APPENDIX 11.1: LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHDOLOGY

APPENDIX 11.1: LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

Introduction

This Appendix, which has been produced to support **Chapter 11: Landscape and Visual Impact**, sets out the detailed method adopted for Landscape and Visual Impact Assessment (LVIA).

As the Proposed Development is considered permanent, the method addresses the approach to the assessment of likely significant environmental effects during construction and the completed development stage.

Landscape and visual effects are inter-related. The visual effect can be considered independently of the effect on the landscape in which it is seen. However, the effect on the landscape cannot be appraised without considering the visual effect of the Proposed Development.

The landscape and visual impact assessment (LVIA) is undertaken as part of the iterative design process and informs changes to both the Proposed Development and the evolution of mitigation measures to help avoid or reduce adverse effects wherever possible.

Guidance Specific to Landscape and Visual Assessment

The approach and methodology used in the preparation of the LVIA is based on guidance provided in the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3)[1] and Technical Guidance Note (TGN) 2024-01 Notes and Clarifications on GLVIA3[2]. GLVIA3 is the established best practice guidance for LVIA.

The appraisal of landscape effects is described by the Landscape Institute in GLVIA3 as follows:

'An assessment of landscape effects deals with the effects of change and development on landscape as a resource. The concern ... is with how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character.... The area of landscape that should be covered in assessing landscape effects should include the site itself and the full extent of the wider landscape around it which the proposed development may influence in a significant manner'.

The appraisal of 'visual effects', as defined in paragraph 2.21 of the GLVIA3, means impacts or changes to *'specific views and the general visual amenity experienced by people'.*

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[1] Landscape Institute and Institute of Environmental Management and Assessment (2013), Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3)

[2] Landscape Institute (2024), Technical Guidance Note 2024-01 Notes and Clarifications on aspects of the 3rd Edition Guidelines on Landscape and Visual Impact Assessment (GLVIA3)

In accordance with GLVIA3, the assessment focuses on public views experienced by those groups of people who are likely to be most sensitive to change due to the Proposed Development. These include:

- Local communities (where views contribute to the landscape setting enjoyed by residents in the area);
- People using recreational routes including public rights of way, scenic routes and cycle routes; and
- People visiting recreational features and attractions (some of which may have historic or cultural heritage importance).

Approach to the Landscape and Visual Appraisal

The LVIA follows a standard approach:

- Identify a study area, which includes the site of the Proposed Development (the Site) and the wider landscape around it which the Proposed Development may influence in a significant manner (the wider landscape). The identification of the study area may be informed by production of a Zone of Theoretical Visibility (ZTV) plan, to show the areas from where the Proposed Development would theoretically be visible;
- Establish baseline conditions against which the changes resulting from the Proposed Development are assessed. The baseline is established through desk study and field work. It includes an identification of the landscape and visual receptors, and an appraisal of the value of the existing landscape or view. It also includes consideration of the future baseline, which is the way the site is likely to evolve due to natural changes, irrespective of the Proposed Development (albeit this will not form the basis of the assessment).
- Determine the sensitivity of the landscape and visual receptors to likely change arising from the Proposed Development through consideration of the value of the landscape or the view and the susceptibility of landscape and visual receptors to change arising from the Proposed Development;
- Categorise each landscape or visual effect as beneficial, adverse, or neutral. GLVIA3 sets out the criteria which should be used in reaching a professional judgement on the nature of the effects;
- Assess each identified effect on landscape and visual receptors in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility. This assessment informs judgements regarding the magnitude of impact; and
- Determine the level of each landscape and visual effect by considering the sensitivity of the receptor and the magnitude of impact to give an overall judgement on the level of effect applying informed professional judgment.

The level of the effect is assessed as major, moderate, minor, or negligible.

For each landscape and visual receptor, a narrative description, which explains the rationale for the conclusion reached regarding the level of effect is provided.

Assessing Cumulative Effects

As required by good practice, an assessment of cumulative effects associated with the Proposed Development is undertaken. Both cumulative effects arising from different elements of a project on environmental receptors (intra-project effects) and from projects combined with other activities (inter-project) impacts are commonly identified.

Inter-Project Effects

The assessment considers the possible effects that may arise from the accumulation of effects with other existing and/ or approved development.

A review of other development proposals in the surrounding area is undertaken. The Developments for inclusion in the cumulative appraisal are identified. Existing developments are assumed to be part of the baseline, and only developments which are consented, or the subject of a valid planning application are included in the cumulative assessment. Typically, the developments considered are those that are similar in nature, or of a scale that could result in an effect.

A cumulative assessment considers the additional changes caused by the Proposed Development in conjunction with other similar developments.

Intra-Project Effects

In addition to considering the potential effects that might arise because of the Proposed Development in combination with other developments, consideration is also given to 'intra-project effects i.e. two effects on a single receptor e.g. the visual effects on views from a property, which is also a listed building because of its heritage value.

Baseline Data Gathering

The landscape and visual baseline descriptions form the basis for the identification and description of the landscape and visual changes that may result from the Proposed Development.

Information is gathered from a wide range of sources including:

- OS maps and aerial photography;
- Local Development Plans and planning policy;
- Feedback from planning officers;
- Existing landscape character assessments;
- Management plans; and
- Site visits.

Where existing information is used, this is verified on site to ensure that the information is accurate and appropriate for the purposes of the LVIA.

Baseline Photography

Baseline photographs are taken using a Nikon digital SLR D7000 using the 50mm lens and tripod.

Photographs are taken in accordance with best practice guidance, including the Landscape Institute's 'Visual Representation of Development Proposals' Technical Guidance Note 06/19[3], and their location recorded using an on-site handheld GPS. The time at which the photographs were taken, and the prevailing weather conditions, are recorded for each viewpoint.

Landscape Baseline

The landscape baseline describes the landscape within and surrounding the site – 'its constituent elements and features, its character and the way this varies spatially, its geographic extent, its history (which may require its own specialist study), its condition, the way the landscape is experienced, and the value attached to it'. GLVIA3 Page 32, para. 3.15. The baseline describes the landscape as it appears now, together with any changes, which would arise without the Proposed Development.

The landscape baseline is established through desk study and field work and includes reference to published landscape character assessments at a national, regional and local level where available.

Landscape receptors are identified and may include, but are not restricted to:

- Landscape character areas;
- Designated landscapes; and
- Individual elements or features.

The baseline includes a description of the value of the Site and the wider landscape, which is unrelated to the nature of the Proposed Development. TGN 02-21[4] published by the Landscape Institute in 2021, defines 'landscape value' as *'the relative value or importance attached to different landscapes by society on account of their landscape qualities'*. TGN 02-21 Page 3.

An area of landscape may be valued for many reasons - for example its condition, scenic beauty, tranquillity or remoteness, its recreation opportunities, nature conservation or its historic and cultural associations. Development will not necessarily be incompatible with the valued qualities of a landscape as this will depend on the nature of the proposal and the characteristics of the landscape.

Nationally and internationally designated landscapes are generally accorded the highest value. The absence of a formal landscape designation, however, does not necessarily imply that a landscape is of lower value. GLVIA3 describes value as *'…. the relative value that is attached to different landscapes by society, bearing in mind that a landscape may be valued by different stakeholders for a whole variety of reasons. Considering value at the baseline stage will inform later judgements about the significance of effects. …A review of existing landscape designations is usually the starting point in understanding landscape value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape – such as trees, buildings or hedgerows – may also have value.'* GLVA3 Page 80, para. 5.19

Table A11.1.1 explains what is meant by landscapes of international/ national, regional/ local, community and limited importance.

[3] Landscape Institute (2019), Visual Representation of Development Proposals' Technical Guidance Note 06/19

[4] Landscape Institute (2021), TGN 02-21: Assessing Landscape Value Outside National Designations

Table A11.1.1: Typical Importance of Landscape Receptor

Category	Description
International/ National	Landscapes which are internationally or nationally designated for their landscape value e.g., National Parks, National Scenic Areas (NSA - Scotland), or Areas of Outstanding Natural Beauty (AONB – England).
Regional/ Local	Regionally or locally designated landscapes including Local Landscape Areas (LLA – Scotland), Special Landscape Areas (SLA), or Areas of Great Landscape Value (AGLV).
Community Importance	Everyday landscapes, which may be valued by the local community but have little or no wider recognition of their value.
Limited	Despoiled or degraded landscape with little or no evidence of being valued by a community.

The quality of a valued landscape is often explained in a citation for a designation, but where this isn't available, value can be determined through the application of a criteria-based comparative landscape approach supported by published documentation such as tourist leaflets, art, and literature. The value of a landscape or view can also be informed by consultation feedback from people with local knowledge. This is in line with the latest guidance from Natural England (2019) and the European Landscape Convention (2006), which promote an *'all-landscapes approach'*[5], founded on the recognition of value in all landscapes.

The appraisal of landscape value includes consideration of the following factors:

- Landscape character and quality;
- Importance in terms of designations;
- Scenic quality;
- Conservation interests;
- Recreational value;
- Perceptual aspects and tranquillity; and
- Associations.

The relative value of the landscape is described as **high, medium,** or **low** using the indicators listed in Table A11.1.2 and is supported by narrative description to explain the conclusions reached.

Table A11.1.2: Indicative criteria for assessing the value of the landscape

Category	Indicators
High	Landscape of high scenic quality, with considerable evidence of the scenic/ special qualities, including its flora, fauna, geological and geographical elements, and features. Typically designated at a regional level e.g., SLA, AGLV or LLA (Scotland). Good condition/ well-managed and largely intact. Many natural components. Historic interest which contributes to landscape character. Recreational value which contributes to recreational/ visitor experience. Valued cultural associations. Strong sense of place. Occasional detracting features.

[5] Prepared for Natural England by Land Use Consultants (2019), European Landscape Convention Guidance Part 1,2,3

Medium	A landscape with some evidence of scenic/ special qualities, albeit with a degree of erosion due to the presence of infrastructure and/ or inappropriate built development. May be valued by the local community but has little or no wider recognition of its value. Average condition with some intactness but scope to improve management for land use. Limited historic interest. Some natural components. Limited recreational value and few visitors. Very few recorded cultural associations. Some features worthy of conservation. Some noticeable detracting features.
Low	A landscape with a greater presence of infrastructure and and/ or inappropriate built development which strongly impacts on the scenic/ special qualities of the landscape or one of very low scenic quality or with most of the scenic/ special qualities eroded. Little or no evidence of being valued by a community. Lack of management has resulted in degradation and poor condition. No historic interest. No natural components. No recreational value. No recorded cultural associations. Frequent dominant detracting features. Disturbed or derelict land requiring treatment.

Visual Baseline

The visual baseline establishes the general area from which the Proposed Development may be visible, 'the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and the visual amenity at those points'. GLVIA3 Page 32, para. 3.15.

Viewpoint Selection

Viewpoints are carefully selected locations which are intended to provide suitable representation of the visibility of the Proposed Development for LVIA purposes. They are all in publicly accessible locations.

Viewpoint selection is based on desk-top analysis, consultation feedback and site visits. Viewpoints can be representative, specific, or illustrative:

- 'Representative viewpoints, selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ – for example, certain points may be chosen to represent the views of users of particular public footpaths and bridleways;
- Specific viewpoints, chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/ or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations; and

- Illustrative viewpoints, chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations'. GLVIA3 Page 109, para. 6.19.

It should be emphasised that it is the people who would be experiencing the view from the viewpoint that are the receptor, not the viewpoint itself. The location affords the view to the recipient, and whilst the location cannot change, the opinion of the viewer can vary as people will generally have different responses to a change in view depending on their location, the activity they are engaged in and other factors, including the weather and the time of day/ year.

The visual baseline provides information on the:

- Type of visual receptor likely to be affected;
- Location, nature, and characteristics of the existing views, including elements and features which influence the view; and
- Value attached to view.

The value of the views depends on:

- 'recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations;
- indicators of the value attached by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment… and references to them in literature or art…' GLIVA3 Page114, para. 6.37.

It also depends on the character and quality of the particular view experienced, which is identified for each viewpoint through desktop and field survey and described in the baseline description for each viewpoint.

Viewpoint analysis involves visiting each viewpoint location. To ensure optimal visibility, the viewpoint photographs are, wherever possible, taken in fine weather.

The value of the view is described as **high, medium**, or **low** considering the indicators listed in Table A11.1.3 and is supported by narrative description to explain the conclusions reached.

Table A11.1.3: Indicative criteria for assessing the value of the view

Category	Indicators
High	Highly scenic view associated with a landscape or heritage asset of national or regional importance, the cultural associations of which are regularly recognised in art, literature or other media. The value of such views may have been identified as part of the consultation process and through site visits. Elements or features within the view are likely to be in good condition, with few detracting features.
Medium	Although the view may be valuable to the local community, the location has no formal planning status, is in an area of ordinary landscape value, or reasonably good landscape value but with some detracting elements or features. The value of such views to the local community may have been identified as part of the consultation process and through site visits. People are unlikely to visit the viewpoint to experience the view.

Category	Indicators
Low	View is within an area of very low landscape quality (e.g., industrial estate/ busy main road) that has very few positive characteristics and numerous or dominant detracting features.

Determining Sensitivity of Receptors

Establishing Landscape Sensitivity

The next step in assessing the level of the landscape effects is to determine the sensitivity of the landscape receptors (on the Site and in the wider landscape) to the Proposed Development.

In accordance with GLVIA3 Page 158, landscape sensitivity is assessed in terms of the value of the landscape receptor and its susceptibility to change arising from the Proposed Development. As discussed in the previous section, the value attached to the landscape receptors is determined as part of the baseline and is unrelated to the nature of a development proposed.

The susceptibility of the landscape to change is the ability of the 'landscape receptor (whether it be the overall character or quality/ condition of a particular landscape area, or an individual element and/ or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/ or the achievement of landscape planning policies and strategies'. GLVIA3 Page 88, para. 5.40.

Susceptibility varies depending on the character of the landscape and the nature of the development being proposed. It is therefore tailored to the project. Determining the susceptibility of the landscape receptor requires:

- Identifying the key components of the landscape that are likely to be affected by the Proposed Development; and
- Identifying the various aspects of the Proposed Development, at all stages in its lifecycle, that are likely to affect those key components.

The susceptibility of designated landscapes is influenced by the nature of the special qualities and purposes of designation and/ or the valued elements, qualities, or characteristics, indicating the degree to which these may be unduly affected by the Proposed Development.

The susceptibility of the Site and the wider landscape to change is assessed as **high, medium** or **low** by considering the indicators listed in Table A11.1.4 and is supported by narrative description to explain the conclusions reached.

Table A11.1.4: Indicative criteria for assessing landscape receptor susceptibility

Category	Indicators
High	The landscape receptor is highly susceptible in that it is more or less unable to accommodate the Proposed Development without undue negative consequences for the baseline situation. Attributes that make up the character of the landscape offer limited or no opportunity for accommodating the change without its key characteristics being fundamentally altered, leading to a different landscape character. The Proposed Development does not accord with planning policies and strategies and conflicts with the special qualities or purpose of any designation.

Category	Indicators
Medium	The landscape receptor has some ability to accommodate the Proposed Development without undue negative consequences for the baseline situation. Attributes that make up the character of the landscape offer some opportunities for accommodating the change without key characteristics being fundamentally altered. There would be some consequences for the achievement of landscape planning policies and strategies.
Low	The landscape receptor is more able to accommodate the Proposed Development without undue negative consequences for the baseline situation. Attributes that make up the character of the landscape are more resilient to being changed by the type of development proposed. Only individual elements and/ or features, or a particular aesthetic and perceptual aspect may be affected. The Proposed Development accords with planning policies and strategies and does not conflict with the special qualities or purpose of any designation.

An overall judgement on the sensitivity of the landscape receptors is then made by combining the judgements about the value attached to the landscape and its susceptibility to the changes arising from the Proposed Development. The sensitivity of landscape receptors is categorised as high, medium, low.

Establishing Visual Sensitivity

The next step in assessing the level of visual effects is to determine the sensitivity of the visual receptors to the Proposed Development.

Visual receptors are people and their sensitivity 'is assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views'. GLVIA3 Page 113, para. 6.31.

As discussed in the previous section, the value attached to a particular view is identified as part of the baseline, while the susceptibility of the visual receptor to the proposed change is a function of:

- 'the occupation or activity of people experiencing the view at a particular location; and
- the extent to which their attention or interest may therefore be focused on the view and the visual amenity they experience at particular locations'. GLVIA3 Page 113, para. 6.33.

Those visual receptors most likely to be more susceptible to change include:

- Communities where the view contributes to the landscape setting;
- People engaged in outdoor recreation whose interest is likely to be focused on the landscape; and
- Visitors to identified viewing places or heritage assets where the surrounding landscape makes an important contribution to the experience.

The susceptibility of visual receptors is always determined based on site-specific conditions, e.g., a driver within an urban area is typically considered of low susceptibility, but if the road is part of a scenic route through the countryside, their susceptibility increases.

Views will often be experienced by several different receptor types at the same location. For instance, a viewpoint on a footpath immediately adjacent to residential properties and a road will be experienced differently by each receptor type and the different receptor groups will have differing susceptibility to change. In such locations, the overall sensitivity of the receptor is assessed as those with the higher susceptibility, which in this example, are the occupants of the properties as their attention is more likely to be focused on the view.

The susceptibility of the visual receptors to change is assessed as **high, medium** or **low** applying the indicators listed in Table A11.1.5 and is supported by narrative description to explain the conclusions reached.

Table A11.1.5: Indicators of visual receptor susceptibility

Category	Indicators
High	People whose attention or interest is likely to be focused on the view and where there is typically a prolonged viewing opportunity. Examples include: • Communities where views contribute to the landscape setting enjoyed by residents; • People engaged in outdoor recreation (including public rights of way) whose interest is likely to be focused on the landscape/ landscape; • Visitors to heritage assets where views of the surrounding landscape make an important contribution to the experience; and • People travelling on scenic and tourist routes, where attention is focused on the surrounding landscape.
Medium	People whose attention or interest may partially be on the appreciation of their surroundings. Examples include: • People travelling on local roads who may have some interest in their surroundings, but the view is transitory; • People at their place of work whose attention is on their surroundings and where the setting is important to their quality of working life; and • People taking part in outdoor sport or recreation which does not involve appreciation of the view.
Low	People whose attention or focus is on other activities, not on their surroundings. Examples include: • Travellers on major road or rail routes, which are not scenic or tourist routes and where the view is typically experienced at speed; • People at their place of work whose attention is not on their surroundings and where setting is not important to their quality of working life; and • People taking part in outdoor sport or recreation which does not involve appreciation of the view.

Paragraph 6.35 of GLVIA3 notes that, 'These divisions are not black and white and in reality, there will be gradation in susceptibility to change. Each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focused on views and visual amenity'. GLVIA3 Page 114, para. 6.35.

An overall judgement on the sensitivity of the visual receptors is then made by combining the judgements about the value attached to the view and its susceptibility to the changes arising from the Proposed Development. The sensitivity of visual receptors is categorised as **high, medium** or **low**.

Determining the Magnitude of Impact

The magnitude of impact is defined as the change experienced from the current baseline conditions at the sensitive receptor and is assessed as **high, medium, low** or **negligible**. If there is **no change** from the Proposed Development then this is stated.

For the purposes of the assessment, the duration of each effect is described as 'short-term', 'medium-term' or 'long-term'. Short-term is considered to be up to 5 years, medium-term is considered to be between 5 and 10 years and long-term is considered to be greater than 10 years.

In accordance with the principles contained within GLVIA3, construction effects are considered to be reversible whilst the effects of the completed development are considered irreversible or permanent.

For the purposes of the construction stage assessment, it is recognised that the landscape and visual effects will change as the Proposed Development is built out incrementally. Nonetheless, it is assumed for the purpose of providing a 'worst-case' assessment that the peak construction) period will comprise the full extent of the Proposed Development being developed simultaneously. As such, the magnitude of impact for all construction effects are considered to constitute an absolute worst-case effect.

The effects of the completed development stage are assessed based on the completion of the Proposed Development, referred to as 'Year 1'. This assessment constitutes the perceived worst-case scenario and therefore reported as the pre-mitigation effects.

As is common for the assessment of landscape and visual effects a further completed development scenario is assessed. This accounts for the maturing of the embedded landscaping and is termed 'Year 15'.

Residual effects are those effects that remain after the implementation of mitigation measures.

Magnitude of Landscape Impact

GLVIA3 sets out the criteria which should be used in reaching a professional judgement on the magnitude of landscape impact. These include but are not necessarily restricted to:

- 'the degree to which the proposal fits with the existing landscape character; and
- the contribution to the landscape that the development may make in its own right, even if it is in contrast to the existing character'. GLVIA3 Page 88, para. 5.37.

The nature of each landscape effect is categorised as **beneficial, adverse,** or **neutral** as follows:

- Beneficial – the Proposed Development, or part of it, would appear in keeping with existing landscape character and/ or would make a positive visual and/ or physical contribution to key landscape characteristics. Removal of uncharacteristic or unsightly features would also be a beneficial change;
- Adverse - the Proposed Development, or part of it, would be perceived as an uncharacteristic or detracting component in the context of existing landscape character and would have a negative visual and/ or physical effect on key landscape characteristics; and
- Neutral - this situation may arise if a characteristic element or feature of the landscape is replaced with a different element or feature of similar quality. Therefore, it is possible for there to be a major magnitude of landscape impact but with a neutral effect overall as the

new element or feature, although different in character and appearance, is of equal quality to that currently experienced in the landscape.

Table A11.1.6 lists the factors which indicate larger or smaller indicators of magnitude in terms of the above. The magnitude of landscape impact is assessed on a scale of **high, medium, low** or **negligible**. If there is **no change** to the landscape receptor from the Proposed Development then this is stated.

Table A11.1.6: Indicative criteria for assessing likely magnitude of landscape impact

Category	Indicators
Higher  Lower	Large-scale removal or addition of landscape features or removal of localised but unusual or distinctive landscape features and/ or addition of new conspicuous features and elements, which may alter the character of the landscape (with uncharacteristic features being negative and characteristic features being positive). Physical loss of landscape features that are not replaceable or are replaceable only in the long term. The duration of this effect may be permanent and irreversible.
	Medium-scale removal or addition of landscape features and/ or addition of new noticeable features and elements, which would be clearly visible but would not alter the overall character of the landscape (with uncharacteristic features being negative and characteristic features being positive). Physical loss of landscape features that are replaceable in the medium term. The duration of this effect may be semi-permanent and irreversible.
	Small-scale removal or addition of landscape features and/ or addition of new discrete features and elements which would be perceptible but would not alter the overall character of the landscape (with uncharacteristic features being negative and characteristic features being positive). The duration of this effect may be temporary and reversible.
	Very small-scale removal or addition of landscape features and the Proposed Development would be barely perceptible in landscape character terms.

Magnitude of Visual Impact

GLVIA3 (para. 6.27) sets out the criteria which should be considered in reaching a professional judgement on the magnitude of visual impact. These include but are not necessarily restricted to:

- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the Proposed Development and the distance of the viewpoint from the Proposed Development;
- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour, and texture; and
- The relative amount of time over which it will be experienced and whether the views would be stationary or transient; and
- Any seasonal differences which typically depends on the amount of leaf cover on the vegetation.

The nature of each visual change is categorised as beneficial, adverse or neutral as follows:

- Beneficial - the development, or part of it, would be perceived as a positive addition in the context of the existing view;
- Adverse - the development, or part of it, would be perceived as a detracting component in the context of the existing view; and

- Neutral - this situation may arise if a characteristic element or feature of the view is replaced with a different element or feature of similar quality. Therefore, it is possible for there to be a major magnitude of impact but with a neutral effect overall as the new element or feature, although different in character and appearance, is of equal quality to that currently experienced.

Other considerations, which influence the magnitude of impact include the level of activity in a scene, presence of noise, traffic movement, peoples' likely preferences and expectations, quality of the existing view (inevitably a point of judgement), nature of the scene (open and directionless, or visually contained by enclosing features) and any other elements that affect human perception.

Table A11.1.7 lists the factors which indicate larger or smaller indicators of magnitude in terms of the above. The magnitude of impact is assessed on a scale of high, medium, low or negligible. If there is no change in the view from the Proposed Development then this is stated.

Table A11.1.7: Indicative criteria for assessing likely magnitude of visual impact

Category	Indicators
Larger	The Proposed Development would be a prominent feature and result in a substantial change to the character and quality of the existing view and how it is perceived. Typically, this would be where the Proposed Development would be seen in close proximity with a large proportion of the view affected, with little filtering, screening, or backgrounding. The Proposed Development would affect the main focus of the view and potentially be seen by many people.
	The Proposed Development would be a conspicuous element in the view and result in a noticeable change to the character and quality of the existing view and how it is perceived. Typically, this would be where the Proposed Development would be seen in views where a moderate proportion of the view is affected, although there may be some screening or backgrounding. The Proposed Development would be well-defined and clearly visible to several people.
	The Proposed Development would form a small part of the view and result in a slight change to the character and quality of the existing view and how it is perceived. Typically, this would be where the Proposed Development would be seen in distant views, where only a small proportion of the view is affected, where the magnitude is reduced due to a high degree of filtering, screening, or backgrounding or where there is a low scale of change from the existing view. The Proposed Development would be visible but be indistinct and/ or partially obscured. It would be seen only briefly and by few people.
Smaller	The Proposed Development would be almost indiscernible and likely to be visible only under certain weather or lighting conditions. It would have no consequences for the character and quality of the existing view and how it is perceived. Typically, this would be where the Proposed Development would form a very small part of a long-distance panoramic view or is obscured almost entirely in the view.

Determining the Level of Effect

Judging Levels of Landscape and Visual Effect

The final step in the assessment is to predict the level of effect and whether they are likely to be considered significant.

Gillespies method does not use matrices to determine the level of effect but instead adopts the 'overall profile' approach whereby, 'all the judgements against the individual criteria can be arranged in a table to provide an overall profile of each identified effect'. GLVIA3 Page 92, para 5.55. This determination requires the application of professional judgement and experience to take on board the many different variables which are given different weight according to site-specific and location-specific considerations in every instance.

Once the judgements have been made, their distribution is analysed to take account of the geographical extent of the effects across the study area and their duration/ reversibility. Permanent effects of long-term duration are considered more likely to have a greater level of effect than short-term temporary effects.

The level of effect is described as major, moderate, minor, or negligible. If there has been no change to the landscape receptor or view, then no effect is stated.

Judgements are made on a case-by-case basis, guided by the principles set out in Diagram A11.1.1 and the typical descriptions/ definitions as detailed in Table A11.1.8.

Diagram A11.1.1: Principles for Determining Level of Effect

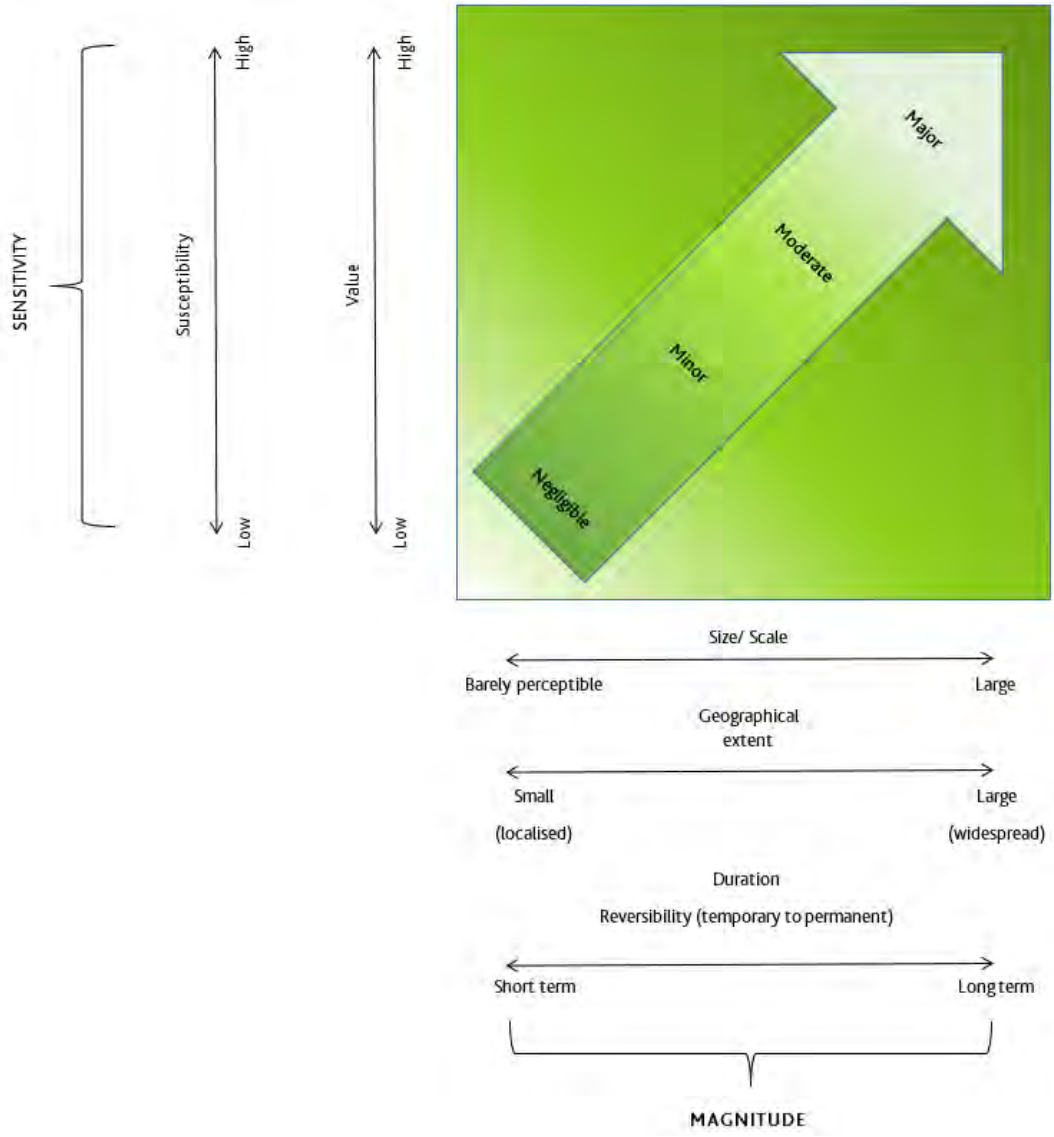

Table A11.1.8: Indicative criteria for judging level of landscape and visual effect

Level of Effect	Landscape	Visual
Major Adverse (Signficant)	The Proposed Development would do one or more of the following: • be at considerable variance with the landform, scale and pattern of the 'landscape; • result in a total loss or major alteration to key attributes and their setting; • disrupt a finely balanced or intact landscape; • be visually intrusive and disrupt valued views of the area; • cause a major reduction in the current level of tranquillity; • introduce dominant incongruous elements into the landscape; or • be incapable of adequate mitigation.	The Proposed Development would cause a major deterioration to the existing view or wider visual amenity.
Moderate Adverse (Signifiant)	The Proposed Development would do one or more of the following: • be out of scale with the landscape, or at odds with the local pattern and landform; • result in a partial loss of key attributes, or reduce or remove their setting; • be visually intrusive and adversely affect views into and across the area; • cause a noticeable reduction in the current level of tranquillity; • introduce prominent new elements that are not entirely characteristic; • be incapable of full mitigation; or • be in conflict with local guidelines, where they exist, for the landscape character area.	The Proposed Development would cause a noticeable deterioration to the existing view or wider visual amenity.
Minor Adverse	The Proposed Development would do one or more of the following: • not quite fit the landform and scale of the landscape; • result in a minor loss of key/characteristic elements or features or their setting reduced; • although not very visually intrusive, would adversely affect certain views into and across the area; • cause a minor reduction in the current level of tranquillity; or • introduce noticeable new elements that are not entirely characteristic.	The Proposed Development would cause a slight deterioration to the existing view or wider visual amenity.
Negligible Adverse	The Proposed Development would result in a very slight noticeable adverse change to: the scale, landform and pattern of the landscape; or the current level of tranquillity of the landscape.	The Proposed Development would cause an almost imperceptible deterioration to the existing view or wider visual amenity.

Level of Effect	Landscape	Visual
Neutral Effect	The Proposed Development would do one or more of the following: • complement the scale, landform and pattern of the landscape; • incorporate measures for mitigation to ensure that the scheme will be appropriately incorporated with surrounding landscape; • avoid being visually intrusive; • have no adverse effect on the current level of tranquillity of the landscape; • maintain existing landscape character; or • a neutral effect can also be the result of the removal of incongruous or intrusive elements and the introduction of new elements.	The Proposed Development would cause a noticeable change to the existing view or wider visual amenity, but this would be considered neither adverse of beneficial.
Negligible Beneficial	The Proposed Development would result in a very slight noticeable beneficial change to: • the scale, landform and pattern of the landscape; or • the current level of tranquillity of the landscape.	The Proposed Development would cause an almost imperceptible improvement to the existing view or wider visual amenity.
Minor Beneficial	The Proposed Development would do one or more of the following: • fit well with the scale, landform and pattern of the landscape; • incorporate measures for mitigation to ensure they will blend in well with surrounding landscape; • enable some sense of place and scale to be restored through well-designed planting and mitigation measures; • make a minor improvement to the contribution that the application site makes to the local existing landscape character; or • be in line with local guidelines, where they exist, for the landscape character area.	The Proposed Development would cause a slight improvement to the existing view or wider visual amenity.
Moderate Beneficial	The Proposed Development would provide an opportunity to enhance the landscape because they do one or more of the following: • fit very well with the scale, landform and pattern of the landscape; • have the potential, through mitigation, to enable the restoration of key/characteristic features, partially lost or diminished; • make a noticeable improvement to the contribution that the application site makes to the local landscape character through well-designed planting and mitigation measures;	The Proposed Development would cause a noticeable improvement to the existing wider visual amenity.

Level of Effect	Landscape	Visual
	• enable some sense of quality to be restored or enhanced through beneficial landscape proposals and sensitive design; or • support objectives in local guidelines, where they exist, for the landscape character area.	
Major Beneficial	The Proposed Development would do one or more of the following: • mitigate substantially an existing significant adverse effect; and • fulfil objectives in local guidelines, where they exist, for the landscape character area.	The Proposed Development would cause a substantial improvement to the existing wider view or visual amenity.

For each landscape and visual receptor, a narrative description explaining the rationale for the conclusion reached regarding the level of the effects, is provided in the main text.

Each of these categories covers a broad range of effects and represents a continuum or sliding scale.

Determining Significance

For each residual effect, a statement is made as to whether the level of effect is '**Significant**' or '**Not Significant**'. This determination is based on professional judgement and/ or relevant guidance/ legislation where applicable.

APPENDIX 11.2: LANDSCAPE CHARACTER AREA ASSESSMENT

Appendix 11.2- Landscape Character Assessment

GILLESPIES

CREATIVE DESIGN FOR MASTERPLANNING,
LANDSCAPES AND URBAN SPACES

LANDSCAPE CHARACTER ASSESSMENT, VOLUME 1

LAND WEST OF IFIELD

SEPTEMBER 2020


IFIELDWOOD

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REVISION NO:	ISSUE DATE:	PREPARED BY:	APPROVED BY:
00	18/09/2020	RM	MH

INTRODUCTION

OVERVIEW

Gillespies were appointed by Homes England to undertake a Landscape Character Assessment in support of their proposed application on land west of Ifield. The purpose of this study is to consolidate the landscape characterisation work already carried out by the authorities of Horsham and Crawley at a local level into a single source of information. The study examines the landscape of the study area, urban areas have been excluded from this study.

This character assessment is formed of two volumes. This is the first, and contains a written description of the methodology, desk and field work employed and finally the classification of landscapes within the Study Area. The second, a separate document, contains a series of drawings in support of volume 1, these are listed below:

- Study Area (P12061-00-001-GIL-0600-00);
- National Landscape Character Areas (P12061-00-001-GIL-0601-00);
- Regional Landscape Character Areas (P12061-00-001-GIL-0602-00);
- Borough / District Landscape Character Areas (P12061-00-001-GIL-0603-00);
- Topography and Hydrology (P12061-00-001-GIL-0604-00);
- Designations (P12061-00-001-GIL-0605-00); and
- Local Landscape Character Areas (P12061-00-001-GIL-0606-00).

GEOGRAPHIC CONTEXT TO THE STUDY

The study area is located is located to the northwest of Crawley's urban area, adjacent to the Ifield and Bewbush / Gossops Green neighbourhoods of the town, focused on the site of proposed development by Homes England. In order to contextualise this area of landscape the study will examine an area extending 500m from the proposed development. This area throughout the report is referred to as the study area. The majority of the study area is located within the district of Horsham. Undeveloped areas within Crawley Borough's urban fringe have also be considered in this study.

METHODOLOGY

OVERVIEW

The methodology for this study has been derived from :

- Guidelines for Visual and Landscape Impact Assessment 3 (2013); and
- Natural England (2014) An Approach to Landscape Character Assessment.

It can be summarised as having four steps:

1. Define purpose and scope of the project;
2. Desk study;
3. Field study; and
4. Classification and description of landscape character types and areas.

STEP 1: DEFINE PURPOSE AND SCOPE OF THE PROJECT

The purpose of this study is to consolidate the landscape characterisation work already carried out by the authorities of Horsham and Crawley at a local level into a single source of information. The study examines the landscape of the study area, urban areas have been excluded from this study.

STEP 2: DESK STUDY

The desktop study stage consists of an information gathering exercise to prepare a baseline review of natural, cultural and social aspects of the study area.

The desktop review draws heavily on the Horsham District and Crawley Borough Landscape Character Assessments, as well as other strategic landscape material published by Horsham and Crawley local authorities.

STEP 3: FIELD STUDY

As stated in Natural England guidance: "the field study is an essential part of the Landscape Character Assessment process. It presents the opportunity to observe and understand how all the factors identified as part of the desk study interact and are perceived and experienced, to give us landscapes of distinct character. It also enables the identification of other factors that are not evident from the desk study and the chance to record aesthetic and perceptual aspects".

Figure 1 illustrates the various components that together make a landscape. These are under umbrella headings of Natural, Cultural and Social, and Perceptual and Aesthetic factors.

Recording forms based on Figure 1 are used in the field survey to record details about:

- Natural;
- Cultural and Social; and
- Perceptual and Aesthetic factors.

An example of a field survey sheet for experiential and perceptual factors is presented in Figure 2.

Figure 3 provides a summary of the stages and detail for each stage.

STEP 4: CLASSIFICATION AND DESCRIPTION OF LANDSCAPE TYPES AND CHARACTER AREAS.

The fourth stage of the landscape character assessment guidance from Natural England states that this part of the process deals with the final classification and description of landscape types and character areas, and explains: the difference between landscape types and landscape character areas, and their use; classification at different scales; involvement of people; boundary confirmation; naming landscape character types and areas; how to describe landscape character; mapping landscape character types and / or areas.

This particular study has concentrated on refining earlier classification and descriptions of landscape character areas.

METHODOLOGY

FIGURE 1

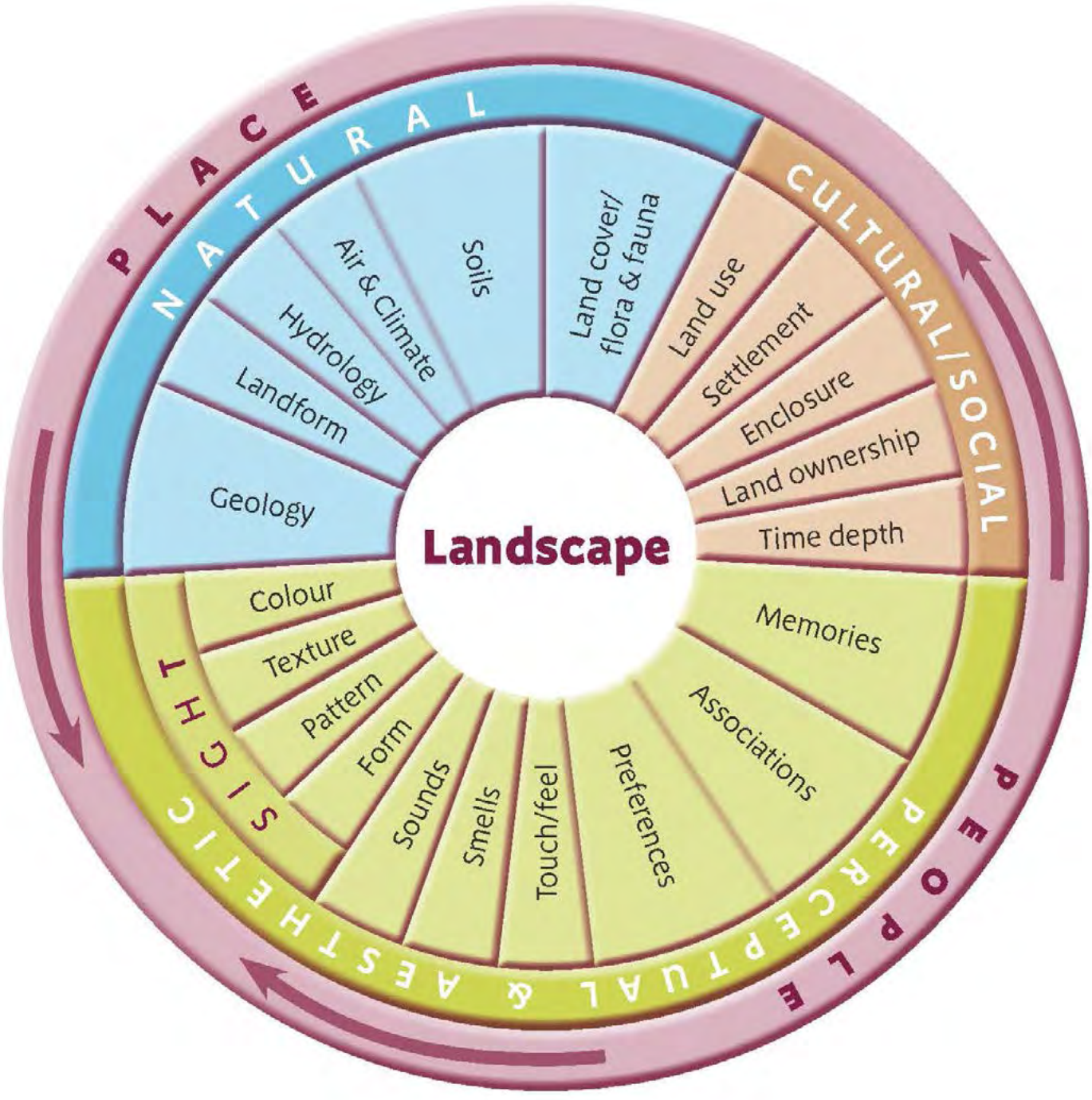


FIGURE 2

Boundaries	
walls	
walls with fences	
Hedges	
Hedges with trees	
Post and rail fences	
Post and wire fences	
Notes:	

Settlement	
Farmstead	
individual houses	
Hamlet	
Village	
Town	
Notes:	

Hydrology									
Dry valley		drainage ditch		stream		River		Pond	
Lake		reservoir		bridge		dam		ford	
Notes:									

SUBJECTIVE ASSESSMENT						
SCALE	intimate	small	moderate	large	vast	
ENCLOSURE	confined	enclosed	semi enclosed	open	exposed	
DIVERSITY	uniform	simple	diverse	complex		
COLOUR	monochrome	muted	colourful	garish		
BALANCE	harmonious	balanced	discordant	chaotic		
ACCESSIBILITY	Wild	Remote	Easy access			
PATTERN	Random	organised	Regular	Formal		
VISUAL DYNAMIC	Extensive	Dispersed	channelled			
MANAGEMENT	derelict	neglected	tended	manicured		
QUALITY OF LIGHT	bright	shades	dark			
STIMULUS	Pleasant	interesting	attractive	beautiful	invigorating	stunning
Notes:						

Detractors								
Pollution		intrusive lighting		traffic noise		industrial noise		masts
telegraph poles								
Notes:								

Additional comments

Viewpoint number			Date:		
Grid reference:			Elevation		
Character Area:			Weather:		
Location description:					

Landform									
Gorge		Narrow valley		Broad valley		Hollow		Flat	
Plateau		Sloping		Undulating		Rolling		Outcrops	
Hummocky		Scarp		Steep ridge		Vertical		hills	
Mountains		Terrace		Glen					
Notes:									

Landcover									
Peat bog		Marsh		Moor		Scrub		rough grass	
semi improved		improved		cereals		root crops		forestry	
Notes:									

Woodland cover											
Deciduous	%	Coniferous	%	Mixed	%	Individual trees	%	Notes			
Plantation		Plantation		Plantation		deciduous					
Wood		Wood		Wood		coniferous					
Shelterbelt		Shelterbelt		Shelterbelt		boundary					
clumps		clumps		clumps		scattered					

Land use and designed space									
Arable		Pasture		intensive		extensive		Car park	
public park		private park		play area		Caravans		camping	
Notes:									

Field size									
small		medium		large		very large			
Notes:									

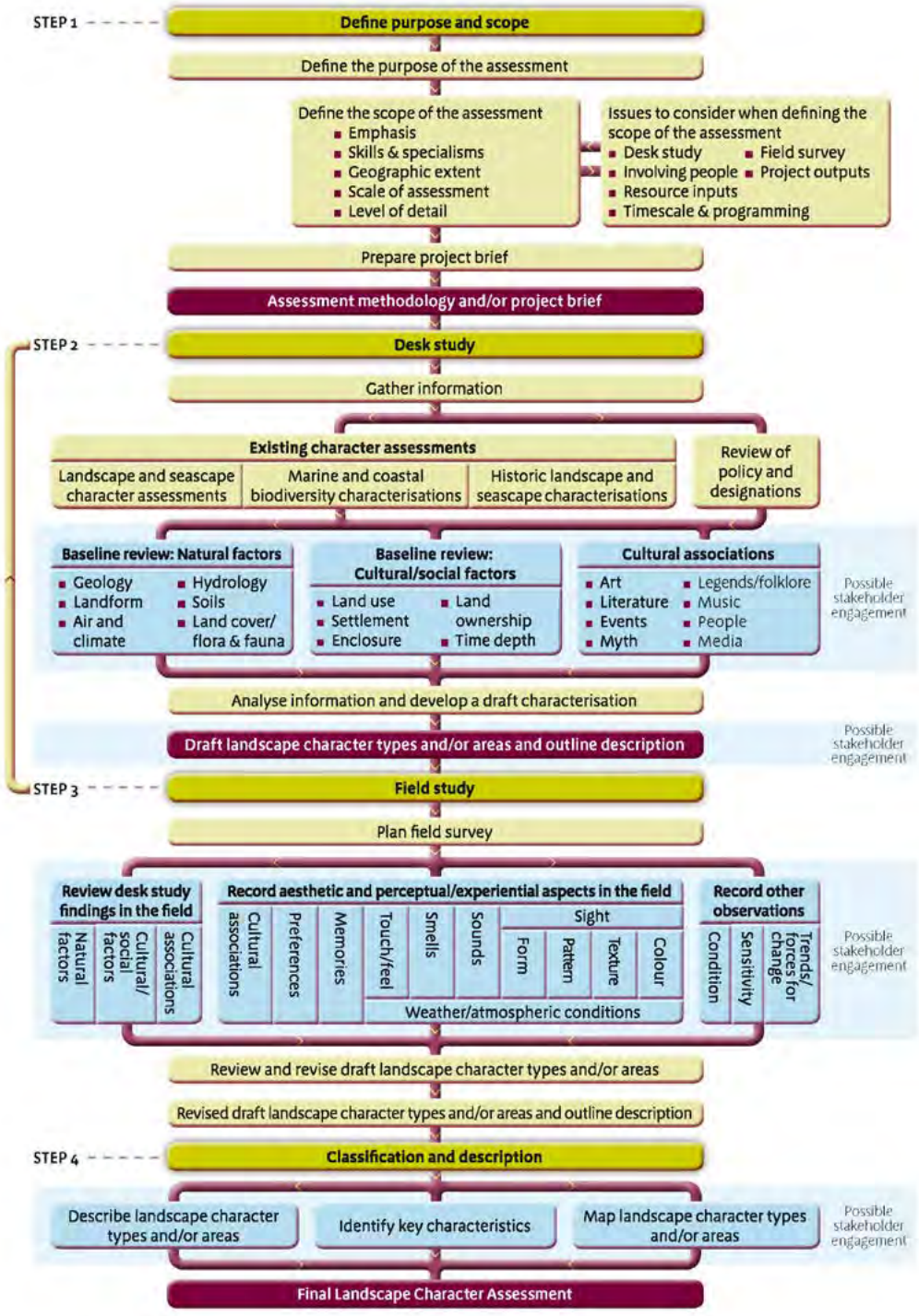
Recreation									
walking		Cycling		Fishing		Horse riding		shooting	
water sport		organised sport		off roading		climbing			
Notes:									

Buildings and heritage									
farm buildings		old residential		new residential		industrial		commercial	
local shops		business park		retail park		barns		church	
castle		country house		monument		coppice		prehistoric	
Notes:									

Features								
Footpath		track		lane		minor road		major road	
street lamps		telegraph poles		pylons		masts		quarries	
Notes:								

METHODOLOGY

FIGURE 3



REVIEW OF EXISTING CHARACTER ASSESSMENTS

OVERVIEW

A Landscape Character Assessment will represent a snapshot in time and, depending upon drivers for change and rates of change, landscape character areas / types will need to be reviewed and updated as time progresses.

The following documents have been reviewed as part of the West of Ifield character assessment :;

- Horsham District Landscape Character Assessment (2003), Chris Blandford Associates;
- Horsham District Landscape Capacity Assessment (2020), Horsham District Council (does not cover all of the district); and
- Draft Landscape Character Assessment (2012), Crawley Borough Council.

The following subheadings in Table 1 are taken from the Natural England publication, 'An Approach to Landscape Character Assessment'. They are considered a review of the existing assessments.

TABLE 1

	Horsham District Landscape Character Assessment.	Horsham District Landscape Capacity Assessment.	Crawley Draft Landscape Character Assessment.
Date carried out and methodology used	Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment (LCA) Guidance for England and Scotland.	Natural England (2014) An Approach to Landscape Character Assessment.	Countryside Agency and Scottish Natural Heritage (2002) Landscape Character Assessment (LCA) Guidance for England and Scotland.
Date and provenance of data	The Horsham Landscape Character Assessment was issued in 2003.	The Horsham Landscape Capacity Assessment was issued in 2020.	The Crawley Landscape Character Assessment was issued in 2012.

REVIEW OF EXISTING CHARACTER ASSESSMENTS

	Horsham District Landscape Character Assessment.	Horsham District Landscape Capacity Assessment.	Crawley Draft Landscape Character Assessment.
The original purpose of the existing LCA	The original purpose of the character assessment is described as to: · Inform local plan formulation and decisions on development boundaries; · Inform decision making in the development control process; · Guide landscape management objectives; and · Assist local communities in the development of parish plans and village design statements.	The original purpose of the landscape capacity assessment is described as to: • The study will form part of the evidence base … and inform the preparation of the new Local Plan; • Provide a transparent, consistent and objective assessment of the landscape capacity of the land around existing and new settlements to accommodate housing and employment development; and • Identify areas where new development could best be accommodated without unacceptable adverse landscape and visual impacts.	The original purpose of the character assessment is described as: · The overarching purpose of [this] LCA's is to conserve and enhance 'character' areas. In the context of Crawley's Local Plan this is also to accommodate change in order to meet social, economic and environmental objectives.
Scale of the assessment and its appropriateness for the proposed use	The Horsham District Landscape Assessment covers the administrative boundary of Horsham at a scale of 1:25,000. The assessment includes information regarding landscape management, planning and development issues for each landscape character area. This information is appropriate regarding the original purpose of the character assessment .	The Horsham District Landscape Capacity Assessment covers part of the administrative boundary of Horsham at a scale of 1:10,000. The assessment includes information regarding landscape sensitivity and capacity issues for each local landscape character area. This information is appropriate regarding the original purpose of the capacity assessment.	The Draft Crawley Landscape Assessment covers the administrative boundary of Crawley at a scale of 1:25,000. The assessment includes information regarding landscape management, planning and development issues for each landscape character area. This information is appropriate regarding the original purpose of the character assessment.

REVIEW OF EXISTING CHARACTER ASSESSMENTS

	Horsham District Landscape Character Assessment.	Horsham District Landscape Capacity Assessment.	Crawley Draft Landscape Character Assessment.
Stakeholder engagement with the assessment process	Stakeholders including local councillors, parish councillors, local residents, nature conservation groups, farmers, land managers and various Horsham and West Sussex Council Officers were approached. Their views were sought on the following topics during a seminar dated 10th April 2003: • Discuss the draft landscape character types / areas classification; • Identify key character changes / issues; and • Discuss type of guidance needed to address different character issues and for different audiences.	No stakeholder engagement process is identified in this assessment.	No stakeholder engagement process is described in this assessment other than stating *'this stage is about challenging the draft judgements and creating new objectives, guidelines and opportunities for enhancement'*.
Age of the assessment and amount of landscape change since its compilation	Approximately 17 years old, the completion of The Maples (residential development adjacent to Rusper Road) represents a small landscape change within the study area.	Less than one year old, the completion of The Maples (residential development adjacent to Rusper Road) represents a small landscape change within the study area.	Approximately 8 years old, the completion of The Maples (residential development adjacent to Rusper Road) represents a small landscape change within the study area.
The extent of cross boundary join up at the edges of the study area	The landscape character areas and types in the Horsham District Landscape Character Assessment do not extend beyond the boundary of the district. There is no cross boundary join up.	The local landscape character areas in the Horsham District Landscape Capacity Character Assessment do not extend beyond the boundary of the district. There is no cross boundary join up.	The landscape character areas and edge in the Landscape Character Assessment do extend beyond the boundary of the district.
Whether the original field survey work is available and can be updated	No, original field survey work is unavailable.	No, original field survey work is unavailable.	No, original field survey work is unavailable.

REVIEW OF EXISTING CHARACTER ASSESSMENTS

	Horsham District Landscape Character Assessment.	Horsham District Landscape Capacity Assessment.	Crawley Draft Landscape Character Assessment.
Location (for example, if a coastal location is to be the focus of the assessment then it may be appropriate to also consider Seascape Character and Seascape Character Assessment which may not have been considered earlier)	Not applicable, Horsham is a landlocked district.	Not applicable, Horsham is a landlocked district.	Not applicable, Crawley is a landlocked borough
Will particular aspects of landscape character require more scrutiny or emphasis?	No	No	No

THE EVOLUTION OF THE LANDSCAPE OF THE STUDY AREA

PHYSICAL INFLUENCES

Geology and landform

The majority of the study area consists of the flat to gently undulating landform of the Weald Clay Mudstone formations while the rising ground to the northwest and south consist of Weald Clay Limestone and Sandstone formations. Weald Clay Ironstones are located to the north of the study area extending to the west of Gatwick.

Soils and drainage

The most extensive soil type within the study area are the heavy, poorly drained stagnogleys which have developed over the Gault and Weald Clays. They are difficult to cultivate and were traditionally under pasture. However, improved drainage techniques in recent times have extended the area of arable farmland.

The River Mole emerges from the base of the scarp slope to the southeast of the study area close to Baldhorns Park Farm. The Mole flows in a general east – northeast direction from Lambs Green through the study area before passing beneath Gatwick Airport. Other waterbodies within the study area include the Ifield Brook that flows from Ifield Mill Pond northwards before joining the River Mole south of Ifield Court and Hyde Hill Brook that flows southeast along the boundary of Ifield Golf Club before joining Ifield Brook.

In terms of flooding, both the River Mole and Ifield Brook are liable to flood, with areas south of Bonwyckes Farm, west of Rectory Farm and south of Ifield Court classified by DEFRA as being at high risk.

ECOLOGICAL CHARACTER

Woodlands, hedgerows and shaws

On the scarp footslopes, especially on the Gault Clay there are occasional small ancient woodlands, typically these were formally managed as coppice with standards. The most extensive woodland in the District is located to the south of the study area, St Leonard's Forest.

Woodlands are a characteristic feature of the landscape setting of Crawley. To the south and east of the urban area the countryside is exceptionally heavily wooded, containing a number of Ancient Woodlands. An extensive network of Ancient Hedgerows exist within the study area, particularly between Crawley and Gatwick Airport. These are an important feature of the landscape.

Despite losses from agricultural intensification, many parts of the study area retain a strong network of hedgerows that surround small to medium sized fields and the narrow woodland strips at the edges of fields known locally as shaws, are a particular characteristic of the High and Low Weald.

HISTORIC INFLUENCES

Settlement

Although a number of settlements within the study area were formalised during the 12th and 13th centuries it was during the 18th century expansion of the communications network and 19th century railways brought greater opportunities for expansion. The most recent development of the settlement pattern within the study area took place in the latter half of the 20th century, after the New Towns Act of 1946 and Crawley's subsequent expansion.

Access

An extensive network of public rights of way and cycle paths provide a framework for pedestrian access and recreation to and within the countryside from the west of Crawley.

THE EVOLUTION OF THE LANDSCAPE OF THE STUDY AREA

Agriculture

The field systems evident in the modern landscape predominantly developed as assarts cut out of woodland. The assarts have their origins in a number of processes. The early assarts are partially the result of the pre-Norman manorial use for animal pasture. Subsequent development of these areas for wheat and oats were the result of increased agricultural activity in response to population growth within the country, stimulating increased demand for land. The early assarts were small and irregular in shape, developing as discrete clusters cut out of the woodland which would be gradually expanded through time.

In the post-medieval period many assarts escaped the enclosure process, though the clusters of assarts were further added to, expanded and amalgamated, and the spaces between them infilled to create a pattern of intricate interlocking fields evident to the north and south of the study area. The more modern assarts are generally larger and more regular in shape than their medieval counterparts, many dating after the 18th century when the value of managed woodland fell in comparison to agricultural productive land.

The pattern of the agricultural landscape within the study area has been impacted by 20th and 21st century changes to farming practices, including arable intensification and expansion of horse grazed paddocks. The shaws of surviving woodland separating the assarts have often been reduced, and there has been a loss of field boundary trees and hedgerows. Additionally, field boundaries have been straightened and in places removed to create larger, more regular fields. This process is often concentrated in particular areas, such as close to urban centres.

OTHER INFLUENCES

Landuse

The landscape the study area is deeply rural in places, with woodland a prominent feature of the landscape setting of Crawley. This is influenced by the presence of Crawley, Gatwick Airport, industrial activities and urban fringe land uses.

To the northeast of the study area there is a large industrial estate known as Manor Royal. The area is devoted to light industry and offices with a number of hotels providing accommodation for Gatwick Airport users. Within the wider setting of the Industrial estate there are a number of farms and a network of arable fields. Some fields are also used for grazing horses.

In close proximity to the industrial area to the immediate north of the study area is Gatwick Airport.

Views

The enclosed flat to gently undulating nature of the study area and wooded character restricts clear views across the western limits of Crawley and adjoining countryside. Views north towards Gatwick Airport are filtered or screened by intervening topography and woodland. The presence of the airport is generally heard before it is seen.

The western fringes of the built up area are often screened or softened by trees and, therefore, are not exposed to open views from the countryside. Houses on the urban edge can be seen from the landscape outside the town in some locations. There are limited locations on elevated public rights of way or country lanes to the north-west of the study area where buildings within Crawley can be seen above a tree lined rural foreground. The most distinctive landmark within the north and west area is the spire of St Margaret's Church at Ifield.

Along the urban fringes to the south and southeast views are limited to short distances over the rural fringe landscape. In some places these views are filtered due to the break up in density of the hedgerows and tree cover; in others slightly more extensive views are possible due to larger field layouts, created by the intensification of modern farming.

The presence of Gatwick Airport is also clearly evident in these fringe areas. Although the airport is not directly visible from the majority of the study area, aircraft continually puncture the skyline during take-off and landings.

LANDSCAPE CHARACTER AREAS AND TYPES

OVERVIEW

Natural England's guidance, 'An Approach to Landscape Character Assessment' includes a definition of both landscape character areas and landscape types. These have been reproduced below;

LANDSCAPE TYPES

- are distinct types of landscape that are relatively homogeneous in character;
- are generic in nature – they may occur in different areas in different parts of the country and will share broadly similar combinations of geology, topography, drainage patterns, vegetation, historic land use and settlement pattern (this does not mean that every area within a particular type will be identical, but rather, that there is a common pattern which can be discerned in maps and in the fields survey records);
- may occur repeatedly in a study area, or occur in just one place;
- an be identified at each level in the hierarchy of assessment;
- can provide a good spatially referenced framework for analysing change (many influences and pressures affect areas with similar character in similar ways); and
- when analysed, can provide a foundation upon which to develop planning and / or landscape management strategies.

LANDSCAPE CHARACTER AREAS

- are the unique individual geographical areas in which landscape types occur;
- share generic characteristics with other areas of the same type, but have their own particular identity;
- can often be more readily recognised and identified by non-specialists – sense of place is often important to local people and visitors for example;
- may often be more prevalent than landscape character types, because some types will occur in more than one area;
- can be identified at each level in the hierarchy of assessment;
- can provide a good spatially referenced framework from where patterns of local distinctiveness, and factors influencing sense of place, can be drawn; and
- can be used to develop tailored policies and strategies, that reflect the characteristics that make a given landscape different or special.

LOCAL LANDSCAPE CHARACTER AREAS

This study takes the Natural England approach to characterisation a step further, refining landscape character areas within the study area into discrete Local Landscape Areas, an approach also undertaken by Horsham for their Landscape Capacity Study. To provide consistency between studies (both studies encompass a common geographic area to the west of Crawley), this report adopts a similar characterisation approach. The Local Landscape Areas reflect localised variations in character based upon distinctive combinations of characteristics which include, amongst others:

- Field and settlement pattern;
- Landform;
- Extent of woodland;
- Visual characteristics; and
- Relationship to existing settlement.

LANDSCAPE CONTEXT

OVERVIEW

The landscape context of the study area has been examined from the national to the borough / district level, a summary of these landscapes are described below.

NATIONAL LANDSCAPE CONTEXT

At the national level, Landscape Character Assessment has been defined by the assessment work of Natural England, which has divided England into areas of similar landscape called National Character Areas (NCAs). As illustrated in drawing P12061-00-001-GIL-0601-00, the study area is located within NCA 121 Low Weald, a summary of the key characteristics of the Low Weald NCA is described below:

The Low Weald National Character Area (NCA) is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland. Around 9 per cent of it falls within the adjacent designated landscapes of the Surrey Hills, Kent Downs and High Weald Areas of Outstanding Natural Beauty and the South Downs National Park. Around 23 per cent of the area is identified as greenbelt land.

The area is generally wet and woody. It is dissected by flood plains 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 brick-making industries. Gyhll woodland (a rare habitat occupying small steep valleys around springs and streams) is a particular feature and a valuable habitat, scarce elsewhere in the south-east of England.

Despite its proximity to London and continuing pressure for development, the Low Weald remains essentially rural in character with small-scale villages nestled in woodland and many traditional farm buildings, including oast houses, which are typical in the east.

REGIONAL LANDSCAPE CONTEXT

At the regional level, landscape character assessment has been defined by the assessment work of West Sussex County Council, which has divided the County into 42 unique character areas. As illustrated in drawing P12061-00-001-GIL-0602-00 the study area lies across two character areas, LW4 Low Weald Hills and LW8 Northern Vales, a summary of their key characteristics are described below:

LW4 Low Weald Hills

Bordering Surrey in the north of the county, this area has 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. Homes and farms are scattered throughout this area. Remnant parkland and field corner ponds are recurring features. Despite the relative proximity of Gatwick Airport and Crawley to the east, the area retains a strong rural character.

LW8 Northern Vales

In the north of the county, this character area comprises a narrow clay vale running north east/south west between low wooded ridges to the north, and the higher wooded ridges of the High Weald to the south. It contains a mixed landscape of woodland, shaws and hedgerows, pasture, and low lying areas, overlain by road and rail corridors, and pylon lines. The towns of Horsham and Crawley New Town have a dominant influence, as do the dual carriageways of the A24 and the A264, which cut through the landscape.

DISTRICT - BOROUGH LANDSCAPE CONTEXT

As the study area straddles the administrative boundary separating Horsham District and Crawley Borough Councils, the characterisation of the landscape at a District - Borough level has been defined by the work of both Authorities. Drawing P12061-00-001-GIL-0603-00 illustrates the District and Borough landscape character areas applicable to the Study Area.

Crawley Borough

Crawley Borough is tightly constrained by its administrative boundary, the majority of the Borough being defined by the successional development of the town. This, and the fact that adjacent Authorities having undertaken district level assessment that pre-dates Crawley's, result in the report stating that in most areas it is possible to identify Crawley's landscape as a continuation of areas within adjacent administrative boundaries. In total 2 landscape areas and 4 landscape edges were identified, the Study area encompasses the landscape area of the Upper Mole Farmlands Rural Fringe and the landscape edges of West Ifield Rural Fringe and West of Gossops Green / Bewbush Rural Fringe a summary of their key characteristics are described below.

It should be noted that no description of West of Gossops Green / Bewbush Rural Fringe landscape edge is included in the report siting the abrupt change between urban Crawley and rural Horsham taking place along their shared administrative boundary, negating the need to identify common characteristics or attributes within the landscape that may be present along this boundary.

Landscape Area 1: Upper Mole Farmlands Rural Fringe

This area is located in-between Gatwick and Crawley with 90% lying within Crawley Borough and 10% within Horsham.

- Rural landscape strongly influenced by proximity of Crawley to south and Gatwick Airport to north;
- Variable field pattern and land use divided by hedgerows with small farm ponds;
- Mixed land use ranging from industrial units and hotels / motels along the A2219, pastoral and arable across the wider area with a concentration of playing fields to the south and a caravan park to the north;
- Flat to very gently undulating landscape, crossed by the upper tributaries of the River Mole;
- Generally confined views with the exception of localised high point at Rowley Farm;
- Small blocks of woodlands and copses; and
- Noise and visual intrusion due to proximity to Gatwick Airport.

Landscape Edge 2: West Ifield Rural Fringe

This area lies adjacent to Ifield and is part of Horsham's landscape Character Area – Upper Mole Farmlands with a small amount of the area lies within Crawley Borough.

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

Horsham District

The work of Horsham identifies 16 landscape character types within the District, broad tracts of landscape with common characteristics. The study then identified 32 distinctive landscape areas, representing discrete geographical areas of a particular landscape. The study area is located within two landscape areas; I Wooded Ridges and K Narrow Clay Vale Farmlands, and the distinctive landscape types; I2 Warnham and Rusper Wooded Ridge and K1 Upper Mole Farmlands, a summary of their key characteristics are described below

LANDSCAPE CONTEXT

Landscape type I Wooded Ridges

- Low wooded ridges;
- Ancient ghyll woodland;
- Tall hedgerows / shaws; and
- Traditional settlement patterns.

Landscape area I2 Warnham and Rusper Wooded Ridge

The area is characterised by dense woodland covering the low ridges of Weald Clay, with mostly small irregular fields surrounded by large and small woodlands and many shaws / hedgerows. As a result there is a strong sense of enclosure, and views are confined, except from some ridgetops. A distinctive pattern of north to south running lanes cut across the landscape becoming narrow and sunken as they descend valleysides, with broad grassy verges and hedgerows on the ridgetop. Despite noise intrusion from Gatwick, the area retains a rural unspoilt character, and the historic, dispersed settlement pattern is largely intact.

Landscape type K Narrow Clay Vale Farmlands

- Flat / gently undulating clay vale landscape;
- Partially enclosed by hedgerows; and
- Field trees are a feature.

Landscape area K1 Upper Mole Farmlands

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

CLASSIFICATION AND DESCRIPTION - LOCAL LANDSCAPE CHARACTER AREAS

OVERVIEW

This section of the study sets out the unique local landscape character areas based on the key characteristics identified in the Landscape Context chapter above and site work to verify their extents and condition.

Drawing P12061-00-001-GIL-0606-00 illustrates the Local Landscape Character Areas within the Study Area.

RIVER MOLE NORTH

LOCATION

Situated in the northeast of the study area the River Mole North extends from Langley Green along the course of the River Mole towards Gatwick airport, straddling the administrative boundary between Crawley and Horsham.

RELATIONSHIP TO OTHER CHARACTER ASSESSMENTS

The River Mole North forms part of the following Borough / District level character areas;

- Area 1: Upper Mole Farmlands Rural Fringe
- K1 Upper Mole Farmlands

KEY CHARACTERISTICS

- Small scale, fine grained pattern of irregular fields of pasture.
- Gently sloping valley landform.
- Distinctive tightly meandering course of the River Mole contrasts with its more managed tributary, the Polesfleet Stream.
- Wooded character to river banks.
- Mature spreading hedgerow oaks.
- Pastoral character and landscape in good condition.
- Visually mostly well enclosed by a strong framework of hedgerows, copse and hedgerow trees.
- Limited PRoW but informal tracks provide access through character area.
- Limited views of urban fringe development despite proximity to Manor Royal and County Oak.
- Contributes to the strong physically well-defined green edge to Crawley.
- There is low to moderate tranquillity due to the proximity of Gatwick Airport.
- Much of the character area is designated as a Local Nature Reserve and Site of Nature Conservation Importance providing a good level of ecological interest in the area.

CLASSIFICATION AND DESCRIPTION - LOCAL LANDSCAPE CHARACTER AREAS

IFIELD HALL AND BONETT'S LANE

LOCATION

Situated to the north of the study area Ifield Hall and Bonett's Lane extends along the road corridors of Bonett's Lane and Charlwood Road toward Gatwick airport and Ifieldwood. Close to the airport this local character area passes over the administrative boundary between Crawley and Horsham.

RELATIONSHIP TO OTHER CHARACTER ASSESSMENTS

Ifield Hall and Bonett's Lane forms part of the following Borough / District level character areas;

- Area 1: Upper Mole Farmlands Rural Fringe
- K1 Upper Mole Farmlands

KEY CHARACTERISTICS

- A very gently undulating to flat topography.
- Medium scale pattern of hedgerowed pasture and arable fields with areas of 'horsiculture' also prominent.
- The original historic settlement pattern of historic farms/cottages has been overlaid by ribbon development.
- Urban fringe character due to mobile home parks, waste disposal activities and airport services.
- Landscape in poor – moderate condition primarily as a result of the modern development that has taken place in the area and urban fringe influences.
- The landscape is partially enclosed by some hedgerows and medium size blocks of woodland and copses although limited intervisibility from the wooded ridge to the west is possible.
- Small area of ancient woodland located close to Hyder's Farm
- Low tranquillity due to proximity of airport and busy roads.
- Few distinctive characteristics or scenic qualities.

CLASSIFICATION AND DESCRIPTION - LOCAL LANDSCAPE CHARACTER AREAS

RIVER MOLE

LOCATION

The River Mole is located centrally within the study area, aligned southwest – northeast. The river flows from close to its source at Lambs Green towards Gatwick airport. This character lies wholly within Horsham District.

RELATIONSHIP TO OTHER CHARACTER ASSESSMENTS

The River Mole forms part of the following Borough / District level character areas;

- K1 Upper Mole Farmlands

KEY CHARACTERISTICS

- Broad valley of the River Mole. It has a distinctive meandering course although the river itself is generally unseen within the landscape as obscured by tree cover.
- The density of riverside vegetation varies.
- There are small-medium scale pasture fields and pockets of woodland linked by thick hedgerows or shaws.
- Scattered historic cottages and farmsteads are present on higher ground.
- Medieval field pattern.
- Generally unspoilt rural character and in overall in good condition.
- Much of the area is generally well enclosed by a combination of woodlands, shaws and mature hedgerows.
- Attractive countryside with well used and good PRoW access.
- The area has low – moderate tranquillity. There is a higher level of noise intrusion in the north of the area from Gatwick airport in particular.
- Ancient Woodland and shaws in addition to the riverside habitat provide a good level of ecological interest in the area.

CLASSIFICATION AND DESCRIPTION - LOCAL LANDSCAPE CHARACTER AREAS

LAND WEST OF IFIELD BROOK

LOCATION

Situated to the west of Ifield Brook this character area is defined by the River Mole to the north, Maples housing estate to the south and Lower Barn to the west. This character lies wholly within Horsham District.

RELATIONSHIP TO OTHER CHARACTER ASSESSMENTS

Land west of Ifield Brook forms part of the following Borough / District level character area;

- Edge 2 West of Ifield Rural Fringe
- K1 Upper Mole Farmlands

KEY CHARACTERISTICS

- A broad vale containing a medium to large scale field pattern of mainly arable fields.
- Although generally regular in form, the northern and eastern boundaries are defined by the more sinuous River Mole and Ifield Brook.
- Attractive views of surrounding countryside outside the character area are possible throughout the character area including views of the spire of St Margret's Church.
- Access is good with PRoW running east – west centrally and along the River Mole.
- Remnant field boundaries located centrally within the character area are reminiscent of former land management techniques.
- An area of wet pasture, enclosed by mature trees divides the northern fields of the character area and provides an interesting change in scale and feel.
- Landscape condition is moderate due to historic field amalgamation and associated loss of boundary hedgerows and trees.
- Low tranquillity due to proximity of the area to Gatwick Airport.
- Generally there is a lack of distinctive characteristics or strong scenic qualities, although there are views to Ifield Conservation Area.
- The area has a high amenity value and is well used by nearby residents of Ifield.
- New urban fringe north of Rusper Road is prominent in views to the south.

CLASSIFICATION AND DESCRIPTION - LOCAL LANDSCAPE CHARACTER AREAS

RUSPER ROAD

LOCATION

Situated north of Ifield Golf Club, Rusper Road straddles the road of the same name while the River Mole defines its northern extent. This character lies wholly within Horsham District.

RELATIONSHIP TO OTHER CHARACTER ASSESSMENTS

Rusper Road forms part of the following Borough / District level character area;

- K1 Upper Mole Farmlands

KEY CHARACTERISTICS

- This area has a generally flat topography and a regular pattern of small to medium sized arable fields and pasture that form part of smallholdings and plant nursery.
- The condition of the landscape is generally good.
- Historic cottages and a well treed character to Rusper Road.
- Overall rural character.
- The regular, small to medium sized fields, and more limited woodland and hedgerows give this area a fairly open character.
- There is little inter-visibility of adjacent character areas possible, views from the PRoW are particularly constrained by overgrown vegetation.
- Low tranquillity due in part to the proximity of Gatwick airport and traffic.
- Lack of distinctive scenic qualities.
- Limited access to the countryside.

CLASSIFICATION AND DESCRIPTION - LOCAL LANDSCAPE CHARACTER AREAS

IFIELD GOLF COURSE

LOCATION

Ifield Golf Course is situated to the west of Rusper Road and north of the Bewbush neighbourhood of Crawley, access to the course is possible from Rusper Road. This character lies wholly within Horsham District.

RELATIONSHIP TO OTHER CHARACTER ASSESSMENTS

Ifield Golf Course forms part of the following Borough / District level character area;

- K1 Upper Mole Farmlands

KEY CHARACTERISTICS

- Gently undulating topography, falling from Hyde Hill (85mAOD) north-eastwards to a height of 66mAOD although some slopes are notable steeper.
- Golf course includes pockets of deciduous and coniferous woodland.
- Enclosure within the area is provided by woodland and hedgerows some of which are likely to be remnants of the field structure the course overlays.
- The boundaries of the course are generally in good condition, mature hedgerows and woodland, some of which is ancient limiting views into adjacent character areas.
- Numerous small field drains link the golf course to Hyde Hill Brook in the south and to and unnamed tributary of the Mole in the north.
- Suburban development within large plots are located along the eastern boundary that front Rusper Road.
- The landscape condition is moderate – some landscape features have been retained but overall a suburban character.
- Low tranquillity due to proximity of airport and the proximity to the edge of Crawley.
- The golf course is privately operated which limits public access but there are PRoW adjacent to the north and eastern boundaries.
- Long distance views towards Ifieldwood are possible from the upper slopes of the golf course.

CLASSIFICATION AND DESCRIPTION - LOCAL LANDSCAPE CHARACTER AREAS

LAND NORTH OF KILNWOOD

LOCATION

This character area is situated to the west of the Bewbush neighbourhood of Crawley, extending westwards from their shared administrative boundary while the southern extent of the character area is defined by Kilnwood Lane. This character lies wholly within Horsham District.

RELATIONSHIP TO OTHER CHARACTER ASSESSMENTS

Land north of Kilnwood forms part of the following Borough / District level character area;

- I2 Warnham and Rusper Wooded Ridge

KEY CHARACTERISTICS

- Small to medium sized pasture fields enclosed by wooded shaws and woodland.
- Predominantly medieval field pattern.
- The landform comprises a series of small ridges and valleys.
- Extensive woodland on ridge at the southern boundary of the character area.
- Unspoilt rural character, with a few scattered historic farmsteads.
- Some attractive outward views to the countryside to the north.
- Landscape is in overall good condition.
- Moderate tranquillity although some intrusion from Gatwick and railway is experienced.
- There is a high level of ecological interest that includes House Copse SSSI and a number of ponds. House Copse is also classified as Ancient Woodland.
- A high level of amenity value is provided by views from public rights of way.
- Some historic interest from historic farmsteads and routeways such as Kilnwood Lane.

CLASSIFICATION AND DESCRIPTION - LOCAL LANDSCAPE CHARACTER AREAS

IFIELD RURAL FRINGE

LOCATION

Ifield Rural Fringe is situated to the west of Ifield and extending from Ifield Park in the south to Ifield Green in the north, the character area encompasses the undeveloped land to the shared administrative boundary. This character lies wholly within Crawley Borough.

RELATIONSHIP TO OTHER CHARACTER ASSESSMENTS

Ifield Rural Fringe forms part of the following Borough / District level character areas;

- Edge 2 West of Ifield Rural Fringe
- K1 Upper Mole Farmlands

KEY CHARACTERISTICS

- Small to medium sized fields of rough grassland enclosed by mosaic of trees and woodland, some of it ancient.
- Formal recreation facilities located to the north and south of the character area are in contrast to the informality found elsewhere.
- Predominantly flat topography.
- The tree lined Ifield Brook delineates western boundary of character area.
- Forms an important green edge to Crawley.
- The boundaries of the character area are generally in good condition, mature hedgerows and tree cover limiting views into adjacent character areas and urban areas.
- Some attractive outward views to the countryside to the west and of St Margaret's Church.
- Landscape is in overall moderate condition, however pressure from recreational use are evident.
- Much of the character area is designated as *'Local Green Space'*. The area has a high amenity value and is well used by nearby residents of Ifield.
- Access is good with PRoW linking urban Crawley to the countryside beyond, a network of informal tracks further complements these routes.
- Moderate tranquillity due to proximity of airport and the proximity to the edge of Crawley.
- Some historic interest from Ifield conservation area located to the north of the character area.
- Much of the character area is designated as a Site of Nature Conservation Importance providing a level of ecological interest in the area.

CLASSIFICATION AND DESCRIPTION - LOCAL LANDSCAPE CHARACTER AREAS

IFIELDWOOD SCATTERED SETTLEMENT

LOCATION

Ifieldwood Scattered Settlement encompasses the settlement of Ifieldwood and extends northeast towards Charlwood Road. This character lies wholly within Horsham District.

RELATIONSHIP TO OTHER CHARACTER ASSESSMENTS

Ifieldwood Scattered Settlement forms part of the following Borough / District level character areas;

- K1 Upper Mole Farmlands

KEY CHARACTERISTICS

- Predominantly wooded area interspersed by a limited number of irregular shaped areas of pasture.
- Much of the woodland present within the character area is ancient woodland.
- Large, detached properties are distributed throughout the character area and set back from roads and lanes.
- Small scale of landscape due largely to wooded nature.
- Roads lanes and PRoW generally enclosed by woodland adding to the feeling of separation from remainder of study area.
- Little inter-visibility of adjacent character areas.
- Access is good with PRoW traversing the character area northwest - southeast and north - south, in addition much of the woodland is Open Access Land.
- Moderately tranquil landscape although its proximity to Gatwick airport does detract from this.
- Condition of the landscape is good and generally intact.

CLASSIFICATION AND DESCRIPTION - LOCAL LANDSCAPE CHARACTER AREAS

IFIELDWOOD FARMED RIDGE

LOCATION

Ifieldwood Farmed Ridge is situated to the north of the settlement of Ifieldwood and extends from Prestwood Lane aligned northeast-southwest. This character lies wholly within Horsham District.

RELATIONSHIP TO OTHER CHARACTER ASSESSMENTS

Ifieldwood Scattered Settlement forms part of the following Borough / District level character areas;

- I2 Warnham and Rusper Wooded Ridge
- K1 Upper Mole Farmlands

KEY CHARACTERISTICS

- Area of rising ground forming a ridgeline of 100mAOD to the northwest of the study area.
- Fields are medium in size and generally regular in form, aligned to the fall of the ridge.
- Landcover is predominantly grazed pasture with areas of woodland (some of it ancient) and shaws present along the upper reaches of the ridge.
- Farmsteads are present across the character area, frequently viewed in conjunction with ancillary agricultural buildings such as kennels and stables.
- Field boundaries vary across the character area, gappy and supplemented by post and wire in the northeast, thick hedgerows in the southwest, the presence of mature hedgerow trees are consistent however.
- A high level of amenity value with long distance views possible across the wider landscape that include St Leonards Forest and the Mole valley. Views of Gatwick airport are also possible especially close to the ridgeline.
- There a limited views of built form within Crawley, tree cover at the urban fringe contain the majority. St Anne's Church, Crawley town centre and Maples housing estate are notable areas of development evident from the character area.
- The condition of the landscape is generally good, erosion of field boundaries and increasing influence of 'horsiculture' do detract however.
- Low tranquillity due to proximity of the area to Gatwick Airport.

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LANDSCAPE CHARACTER ASSESSMENT, VOLUME 2

LAND WEST OF IFIELD

OCTOBER 2020

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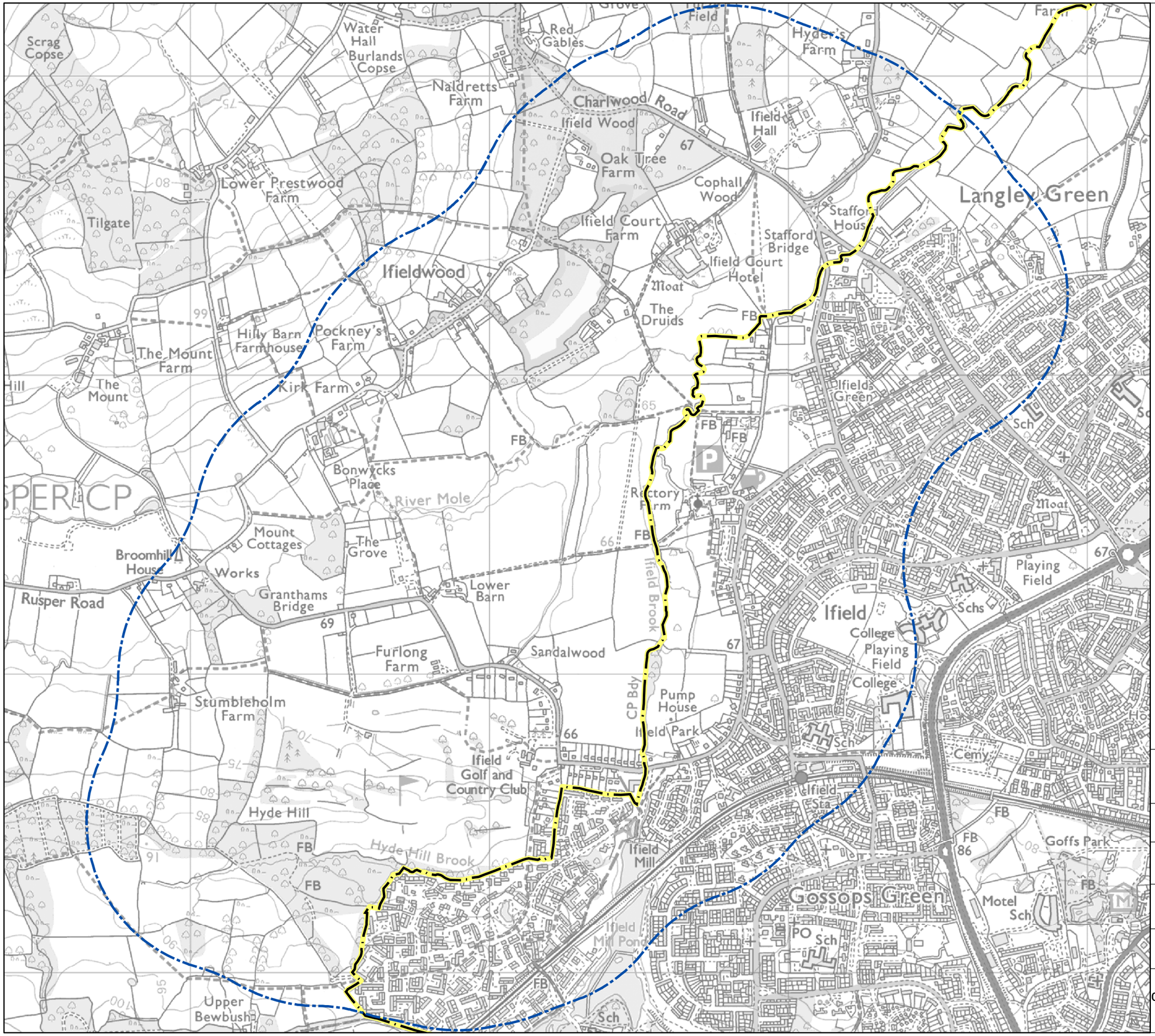
CONTENTS

This character assessment is formed of two volumes. This is the second, containing a series of drawings that supports of volume 1. The drawings contained in this volume are listed below:

- Study Area (P12061-00-001-GIL-0600-00);
- National Landscape Character Areas (P12061-00-001-GIL-0601-00);
- Regional Landscape Character Areas (P12061-00-001-GIL-0602-00);
- Borough / District Landscape Character Areas (P12061-00-001-GIL-0603-00);
- Topography and Hydrology (P12061-00-001-GIL-0604-01);
- Designations (P12061-00-001-GIL-0605-00); and
- Local Landscape Character Areas (P12061-00-001-GIL-0606-01).



LEGEND

- Study Area
- Administrative Boundary

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Project
Land West of Ifield

Drawing Title
Study Area

Drawing Number
P12061-00-001-GILL-0600

Drawing status	Revision	Client
DRAFT	00	Homes England
Drawn	Checked	
RM	MH	
Date	Scale	
09/09/2020	1:12,000 @A3	

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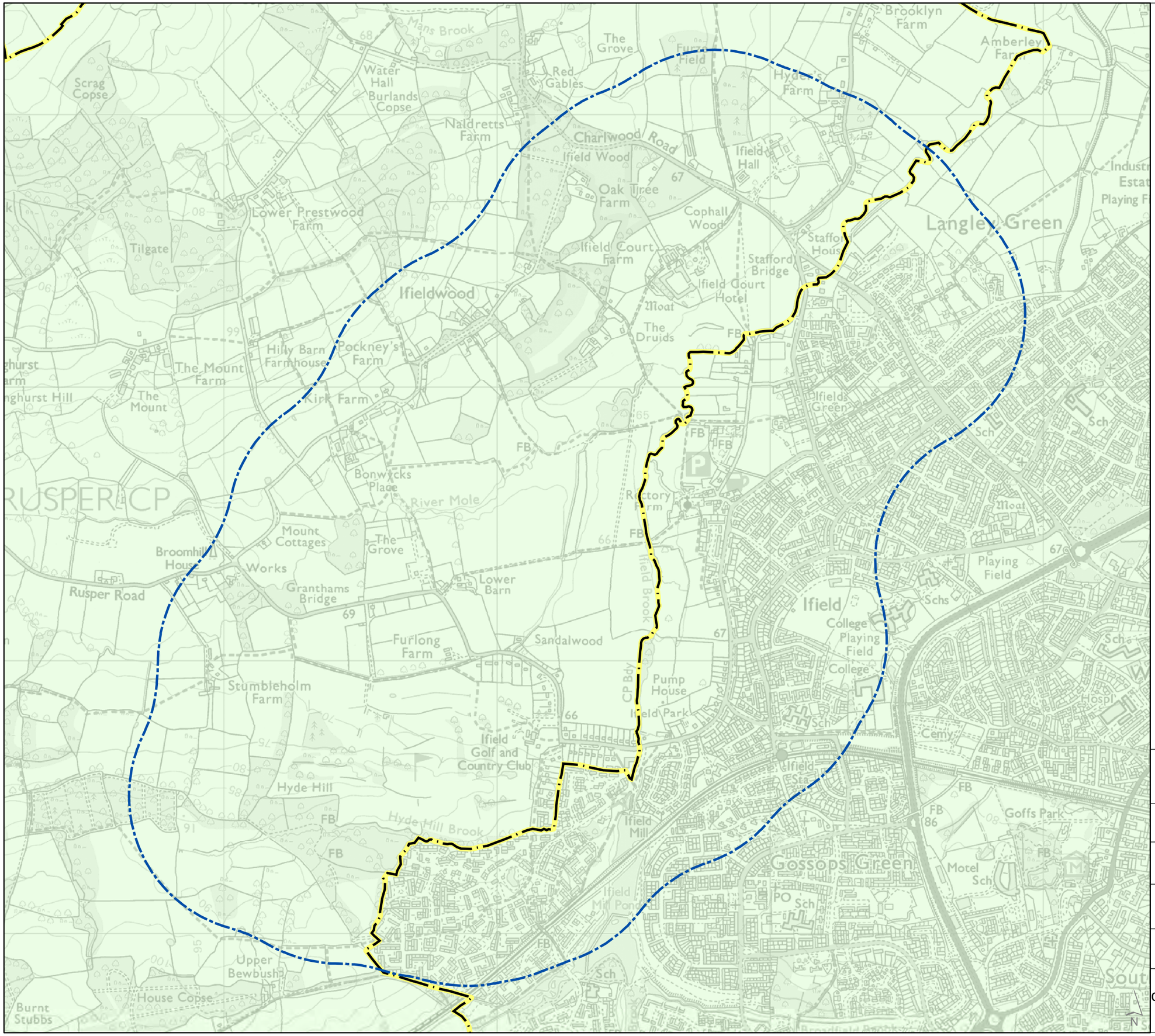

LEGEND

- Study Area
- Administrative Boundary

National Character Area

- 121 Low Weald

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Project
Land West of Ifield

Drawing Title
National Landscape Character Areas

Drawing Number
P12061-00-001-GILL-0601

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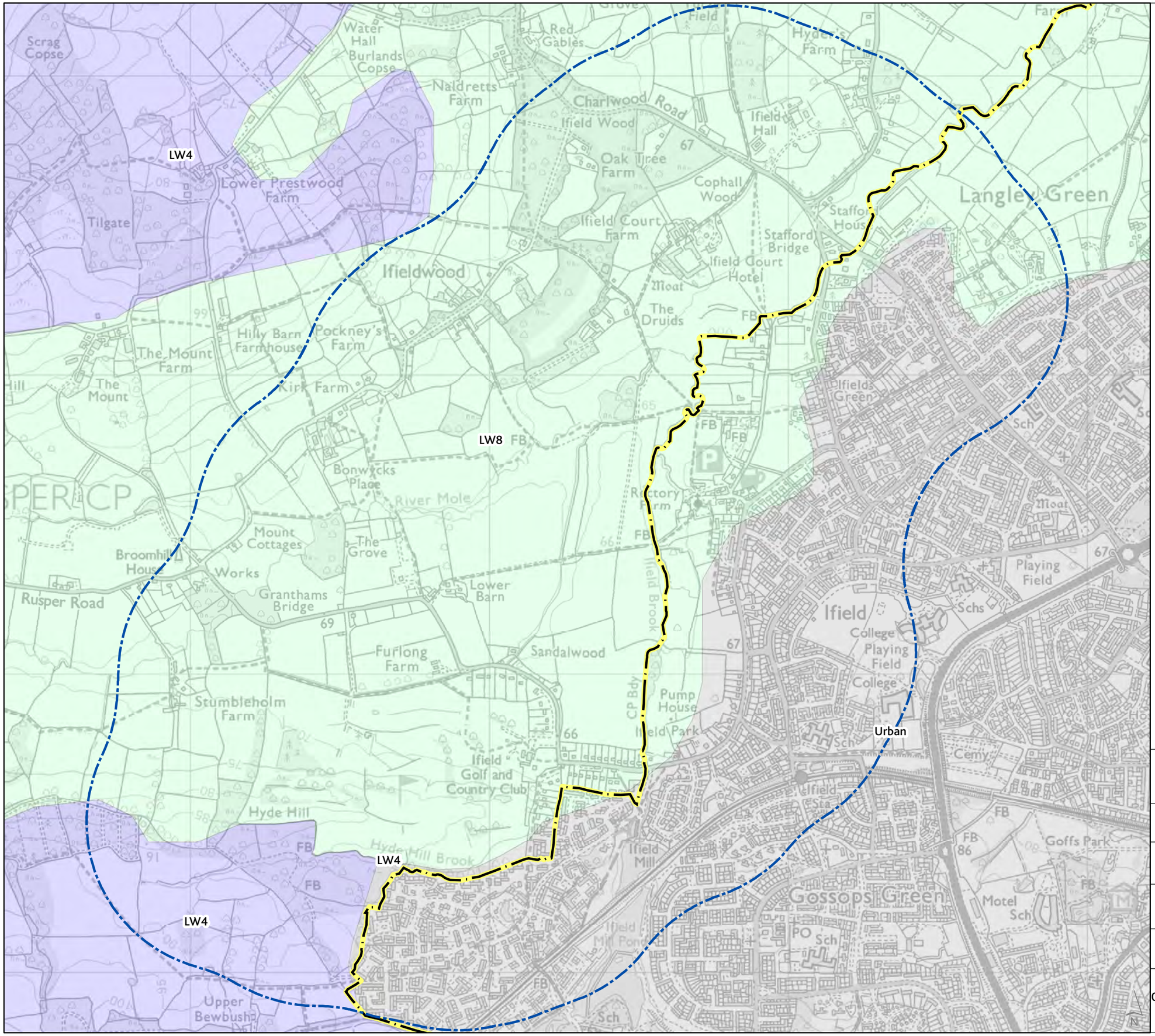

LEGEND

- Study Area
- Administrative Boundary

Regional Character Area

- Urban
- Low Weald Hills
- Northern Vales

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Land West of Ifield

Drawing Title
Regional Landscape Character Areas

Drawing Number
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Drawing status	Revision	Client
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LEGEND

- Study Area
- Administrative Boundary

Crawley Borough Character Area

- Upper Mole Farmlands Rural Fringe
- West of Gossops Green / Bewbush Rural Fringe
- West of Ifield Rural Fringe

Horsham District Character Area

- Upper Mole Farmlands
- Warnham and Rusper Wooded Ridge

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Project
Land West of Ifield

Drawing Title
Borough / District Landscape Character Areas

Drawing Number
P12061-00-001-GILL-0603

Drawing status	Revision	Client
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Date: 09/09/2020	Scale: 1:12,000 @A3	

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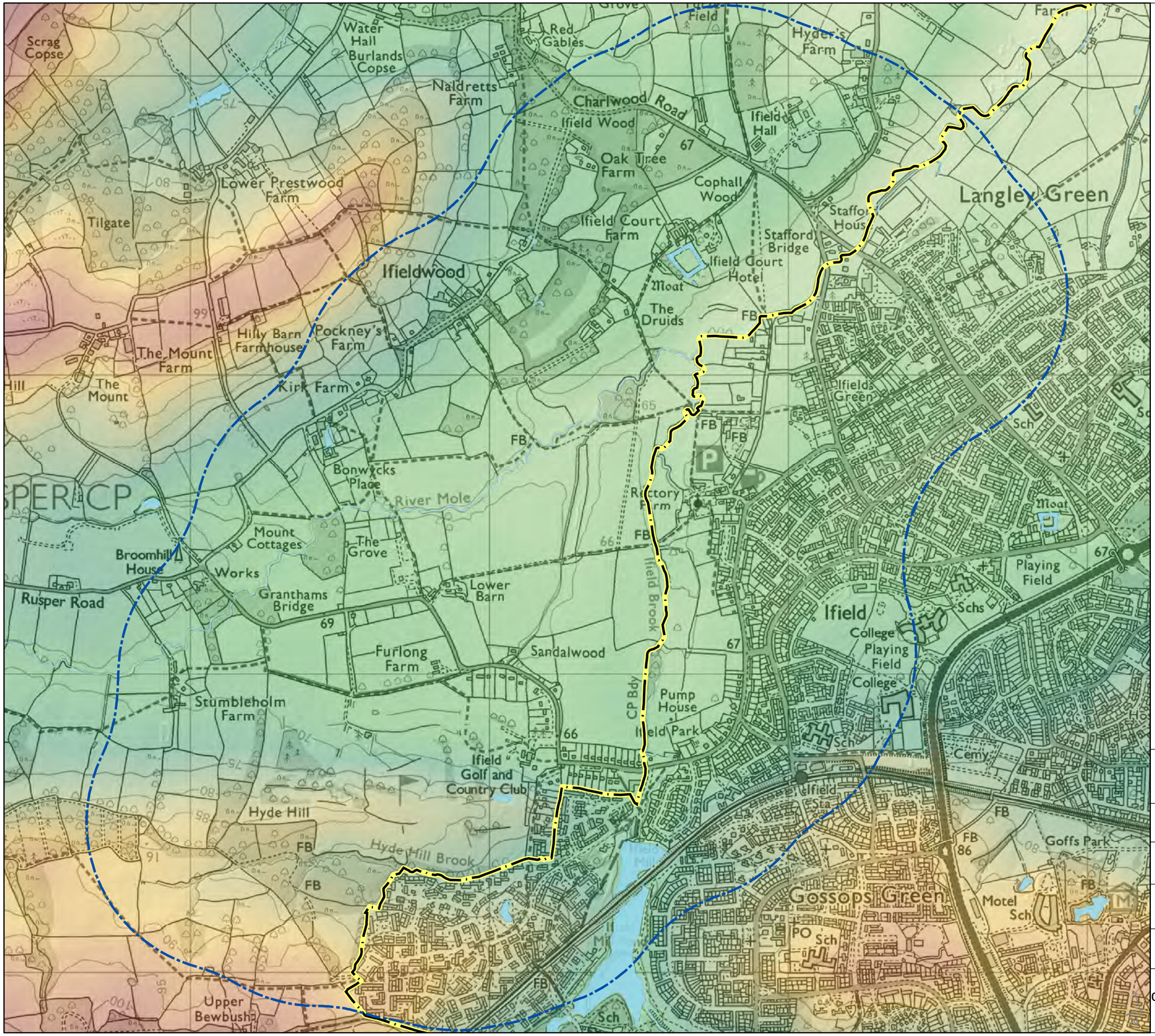

LEGEND

- Study Area
- Administrative Boundary
- Surface Water

Elevation (metres)

High : 225.25

Low : 32.37

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Project

Land West of Ifield

Drawing Title

Topography and Hydrology

Drawing Number

P12061-00-001-GILL-0604

Drawing status	Revision	Client
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Drawn	Checked	
RM	MH	
Date	Scale	
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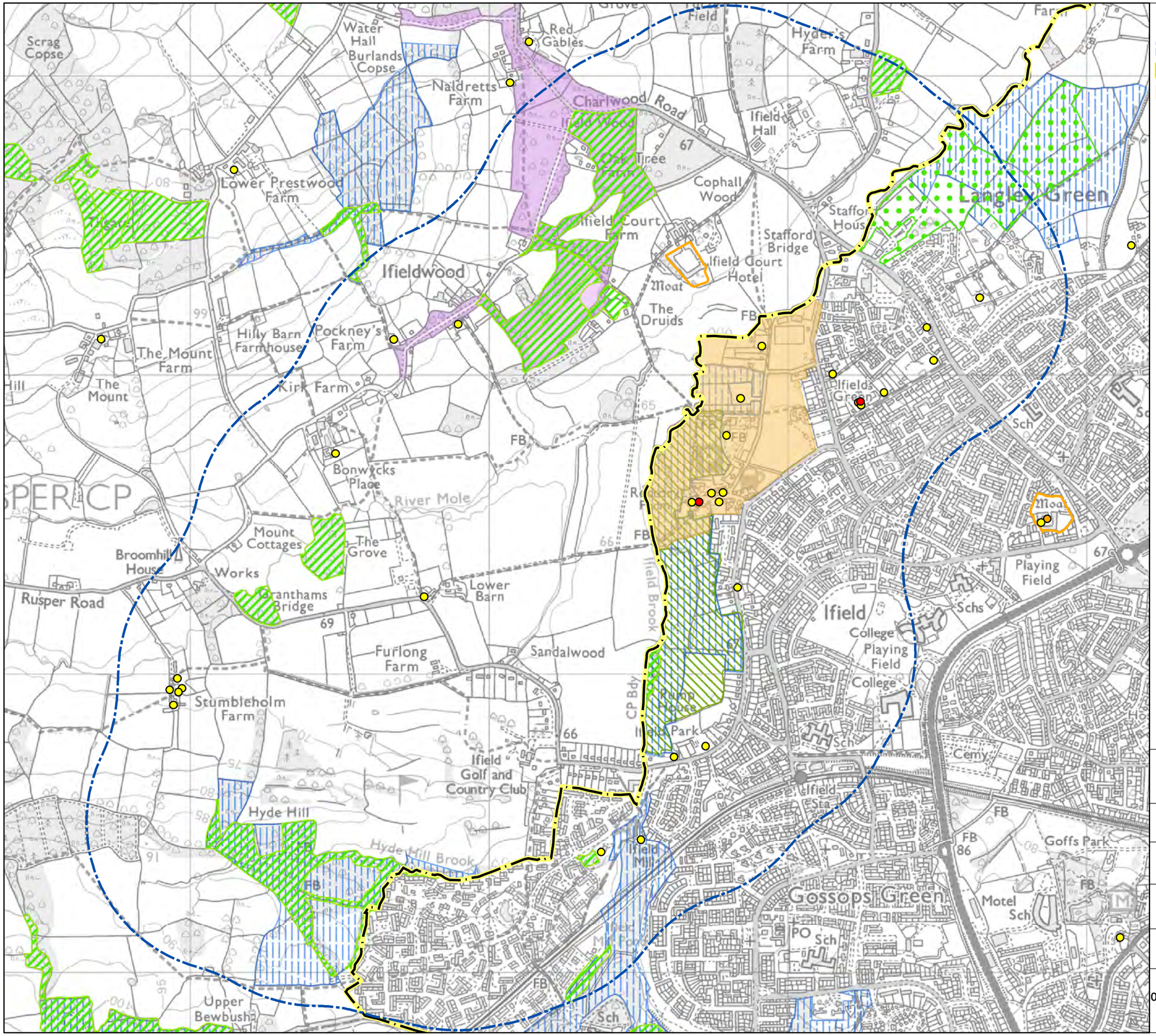

LEGEND

- Study Area
- Administrative Boundary
- Scheduled Monument
- Conservation Area

Listed Building

- Grade I
- Grade II*
- Grade II

- Ancient Woodland
- Local Nature Reserve
- Site of Nature Conservation Importance
- Local Green Space
- Open Access Land

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Project
Land West of Ifield

Drawing Title
Designations

Drawing Number
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Drawn	Checked	
RM	MH	
Date	Scale	
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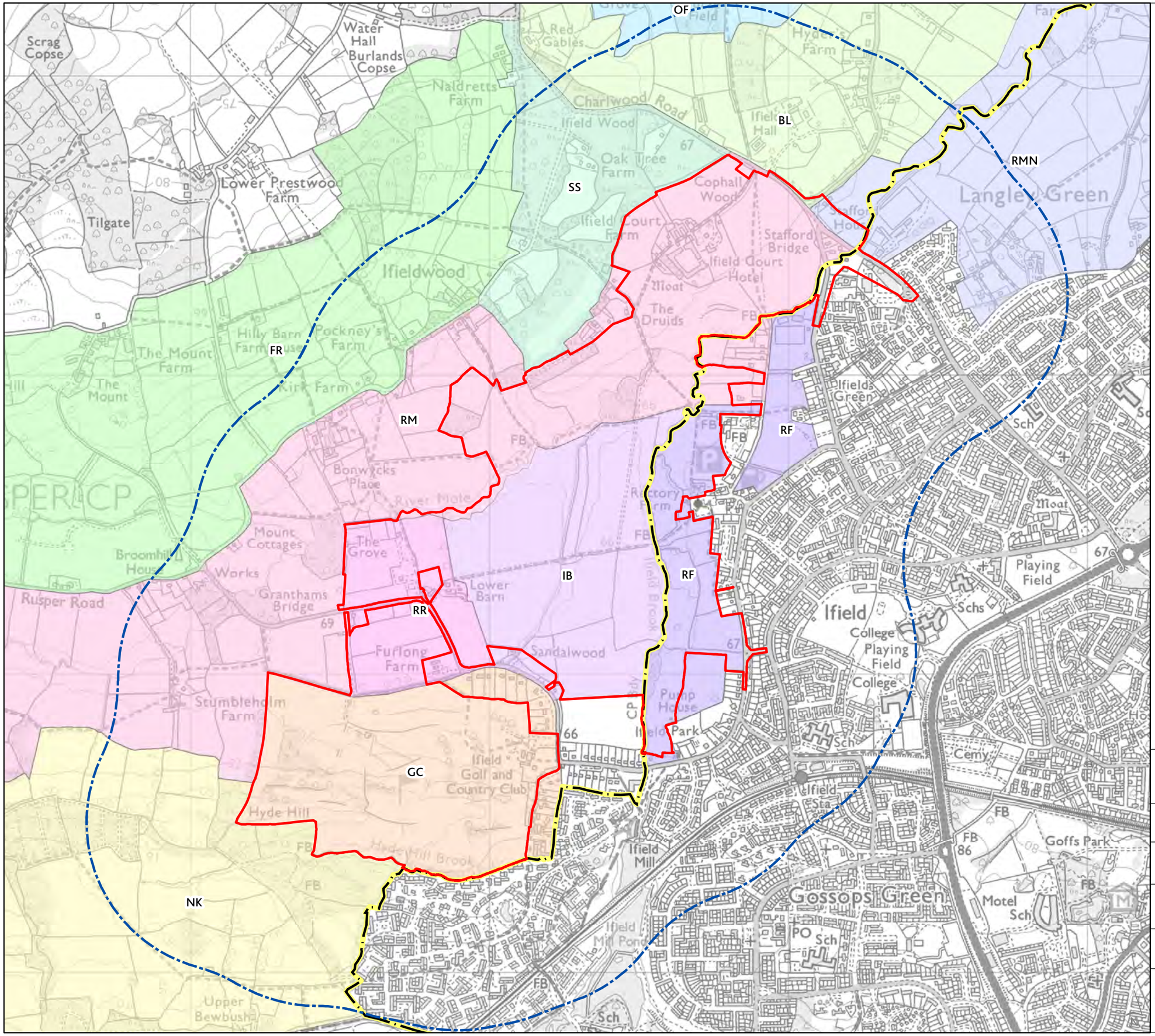

LEGEND

- Study Area
- Administrative Boundary

LCA_NAME

- Ifield Golf Course (GC)
- Ifield Hall and Bonnett's Lane (BL)
- Ifield Rural Fringe (RF)
- Ifieldwood Farmed Ridge (FR)
- Ifieldwood Scattered Settlement (SS)
- Land north of Kilnwood (NK)
- Land west of Ifield Brook (IB)
- River Mole (RM)
- River Mole North (RMN)
- Rusper Road (RR)
- West Gatwick Open Farmland (OF)

N

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Project
Land West of Ifield

Drawing Title
Local Landscape Character Areas

Drawing Number
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Drawing status	Revision	Client
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Drawn	Checked	
RM	MH	
Date	Scale	
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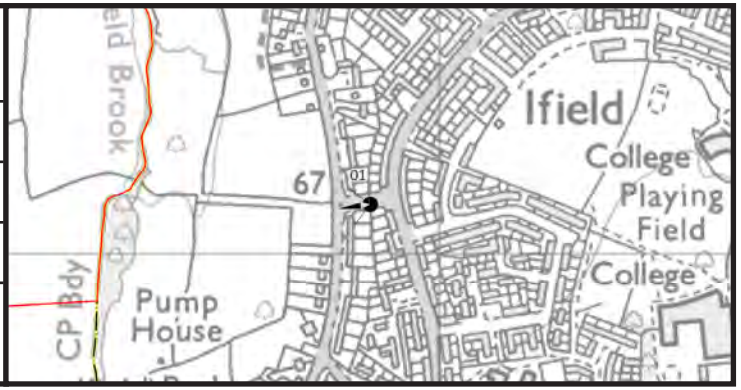
P12061-00-001-GIL-0796 **WEST IFIELD, CRAWLEY**

APPENDIX 11.3: VIEWPOINT ASSESSMENT

Appendix 11.3- Viewpoint Assessment

The viewpoint assessment presented in this appendix follows the methodology and criteria for assessing sensitivity, magnitude of impact and significance set out in Appendix 11.1 and summarised in Chapter 11: Landscape and Visual Impact of the Environmental Statement.

VIEWPOINT 01	VIEW FROM RUDGWICK ROAD
Grid Reference (GPS, easting/ northing):	524900, 137072
Approximate Elevation:	66m
General Direction of View:	West
Approximate Distance to Nearest Point on Planning Application Boundary:	40m (330m from nearest building plot, 830m from Crawley Western Multi Modal Corridor (CWMMC))



SUMMER VIEW

WINTER VIEW

DESCRIPTION OF VISUAL BASELINE

This viewpoint is located on Rudgwick Road adjacent to Rusper Road. It represents the transient views experienced by people using the road and adjacent footways and the view experienced by people living in properties of nearby properties. To the west is allocated Local Green Space (Rusper Road Playing Field) and Ifield Meadow (a Site of Nature Conservation Importance) but views of this area are obscured by a belt of mature vegetation along the west side of Rusper Road. The winter view is broadly similar to the summer view as the density of trees in the middle distance continues to provide a high level of screening despite the absence of foliage. The viewpoint is located in a suburban area which at night is lit for pedestrians and road users by street lighting along Rudgwick Road and Rusper Road. The existing vegetation along Rusper Road and beyond along Ifield Brook screens any additional lighting from scattered properties to the west. The value of the view is considered to be **medium**.

The susceptibility of residential receptors to changes in their view is **high** as their attention is likely to be focussed on appreciation of the wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Given the distance from the Site and intervening vegetation along Rusper Road and Ifield Brook, there would be no effect from construction of the new Crawley Western Multi Modal Corridor (CWMMC) in Phase 1. There may be glimpses of the upper parts of cranes used to construct the Proposed Development in the remaining phases, particularly in winter when the vegetation is not in leaf, but most of the construction activity would not be visible from this location. They would be some limited vegetation removal where the cycleway would be constructed opposite the end of Rudgwick Road but these works would very minor in the suburban context of the view.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **negligible**. Therefore, there is likely to be an indirect, temporary, short-term effect which is considered to be **negligible adverse**.

Completed Development Effects (Year 1)

Although there would be a small gap in the vegetation from the presence of the cycleway, due to the presence of the remaining intervening vegetation along Rusper Road and Ifield Brook, there would be no views Proposed Development and therefore the magnitude of effects would be **negligible**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **negligible adverse**.

Completed Development Effects (Year 15)

The assessed effect would be the same as for Year 1 and would be permanent.

Lighting Effects

The Proposed Development would introduce new light sources which from this location would not be directly visible due to the existing vegetation along Rusper Road and Ifield Brook, but may be perceptible through the intervening vegetation. The proposed cycleway would be illuminated by low level luminaries. As the viewpoint location has existing street lighting in close proximity, and the lighting strategy contains measures to reduce lighting at night, it is unlikely that sky glow would be an issue from this location. The magnitude of impact is considered to be **negligible**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **negligible adverse**.

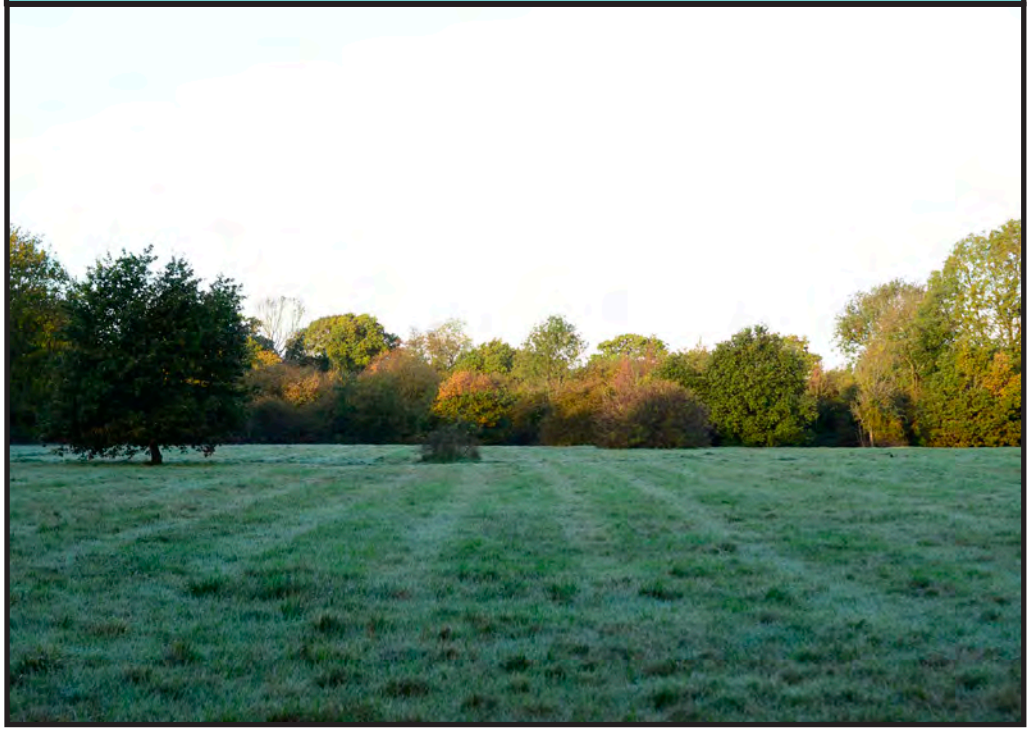
Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 02	VIEW FROM IFIELD MEADOW
Grid Reference (GPS, easting/ northing):	524829, 137146
Approximate Elevation:	67m
General Direction of View:	West
Approximate Distance to Nearest Point on Planning Application Boundary:	75m (250m from nearest building plot, 720m from CWMMC)

*This viewpoint has an accompanying wireline presented in Appendix 11.4

SUMMER VIEW



WINTER VIEW

DESCRIPTION OF VISUAL BASELINE

This viewpoint is located adjacent to Rusper Road outside the site boundary but close to the line of the proposed cycle route. It represents the views of people using Ifield Meadow (which is a Site of Nature Conservation Importance) and popular Local Green Space. Views into the application site are limited due to the vegetation along Ifield Brook, some of which is ancient woodland. The winter view is broadly similar to the summer view as the density of trees in the middle distance continues to provide a high level of screening despite the absence of foliage. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **medium**.

The susceptibility of people using Ifield Meadow to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Given the distance from the Site and intervening vegetation along Ifield Brook, most of the construction activity would not be visible from this location, although there may be glimpses of the upper parts of cranes used to construct the taller buildings. The construction of the cycleway would be in closer proximity (to the left of the view) but these would be minor works over a shorter period of time. There would be no effect from construction of the CWMMC in Phase 1.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, temporary, short-term effect which is considered to be **negligible adverse**.

Completed Development Effects (Year 1)

There may be glimpses of the taller buildings above and between the trees, particularly in winter, but most of the Proposed Development would be obscured by the vegetation along Ifield Brook. The cycleway would be perceptible to the left of the view, more the movement of people rather than the cycleway itself.

The sensitivity of receptors at or close to this viewpoint is considered to be **high.** The magnitude of impact is considered to be **low**. Therefore, there is likely to be an indirect, long-term effect which is considered to be **minor adverse**.

Completed Development Effects (Year 15)

The assessed effect would be the same as for Year 1 and would be permanent.

Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to the present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 03	VIEW FROM PROW RUS-1514-1 (WEST)
Grid Reference (GPS, easting/ northing):	524236, 137381
Approximate Elevation:	65m
General Direction of View:	West
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (75m from CWMMC)

*This viewpoint has an accompanying wireline presented in Appendix 11.4

SUMMER VIEW

WINTER VIEW

DESCRIPTION OF VISUAL BASELINE

This viewpoint is located within the Site along Public Right of Way (PRoW) RUS-1541-1 (west), a footpath which links Rusper Road with Ifield Brook, a well used path that is also popular with dog walkers. It represents the transient views experienced by people using the footpath and looking south-west across open arable fields bordered by mature hedgerows.. The value of the view is considered to be **medium**.

The susceptibility of people using the PRoW to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities would be clearly visible in the foreground and would substantially change the composition of the view and how it is perceived. Footpath users would have views of large-scale construction, including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling initially associated with the CWMMC in Phase 1 and then the rest of the phases. Mobile cranes and the emerging buildings would be visible on the skyline.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The outlook from this location would be substantially altered as the new housing and its associated infrastructure and landscaping would occupy much of the view. The Proposed Development is designed to integrate into the rural surroundings, which would reduce its prominence and the PRoW has been maintained within a green corridor of open space, but the long-term presence of suburban development across much of the view rather than hedged fields represents an adverse change to the current outlook.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 15)

The maturing landscape planting would help to integrate the new buildings into their surroundings but the long term replacement of rural views by suburban development means that the effect would remain **moderate adverse**. This effect would be permanent.

Lighting Effects

This is a viewpoint located on a footpath where recreational receptors are currently unlikely to the present at night. During the completed development stage, this location would be within the Proposed Development. Therefore, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 04	VIEW FROM ARABLE FIELDS (NORTH)
Grid Reference (GPS, easting/ northing):	524473 , 137840
Approximate Elevation:	65m
General Direction of View:	South
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (195m from CWMMC)

*This viewpoint has an accompanying wireline presented in Appendix 11.4

SUMMER VIEW

WINTER VIEW

DESCRIPTION OF VISUAL BASELINE

This viewpoint is located within the northern part of the Site west of Ifield Meadows on the footpath which links Rectory Lane to Ifield Wood (road). It represents the views experienced by people using the footpath. The view looks south across arable fields bordered by hedgerows and trees along Ifield Brook towards the new housing development located off Rusper Road. This viewpoint is included to illustrate the relationship of the development to Ifield Brook and the adjacent Ifield Meadows SINC. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **medium**.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Since this viewpoint look south, and vegetation screens views to the north and west, there would be little effect from the construction of the CWMMC in Phase 1. Construction activities for the rest of the phases would be clearly visible in the foreground and would substantially change the composition of the view and how it is perceived. Footpath users would have views of large-scale construction, including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling. Mobile cranes and the emerging buildings would be visible on the skyline.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The outlook from this location would be substantially altered as the new housing and its associated infrastructure and landscaping would occupy much of the view. The Proposed Development is designed to integrate into the rural surroundings with this area maintained as open space potentially including new allotments, playing fields and semi natural green space along Ifield Brook. However, the long-term presence of suburban development across much of the view rather than open fields, represents an adverse change to the current outlook.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 15)

The maturing landscape planting would help to integrate the new buildings into their surroundings leading to a reduction of effect to **moderate adverse**, but the permanent replacement of rural views by suburban development means that the effect would remain significant. This effect would be permanent.

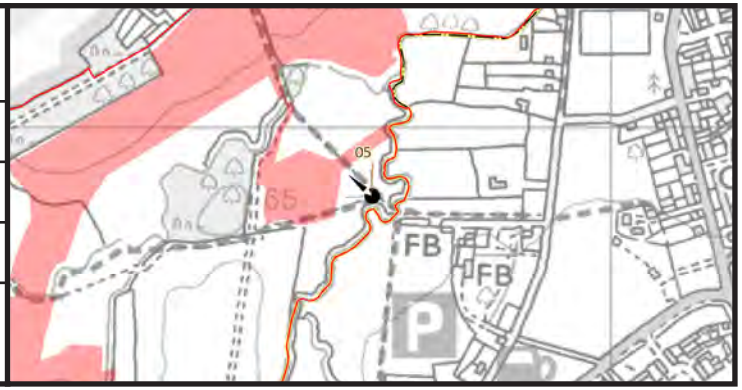
Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to the present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 05	VIEW FROM IFIELD BROOK (NORTH)
Grid Reference (GPS, easting/ northing):	524661, 137905
Approximate Elevation:	63m
General Direction of View:	Northwest
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (260m from CWMMC)



*This viewpoint has an accompanying photomontage presented in Appendix 11.4

SUMMER VIEW

WINTER VIEW

DESCRIPTION OF VISUAL BASELINE

This viewpoint is located within the Site along the footpath which links Rectory Lane to Ifield Wood (road). The viewpoint is representative of recreational users using the footpath. It is next to Ifield Brook close to the confluence with the River Mole and on the edge of Ifield Village Conservation Area. It represents the views experienced by people using the footpath and views out from the north western edge of the Conservation Area, and comprises a small pasture field bordered by mature tree belts and hedgerows. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **medium** as there has been some loss of landscape quality due to the replacement of hedgerows with post and wire fencing.

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities associated with the CWMMC in Phase 1 would be glimpsed in the middle distance between the trees along the River Mole. There would be close proximity views of the attenuation pond which is also included in Phase 1. Mobile cranes and the emerging buildings may also be visible on the skyline to the south (out of view) during the remaining phases.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 1)

Trees along the course of the River Mole would obscure most views of the CWMMC, although moving vehicles may be glimpsed between the trees leading to a slight reduction in tranquillity, and would be more visible in winter. The noise bund would slightly obscure properties at the Kennels which is just visible in winter. The foreground views would change with the introduction of the attenuation pond, but would remain open to the vegetation along the River Mole.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **low**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **minor adverse**.

Completed Development Effects (Year 15)

The assessed effect would be the same as for Year 1 and would be **permanent**.

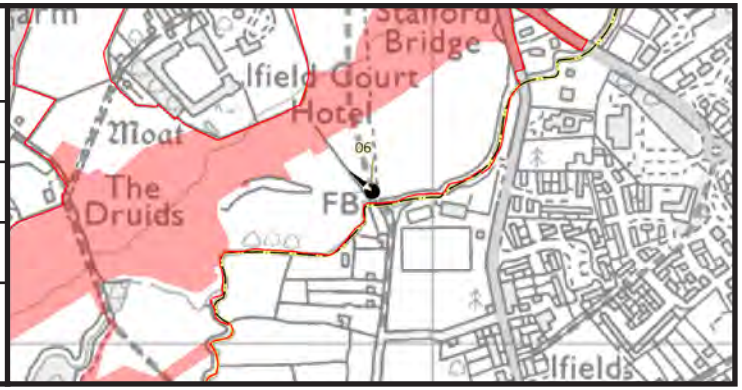
Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to the present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 06	VIEW FROM IFIELD BROOK (SOUTH)
Grid Reference (GPS, easting/ northing):	524913, 138218
Approximate. Elevation:	62m
General Direction of View:	Northwest
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (80m from CWMMC)



*This viewpoint has an accompanying photomontage presented in Appendix 11.4

SUMMER VIEW

WINTER VIEW

DESCRIPTION OF VISUAL BASELINE

This viewpoint is located on the edge of the Site close to the River Mole on the footpath which links Rectory Lane to Ifield Wood (road). It represents the transient views experienced by people using the footpath and views out from the north western edge of Ifield Village Conservation Area. The view comprises grazing pasture in the foreground with mature trees and hedgerows in the background. The farmland is under the flight path from Gatwick Airport which reduces the tranquillity of the area. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **high** as it represents the view from the Conservation Area and looks north west towards Ifield Court Scheduled Monument across the remnants of the former parkland landscape of Ifield Court which features a number of large parkland trees and a remnant channel of the River Mole (seasonally wet).

The susceptibility of people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the high value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities associated with the CWMMC and associated noise bund in Phase 1 would be clearly visible in the foreground and would substantially change the composition of the view and how it is perceived. Users of the footpath would have views of large-scale construction activities including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 1)

The outlook from this location would be substantially altered as the CWMMC would cross the fields in the foreground introducing visual and noise disturbance. The noise bund and fencing would limit the depth of the view, obscuring the lower parts of the Ifield Court Hotel and vegetation beyond. Traffic movements along the new road would further reduce tranquillity in an area that has already been affected by frequent over-flying planes associated with Gatwick Airport. In the illustrative masterplan, the road is not completely screened by new vegetation to maintain the open parkland landscape character and open views along the River Mole corridor. New tree planting and management measures to enhance biodiversity would soften the effects.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 15)

The maturing landscape planting along the CWMMC would help to integrate it into the rural landscape, which would lead to a reduction of effect to **moderate adverse**, but the presence of the road and associated reduction in tranquillity from vehicles means that the effect would remain significant. This effect would be permanent.

Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to the present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 07	VIEW FROM BONNETTS LANE
Grid Reference (GPS, easting/ northing):	525084, 138560
Approximate Elevation:	65m
General Direction of View:	Southwest
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary

*This viewpoint has an accompanying wireline and photomontage presented in Appendix 11.4

SUMMER VIEW

WINTER VIEW

DESCRIPTION OF VISUAL BASELINE

This viewpoint is located near the junction of Bonnets Lane with Charlwood Road close to the northern boundary of the Site. It represents the transient views experienced by people using Bonnetts Lane and Charlwood Road and looks south west across arable fields towards Ifield Court Scheduled Monument. It is close to residential receptors at the end of Bonnetts Lane, although these receptors benefit from trees on the property boundaries which screen and filters views to the south. The area is under the flight path from Gatwick Airport which together with passing traffic, reduces the sense of tranquillity. It is located on the edge of a suburban area which is illuminated at night by street lighting along Charlwood Road. The view is across a predominately unlit landscape, however, Ifield Court Hotel and its associated car park which is used for airport parking is visible to the right of the view and lighting is visible at night. The value of the view is considered to be **medium** as it includes the road corridor and its associated infrastructure, as well as wood pole lines.

The susceptibility of road users to changes in their view is **medium** as their attention is less likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **medium**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities associated with the CWMMC in Phase 1 and its junction with Charlwood Road would be clearly visible in the foreground and would change the composition of the view and how it is perceived. Road users would have views to the south of the works but these would be experienced transiently and obliquely.

The sensitivity of receptors at or close to this viewpoint is considered to be **medium.** The magnitude of impact is considered to be **medium** as the view is experienced transiently and obliquely. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 1)

The junction of Charlwood Road with the CWMMC would be visible in the foreground but would not be uncharacteristic of this location. As the junction is offset with Bonnetts Lane, this would avoid views directly along the CWMMC, although for road users along Charlwood Road, the junction would open up a permanent view up the River Mole Valley which is not currently visible. Most views of the new road would be experienced transiently and obliquely.

The sensitivity of receptors at or close to this viewpoint is considered to be **medium**. The magnitude of impact is considered to be **medium**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 15)

The maturing landscape planting along the CWMMC and around the junction would help to integrate it into the rural landscape. There would still be a change in view however and a reduction in tranquillity due to vehicles using the CWMMC but the effects would reduce to **minor adverse**. This effect would be permanent.

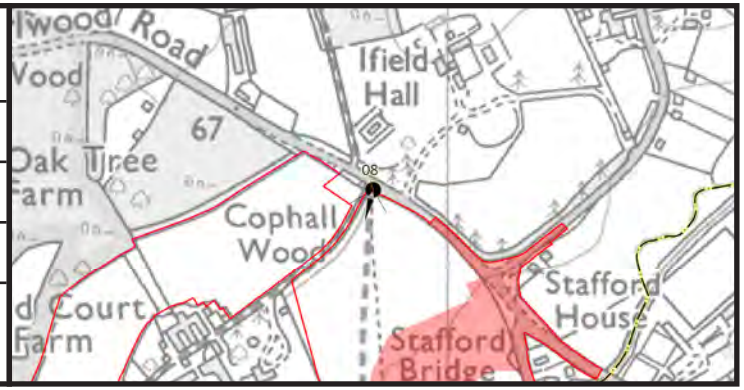
Lighting Effects

No lighting is proposed along the CWMMC, however there would be lighting associated with the junction which would be visible from this viewpoint. The lighting strategy indicates that lighting would be in accordance with the West Sussex Council (WSC) Adoptable Specification. This includes a requirement to dim lighting by 40% light output between midnight and 5.30am (GMT) which would reduce the effects of lighting of the road at night. The magnitude of impact is considered to be **low.** Therefore, there is likely to be an indirect, long-term effect which is considered to be **minor adverse**. As new planting along the CWMMC and Charlwood Road matures, lighting would be more filtered, although still perceptible.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 08	VIEW FROM IFIELD COURT (NORTH EAST)
Grid Reference (GPS, easting/ northing):	524895, 138683
Approximate Elevation:	68m
General Direction of View:	South
Approximate Distance to Nearest Point on Planning Application Boundary:	On scheme boundary (270m from CWMMC, 580m from nearest building plot)



*This viewpoint has an accompanying wireline and photomontage presented in Appendix 11.4

SUMMER VIEW

WINTER VIEW

DESCRIPTION OF VISUAL BASELINE

This viewpoint is located on the edge of the Site close to the junction between Charlwood Road and the access road to Ifield Court which is also a PRoW. It represents the transient views experienced by people using Charlwood Road and the footpath. The view looks south west across the remnants of the former parkland landscape of Ifield Court which features a number of large parkland trees. The Ifield Court Hotel and car park, the lighting columns visible above the hedgerow. As this viewpoint is located on a footpath where recreational receptors are unlikely to be present at night, the night-time baseline is not described. The value of the view is considered to be **medium** as there has been some loss of landscape quality due to the presence of the hotel and car park and wood pole line which crosses to the left of the view.

The susceptibility of footpath users to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the medium value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities associated with the CWMMC in Phase 1 would be clearly visible in the middle distance and would change the composition of the view and how it is perceived. Users of the footpath would have views of large-scale construction activities including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling. There would be very limited views of construction of the remaining phases, the vegetation around Ifield Court Hotel would screen views of taller equipment.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse.**

Completed Development Effects (Year 1)

The CWMMC would cross the fields in the middle distance, which would alter the composition of the view and diminish its rural quality. Moving vehicles would also reduce the tranquillity currently experienced.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **medium**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **moderate adverse**.

Completed Development Effects (Year 15)

Although the presence of the road and associated reduction in tranquillity from vehicles would remain, the maturing landscape planting along the CWMMC would help to integrate it into the rural landscape and the effect would reduce to **minor adverse**. This effect would be permanent.

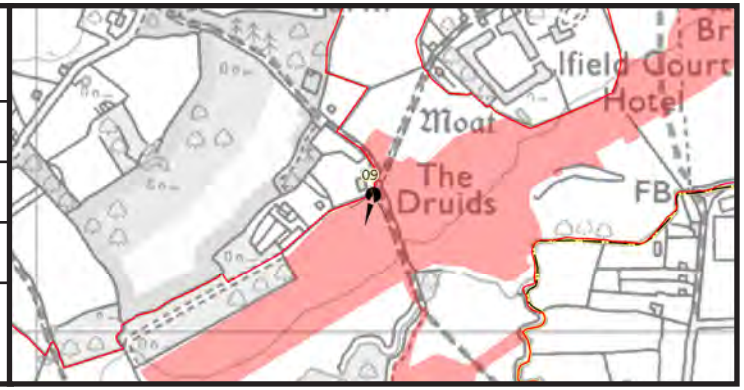
Lighting Effects

As this is a viewpoint located on a footpath where recreational receptors are unlikely to the present at night, **no night-time assessment** is provided for this location.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.

VIEWPOINT 09	VIEW FROM THE DRUIDS (SOUTH WEST)
Grid Reference (GPS, easting/ northing):	524482, 138205
Approximate Elevation:	67m
General Direction of View:	South
Approximate Distance to Nearest Point on Planning Application Boundary:	Within scheme boundary (270m from CWMMC, 580m from nearest building plot)



*This viewpoint has an accompanying wireline and photomontage presented in Appendix 11.4

SUMMER VIEW

PHOTO NOT AVAILABLE

WINTER VIEW

DESCRIPTION OF VISUAL BASELINE

This viewpoint is located on the edge of the Site on a PRoW to the south west of Ifield Court Scheduled Monument. It represents the transient views experienced by people using the footpath and people living in properties of nearby properties at the Druids. The view is channelled by the fencing along either side of the footpath and the property to the right of the view. Beyond the fencing, hedged pastures and woodland are visible as the landform falls away to the south towards the River Mole before rising to the wooded skyline. The viewpoint is located in a semi-rural area where there is no existing street lighting, light sources limited to the property at The Druids to the right of the view. There may be a distant glow from areas of Crawley and Ifield West but amount would depend on atmospheric conditions. The value of the view is considered to be **high**.

The susceptibility of residents and people using the footpath to changes in their view is **high** as their attention is likely to be focussed on appreciation of the view and wider landscape. Combined with the high value of the view, the sensitivity of receptors at or close to this viewpoint is considered to be **high**.

DESCRIPTION OF VISUAL EFFECTS

Construction

Construction activities associated with the CWMMC would be clearly visible in the near to middle distance and would change the composition of the view and how it is perceived. Residents and footpath users would have views of large-scale construction activities including earth moving and the presence of construction plant, compounds, soils and materials storage and stockpiling.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there is likely to be an indirect temporary, short-term effect which is considered to be **major adverse.**

Completed Development Effects (Year 1)

The CWMMC would cross the fields in the middle distance. The noise bund and fencing to the north of the road would be visible in the foreground and would alter the composition of the view and adversely affect its rural quality. It would block the open view to the south. Moving vehicles would also reduce the tranquillity currently experienced, although lower height traffic would be visually screened by the noise bund and fencing. It is unlikely that there would be views of the remaining phases of the Proposed Development due to the intervening vegetation.

The sensitivity of receptors at or close to this viewpoint is considered to be **high**. The magnitude of impact is considered to be **high**. Therefore, there are likely to be an indirect, long-term effect which is considered to be **major adverse**.

Completed Development Effects (Year 15)

The maturing landscape planting along the CWMMC would help to integrate it into the wider landscape, which would lead to a reduction of effect to **moderate adverse**, but the presence of the road and associated reduction in tranquillity from vehicles means that the effect would remain significant. This effect would be permanent.

Lighting Effects

No lighting is proposed along the CWMMC. There would be occasional light from traffic. Therefore, there is likely to be an indirect, long-term effect which is considered to be **minor adverse**. As new planting along the CWMMC matures, lighting from traffic would become more filtered, although still perceptible.

Cumulative Effects

There are no developments that would lead to any cumulative effects at this location.