland calcareous grassland
- Lowland dry acid grassland
- Lowland fens
- Lowland heathland
- Lowland meadows
- Lowland raised bog
- Maritime cliff & slope
- Purple moor grass & rush pastures
- Reedbeds
- Rivers
- Traditional orchard
- Upland calcareous grassland
- Upland fens & swamps
- Upland hay meadow
- Upland heathland
- Wood pasture and parkland
- PHI_Other

Additional land within SSSIs

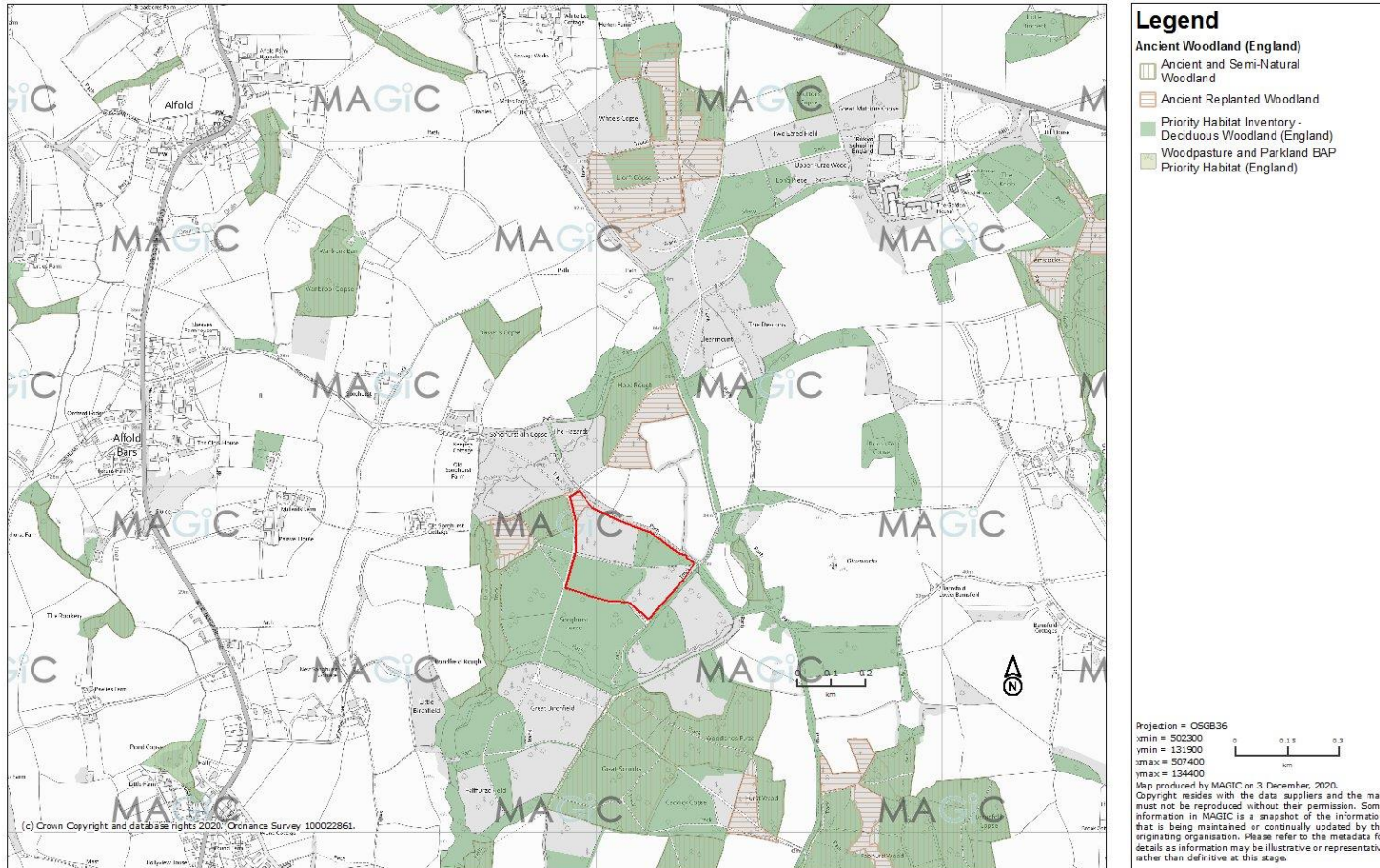
- Habitat Restoration-Creation
- Restorable Habitat
- Fragmentation Action Zone
- Network Enhancement Zone 1
- Network Enhancement Zone 2
- Network Expansion Zone
- Open Mosaic Habitat (Draft)

Projection = OSGB36
 xmin = 502300
 ymin = 131800
 xmax = 507400
 ymax = 134400
 Map produced by MAGiC on 3 December, 2020.
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MAGiC

Priority Habitat Inventory - Deciduous Woodland

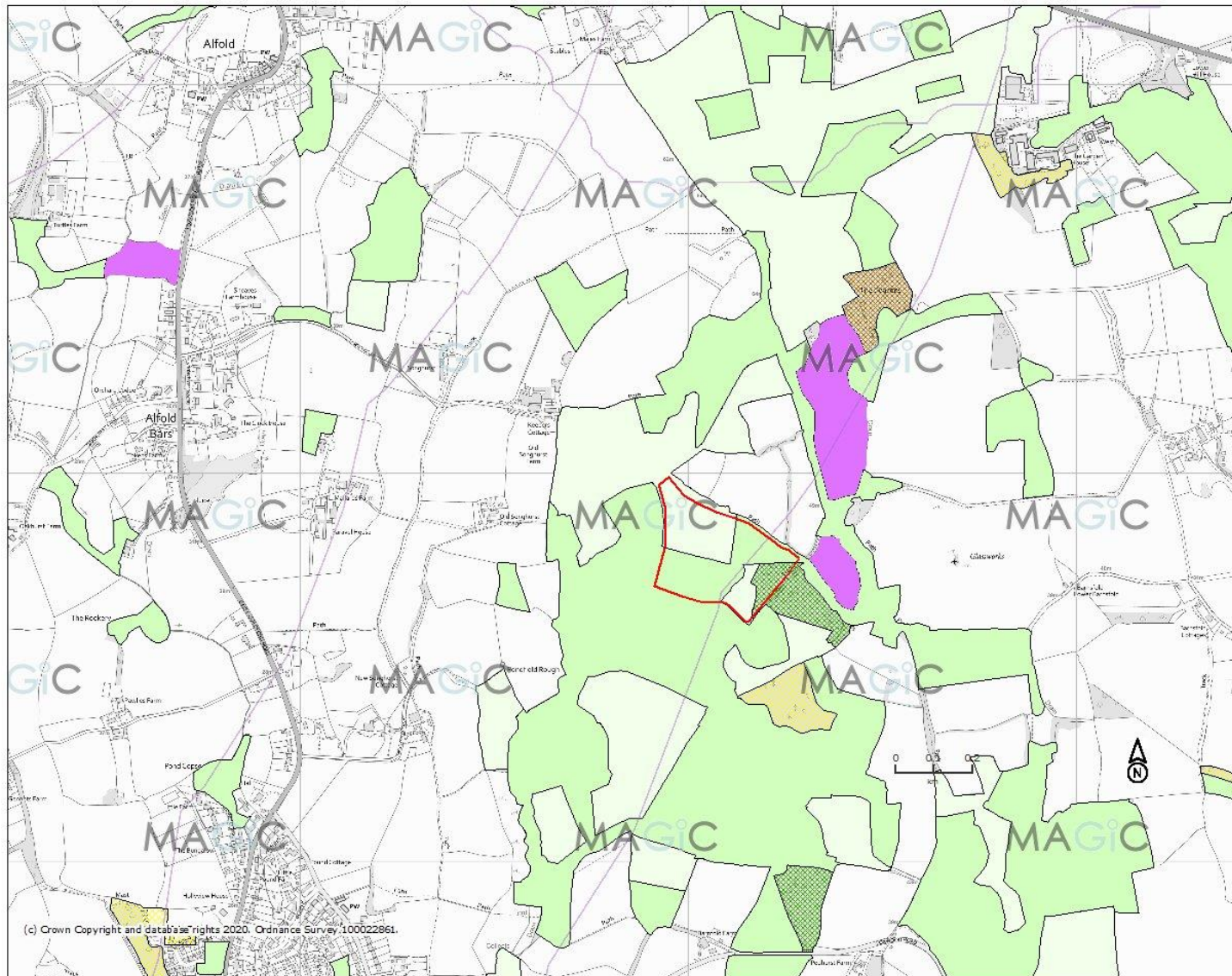


The site has ancient replanted woodland in northwest, linking to deciduous woodland to west and south, as well as to east. These priority habitats on site need to be conserved, to protect the rural landscape character & quality in LCA LW4.



MAGiC

National Forest Inventory



Legend

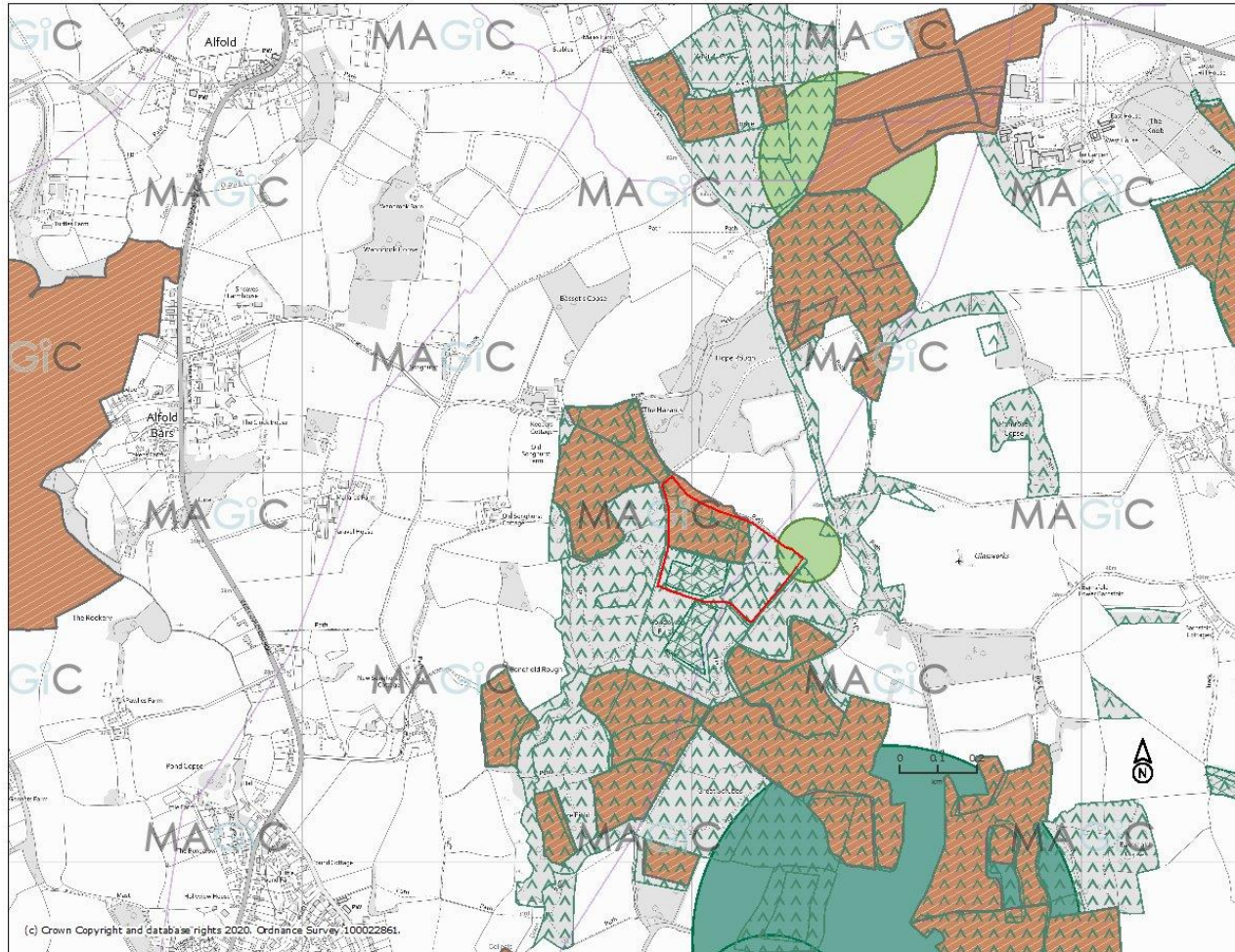
- SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)
- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- National Forest Inventory (GB)**
 - Assumed woodland
 - Broadleaved
 - Cloud \ shadow
 - Conifer
 - Coppice
 - Coppice with standards
 - Failed
 - Felled
 - Ground prep
 - Low density
 - Mixed mainly broadleaved
 - Mixed mainly conifer
 - Shrub
 - Uncertain
 - Windthrow
 - Young trees
 - Priority Habitat Inventory - No main habitat but additional habitat exists (England)

Projection = OSGB36
 xmin = 502300
 ymin = 131700
 xmax = 507400
 ymax = 134200

Map produced by MAGiC on 3 December, 2020. Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGiC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

MAGIC

Forestry and Woodland Schemes



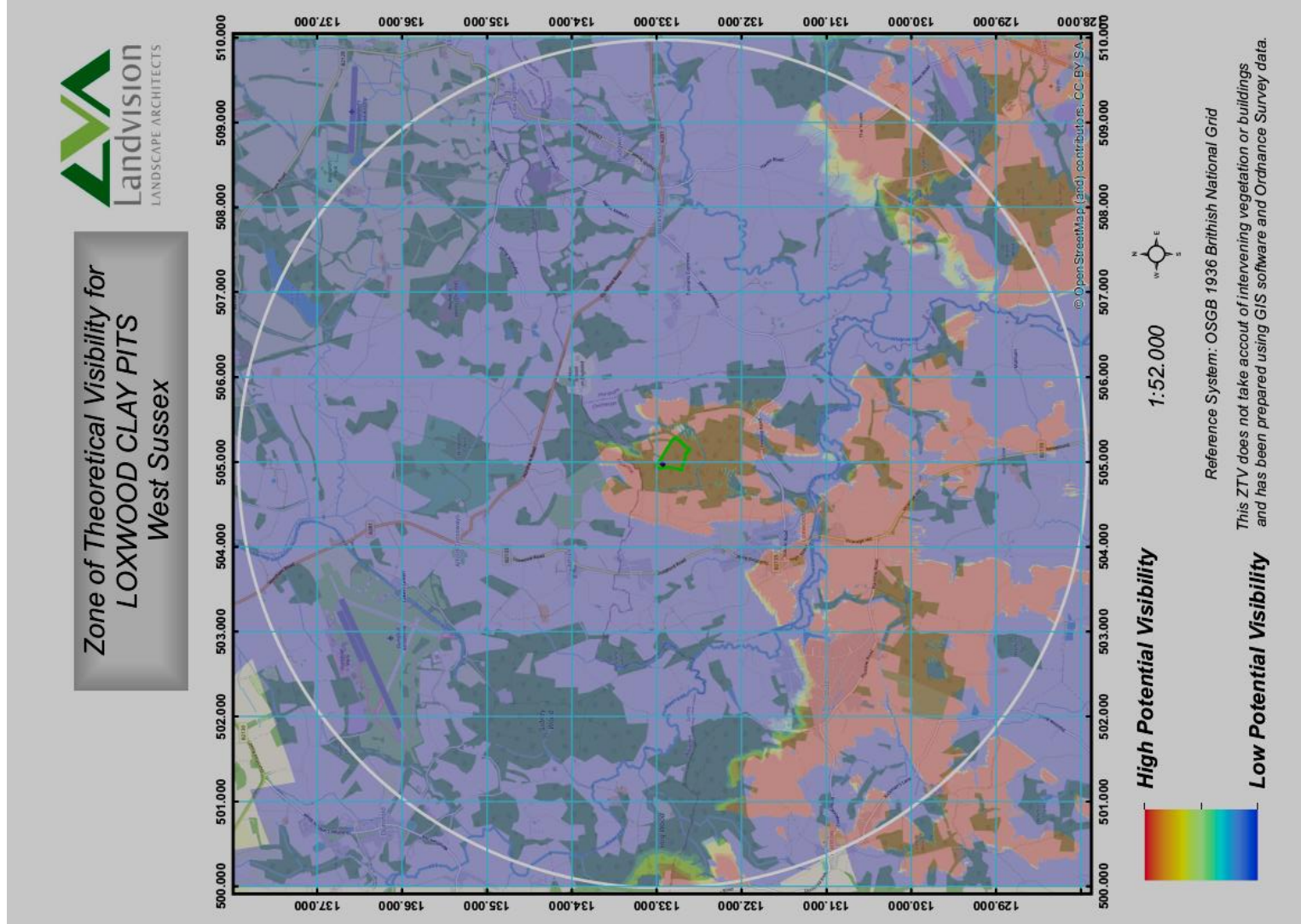
Legend

- SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)
- Priority Species for CS Targeting - Corn Bunting
- English Woodland Grant Schemes (England)
- Felling Licence Agreements (England)
- Woodland Grant Scheme 1 (England)
- Woodland Grant Scheme 2 (England)
- Woodland Grant Scheme 3 (England)
- Dedication (England)

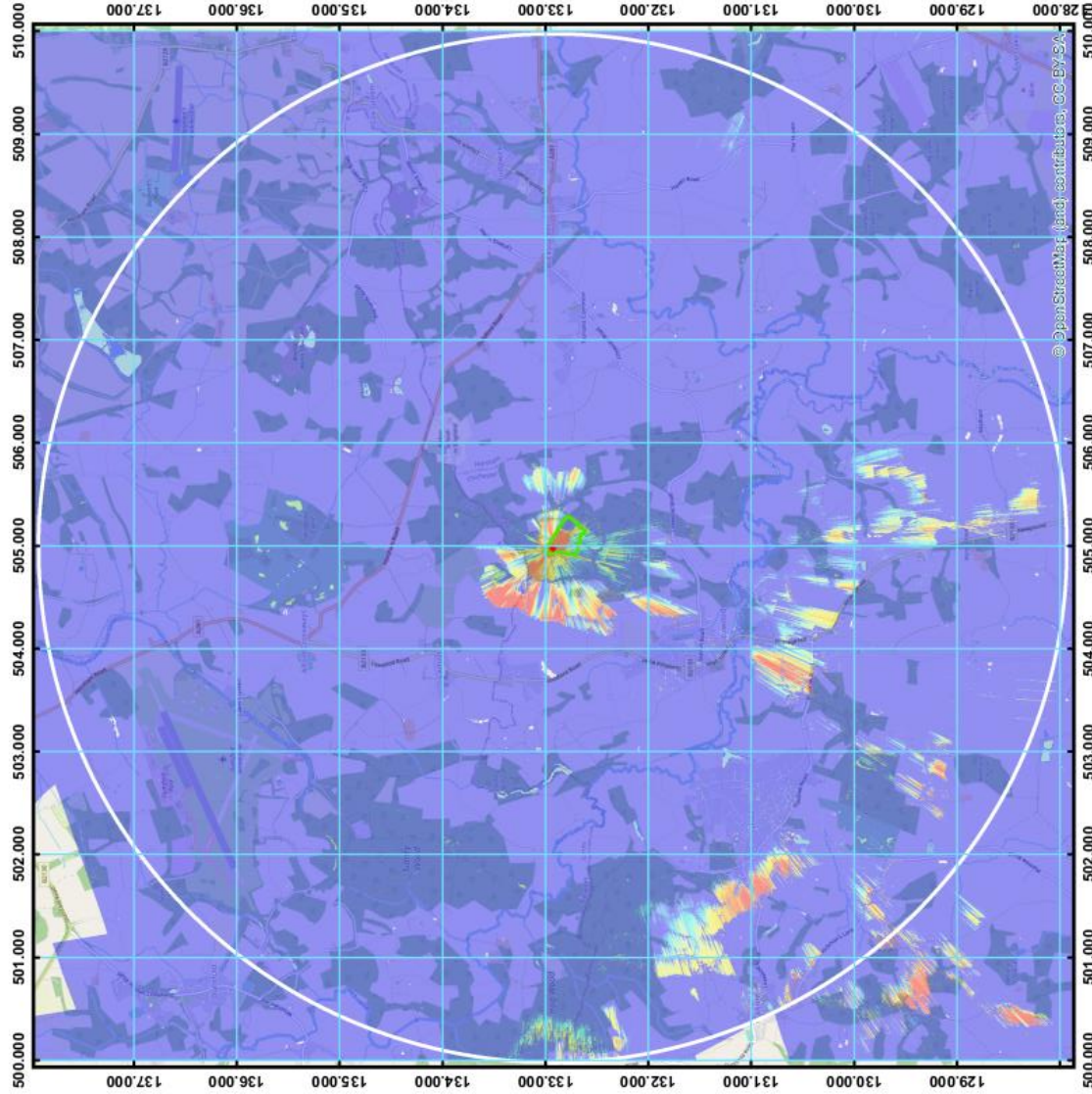
Projection = OSGB36
 xmin = 502300
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 xmax = 507400
 ymax = 134200

Map produced by MAGIC on 3 December, 2020. Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for any be illustrative or representative at this stage.





Zone of Theoretical Visibility for
LOXWOOD CLAY PITS
West Sussex

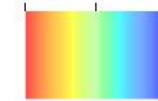


1:52,000



High Potential Visibility

Low Potential Visibility



Reference System: OSGB 1936 British National Grid
This ZTV take account of intervening vegetation and buildings
detected by LIDAR Digital Surface Model and has been
prepared using GIS software and Ordnance Survey data.



APPENDIX 3 Summary of Landscape Effects

	Overall significance of impact at:			Nature of impact	Visual magnitude of change	Landscape Sensitivity	Local Character Area reference
	Year 1	15 years after completion	Completion				
	Substantial / Moderate / Slight / Negligible (Beneficial or adverse)		Temporary/ short-term Permanent/ long-term				
<p>Proposed Access Route.</p> <p>Cumulative Landscape effects; Lighting, noise, dust. Lighting; incremental changes in lighting, within an inward-looking well wooded landscape. The landscape effects will be contained in the narrow visual envelope closest to the access route and PRoW nearest to the site. Changes in lighting visible from lorries will be experienced on Loxwood road, the layby, & Bridleway 3240 at dusk. Though fewer riders/walkers are likely to be still be on the Bridleway 3240, nor on FP 792, 795.</p> <p>The effects on adjacent PRoW will be adverse due to the close range (for BW 3240, FP 792, FP 795).</p> <p>Closer lighting effects from the proposed lorries will be experienced after dusk, when motorists will be on Loxwood Road. Walkers will be on BW 3240, FPs 795 or FP 792; and less likely to be on FP 792-1, BW 801, BW 3239 at dusk. Moderate landscape effects after dusk due to lighting.</p>	Moderate adverse.	Moderate adverse.	Permanent	Direct	Low	Medium	Low Weald NCA 121; site is in LW4 Low Weald Hills, inward looking well wooded clay vale landscape. Site includes ancient woodland and is within a rural Low Weald landscape, undesignated, but some of it locally distinctive. Some wooded areas are regenerating ancient woodland. There is also plantation woodland in Pallinghurst Woods, some of its coniferous woodland.



<p>Noise; Landscape effects of increases in noise will be introduced into the baseline landscape, which is a rural landscape. These effects will be moderate adverse landscape effects.</p> <p>There are suburbanized landscape elements of the baseline landscape at Loxwood layby, adjacent to Loxwood Road. The landscape effects will be 42 lorry movements per day, with associated noise. There would be a further suburbanizing effect on the landscape setting of the land at Pephurst Wood, north of the Loxwood Road layby, due to visibility splays, signage and additional vehicle movements. These effects would be moderate/ slight adverse.</p>	<p>Moderate adverse</p>	<p>Moderate/ slight adverse</p>	<p>Permanent</p>	<p>Direct</p>	<p>Low</p>	<p>Medium</p>	<p>Low Weald NCA 121; site is in LW4, Low Weald Hills. Modified landscape adjacent to Lox wood Road is an infilled clay pit, with layby parking. Proposed access roue follows existing woodland ride entrance north of Loxwood road, across Pallinghurst Woods.</p>
<p>Widening, laybys and resurfacing of access route;</p> <p>The site access route is an established access route into Pephurst Wood, so is already part of the baseline landscape.</p> <p>Widening and re surfacing of access route with SUDs drainage is likely to be required. Laybys will be required. These effects will be moderate/slight becoming slight over time.</p> <p>Mitigation planting and rerouting of PRow will be required to lower landscape effects due to various lorry route crossovers (such as of Bridleway 3240 with the proposed access route.) Footpaths 795 and 792 also require planting mitigation, installation of gates and fencing to ensure safety for walkers and vegetation management to allow users to use footpath 795, rather than be forced</p>	<p>Moderate/ slight adverse</p>	<p>Slight adverse</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate</p>	<p>Medium</p>	<p>Pallinghurst Woods is a large block of woodland crossed by the proposed access route to site. There are a variety of public rights of way near to the proposed access route.</p> <p>Low Weald NCA 121; site is in LW4, Low Weald Hills, is an undesignated landscape. There is regenerating ancient woodland, some of which is plantation over ancient woodland (PAWS). Other parts of</p>



<p>onto the access route, as at present. There will need to be management to minimize the effects of the proposed lorry route on footpath 795, as well as to mitigate for close-range views and other crossovers from footpath 792, further west over the access route.</p> <p>Management of the woodland ride edge trees along the proposed access route, to wider route with more sunlight, and glades effects (with added laybys along the access route) will have some beneficial short term and long-term effects for butterflies, as long as the design is sensitive , with sensitive ongoing management for footpath edges, and vegetation management to re- open footpaths (footpath 795) with some beneficial effects including for biodiversity net gain across the Pallinghurst Woods. Creation of mitigation habitats and sensitive management for the enhancement of existing woodland habitats for woodland birds, and to be according to recommendations in ecology reports by Urban Edge Ltd; to include areas adjacent to the proposed access route, will have slight beneficial effects.</p>							<p>the estate are coniferous plantation woodland.</p>
<p>Cumulative effects of visual effects with effects on landscape setting, visual impacts of proposed</p>	<p>Moderate adverse.</p>	<p>Slight adverse/ Negligible.</p>	<p>Permanent.</p>	<p>Direct</p>	<p>Low</p>	<p>Medium/ Low</p>	<p>Low Weald NCA 121; site is in LW4, in rural</p>



	Overall significance of impact at:			Nature of impact	Visual magnitude of change	Landscape Sensitivity	Local Character Area reference
	Year 1	15 years after completion	Completion				
	<i>Substantial / Moderate / Slight / Negligible (Beneficial or adverse)</i>		<i>Temporary/ short-term Permanent/ long-term</i>				
<p>increased views of lorry entrance and exits on Loxwood Road, increased use of access route, with proposed changes to baseline landscape near to proposed lorry route onto Loxwood road.</p> <p>Mitigation planting and management to combat effects on the receptors (walkers, riders, motorists, workers) in the local landscape setting, within undesignated landscape of LCA LW4, Low Weald Hills.</p>							<p>countryside which is undesignated, wooded on the northern edge of Loxwood Road, in the Pallinghurst Woods.</p>



<p>The Site.</p> <p>At 1km from the site, the site’s boundaries are not visible from the wider Low Weald to west, to north, nor to east or south. From these parts of the Low Weald NCA 121, the site is totally hidden, due to combined effects of changes in levels, and mature intervening woodland, of interlinking woods and shaws, intervening hedgerows and gently sloping topography. There are no views of the site from the Low Weald Listed buildings because of the topography and levels. The northern part of the site is at approx. 45 m AOD, and is a relatively flat area of regenerating woodland and plantation woodland some of it ancient assart woodland, other parts are modern-WWII woodland ensconced in the well wooded wider landscape, on which the Pallinghurst Woods forms the largest woodland block in the west of the Low Weald Hills, LW4.</p> <p>The upper part of the land slopes down from 45 m AOD to 35 m AOD in the south of the site.</p> <p>Landscape sensitivity is thus deemed to be lower in this part of the LCA LW4, because of the modified landscape and its plantation style planting, combined with the effects of topography and the mature woodland, with the Pallinghurst Woods woodland effectively enclosing the views, lowering landscape and visual sensitivity.</p> <p>There are mature shaws and woodland along the northern site and northwest and north east site</p>	<p>Negligible</p>	<p>Negligible</p>	<p>Permanent</p>	<p>Direct</p>	<p>Negligible</p>	<p>Medium</p>	<p>Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland over ancient woodland (PAWS). Some areas are regenerating ancient woodland.</p>
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	Overall significance of impact at:			Nature of impact	Visual magnitude of change	Landscape Sensitivity	Local Character Area reference
	Year 1	15 years after completion	Completion				
	<i>Substantial / Moderate / Slight / Negligible (Beneficial or adverse)</i>		<i>Temporary/ short-term Permanent/ long-term</i>				
edges, producing close range views which are well enclosed, with no close footpaths to south and few views to southeast. The views to the north, northeast and northwest are contained within a very narrow visual envelope. Therefore, landscape effects on the wider listed houses and Parks and gardens will be negligible.							



<p>The plantation style coniferous planting, and regenerating woodland of the site’s northern edges, northwest and north eastern edges, almost totally encloses the site. Much of the plantation planting is of modern and WWII age, and the northwest ancient assart woodland has been recently cleared and is recovering, being of relatively poor condition. This lowers landscape quality to moderate on most parts of the site, except for the mature planting along the northern site edges, which is to be retained and conserved and enhanced.</p> <p>Due to combined effect of topography and mature woodland vegetation, this part of LW4 can absorb the proposed changes into this part of the local landscape character area, LW4. Topography and mature trees and woods, onsite and further to south, north, east and west provide effective screening. There will be slight beneficial effects on Low Weald LCA LW4, due to footpath management and improvements, (footpaths 795, footpath 792) and due to replacement/ gapping up planting which will be required to add screening, from hedgerow and shaw planting to gap up the boundary and to mitigate for any landscape effects and views from the north and east.</p>	Slight beneficial	Slight beneficial.	Permanent	Direct	Low	Medium	Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland over ancient woodland (PAWS). Some areas are regenerating ancient woodland.
<p>Design of the proposed new site buildings will be to allow them to merge with their woodland setting.</p>	Slight beneficial.	Slight beneficial	Permanent	Indirect	Low	Medium.	Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation



	Overall significance of impact at:			Nature of impact	Visual magnitude of change	Landscape Sensitivity	Local Character Area reference
	Year 1	15 years after completion	Completion				
	Substantial / Moderate / Slight / Negligible (Beneficial or adverse)		Temporary/ short-term Permanent/ long-term				
<p>They will be in local style, of natural materials, in dark, muted, opaque colours and with upper storeys timber clad, to replace the former plantation woodland which is need of management and replanting.</p> <p>The improvement of the northern buffer of the site, will be with retention of mature woodland shaw and coppice as well as Oak standards and other mature trees.</p> <p>The proposed management and planting will be positive mitigation factors which will reduce effects on landscape setting over time. (Planting enhancements can be prepared on a Landscape Plan.) The proposed planting areas and management will be beneficial to include shaws, and enhanced links for hedgerows and hedgerow creation for long term bird and butterfly conservation.</p>							woodland, including coniferous plantation woodland over ancient woodland (PAWS). Some areas are regenerating ancient woodland.



APPENDIX 4. Summary of Visual Impacts



Overall significance of impact at:			Nature of impact	Visual magnitude of change	Landscape Sensitivity	Local Character Area reference
Year 1	15 years after completion	Completion				
<i>Substantial / Moderate / Slight / Negligible (Beneficial or adverse)</i>			<i>Direct or indirect</i>	<i>Low Medium High Negligible</i>		



<p>Viewpoint 1.</p> <p>View looking northwards along Bridleway 3240. The proposed site access route and passing lorries would be visible at close range for walkers on Bridleway, which is to be rerouted to east. The native vegetation, provides softening of the views, which would be straight ahead for walkers. The existing regenerated woodland vegetation will need to be protected and retained as a green buffer; this is to conserve and enhance the access route areas within the Low Weald Hills. This is to conserve the sense of place and the locally distinctive features of naïve shaws and hedgerows, within this local landscape character, in LW4 Low Weald. Mature Shaw along edges of Bridleway 3240 provides a dense screen for approaching lorries to east. This will be enhanced, planted with trees on the Bridleway eastern side, making the shaw a wider, dense woodland copse over time. This is in keeping with management guidelines for LCA LW4. See Landscape Plan by Landvision for details of planting.</p>	<p>Moderate adverse</p>	<p>Slight adverse</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate</p>	<p>Medium</p>	<p>Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland over ancient woodland (PAWS). Some areas are regenerating ancient woodland. Receptors will be walkers on footpath looking southwest.</p>
<p>Viewpoint 2.</p> <p>From junction of Bridleway 3240 looking westwards along the proposed access route, currently a woodland ride providing access to Caddick's Copse and other woodland in Pallinghurst Woods western woodland block. View looking westwards along the proposed</p>	<p>Moderate adverse</p>	<p>Slight adverse</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate</p>	<p>Medium</p>	<p>Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland over ancient woodland (PAWS).</p>



	Overall significance of impact at:			Nature of impact	Visual magnitude of change	Landscape Sensitivity	Local Character Area reference
	Year 1	15 years after completion	Completion				
	<i>Substantial / Moderate / Slight / Negligible (Beneficial or adverse)</i>		<i>Temporary/ short-term Permanent/ long-term</i>				
<p>access route. The lorries would be viewed at close range by walkers on footpath 795, which runs westwards from the meadow to west of Bridleway 3240.</p> <p>The lapsed management of footpath 795 forces walkers onto the access route for lorries. The footpath will need to be in renewed management- the vegetation (nettles, bramble and overgrown hedgerow encroaching on the south of footpath 795, photo left) needs to be cut back to allow safe passage of walkers along the official footpath route of footpath 795. The neighboring landowner (not Pallinghurst Woods) has responsibility to implement these changes to allow free access along footpath 795. With mitigation visual impacts would be slightly lowered.</p>							Some areas are regenerating ancient woodland. Receptors will be walkers on footpath 795, and Bridleway 3240. Also, workers on access route travelling to woodland and farm workers on meadow.



	Overall significance of impact at:			Nature of impact	Visual magnitude of change	Landscape Sensitivity	Local Character Area reference
	Year 1	15 years after completion	Completion				
	<i>Substantial / Moderate / Slight / Negligible (Beneficial or adverse)</i>		<i>Temporary/ short-term Permanent/ long-term</i>				
<p>Viewpoint 3.</p> <p>Looking eastwards along the proposed access route into the woodland east of Caddick's Copse, on Pallinghurst Woods. The proposed access route for the lorries is already an established woodland ride and thus provides access for forestry vehicles to the working woodland. Views will be for workers on the estate, as this route is not a public right of way, and workers have a low sensitivity to change in views, hence this view will have a low magnitude of change, and the landscape here will have a low sensitivity to change, as it is already a woodland ride. Magnitude of change will be low as route is an established ride and workers have a low sensitivity to changes in view, and they use the route for woodland management and timber extraction at present.</p>	Slight adverse	Slight adverse	Permanent	Direct	High	Medium	Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland over ancient woodland (PAWS).



<p>Viewpoint 4. View on footpath 795 for walkers travelling northwards towards the proposed access route and towards the Bridleway 3240. There will be a moderate magnitude of change in view for walkers, as there will be more frequent views of the lorries (42 per day), due to increased passage on the access route. Walkers have a high sensitivity to changes in view. It is not possible to soften or completely screen, and there will be a moderate change in this view due to the direction of travel along footpath and to the angle of view of lorries travelling west- east, which will be more frequently travelling west-east.</p>	<p>Slight adverse</p>	<p>Slight adverse</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate</p>	<p>Medium</p>	<p>View 4; Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland over ancient woodland (PAWS).</p>
<p>Viewpoint 5. View for workers only, as woodland ride is on private estate land of Pallinghurst Woods, a one-way view looking eastwards. The woodland ride will be widened, but this can have largely beneficial landscape effects on biodiversity by increasing light levels and removing leaf litter, with additional woodland edge flora and fauna including butterflies, of rides and glades including Brimstone butterflies. Magnitude of change will be low as this is an established woodland ride and part of the landscape baseline, in a managed woodland. The changes will be slight and will be largely beneficial to biodiversity due to increased light levels and</p>	<p>Slight Adverse</p>	<p>Slight adverse</p>	<p>Permanent</p>	<p>Direct</p>	<p>Low</p>	<p>Medium</p>	<p>View 5; Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland over ancient woodland (PAWS).</p>



<p>management of the woodland rides all year round.</p> <p>Viewpoint 6.</p> <p>Summer View; looking southeastwards towards the site from footpath 797 junction with footpath 792-1. Ancient woodland in northwest corner of site will be protected by 15 m buffer zone.</p> <p>Woodland cover limits the visual sensitivity of the site, so that there is a lack of significant views from the footpath, as walkers will be travelling east-west and the view is obliquely southwards to site.</p> <p>These are the two nearest publicly accessible right of ways in the rural NCA 121 and have views into the north of the site. The views looking southeastwards towards site from footpaths 797 and footpath 792-1 junction is representative of other views from the footpath 792-1.</p> <p>The site is well enclosed by woodland and this surrounding woodland means that views of the proposals would be well softened and screened, even in winter by intervening woodland.</p> <p>Mitigation will further soften the views, and the design of the proposed building will be to allow it to merge with its woodland setting, with natural timber cladding and black colours to enable the building to disappear into the background.</p>	<p>Moderate adverse</p>	<p>Negligible/ Slight beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate</p>	<p>High/Medium</p>	<p>View 6; Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland. In northwest of site the regenerating ancient woodland (ASNW), is assart woodland. The ASNW is medieval and thus has a high sensitivity. A 15 m buffer zone will be left to protect ASNW. The rest of woodland on site has a medium sensitivity.</p>
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<p>There would be a moderate magnitude of change due to the proximity to site, with audible noise and possible dust generation experienced by walkers on footpaths 797 and 792-1, walkers have a high sensitivity to change. Angle of views are oblique but the views are sequential and would be experienced along the footpath. Mitigation planting is possible in the proposed buffer zone, and the ancient woodland is to be conserved and protected during the works, lowering the landscape and visual impacts through the development.</p> <p>Winter View;</p> <p>Winter View, the same view taken in November, showing the good softening effects of the existing woodland in northwest corner of the site. this woodland will be protected and enhanced by further planting to increase screening of the site for walkers on footpaths 797 and 792-1, travelling west-east looking obliquely southwards towards the site. there is little change between summer and winter due to the fairly dense low-level screening properties of the existing ancient woodland. Magnitude of change will be moderate, and largely mitigated by proposed dense buffer zone planting, and also by sensitive design of the buildings. Noise and dust experienced by workers, and the mitigation techniques, are dealt with in respective specialist reports on noise and dust. Intervening vegetation will soften views and minimise any</p>	<p>Moderate adverse</p>	<p>Negligible/ Slight beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate</p>	<p>High/ Medium</p>	<p>Viewpoint 6; Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect ASNW.</p>
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<p>landscape effects, and changes in experiential landscape and views for the walkers, hence with a moderate magnitude of change. Walkers have a high sensitivity to changes in view and experience.</p> <p>Viewpoint 7.</p> <p>Summer view looking south eastwards from footpath 797 towards the north-west corner of the site. The well-established ancient woodland provides low level screening for walkers on this footpath, and the angle and proportion of the view occupied by the proposed building for recycling of construction materials, make this a slight visual magnitude of change, and the woodland contributes to a sylvan appearance to the views on footpath 797. Clay extraction activities are a key landscape characteristic in this part of the local landscape character area of LW4, Low Weald Hills. The woodland buffer will be conserved through the proposals and a 15-metre buffer protected for the ASNW from site, and the woodland will be managed with replanting of low-level screening making a denser screen with native species. This will protect the local woodland from adverse landscape effects such as dust and will lower perceptions of noise for walkers on the footpath 797, who have a one- way sequential oblique view, which is restricted due to intervening woodland. The proposals for ancient woodland protection will conserve and enhance the local</p>	<p>Slight adverse</p>	<p>Negligible/ Slight beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate</p>	<p>Medium</p>	<p>Viewpoint 7; Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. A 15 m buffer zone will be left to protect ASNW.</p>
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<p>landscape character area, with slight beneficial effects on landscape condition and views well-enclosed to short range views within the Low Weald Hills, LW4.</p> <p>Winter - Viewpoint 7. The view in Winter; the building will be screened by the intervening ancient woodland on the northwest corner of the site, and by the adjoining ancient woodland to west of the existing woodland track which runs north- south along the western site boundary. There will be some views of the upper half of the recycling materials building, but the visual impacts of these views will be softened by the existing intervening woodland in the views, which lowers the visual sensitivity of this landscape to changes proposed. The sensitive design using dark matt colours (black) in the timber cladding will allow the building to merge with its woodland setting, to conserve the sylvan setting. Magnitude of change will be moderate, due to introduction of a building into the wooded landscape. Proposals include further native tree planting to thicken the buffer zone. This will help to mitigate for change in views and it will allow the magnitude of change to decrease over time.</p> <p>Landscape effects- Some of the noise and possible dust will be mitigated for by housing the</p>	<p>Moderate/ Slight adverse</p>	<p>Negligible/ Slight beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate</p>	<p>Medium</p>	<p>Viewpoint 7; Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect the ASNW.</p>
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<p>recycling of the construction materials within the recycling building. Vehicles' noise will be audible, and this will be a moderate change and there would be some associated landscape effects as a result. The woodland screening by coppice will be retained and made denser to give a good screen for the proposed activities on this site in views from the northwest from the footpath 797, in winter.</p> <p>Viewpoint 8.</p> <p>Summer- View from footpath 792-1 looking southwards towards the northern edge of the site. the presence of coppice (hazel) and large mature trees including oaks, along the northern site boundary provides good screening which is partial, and will be enhanced by further native planting. The sylvan setting allows the landscape to absorb the proposed changes well, and the magnitude of change in views would be lowered as a result to moderate/high. With the proposed mitigation planting the views will be screened and walkers along the footpath 792-1 will experience a lowered visual change.</p> <p>Landscape effects- there will be additional noise and possible dust but the intervening screening by the dense woodland native planting will assist in mitigating, and conserving the nature of the views along this footpath 792-1. Some loss in tranquillity, although there is a degree of aircraft noise from jets approaching Gatwick which also</p>	<p>Moderate adverse</p>	<p>Negligible/ Slight beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate</p>	<p>High/ Medium</p>	<p>Viewpoint 8; Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect the ASNW.</p>
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<p>forms part of the experiential landscape baseline.</p> <p>Winter- taken in Winter. There will be some views, but there is a level of softening provided by the existing woodland buffer which is to be retained. Further planting will be need to mitigate for effects on the viewers, walkers along footpath 792-1, looking obliquely southwards towards the site. The walkers’ main direction of view is east-west and views will be channelled along the main direction of the footpath, and will be softened by the sylvan setting to the footpath. Hence the magnitude of change in the views, will be lower a result. The angle of the view and sylvan nature of the views mean that the visual impact of the views will be moderate/ high in the closest part of the footpath 792-1. Distance to the proposed building will be approximately 44 metres. There were lower levels of use of footpath 792-1 and 797, which lower the sensitivity to change. With mitigation planting the visual impacts on viewers will be lowered by low level thicker screening effects of planting of native trees and shrubs.</p>	<p>Moderate adverse</p>	<p>Negligible/ Slight beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate</p>	<p>High/ Medium</p>	<p>Viewpoint 8; Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect the ASNW.</p>
<p>Viewpoint 9.</p> <p>Summer- View looking south for walkers looking obliquely from footpath 792-1. Moderate change in views, due to oblique angle of view, proportion of view occupied by the proposed materials building, and due to dense low-level screening, which will be</p>	<p>Moderate adverse</p>	<p>Negligible/ Slight beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate</p>	<p>High/ Medium</p>	<p>Viewpoint 9; Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland</p>



<p>added to by proposed buffer planting. This is to conserve the landscape character of the sylvan setting; no fencing is proposed to this boundary. This lack of fencing will be to conserve the local distinctiveness and the rural nature of the views along footpath 792-1, looking southwards towards the northern boundary of the site.</p> <p>Viewpoint 9.</p> <p>Winter-</p> <p>The same view in winter. The dense low-level screening properties of the sylvan setting enable the landscape to absorb the changes proposed. With additional low-level screening the proposed buildings will be merged with the wooded backdrop, with use of black to enable the building to become less visible and to link with the woodland in the background. Landscape effects will be noise from vehicles and screening planting will enable dust levels to be absorbed. Views will be oblique views only for walkers travelling east-west looking southwards, proportion of views and angle of views, and sensitive use of colour in the building design (black timber cladding, no lighting/ windows facing north), will further mitigate the magnitude of change to moderate/low over time. This will be to conserve the sylvan, rural setting of the proposed clay extraction activities in the Low Weald locally distinctive landscape.</p>	<p>Moderate adverse</p>	<p>Negligible/ Slight beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate</p>	<p>High/ Medium</p>	<p>(PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect the ASNW.</p> <p>Viewpoint 9; Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect the ASNW.</p>
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<p>Viewpoint 10.</p> <p>Summer - View of the northern boundary of the northwest tip of the site, looking southwards from the northern end of footpath 792-1.</p> <p>The site proposals occupy a small proportion of the views, which are well enclosed by woodland. The site has woodland to the north, and parts of the rights of way have been in lapsed management, with poor landscape condition, so there will be a need to replant gaps when the dead trees and broken fences/ gates are removed, and replaced and to replant the gaps with native shrubs. The aim will be to conserve and enhance the landscape quality and landscape condition, as well as to conserve the screening qualities of the sylvan nature of the views towards the wooded boundaries of the site. this management will enable the continued screening of the interior of the site. This is so that the local landscape character key features of wooded margins of the site from the adjacent closest public footpath 792-1, and the well-used local accessible green links are maintained. This will conserve and enhance the visual amenity of the locally distinctive site within the local landscape character area, LW4. This footpath was quite well used by walkers during LVIA survey and it links to the Sussex Border Path to north, (NB. There are no views from the Sussex Border Path of the site.) Magnitude of change will be very low. With mitigation and</p>	<p>Slight adverse/ Negligible</p>	<p>Negligible/ Slight beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Very low</p>	<p>High/Medium</p>	<p>Viewpoint 10; Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect the ASNW.</p>
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<p>enhancements there will be some beneficial landscape effects over time.</p> <p>Viewpoint 10 - Winter -View looking towards northwest of the site in November. The landscape character in the north west of site is well wooded and ancient woodland is a key landscape feature of LW4 Low Weald Hills. The aim is to conserve and enhance the wooded buffer of the site, and to protect all the ancient woodland on site with a 15-metre buffer zone. This is in line with National and Local landscape Policies to protect ancient woodland. By doing this the applicant will also conserve and enhance the nature of these sylvan views from the northern end of footpath 792-1. Landscape quality of the woodland is high, and landscape sensitivity is high as it is ancient woodland which is highly protected.</p> <p>The wooded landscape character of the site’s margins derives from the mixed native ancient woodland, which includes coppice (hazel) and standards (Oak as well as Birch. Visual sensitivity is low as the ancient woodland species provide good low-level screening properties and the angle and proportion of the view occupied by the proposed building, as well as sensitive design of the building, will allow the proposed waste management building to merge into the wooded setting.</p> <p>The aims are for the northern edge of the site which is mature woodland to be protected and</p>	<p>Slight adverse</p>	<p>Negligible/ Slight beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Low</p>	<p>High/Medium</p>	<p>ow Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect the ASNW.</p>
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<p>retained. This is a green buffer, and it will be conserved and enhanced, to retain the high natural beauty of the views in the rural local landscape character area, as well as the semi rural nature of the views looking south from the enclosed views from footpath 792-1. Some lapsed management of gates and fencing lowers landscape condition. No fencing proposed for perimeter of site due to rural landscape and need to avoid unnecessary suburbanising elements. Green edges of site will conserve local distinctiveness.</p>							
<p>Viewpoint 11. Summer- View into the northern edge of the site, which has some recently planted Planation woodland, and lacks some of the low-level screening properties of land further to west. This part of the northern edge of the site will have some views of the traditional clay extraction activities, which will however be below ground and will have lowered visual impacts as a result. The proposed buffer planting along the northern site boundary will be to enhance the low-level screening, to conserve the sylvan nature of the views along footpath 792-1. The lack of any perimeter fencing will be to enable the site to merge with its wooded setting. After 15 years, the extraction will be relocated and the land restores to woodland, with the enhanced Green edges to site; will conserve and enhance the</p>	<p>Moderate adverse/ Slight adverse</p>	<p>Slight beneficial / Moderate beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate/ Low</p>	<p>High/ Medium</p>	<p>Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect the ASNW.</p>



<p>rural landscape character and lower the visual impacts on walkers on footpath 792-1, travelling east-west looking obliquely south. Landscape effects- There will be some noise and possible dust from the traditional clay extraction activities. Boundary buffer planting will be designed to mitigate the landscape effects and the visual impacts of the clay extraction activities.</p> <p>Winter –</p> <p>Winter- The same view in Winter looking southwestwards towards the proposed clay extraction part of the site. There will be some views and there is a need to mitigate for any adverse visual impacts on the nature of these views in winter, for walkers travelling west- east along footpath 792-1, looking obliquely southwards towards the north of the site. A buffer zone will be conserved along the site’s northern edges, to protect all the existing mature trees and shrubs, as well as recently planted woodland. the buffer will be thickened at low level by dense planting to screen the clay extraction activities from views from footpath 792-1. The walkers will experience a moderate to high magnitude of change in their views, which will be lowered over time as the screening properties of the mitigation planting takes effect. Landscape effects - There will be a change in noise levels along footpath 792-1, the sounds of machinery (excavators, dumper trucks) will be</p>	<p>Moderate adverse/Slight adverse</p>	<p>Slight beneficial / Moderate beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate/ High</p>	<p>High/ Medium</p>	<p>Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect the ASNW.</p>
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<p>audible from the small -scale traditional clay extraction activities which are a historic and occasional key landscape characteristic of LCA LW4 in the Low Weald Hills, also adding to local distinctiveness in this landscape over time.</p> <p>Viewpoint 12.</p> <p>Summer- View looking South towards northeastern edge of the site for walkers and riders on Bridleway 801.</p> <p>The proposed clay extraction activities would be located in photo right view. Current mature hazel coppice with oak standards, strengthen the sense of place of the mature woodland bordering on pasture, to north of the clay extraction site northern edge, within the woodland of the Pallinghurst Woods.</p> <p>There will be a need to conserve the green edges of the site, using a buffer zone of retained, protected mature vegetation along the northern site boundary. There will be a need to avoid use of industrial style security site perimeter fencing where possible and instead to use nature materials if fencing is required, such as post and rail fencing or chestnut paling. There will be a need to strengthen the northern site boundary with native trees and hedgerows on site boundaries, especially the northern site boundary and northeast, and eastern site boundaries as these will have views in from adjacent footpaths (792-1, and Bridleways 801, BW 3239, BW 3240.) The fencing should have a</p>	<p>Slight adverse/ Negligible</p>	<p>Negligible/ Slight beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Low</p>	<p>High/ Medium</p>	<p>Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect the ASNW.</p>
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<p>native hedging planted on the northern and eastern side to soften any natural wooden the fencing between the sites. Closeboard style fencing should be avoided as it would suburbanise the rural setting. There is some scope to further enhance the area’s local landscape character, by diversifying the grassland areas of the meadow verges in the photo, and to add native hedgerow and tree planting, where possible. This will be to conserve and enhance the local landscape character area, LW4, in the Low Weald Hills.</p>							
<p>Winter- The same Viewpoint 12 in winter. The existing mature woodland buffer to north offers some screening properties. The landscape Plan planting proposals will be to mitigate for any views into the site’s wooded northern edge.</p>	<p>Moderate/ Slight adverse</p>	<p>Slight beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate/low</p>	<p>High/ Medium</p>	<p>Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect the ASNW.</p>
<p>Viewpoint 13. Summer - View from footpath 792-1, looking south towards the northern edge of the site, and to the clay extraction area on site. The remains of a hedgerow bank and established old shaw confer a strong sense of place on this view, and the rural character has high landscape quality in this part of the LCA LW4. Native planting and increased species diversity will be used in the mitigation for the clay extraction proposals. This planting will help to conserve and enhance the rural landscape character of this part of local</p>	<p>High/ Moderate adverse</p>	<p>Slight beneficial</p>	<p>Permanent</p>	<p>Direct</p>	<p>Moderate</p>	<p>High/ Medium</p>	<p>Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect the ASNW.</p>



<p>landscape character LW4, Low Weald in the Low Weald Hills.</p> <p>Winter- The same view in winter. The existing woodland buffer provides a degree of screening and softening properties in this view from footpath 792-1, for walkers travelling west-east looking obliquely south towards the northern margin of the site. The northeastern edge of the site does require further mitigation planting; this is to conserve and enhance the views from footpath 792-1, and will be required to ensure all year-round screening of the clay pit activities, in line with the Landscape Management Guidelines for LCA LW4, in the Low Weald NCA 121.</p> <p>Viewpoint 14.</p> <p>Summer- Angle of views and the small portion of the site visible in this Viewpoint 14, lowers the overall visual impacts; also, an oblique view south for high sensitivity receptors, walkers travelling east-west, whose main views will be channelled west-east by direction of footpath travel. will be visible from this part of the junction between footpath 792-1 and Bridleway 801, which joins BW 3239 and BW 3240 to east, (photo west). The footpaths are well used and highly valued by the local residents. However, this Viewpoint demonstrates that the views into site will be oblique and have a lower impact in summer, due to low level screening by species</p>	<p>High/ Moderate adverse</p> <p>Slight adverse</p>	<p>Slight beneficial</p> <p>Slight beneficial</p>	<p>Permanent</p> <p>Permanent</p>	<p>Direct</p> <p>Direct</p>	<p>Moderate</p> <p>Low</p>	<p>High/ Medium</p> <p>High/ Medium</p>	<p>Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect the ASNW.</p> <p>Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be</p>
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<p>such as Hazel coppice. This has good screening properties and will be conserved and retained, and the edge planting enhanced as part of the enhancements for the rural landscape character. The site’s northeastern edge is well wooded and has the capacity to accommodate the changes proposed if suitable mitigating planting is also implemented for the northern boundary and the north-eastern boundaries of the site. Proximity to site means that site excavations will be audible, though screening planting will help to lower perception of the site activities.</p> <p>Winter - Winter view of the same Viewpoint 14. The low-level screening properties of the hazel coppice are evident and confer a strong sense of place. This is a well used footpath which joins Bridleway 801 to north (photo right). The mature woodland gives a degree of tranquillity to the nature of the views. There is high scenic beauty in the woodland to north of the site. The proposed clay extraction activities can be screened by further mitigation planting, but noise from the excavators is likely to be audible all year round. Evergreen native species and some coniferous species will be used in the landscape mitigation to lower the dust and perceptions of any noise increases for walkers, who are high sensitivity receptors to the change in view. Magnitude of change in the views will be lowered by small proportion of the view, angle of view, though a sequential view, this is a lower impact due to the existing wooded margins of</p>	<p>Moderate/ Slight adverse</p>	<p>Moderate/ Slight adverse</p>	<p>Permanent</p>	<p>Direct</p>	<p>High/ Moderate</p>	<p>High/ Medium</p>	<p>left to protect the ASNW.</p> <p>Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland. A 15 m buffer zone will be left to protect the ASNW.</p>
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<p>site which will be increased in density by new mitigation planting. This is to conserve and enhance the rural landscape setting in line with Landscape Management Guidelines for LCA LW4.</p> <p>Viewpoint 15.</p> <p>The proposed access route is a well-established timber extraction woodland ride currently used for woodland management in Pallinghurst Woods. The public bridleway used by walkers is west of proposed access route, (photo left, north of the yellow tipped bollards). Currently the layby is used for parking mainly by dog walkers. The baseline landscape has regenerating woodland (photo left), suburban elements including the present layby and access to site, via right of access across the meadow (photo left) is conferred on the owners of Pallinghurst Woods. Car parking either side, and occasionally across the access route entrance is likely to be an issue. Trespass on the proposed access route is also an issue, as it is throughout the Pallinghurst Woods woodlands. Magnitude of change in the nature of the views would be low as the access route already exists. The entrance to the access route occupies a small proportion of the views for motorists on Loxwood road, and the car parking and layby make the view semi suburbanised, especially with the traffic noise from Loxwood Road. These are detractors from landscape quality and lower the sensitivity to changes in</p>	<p>Slight adverse/ Negligible</p>	<p>Negligible</p>	<p>Permanent</p>	<p>Direct</p>	<p>Low</p>	<p>Medium</p>	<p>Low Weald NCA 121; site is in LW4, Low Weald Hills. Some areas are plantation woodland, including coniferous plantation woodland on ancient woodland (PAWS). In northwest of site, the regenerating ancient woodland (ASNW), is assart woodland. This ASNW is medieval and of high sensitivity. A 15 m buffer zone will be left to protect the ASNW. Parts are regenerating woodland adjacent to bridleway 3240 and access route.</p>
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<p>the views. The mature woodland softens the views and lowers the visual impacts for walkers and motorists on Loxwood road and layby. The layby is an infilled clay pit of Pephurst Farm, and there are former brick works remains in Pephurst Wood (photo right). The dense woodland and the occasional clay quarries/pits and brickworks are key characteristics of Local Landscape Character Area LW4 Low Weald Hills.</p> <p>Illustrative photos, 1-5.</p> <p>Photo 1. This photo is to show why there are no views from the western end of footpath 797 looking eastwards, for walkers passing through land at Old Songhurst Farm, looking eastwards towards the site, which is located in dense woodland approximately ½ Km to the east (mid/photo right). Mature woodland on the gently sloping clay vale landscape intervenes in the views and totally screens the site from most long-distance westerly views.</p> <p>Photo 2. This photo is to illustrate no views from long-distance footpath, the Sussex Border Path which runs west- east- to northeast of Hope Rough, to far north of the site. The densely wooded local landscape character of the Landscape character area in LW4 Low Weald Hills, lends screening properties at a low level, whilst mixed Oak standards with Wild Cherry and</p>							
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<p>some coniferous planting totally screen the site from the northerly views.</p> <p>The landscape quality is high due to the management of woodland by coppicing.</p> <p>Photo 3. There are no views from the north from the Bridleway 801 due to the intervening dense screening properties of the mature woodland, which includes some dense coniferous plantation woodland to north of the site, near Hope Rough.</p> <p>The screening has all year-round properties due to the coniferous plantation style planting of the woodland.</p> <p>A strong sense of place, which has the capacity to accommodate changes of the type proposed due to the mature woodland to north of the site.</p> <p>The Landscape Management Guidelines of the land are to conserve and enhance the site within the LCA LW4, and its margins, including the mature buffer of planting.</p> <p>Photo 4.</p> <p>View from Bridleway 801, at approximately 55 m AOD, there are no views of the site proposals from the northern end of Bridleway 801, due to the combined screening effects of hedge banks, with established mature hedgerows and shaws, and the intervening topography which lead to</p>							
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	Overall significance of impact at:			Nature of impact	Visual magnitude of change	Landscape Sensitivity	Local Character Area reference
	Year 1	15 years after completion	Completion				
	<i>Substantial / Moderate / Slight / Negligible (Beneficial or adverse)</i>		<i>Temporary/ short-term Permanent/ long-term</i>				
<p>enclosed views along the Bridleway. A strong sense of place conferred by the mature woodland and natural beauty. The views have high scenic beauty in this part of the LCA LW4, in NCA 121 Low Weald.</p> <p>Photo 5.</p> <p>To illustrate the obstructed footpath 795, (photo right to right of barrier & to rear of pedestrian gate) which has become impassible, due to overgrown scrub, of bramble and stinging nettles. This footpath should be cleared by landowner (not Pallinghurst Woods), and gate access reinstated to give safe access for pedestrians, who at present are forced to walk along the well-established proposed lorry access route, the existing woodland ride owned by the Pallinghurst Woods (mid photo).</p>							



<p>Figure 1. Aerial photo with Viewpoints and Photos locations. This is a well wooded landscape in the Low Weald Hills, LW4. There is woodland to south, east and west of site, with shwas and pasture with woodland to north. The plantation planting with some coniferous species, reinforces this well enclosed landscape character on the gently sloping clay vale topography. The absence of public rights of way with any views of the site to south means the views are all from the north and east of the site. Woodland cover to far north means that there are no views from the Sussex border path long distance footpath. The views are restricted to a narrow visual envelope along the northern boundary on the nearest public footpaths 792-1, footpath 797 and Bridleways 801, 3239 and in the far south of the access route from Bridleway 3240, footpaths 792 and footpath 795.</p> <p>Figure 2. Aerial photo with Viewpoints and Photos locations. This is a well wooded landscape in the Low Weald Hills, LW4. There is woodland to south, east and west of site, with shwas and pasture with woodland to north. The plantation planting with some coniferous species, reinforces this well enclosed landscape character on the gently sloping clay vale topography. The views are restricted to a narrow visual envelope along the northern boundary on the nearest public</p>							
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	Overall significance of impact at:			Nature of impact	Visual magnitude of change	Landscape Sensitivity	Local Character Area reference
	Year 1	15 years after completion	Completion				
	<i>Substantial / Moderate / Slight / Negligible (Beneficial or adverse)</i>		<i>Temporary/ short-term Permanent/ long-term</i>				
<p>footpaths 792-1, footpath 797 and Bridleways 801, 3239 (Viewpoints VP6, VP7, VP8, VP9, VP10, VP11, VP12, VP13 and VP14) and in the far south of the access route from footpath 792 (VP 5) Loxwood Road and Bridleway 3240 (VP 15, VP 1, VP2), and footpath 795 (VP 3, VP4). Woodland cover to far north means that there are no views from the Sussex Border Path long distance footpath, (photos 2, 3 and 4 illustrate this.) To west on footpath 797 there are no long views to site (see Photo 1). The woodland to south of the site is not public open space and there are no views of the site from the public footpaths to south of site. VP5 is a cross over of footpath 792 over the proposed access route.</p>							

