



L I Z A R D

Landscape Design and Ecology

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

**WOODVIEW, INGFIELD MANOR SCHOOL
INGFIELD MANOR DRIVE, FIVE OAKS, BILLINGSHURST, WEST SUSSEX**

Salutem Shared Services

Project Reference	LLD3660-LPL-REP-001
Approved:	Josh Peacock
Date:	22/06/2026
Revision	02

EXECUTIVE SUMMARY

i Introduction

Lizard has been commissioned by Salutem Shared Services to undertake a non statutory Landscape and Visual Impact Assessment for land at Woodview, Ingfield Manor School, Ingfield Manor Drive, Five Oaks, Billingshurst, West Sussex, RH14 9AX.

ii The Site

The Site is some 1 hectares, (some 2.5 acres) of land in former user as residential apartments for educational use. The residential blocks are now in a poor state of repair, with broken windows. The intervening areas are well overgrown, with various tipped materials including white goods. An access road extends south into the Site area.

iii The Scheme

The Scheme comprises of a new building for the SEND school, with associated access, parking and communal areas.

The school building would be implemented in 4 phases. Proposed vehicular and pedestrian access into the site would be gained via the existing vehicular access from Ingfield Manor Drive off the A29 (Stane Street).

The proposals would include an outdoor space south of the building where students would be able to engage in a range of activities, including formal and informal play and about which habitat areas would extend.

iv Summary Appraisal

Landscape Character

At District scale the Site is located within the Slinfold & Five Oaks Wooded Farmlands (LCA G3, 2003) described with an undulating landform, with a strongly rural undeveloped character, within which historic features of assarted field systems are identified and local building materials noted as including brick, tile and half timber.

The remnant eastern part of the assarted field, which was subdivided within the 1970s to accommodate the residential educational buildings within the Site area would be maintained with the existing scrubby vegetation along this eastern boundary substantially maintained and reinforced.

The area of deciduous woodland outside of the south western edge of the Site, which has developed within the remnant of the western part of the field enclosed in the 1970s would be maintained outside of the development footprint, further to the advice of an arboriculturalist.

From reference to the Lizard produced Existing Tree Schedule and Arboricultural Impact Assessment, alongside of the Tree Removal and Protection Plan, out of some 88 tree and hedgerow components across the Site, the highest value loss would occur to five Grade B trees. Of these two are non native coniferous comprising Leyland cypress, (TG64) and Norway spruce, (T25). One is a fruit tree, (T24) and one an ornamental tree, (T14). There would be a loss of a Pedunculate oak, (T53) from within the centre of the Site of some 12m in elevation. This would result in a barely perceptible loss of vegetation which would be more than compensated for by the approach taken to tree planting in the short to mid term.

The recreational function of Public Footpath 1948, which extends along Ingfold Manor Drive outside of the northern edge of the Site would be maintained.

There would be a notable improvement at the Site scale from the replacement of the very poor condition units with lower and more sympathetic built form, which would be specified with a reduced materials palette of a muted appearance, albeit with some colour highlights at lower level. The effect would be Minor beneficial at the landscape scale.

There are further recommendations provided within this report which would contribute to the local landscape character, including removal of the coniferous treeline along the western edge of the Site's northern boundary.

Visual Amenity

The assessment is undertaken through reference to the Viewpoint Photographs within **Appendix B** and the Zones of Visual Influence and Viewpoint Photograph Locations provided on **Figure 4.2**.

Visibility towards the Site area is substantially limited to where adjacent along Ingfold Manor Drive / Public Footpath 1948, outside of the northern edge of the Site.

There is glimpsed visibility of existing built form through intervening trees, where offset from Public Rights of Way at short distance to north east and south east, (see **Viewpoints No. 01** and **08**). The existing built form within these views would be reduced in height from three storey with roofline to two storeys with flat roof and relatively muted facade.

This would reduce the perceptible glimpse of built form when vegetation is out of leaf experienced at present, to barely perceptible glimpsed visibility when out of leaf, likely to be missed by the casual observer.

The change would be positive both within these glimpsed views. The change would be significantly positive where adjacent along the northern edge of the Site with the current poor disrepair of built form replaced with new at a lower elevation.

Conclusion

There would be a notable improvement to the landscape character and views from the proposed redevelopment of the very run down existing built form. The redevelopment would be sympathetic to existing landscape features and areas within and about the Site.

There would be an overall **Moderate beneficial effect** at the Site scale on landscape character, which would have a **Minor beneficial effect** at the surrounding landscape scale.

There would be a **Minor beneficial effect** on visual amenity for primarily vehicular users and smaller numbers of pedestrians using Ingfold Manor Drive / Public Footpath 1948 to the northern edge of the Site.

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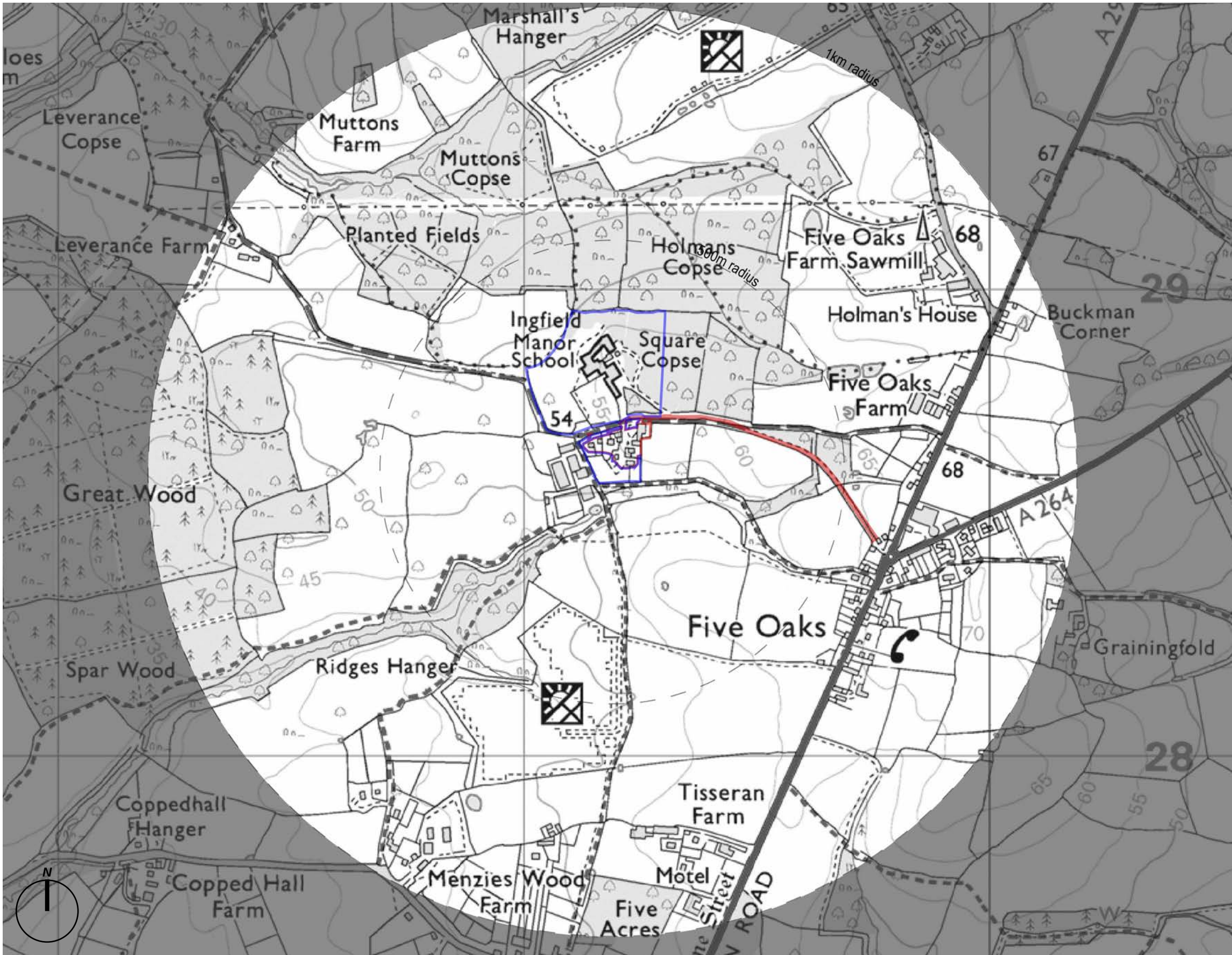
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Legend

Development Site Boundary

Figure 1.1. Development Site Location



Legend

Development Site Boundary

Designations

Deciduous Woodland UK Priority Habitat

Ancient Woodland

A

Site and Context Photographs

Figure 1.2. Site and Surrounds



Site Photograph A. North easterly perspective from Woodland Close within the Site.



Site Photograph B. Poor state of repair of built form on Site, with beech tree line about the south western boundary of the Site.



Site Photograph C. Swale excavated to northern edge of the Site.



Site Photograph D. Poor state of repair of built form on Site.



Site Photograph E. Poor state of repair of built form on Site.

1.0 INTRODUCTION

General

1.1 Lizard Landscape Design and Ecology, (Lizard) has been commissioned by Salutem Shared Services to undertake a non statutory Landscape and Visual Impact Assessment, (LVIA) for land at Woodview, Ingfield Manor School, Ingfield Manor Drive, Five Oaks, Billingshurst, West Sussex, RH14 9AX (NGR TQ 09215 28672), (see **Figure 1.1**).

1.2 The LVIA has been undertaken by Josh Peacock, Technical Director of Landscape Planning at Lizard and a Chartered Landscape Architect with over 20 years professional experience in Landscape and Visual Impact Assessment.

Report Structure

1.3 The LVIA presents an understanding of the Site and its context, published landscape characterisation, relevant planning policy and designations. The field survey and review then enables an analysis of the physical and experiential aspects of the landscape and visual amenity against which the Scheme can be appraised. This is further informed by a review of time depth within the landscape through a historic map regression.

1.4 The assessment takes into account avoidance and reduction measures integrated into the design of the Scheme, whilst identifying further opportunities. An overall understanding of effect is provided, supported by a tabulated assessment informed by the LVIA methodology, derived from reference to the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3, 2013).

1.5 The structure and approach taken by Lizard enables the LVA to be used as a Strategic Design Tool, which is outcome focused.

The Site

1.6 Through reference to **Figure 1.2** the proposed development site, (the Site) is some 1 hectares, (some 2.5 acres) of land in former user as residential apartments for educational use for Ingfield Manor School. The residential blocks are now in a poor state of repair, with broken windows. The intervening areas are well overgrown, with various tipped materials including white goods. An access road extends south into the Site area named Woodland Close, (see **Site Photographs A - E**).

Surrounds

1.7 The Site is accessed from the north off a metalled access track named Ingfold Manor Drive, (forming Public Footpath 1948) which is in use by the Ingfield Manor School, with parking spaces to the north of it and farm use for Slinfoldland Farm, offset to the west. The Site is enclosed by a patch of deciduous woodland to the west and south, which provides separation from Slinfoldland Farm and the more rural context to Public Footpath 2065 to the south, (see Viewpoint Photograph's within **Appendix B**). The school grounds and built form of Ingfield Manor School are offset to north.

The Scheme

1.8 Through reference to the Miller Bourne Architects produced Site Plan, (see **Extract A**) and Elevations, (see **Extract's B and C**) the Scheme comprises of a new building for the SEND school, with associated access, parking and communal areas.

1.9 The school building would be implemented in 4 phases. Proposed vehicular and pedestrian access into the site would be gained via the existing vehicular access from Ingfield Manor Drive off the A29 (Stane Street).

1.10 The proposals would include an outdoor space south of the building where students would be able to engage in a range of activities, including formal and informal play and about which habitat areas would extend.

Planning Background

1.11 A pre application consultation was undertaken with Horsham District Council to inform the approach taken to the Scheme. The response received on the 5 February 2026 included the following comments relevant to landscape character and visual matters:

'The Landscape Officer has reiterated that a Landscape and Visual Assessment (LVA) is undertaken to inform mitigation measures to reduce any identified landscape and visual effects. The LVA should be commissioned by a qualified specialist. The council is willing to agree viewpoints/Type 1 visualisations beforehand; however, note that Type 1 annotated viewpoint photographs (LI TCN 06/19) are likely to be sufficient. The Council is willing to agree viewpoints/Type 1 visualisations beforehand).

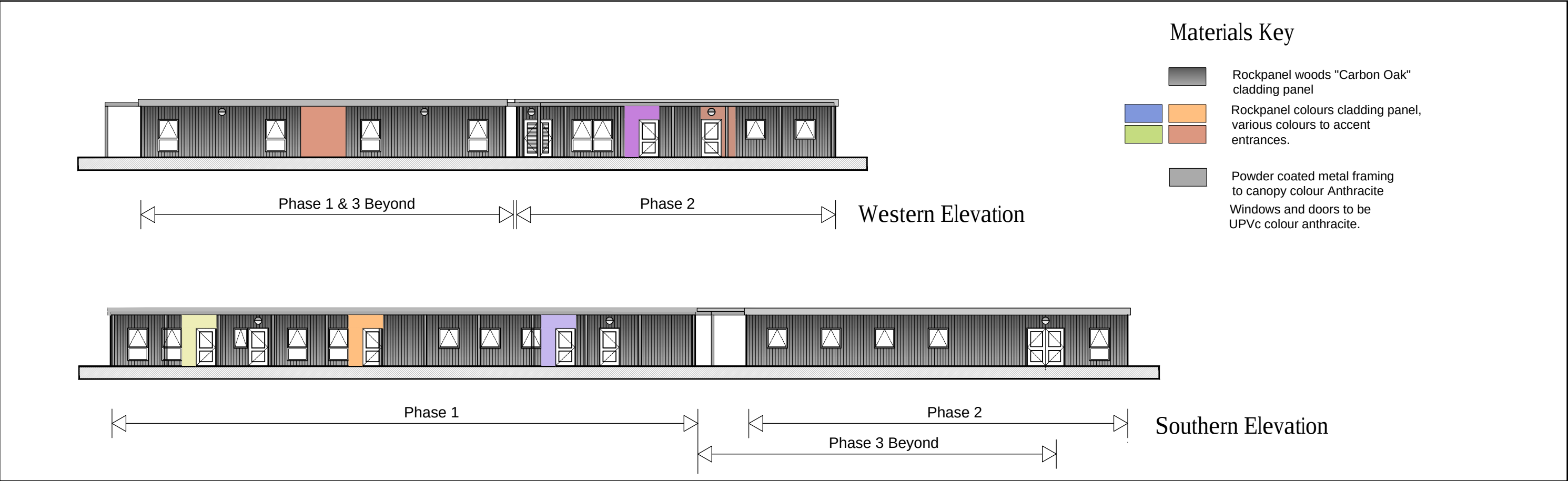
There is the presence of sensitive receptors (users of the public rights of way /footpaths). It is likely that a strong landscape buffer may be required between phase 4 building and the adjacent field, to strengthen the landscape character and mitigate any available views from the public right of way 134.

The landscape proposals should include a plan demonstrating the impact on the existing root protection areas [...] and exploring how Sustainable Urban Drainage can be appropriately applied. [...]

B. Where it is practicable to do so, SuDS provision should demonstrate how its design will enhance wildlife and biodiversity as well as minimise the impacts of flooding. [...]



Extract A. Miller Bourne Architects - Proposed Site Plan



Extract B. Miller Bourne Architects - Proposed Phase 1, 2, and 3 Elevations.



Extract C. Miller Bourne Architects - Proposed Phase 4 Elevations.

2.0 PLANNING POLICY CONTEXT

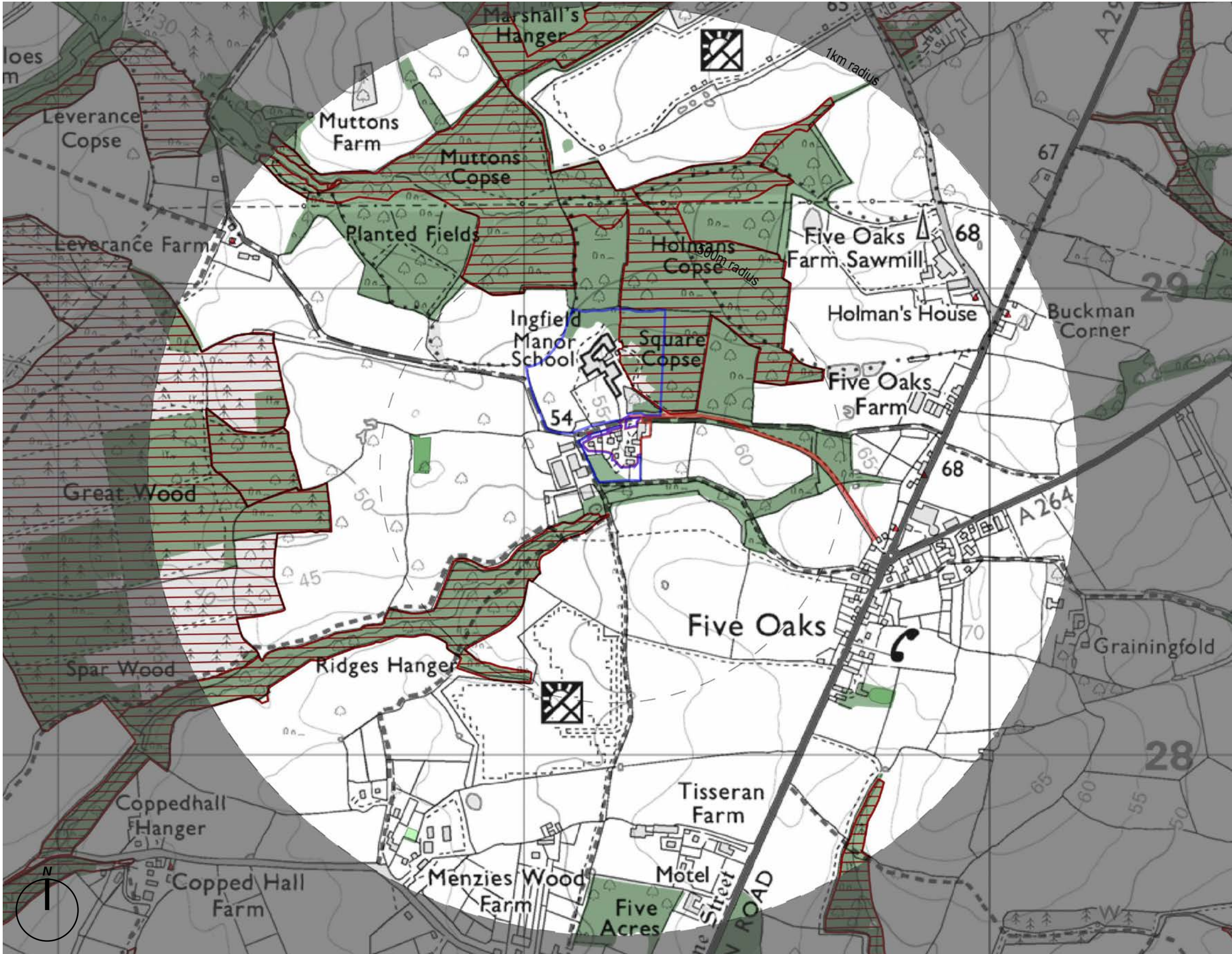
General

- 2.1 The following relevant policy has been taken into account by the assessment:
- *National Planning Policy Framework, (December 2024);*
 - *Horsham District Planning Framework, (November 2015);*
 - *Horsham District Local Plan 2019-2036, (Regulation 18 Consultation) (February 2020);*
 - *The Billingshurst Parish Neighbourhood Plan 2019-2031 (May 2021).*
- 2.2 The Statutory development plan for the Site area includes the relevant policies from the Horsham District Planning Framework, (2015) supported by the Billingshurst Parish Neighbourhood Plan 2019-2031 (May 2021).
- 2.3 The key planning policies considered relevant to the Scheme's landscape and visual considerations are summarised below:
- National Planning Policy Framework (December 2024)**
- 2.4 Regarding achieving well-designed places, Paragraph 131 within Chapter 12 identifies that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 2.5 Paragraph 135 identifies that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Albeit, not preventing or discouraging appropriate innovation or change, (such as increased densities).
- 2.6 Regarding the conservation and enhancement of the natural environment, Paragraph 187 within Chapter 15 identifies that planning decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.

Horsham District Planning Framework (2015)

- 2.7 Strategic Policy 25: The Natural Environment and Landscape Character, states that *'The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development'.*
- 2.8 Development proposals will be supported, which:
- *'1. Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation;*
 - *2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District;*
 - *3. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.'*
- 2.9 Strategic Policy 31: Green Infrastructure and Biodiversity, states that:
- *'1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.*
 - *2. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks. [...]*

- 2.10 Strategic Policy 32: The Quality of New Development, states that: *'High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:*
- *'1. Provide an attractive, functional, accessible, safe and adaptable environment;*
 - *2. Complement locally distinctive characters and heritage of the district;*
 - *3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit.'*
- 2.11 Strategic Policy 33: Development Principles, states that 'In order to conserve and enhance the natural and built environment developments shall be required to:
- *'1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;*
 - *2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;*
 - *3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;*
 - *4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;*
 - *5. Use high standards of building materials, finishes and landscaping...;*



Legend

Development Site Boundary

Designations

Ancient Woodland

Listed Buildings

Deciduous Woodland UK Priority Habitat

Traditional Orchard UK Priority Habitat

Figure 2.1. Planning Designations

- 6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development;
- 7. Ensure...spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.'

2.12 Strategic Policy 34: Cultural and Heritage Assets, acknowledges that heritage assets are an irreplaceable resource. With the intention of positive management of proposals which might affect heritage assets, Policy 34 requires development to:

- '1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;
- [...] 4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;
- 5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials; [...]
- 7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; [...]

Horsham District Local Plan 2019-2036, (Regulation 18 Consultation) (February 2020)

2.13 The key policy numbers are considered to be:

- Draft Strategic Policy 15 - Strategic Site Development Principles, regarding development being landscape led;
- Draft Strategic Policy 25: Environmental Protection regarding minimising light spill;
- Draft Strategic Policy 27: The Natural Environment and Landscape Character regarding protection and enhancement of landscape character and sensitive incorporation of SUDS;

- Draft Strategic Policy 28: Countryside Protection regarding the protection and enhancement of the key features and characteristics of the landscape character area in which proposed development it is located;
- Draft Strategic Policy 29: Settlement Coalescence regarding ensuring no significant reduction in the openness and 'break' between settlement;
- Draft Strategic Policy 31: Green Infrastructure and Biodiversity regarding contributing to the Horsham Nature Recovery Network through maintaining and enhancing hedgerows and woodland and creating appropriate new habitat;
- Draft Strategic Policy 33: Development Quality;
- Draft Strategic Policy 34: Development Principles;
- Strategic Policy 37 - Climate Change.

The Billingshurst Parish Neighbourhood Plan 2019-2031 (May 2021)

- 2.14 Policy Bill 17: Views to St Mary's Church, highlights the following:
- 'Development proposals should preserve the setting of St Mary's Church, Billingshurst. In addition, development proposals should consider their potential impact on the view to the church spire and through appropriate design and layout arrangements ensure that the proposal concerned does not have an unacceptable impact on the wider appreciation and significance of the Church spire in the village.'*

Landscape Planning Designations

- 2.15 Landscape planning designations within the Study Area are described below and their location shown on **Figure 2.1**, where appropriate.

Cultural Heritage Designations

- 2.16 Listed buildings have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.17 There are dispersed Grade II Listed Buildings within the surrounding area, with those nearest dispersed along the Stane Street some 700m to the east.

Nature Conservation Designations

Ancient Woodland

- 2.18 Ancient Woodland is recognised as a material consideration in the planning process by the National Planning Policy Framework, but does not have statutory protection.
- 2.19 Various patches and blocks extend within the surrounding area, with the nearest area comprising of Square Copse offset to the north east.

Habitats of Principal Importance

- 2.20 Habitats of Principal Importance are included in the England Biodiversity List published by the Secretary of State under Section 41 of the Natural Environment and Rural Communities Act 2006.UK Priority Habitats are recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection.
- 2.21 The potential presence of Priority Habitat is identified through reference to Natural England's Priority Habitat Inventory, accessed through the Defra Magic website. The presence and type of Deciduous Woodland is informed by the National Forest Inventory, which is subject to checking through field survey.
- 2.22 There is a relatively substantial coverage of woodland within the immediately surrounding landscape, which is identified as UK Priority Habitat Deciduous Woodland, including just outside of the south-western edge of the Site within land in ownership. A patch of traditional orchard habitat is located some 400m to the west.

Protected Trees

- 2.23 Tree Preservation Orders are made under the Town and Country Planning Act 1990 and the Town and Country Planning, (Tree Preservation) (England) Regulations 2012 by a local planning authority to protect trees which bring significant amenity benefit to the local area.
- 2.24 Through reference to the Horsham District Web GIS, accessed on the 11 February 2026, there are no Tree Preservation Orders within the Site and surrounds.

3.0 EXISTING CONDITIONS - PUBLISHED EVIDENCE

Published Landscape Character Studies

3.1 A review of published Landscape Character Assessment information within the Study Area has been undertaken to provide an understanding of the landscape character context for the Study Area. This includes the following relevant documents:

- *National Character Areas (Natural England, June 2022);*
- *Landscape Character Assessment of West Sussex (November 2003);*
- *Horsham District Landscape Character Assessment (CBA, October 2003);*
- *Sussex Historic Landscape Characterisation (Bannister, August 2010);*
- *Design Statement for the Parish of Billingshurst, (2017).*

National Character Areas (Natural England, June 2022)

3.2 England's 159 National Character Areas (NCAs) represent areas of distinct and recognisable character at the national scale. Their boundaries are defined by natural boundaries within the landscape, not county or district boundaries.

3.3 The Study Area is situated within the Low Weald National Character Area, (NCA 121) which is described as: '[...] 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. [...].'

3.4 Landscape attributes, (and their justification) are identified including:

- *'An intricate mix of woodlands including extensive broadleaved oak over hazel or hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. (Justification: The Low Weald's woodlands, shaws and hedgerows with standard trees combine to create a densely wooded feel, giving the area its character and linking it with neighbouring High Weald);*

- *An abundance of ponds and small stream valleys. (Justification: A network of small, narrow and commonly sunken streams cut into the heavy clays, often lined with vegetation, adds to the wet and woody character);*
- *A largely pastoral landscape with generally small and irregular fields divided by a dense network of hedgerows and shaws, often remnants of ancient woodland with slightly larger and more regular fields on higher ground and areas of lighter soils. (Justification: The dense network of species-rich hedgerows and shaws (wider field boundaries or linear woods) throughout the Low Weald create an intimate, small-scale enclosed landscape important for ecological connectivity. Hedgerows are often tall and standard trees, typically oak, are a particular feature, adding to the intimate, wooded feel of the NCA).'*

Landscape Character Assessment of West Sussex (November, 2003)

3.5 The 2003 Study identified 42 landscape character areas of West Sussex with subsequent land management guidelines for each character area. The Study Area is located within the Southern Low Weald Landscape Character Area, (LCA LW6). The overall character description for LCA LW6 is provided as follows:

'It is a mainly pastoral landscape with a well-wooded character. Local character varies depending on the presence or otherwise of large parkland estates, concentrations of horse paddocks, and major roads and suburban development. Many small farms and cottages are concentrated along lanes and a few historic linear villages are often located at crossroads. These villages, especially those on the major roads, tend to have a suburban character.'

3.6 Key characteristics within LCA LW6 are identified including:

- *Gently undulating landform;*
- *Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows;*
- *Some larger arable fields;*
- *Local concentrations of horse grazed paddocks and golf course development;*
- *Dense cover of ancient broadleaved woodlands and conifer plantations;*
- *Small stream valleys draining to the Adur and the Arun;*

- *Some large country houses and parkland;*
- *Green lanes and droveways;*
- *Many scattered, traditional Wealden farmsteads and cottages and a few linear villages;*
- *Crossed by major transport links north south, both road and rail.'*

3.7 Key Landscape and Visual Sensitivities for LCA LW6 are identified including:

- *Unsympathetic urban development, changes in settlement pattern and addition of suburban features;*
- *Unsympathetic or major transport improvements;*
- *Loss of woodland cover or diversity of woodland due to plantation planting or lack of management;*
- *Changes in land management practices leading to change in field sizes, and loss of hedgerows and isolated pasture trees;*
- *Loss of tranquillity;*
- *Rights of way network vulnerable to reduction in quality due to poor drainage management and increased use;*
- *Subdivision of fields and changes in boundary styles linked to increase in horse paddocks.'*

3.8 Land Management Guidelines for LCA LW6 including the following to the headline of: 'Conserve predominantly wooded character of the area, and its existing tranquil, rural qualities, and ensure that new development is well-integrated within the landscape.':

- *'Maintain the historic character of the area, including the pattern of small fields and network of droveways;*
- *Maintain and restore hedgerows and shaws. Link hedgerows through new planting and aim for good linkage via trees, woodland and hedgerows across land parcels;*
- *Encourage the development of hedgerow trees through tagging especially on roadsides;*
- *Replant and manage isolated trees in pasture;*
- *Conserve and reinstate small scale hedgerow cover and pasture wherever possible. Assess the potential for transferring marginal yield arable to pasture;*
- *Conserve and encourage sound management of all woodlands;*
- *Support and promote woodland industries;*



Legend

Development Site Boundary

Figure 3.2. Sussex Historic Landscape Character Types

- Create new woodlands, linking in with existing field boundaries to extend and link existing woodland areas;
- Conserve and manage streamside vegetation and ponds;
- Encourage management of streamside vegetation to perpetuate conservation and landscape interests;
- Seek to reduce the extent, intensity and impact of horse grazing. Encourage the planting of tree belts and hedgerows around horse paddocks;
- Encourage landscape enhancements to existing village edges and road approaches;
- Increase tree cover to enhance village approaches and fringes. Plant amenity trees in villages;
- Consider the cumulative impact on landscape character of small developments and land use change. Avoid the introduction of suburban styles and materials;
- Conserve existing green lanes and drove roads, and conserve and enhance rights of way network;
- Reduce nitrate inputs to increase floral diversity in meadows and re-instate hay cutting regimes;
- Encourage removal of visually and ecologically intrusive conifer plantations and leylandii hedge and tree planting;
- Encourage dredging of old silted up ponds and creation of new ones.'

Horsham District Landscape Character Assessment (CBA, October 2003)

- 3.9 The 2003 CBA Study identified 16 District Landscape Character Types (LCT), with subsequent Landscape Character Areas (LCA) defined at a scale of 1:25,000.
- 3.10 The Study Area is located within the Slinfold & Five Oaks Wooded Farmlands (LCA G3) of the Wooded Small Scale Farmlands LCT, which extends south to Billingshurst.
- 3.11 LCA G3 is described, including the following key characteristics: *'Gently undulating wooded landscape; Extensive coppice woodland in small and large irregularly shaped blocks; [...]*
- 3.12 Regarding sensitivity to change, this is recorded as high, due to may landscape qualities and rural character in most parts, but with localised significant loss of character along the A29 corridor, where a more moderate sensitivity to change is anticipated.

3.13 Further description regarding the overall character includes the undulating landform mainly draining east to west towards the River Arun. Local Building materials are described to include brick, tile and half timber. Away from the A29 the area is described as having a strongly rural undeveloped character. Historic features are identified including: *'Medium sized irregular fields cut out of woodland (assarts)'*. Regarding biodiversity the streamside woodland and mix of pasture are noted as having some value.

3.14 Planning and Land Management Guidelines are identified including:

- *'Conserve rural undeveloped character [...];*
- *Ensure any appropriate new development responds to historic settlement pattern, local design and building materials and is well integrated into the existing landscape pattern of woodlands, hedgerows and shaws; [...]*

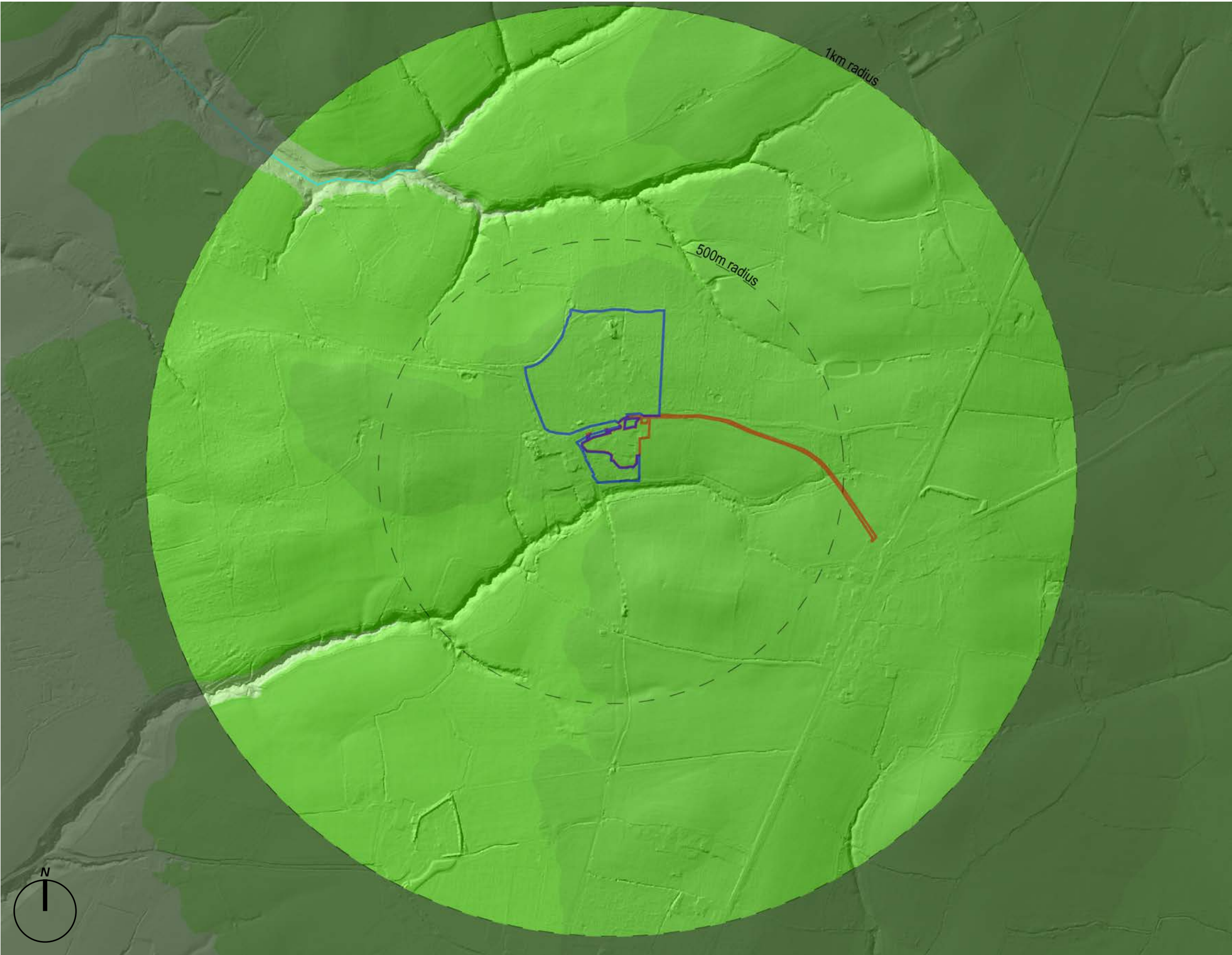
Sussex Historic Landscape Characterisation (August 2010)

3.15 The Sussex Historic Landscape Characterisation (2010) comprises a GIS data set together with a set of supporting reports and technical guides. The data provides a broad-brush approach to interpreting the historic time-depth of areas, which was based on a desk-based exercise with no checking in the field. Historic Landscape Character Types (HLCT) identified across the Study Area are shown within **Figure 3.1**.

3.16 The 2010 Study historically characterises the landscape within which the Site is located as part of a surrounding area of assarted field systems, resulting from cutting back of woodland. Areas of Ancient Semi Natural Woodland are located at an offset to the north east and south west, with a Plantation woodland in closer proximity offset from the north east of the Site. Areas of informal fieldscape intervene offset to the west and north.

Design Statement for the Parish of Billingshurst, (2017)

- 3.17 The Design Statement for the Parish of Billingshurst identifies that it is applicable to all developments, industrial, commercial or domestic, but is only concerned with the visual character of the parish and how it might be protected or enhanced. The Design Statement has been adopted as Supplementary Planning Guidance.
- 3.18 The Statement identifies that the 'most important aspect of the whole Design Statement is the retention of views to and from St Mary's Church', (*Ibid*, p13).
- 3.19 Regarding Section 10. Design Principles, the following are generically identified for all types of development within the Parish:
- 'Existing waterways, lakes, ponds and springs should be retained wherever possible and there should be a buffer alongside or surrounding each of these features;*
- Overhead electricity and telephone lines should be avoided, particularly within new developments. The burying of electricity and telephone lines underground is to be preferred; [...]*
- [...] All development should incorporate existing trees wherever possible and shrubs native to the area should be planted as screening.'* (*Ibid*, p40)



Legend

Development Site Boundary

Watercourse,
(Source: OS Open Rivers)

Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

The content of this LiDAR plan is sourced from the Environment Agency as digital elevation data supplied as a Digital Terrain Model to 1m, (2024) through QGIS.

Figure 4.1. Landform

4.0 EXISTING CONDITIONS - FIELD SURVEY AND REVIEW

Landscape Character Baseline

- 4.1 The Study Area is located within the Low Weald National Character Area, (NCA 121, 2022). Identified positive landscape qualities include an intricate mix of woodlands including extensive broadleaved oak over hazel or hornbeam coppice, shaws, small field copses and tree groups about a largely pastoral landscape with generally small and irregular fields divided by a dense network of hedgerows and shaws, often remnants of ancient woodland.
- 4.2 At County scale the Study Area is located within the Southern Low Weald Landscape Character Area, (LCA LW6, 2003) described as a mainly pastoral landscape with a well-wooded character, with many small farms and cottages concentrated along lanes.
- 4.3 At District scale the Site is located within the Slinfold & Five Oaks Wooded Farmlands (LCA G3, 2003) of the Wooded Small Scale Farmlands LCT, which extends south to Bilingshurst. The Slinfold & Five Oaks Wooded Farmlands LCA is described with undulating landform mainly draining west towards the River Arun, with a strongly rural undeveloped character. Historic features are identified including: 'Medium sized irregular fields cut out of woodland (assarts)'. Local Building materials are described to include brick, tile and half timber.
- 4.4 Planning and Land Management Guidelines are identified including to conserve rural undeveloped character and to ensure new development responds to historic settlement pattern, local design and building materials and is well integrated into the existing landscape pattern of woodlands, hedgerows and shaws.

Landform, Soils and Hydrology

- 4.5 Through reference to **Figure 4.1**, landform across the Study Area is gently domed, falling towards stream channels to north and south which drain to the west towards the River Arun. The southerly channel is located offset south of the southern boundary of land in ownership. Swale like ditches extend along the northern edge of the Site along Ingfield Manor Drive.

4.6 Landform within the Site falls by some 4m in level from some 58m aOD within the north eastern corner to some 54m aOD in the north western and south eastern corners.

4.7 Soil type across the Study Area is understood through reference to the Soils Map, (produced by Cranfield University, with support from Defra) to comprise: 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'. A general indication of the plant communities and habitats with which this soil type is associated with include: 'Seasonally wet pastures and woodlands'.

Field Pattern and Time Depth

4.8 Through reference to the Ordnance Survey, (OS) Maps provided within **Appendix A**, the earlier association of the field with surrounding more historic woodland through assarting was disrupted by the 1970s when built form was extended into the earlier subdivided field associated with the Ingfield Manor School building, built out from the earlier manor established by the 1960s. The deciduous woodland area to the remainder of the field to the south west of the Site has developed from this time. The surrounding built form has subsequently expanded in extent and scale since this time through reference to the 2025 OS.

Landscape Receptors

- 4.9 Existing character assessments are reviewed and interpreted for the Site. This review informs the identification of key characteristics associated with the character area that are most relevant to an appraisal of the proposal, (as recommended within GLVIA3, p79, Para 5.15). The application Site is not a valued landscape in relation to Paragraph 187 of the National Planning Policy Framework as informed by LI Technical Guidance Note 02-21: Assessing Landscape Value Outside National Designations.
- 4.10 There is not considered to be a strength of expression, or presence of distinctive characteristics associated with the relevant published landscape character areas within or associated with the Site. Components, which may include elements, features and areas where appropriate are defined to provide an understanding of the landscape both within the Site and at a wider landscape scale context, as follows:

Landscape Areas, Features and Aspects within the Site

- Naturalistic character - The former field boundary dispersed oak tree line, with bank and ditch to the northern edge of the Site along Ingfold Manor Drive;
- Naturalistic character - The dispersed scrub along the eastern edge of the Site forming the western field boundary vegetation;
- Naturalistic character - Dispersed trees within and bordering the Site area as part of the surrounding wooded character, albeit resulting from planting and self seeding from the 1970s when built form was extended into the earlier subdivided field;
- Built form - The 1970s built form and hard standing within the Site in very poor condition;

Landscape Context and Character

- Naturalistic character - The area of deciduous woodland outside of the south western edge of the Site, which has developed within the remnant of the western part of the field enclosed in the 1970s;
- Naturalistic character - The remnant eastern part of the assarted field, which was subdivided within the 1970s to accommodate the residential educational buildings within the Site area;
- Naturalistic character - Dispersed trees within and bordering the Site area as part of the surrounding wooded character, albeit resulting from planting and self seeding from the 1970s when built form was extended into the earlier subdivided field;
- Recreational function - The functional use of Public Footpath 1948 which extends along Ingfold Manor Drive outside of the northern edge of the Site;
- Distinctiveness - District Landscape Character - The strongly rural undeveloped character of the Slinfold & Five Oaks Wooded Farmlands (LCA G3, 2003) within which historic features are identified including medium sized irregular fields cut out of woodland (assarts) and local building materials including brick, tile and half timber.



Legend

- Development Site Boundary
- Public Footpath
- Public Bridleway
- Deciduous Woodland UK Priority Habitat
- Viewpoint Location and Direction

Zones of Visual Influence, (ZVI)

- Areas of publicly accessible land where there is filtered visibility into part of the Site, (primarily when vegetation is out of leaf).

Figure 4.2. Viewpoints and Zones of Visual Influence

Visual Amenity Baseline

- 4.11 Viewpoint locations referred to below are shown through reference to **Figure 4.2**. Viewpoint Photographs are provided within **Appendix B**. Receptors are identified as the persons experiencing the view, their occupation and any values associated with the view.

Nature of Visual Receptors

- 4.12 For primarily vehicular users and smaller numbers of pedestrians using Ingfold Manor Drive / Public Footpath 1948, which extends outside of the northern edge of the Site, visual receptors are represented from an easterly point from where there is a glimpse of built form within the Site, to a point off the north eastern corner of the Site and then from points to the centre of the northern boundary and both inset and offset from the north western corner respectively by **Viewpoint's No. 01 - 05**.
- 4.13 Recreational users of Public Footpath 2065 extend along the southern edge of the adjacent field and the regenerated deciduous woodland outside of the south western edge of the Site. These users have glimpses of existing built form when vegetation is out of leaf, illustrated where visible from points to the south and from offset to the south east respectively by **Viewpoint's No. 06 - 08**.

Susceptibility (based on occupation and expectation)

- 4.14 Recreational users of Public Rights of Way within a rural area have a **High** expectation of visual quality, reducing to a **Moderate** expectation within a more suburban context. Road users which experience incidental views within a rural context have a **Moderate** expectation of visual quality, reducing to a **Low** expectation within a more suburban context.

Value (based on visual quality)

- 4.15 These users experience views of Medium value primarily associated with the naturalistic elements of the field and trees, but limited by the presence of large agricultural buildings and very poor condition built form.

Zone of Visual Influence

- 4.16 The Zones of Visual Influence, (ZVI) for the Site was derived from a Zone of Theoretical Visibility (ZTV) (see **Figure 4.2**) determined as part of the field appraisal and desktop analysis of Ordnance Survey mapping, through reference to the Viewpoint photographs.
- 4.17 The ZVI is indicative of the area from which built development on the Site is likely to be visible from the public realm, taking account of landform, built form, vegetation and distance.
- 4.18 Visibility towards the Site area is substantially limited to where adjacent along Ingfold Manor Drive / Public Footpath 1948, outside of the northern edge of the Site.

5.0 LANDSCAPE AND VISUAL APPRAISAL

General

- 5.1 This section appraises the landscape and visual impacts which would result from the Scheme described in **Section 1.0**.
- 5.2 The appraisal considers the likely effects, taking-into-account the value of the receptor and susceptibility to the magnitude of impact anticipated.
- 5.3 The appraisal is undertaken descriptively to maintain the narrative and present the logic as clearly as possible, supported by a tabulated assessment of effect for landscape character within **Table 5.1**, and visual amenity within **Table 5.2**.

Landscape Approach

- 5.4 The following measures present the contextual analysis and distinctive approach taken as part of the Scheme.
- 5.5 The contextual approach taken to avoid and reduce potential adverse effects from the Scheme are identified as primary measures, whilst additional opportunities are recommended as secondary measures to both further mitigate and enhance the approach taken.
- 5.6 The residual effects from both time dependent primary mitigation, and secondary mitigation (including enhancement measures) are considered within the appraisal of landscape and visual effects.

Contextual Approach

- **Vegetation** - Proposed tree species and boundary vegetation would be specified to reinforce the existing native vegetation which would substantially be retained;
- **Built character** - The approach to built form would present a reduced elevation from the present three storey with roofline to two storeys with flat roof and relatively muted facades;
- **Natural character** - A pond would be established to the western edge of the Site in place of present built form which would provide a naturalistic feature;

Additional Opportunities recommended by Lizard:

- **Enhance** - Trees should be specified with reference to those species typical of the area including broadleaved oak over hazel or hornbeam coppice, identified as characteristic within the Low Weald National Character Area, (NCA 121, 2022);
- **Enhance** - Removal of the coniferous treeline along the western edge of the Site's northern boundary would be in keeping with recommendations within the County scale Southern Low Weald Landscape Character Area, (LCA LW6, 2003) to encourage removal of visually and ecologically intrusive conifer plantations and leylandii hedge and tree planting.

Landscape Character Appraisal

- 5.7 At District scale the Site is located within the Slinfold & Five Oaks Wooded Farmlands (LCA G3, 2003) described with an undulating landform, with a strongly rural undeveloped character, within which historic features of assarted field systems are identified and local building materials noted as including brick, tile and half timber.
- 5.8 The remnant eastern part of the assarted field, which was subdivided within the 1970s to accommodate the residential educational buildings within the Site area would be maintained with the existing scrubby vegetation along this eastern boundary substantially maintained and reinforced.
- 5.9 The area of deciduous woodland outside of the south western edge of the Site, which has developed within the remnant of the western part of the field enclosed in the 1970s would be maintained outside of the development footprint, further to the advice of an arboriculturalist. From reference to the Lizard produced Existing Tree Schedule and Arboricultural Impact Assessment, alongside of the Tree Removal and Protection Plan, out of some 88 tree and hedgerow components across the Site, the highest value loss would occur to five Grade B trees. Of these two are non native coniferous comprising Leyland cypress, (TG64) and Norway spruce, (T25). One is a fruit tree, (T24) and one an ornamental tree, (T14). There would be a loss of a Pedunculate oak, (T53) from within the centre of the Site of some 12m in elevation. This would result in a barely perceptible loss of vegetation which would be more than compensated for by the approach taken to tree planting in the short to mid term.

- 5.10 The recreational function of Public Footpath 1948, which extends along Ingfold Manor Drive outside of the northern edge of the Site would be maintained.
- 5.11 There would be a notable improvement at the Site scale from the replacement of the very poor condition units with lower and more sympathetic built form, which would be specified with a reduced materials palette of a muted appearance, albeit with some colour highlights at lower level. The effect would be Minor beneficial at the landscape scale.
- 5.12 There are further recommendations provided within this report which would contribute to the local landscape character, including removal of the coniferous treeline along the western edge of the Site's northern boundary.

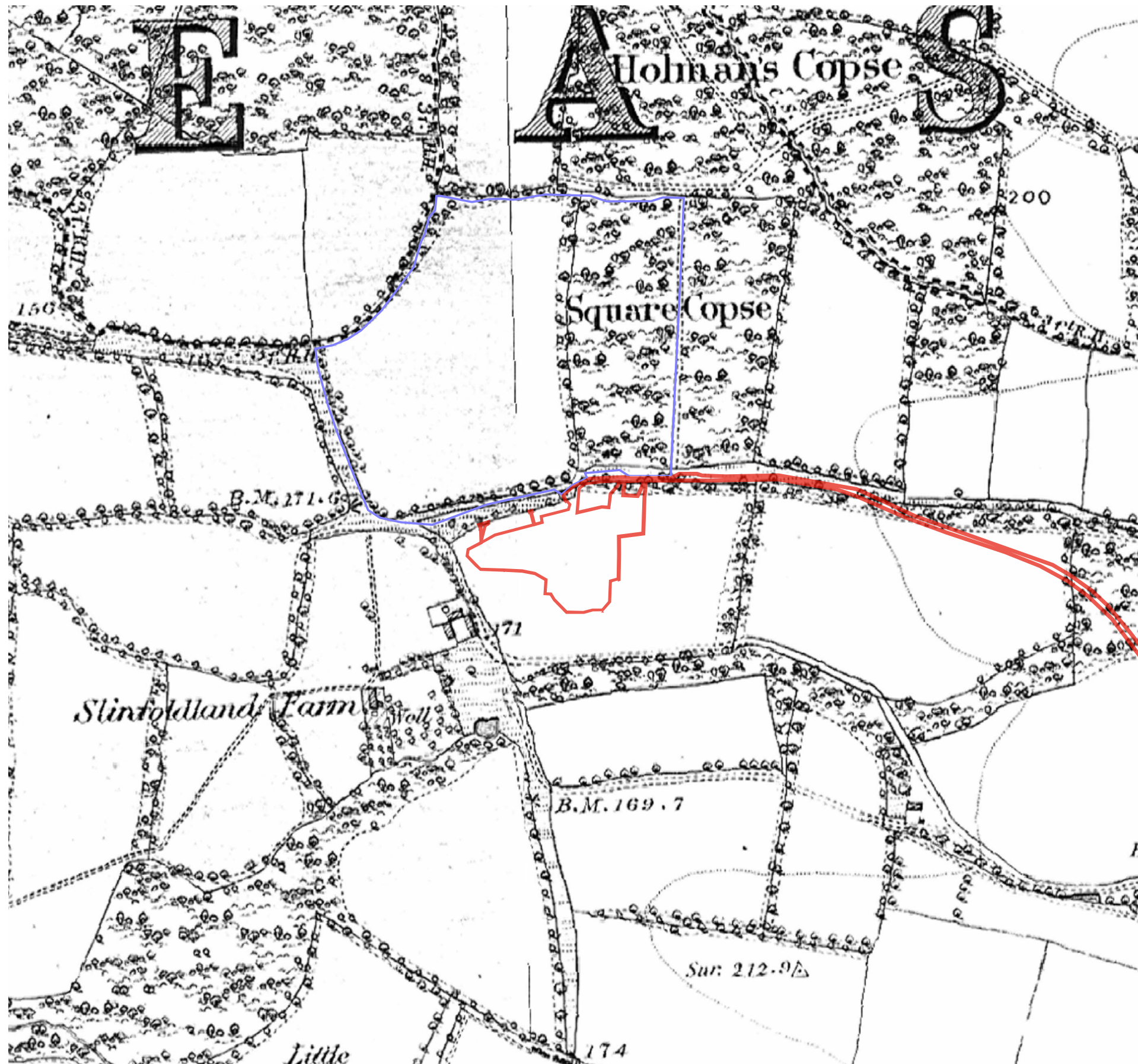
Visual Amenity Appraisal

- 5.13 The assessment is undertaken through reference to the Viewpoint Photographs within **Appendix B** and the Zones of Visual Influence and Viewpoint Photograph Locations provided on **Figure 4.2**.
- 5.14 Visibility towards the Site area is substantially limited to where adjacent along Ingfold Manor Drive / Public Footpath 1948, outside of the northern edge of the Site.
- 5.15 There is glimpsed visibility of existing built form through intervening trees, where offset from Public Rights of Way at short distance to north east and south east, (see **Viewpoints No. 01** and **08**). The existing built form within these views would be reduced in height from three storey with roofline to two storeys with flat roof and relatively muted facade.
- 5.16 This would reduce the perceptible glimpse of built form when vegetation is out of leaf experienced at present, to barely perceptible glimpsed visibility when out of leaf, likely to be missed by the casual observer.
- 5.17 The change would be positive both within these glimpsed views. The change would be significantly positive where adjacent along the northern edge of the Site with the current poor disrepair of built form replaced with new at a lower elevation.

TABLE 5.1 - ASSESSMENT SUMMARY TABLE - LANDSCAPE					
RECEPTOR	ASSESSMENT				
	VALUE	RECEPTOR SUSCEPTIBILITY	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS / RESIDUAL EFFECTS
LANDSCAPE AREAS, FEATURES AND ASPECTS WITHIN THE SITE					
<u>Naturalistic character</u> - The former field boundary dispersed oak tree line, with bank and ditch to the northern edge of the Site along Ingfold Manor Drive;	MEDIUM	LOW	LOW - MEDIUM	LOW	MINOR ADVERSE
<u>Naturalistic character</u> - Dispersed trees within and bordering the Site area as part of the surrounding wooded character, albeit resulting from planting and self seeding from the 1970s when built form was extended into the earlier subdivided field;	LOW	MEDIUM	LOW - MEDIUM	LOW	MINOR ADVERSE / MINOR BENEFICIAL
<u>Naturalistic character</u> - The dispersed scrub along the eastern edge of the Site forming the western field boundary vegetation;	LOW	LOW	LOW - MEDIUM	LOW	NEGLIGIBLE
<u>Built form</u> - The 1970s built form and hard standing within the Site in very poor condition;	VERY LOW	LOW	LOW	HIGH	MODERATE BENEFICIAL
LANDSCAPE CHARACTER AND WIDER CONTEXT OF THE SITE					
<u>Naturalistic character</u> - The area of deciduous woodland outside of the south western edge of the Site, which has developed within the remnant of the western part of the field enclosed in the 1970s;	LOW	LOW	LOW	LOW	NEGLIGIBLE
<u>Naturalistic character</u> - The remnant eastern part of the assarted field, which was subdivided within the 1970s to accommodate the residential educational buildings within the Site area;	LOW	LOW	LOW	LOW	NEGLIGIBLE
<u>Recreational function</u> - The functional use of Public Footpath 1948 which extends along Ingfold Manor Drive outside of the northern edge of the Site;	LOW	LOW	LOW	LOW	NEGLIGIBLE
<u>Distinctiveness - District Landscape Character</u> - The strongly rural undeveloped character of the Slinfold & Five Oaks Wooded Farmlands (LCA G3, 2003) within which historic features are identified including medium sized irregular fields cut out of woodland (assarts) and local building materials including brick, tile and half timber.	MEDIUM	LOW	LOW	LOW	MINOR BENEFICIAL

TABLE 5.2 - ASSESSMENT SUMMARY TABLE - VISUAL AMENITY					
RECEPTOR	ASSESSMENT				
	RECEPTOR SUSCEPTIBILITY	VALUE	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS / RESIDUAL EFFECTS
<i>VISUAL AMENITY FROM PUBLICLY ACCESSIBLE LAND</i>					
Visual amenity for primarily vehicular users and smaller numbers of pedestrians using Ingfold Manor Drive / Public Footpath 1948, from an easterly point from where there is a glimpse of built form within the Site, illustrated by Viewpoint No. 01 ;	HIGH / MEDIUM	MEDIUM	LOW - MEDIUM	LOW	NEGLIGIBLE
Visual amenity for primarily vehicular users and smaller numbers of pedestrians using Ingfold Manor Drive / Public Footpath 1948, from off the north eastern corner of the Site, illustrated by Viewpoint No. 02 ;	MEDIUM / LOW	LOW	LOW - MEDIUM	MEDIUM	MINOR BENEFICIAL
Visual amenity for primarily vehicular users and smaller numbers of pedestrians using Ingfold Manor Drive / Public Footpath 1948, from off the centre of the Site's northern boundary, represented by Viewpoint No. 03 ;	MEDIUM / LOW	LOW	LOW - MEDIUM	MEDIUM	MINOR BENEFICIAL
Visual amenity for primarily vehicular users and smaller numbers of pedestrians using Ingfold Manor Drive / Public Footpath 1948, inset from the Site's north western boundary, illustrated by Viewpoint No. 04 ;	MEDIUM / LOW	LOW	LOW - MEDIUM	MEDIUM	MINOR BENEFICIAL
Visual amenity for recreational users of Public Footpath 1948 offset from the Site's north western boundary adjacent to Slinfoldland Farm modern agricultural shed illustrated by Viewpoint No. 05 ;	MEDIUM / LOW	LOW	LOW - MEDIUM	LOW	NEGLIGIBLE
Visual amenity for recreational users of Public Footpath 2065 along the southern edge of the regenerated deciduous woodland offset from the south western edge of the Site, illustrated by Viewpoint No. 06 ;	HIGH	MEDIUM	MEDIUM-HIGH	LOW	NEGLIGIBLE
Visual amenity for recreational users of Public Footpath 1948 offset from the Site's south eastern boundary adjacent to a field gate, illustrated by Viewpoint No. 07 ;	HIGH	MEDIUM	MEDIUM-HIGH	LOW	NEGLIGIBLE
Visual amenity for recreational users of Public Footpath 1948 well offset from the Site's south eastern boundary within a gap in the pathside vegetation, illustrated by Viewpoint No. 08 .	HIGH	MEDIUM	MEDIUM-HIGH	LOW	NEGLIGIBLE

APPENDIX A - HISTORIC MAPPING

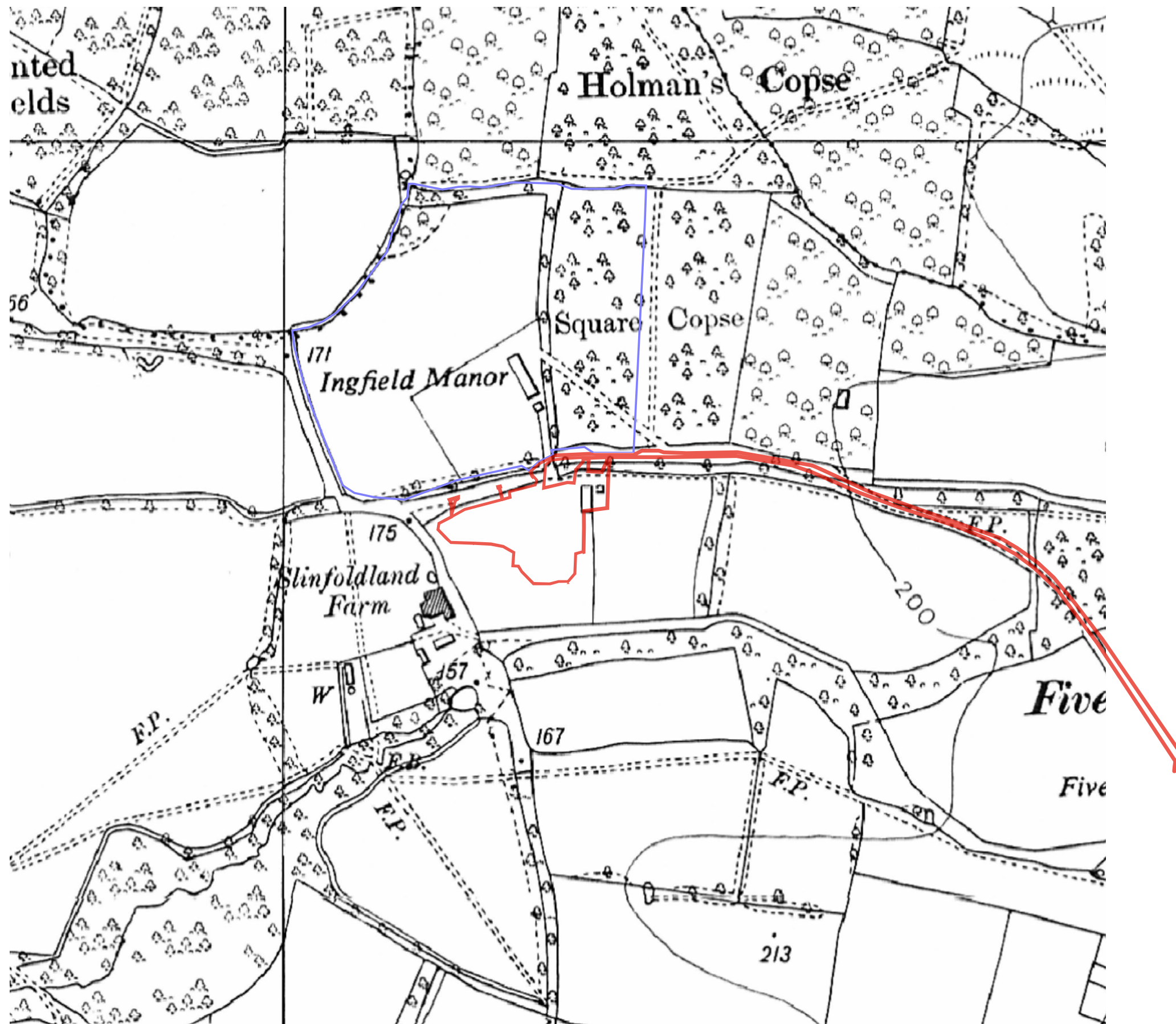
**Legend**

Indicative Development Site Boundary.

Through reference to the 1879 Ordnance Survey (OS) (6 inch) Map, the Site formed the north western part of the field which presently extends away to the east, with the northern boundary defined by the tree lined Ingfield Manor Drive and with Slinfoldland Farm off the western boundary of the field.

Landmark
INFORMATION GROUP

Landmark Historical Map
County: SUSSEX
Published Date(s): 1879-1880
Originally plotted at: 1:10,560

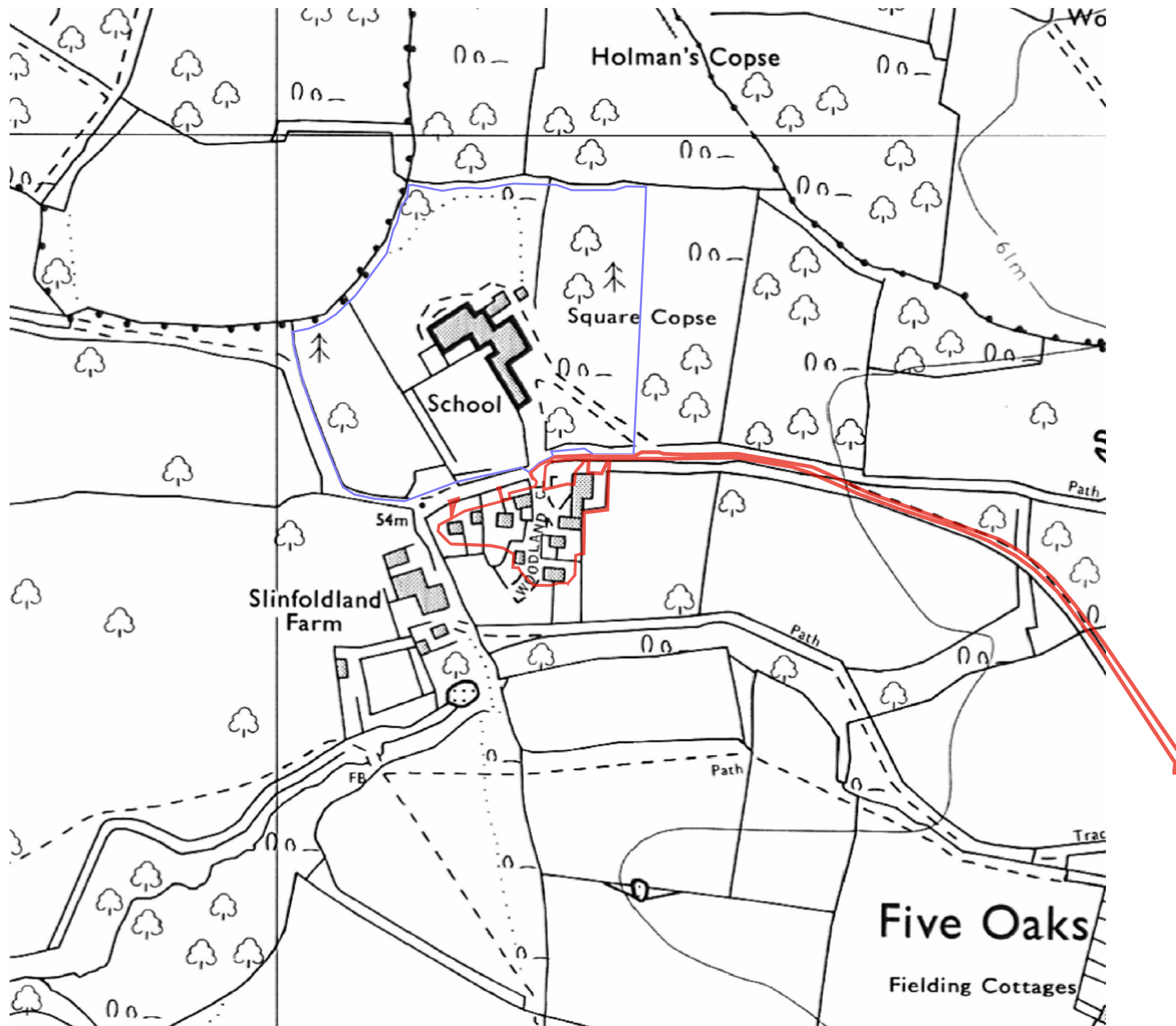
**Legend**

Indicative Development Site Boundary.

Through reference to the 1961 OS Map, the field had been subdivided into an eastern and western field, with built form within the north eastern corner of the western field, forming part of the Site and Ingfield Manor labelled offset to the north.

Landmark
INFORMATION GROUP

Landmark Historical Map
County:
Published Date(s): 1961
Originally plotted at: 1:10,000

**Legend**

Indicative Development Site Boundary.

Through reference to the 1975 OS Map, the School building is shown built out from the earlier manor, with the built form which are present across the Site to the present time shown in place.

Landmark
INFORMATION GROUP

Landmark Historical Map
County:
Published Date(s): 1975
Originally plotted at: 1:10,000



Legend

 Indicative Development Site Boundary.

Through reference to the 2025 OS Map the School to the north and farm offset to the west are shown expanded.

2025.
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APPENDIX B - VIEWPOINT PHOTOGRAPHS



Viewpoint No. 01
Location: Ingfold Manor Drive / Public Footpath 1948
offset to the east of the Site.
Direction of View: South west.

Date: 26 January 2026 **Time:** 13:23
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 58 metres aOD
Ordnance Survey Grid Coordinates: TQ 09326 28730

Description - Visual character is contributed by the surrounding tree belts along and beyond the field boundary and road sides, whilst the educational function of the area is clear from the signposts and car parking to right. The 3 storey elevation and roofline to the north easterly unit within the Site can be glimpsed through the intervening tree line in this location when vegetation is out of leaf. Holly scrub obscures visibility further to the west.



Viewpoint No. 02
Location: Ingfold Manor Drive / Public Footpath 1948
off the north eastern corner of the Site.
Direction of View: South west.

Date: 26 January 2026 **Time:** 13:24
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 58 metres aOD
Ordnance Survey Grid Coordinates: TQ 09293 28730

Description - Visual character is notably influenced by the 3 storey elevation to the north easterly unit within the Site, in red brick and part lichen covered, which is noticeable through the intervening tree and scrub line in this location, primarily when vegetation is out of leaf. The educational function of the area is clear from the car parking to right.

The Site



Viewpoint No. 03

Location: Ingfold Manor Drive / Public Footpath 1948 off the centre of the Site's northern boundary.

Date: 26 January 2026 Time: 13:25
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 57 metres aOD
Ordnance Survey Grid Coordinates: TQ 09225 28726

Description - Visual character is notably influenced by the 3 storey elevation to the north easterly unit within the Site, in red brick and part lichen covered, which is noticeable through the intervening trees in this location, primarily when vegetation is out of leaf. The various single to two storey built form includes garage blocks about a central grassed area. Woodland Close extends to right of view into the Site.

Direction of View: South east.

The Site



Viewpoint No. 04

Location: Ingfold Manor Drive / Public Footpath 1948 inset from the Site's north western boundary.

Date: 26 January 2026 Time: 13:29
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 55 metres aOD
Ordnance Survey Grid Coordinates: TQ 09148 28693

Description - Visual character is notably influenced at this point by the 2 storey elevation to one of the north westerly units within the Site, in white weatherboard cladding, enclosed within cypress trees and ruderal vegetation dominated by bramble. The Leyland cypress treeline extends along Ingfold Manor Drive to left, where the spreading branches of oak trees arc overhead.

Direction of View: South east.



Viewpoint No. 05

Location: Public Footpath 1948 offset from the Site's north western boundary adjacent to Slinfoldland Farm modern agricultural shed.
Direction of View: South east.

Date: 26 January 2026 *Time:* 13:37
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 54 metres aOD
Ordnance Survey Grid Coordinates: TQ 09105 28686

Description - Visual character is influenced by surrounding trees and particularly the spreading oak tree branches along the edge of land in ownership. The 2 storey elevation to the north westerly unit within the Site, in white weatherboard cladding can be glimpsed within trees and scrub, which are well enclosed in ivy, when vegetation is out of leaf. The modern agricultural shed to Slinfoldland Farm can be seen to right, where Public Footpath 1993 extends.

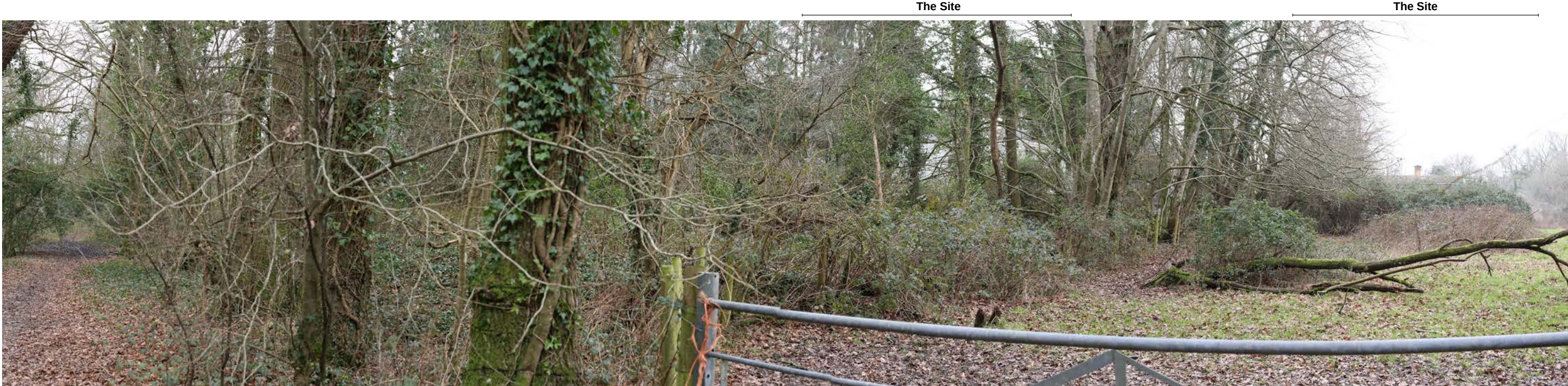


Viewpoint No. 06

Location: Public Footpath 2065 along the southern edge of the regenerated deciduous woodland offset from the south western edge of the Site.
Direction of View: North east.

Date: 26 January 2026 *Time:* 13:42
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 54 metres aOD
Ordnance Survey Grid Coordinates: TQ 09218 28587

Description - Visual character is rural, dominated by surrounding trees and scrub. At this location there is a glimpse towards built form with white weatherboard cladding to the south eastern corner of the Site.



Viewpoint No. 07

Location: Public Footpath 2065 offset from the Site's south eastern boundary adjacent to a field gate.

Direction of View: North west.

Date: 26 January 2026 Time: 13:49
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 54 metres aOD
Ordnance Survey Grid Coordinates: TQ 09282 28587

Description - Visual character is influenced by surrounding trees and particularly the spreading oak tree branches along the edge of the field, forming part of the land in ownership. The 2 storey elevation to the south easterly unit within the Site, in white weatherboard cladding can be glimpsed within trees and scrub, which are well enclosed in ivy, when vegetation is out of leaf.



Viewpoint No. 08

Location: Public Footpath 2065 well offset from the Site's south eastern boundary.

Direction of View: North west.

Date: 26 January 2026 Time: 13:46
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 55 metres aOD
Ordnance Survey Grid Coordinates: TQ 09340 28593

Description - Visual character is influenced by surrounding trees and particularly the spreading oak tree branches along the edge of the field. The 3 storey elevation to the north easterly unit within the Site, in red coloured tile hung can be glimpsed within trees and scrub, with the upper storey and roofline only visible over intervening scrub along the eastern edge of the Site.

APPENDIX C - LVIA - METHODOLOGY

METHODOLOGY

General

This assessment has been prepared with reference to the following guidance:

- *An approach to landscape sensitivity assessment – to inform spatial planning and land management. (Natural England, June 2019);*
- *Landscape Character Assessment - Guidance for England and Scotland (Scottish Natural Heritage and The Countryside Agency, 2002); An Approach to Landscape Character Assessment, (Natural England, 2014);*
- *Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013 (GLVIA3);*
- *Visual representation of development proposals, Technical Guidance Note 06/19, published by the Landscape Institute, 17 September 2019;*
- *LI TGN-2024-01- Notes and Clarifications on Aspects of GLVIA3, (LI, August 2024).*

Within this Study the term ‘landscape’ is synonymous with its definition within the European Landscape Convention as: ‘*An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*’. The Convention is very wide in scope and covers: ‘*natural, rural, urban and peri-urban areas, which include land, inland water and marine areas.*’ In accordance with the principles of best practice identified within GLVIA3, the following distinct but inter-related assessments are undertaken:

- *‘Assessment of landscape character effects – assessing effects of the proposal on landscape as a resource in its own right’, through: ‘changes to physical areas/features of the landscape and/or the aesthetic, perceptual and experiential characteristics that make different landscapes distinctive’;*
- *‘Assessment of visual amenity effects – assessing effects on specific views and on the general visual amenity experienced by people’, through: ‘changes in the context and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements’.*

The Study Area

The extent of the Wider Study Area is defined by the Scheme's Zone of Theoretical Visibility (ZTV). The ZTV defines the potential visibility of the Scheme based on landform, determined during the desktop survey and analysis from reference to Ordnance Survey mapping and Google Earth Viewshed output. The ZTV is primarily used to identify viewpoints or areas to be visited during the field survey.

Through reference to the field survey and review of resulting photographs a Zone of Visual Influence (ZVI) is identified, which identifies the extent of land that is visually connected with the Site, viewed from the public realm, taking into account landform, vegetation, built structure and distance. The Study Area is subsequently defined to enable a proportionate evaluation of likely effects on landscape and views.

Definition of Landscape and Visual Receptors

Landscape Character

Landscape characterisation identifies and describes variation in the character of the landscape, through identifying and explaining the unique combination of elements and features that makes landscapes distinctive and different from one another, (GLVIA3 glossary, p157). This is undertaken at the National, County and District scale and more infrequently at the Local Parish scale.

Existing landscape character assessments, including historic characterisations are reviewed to inform the description of landscape character across the Study Area in advance of the field survey work as guided by GLVIA3, (p77, Para 5.15) and informed by review of landform and designations.

The field survey provides an opportunity to both record the specific characteristics of the more limited area of the Site and surrounds, but also to analyse to what extent the Site and surrounds confirm to or are different from the wider landscape character assessments that exist, as guided by GLVIA3, (p79, Para 5.16).

This provides the baseline against which the potential landscape effects of the Scheme can be predicted.

Visual Amenity

The people whose visual amenity is defined are referred to as visual amenity receptors. However, it is the pleasantness of the view experienced by the people which is assessed. Visual receptors are commonly grouped based on either the nature of the visibility towards the Site, which may be further subdivided based upon distance and orientation. Viewpoints are selected to represent a range of potential visual effects which may occur from the proposed development and demonstrate long, medium and short distance views. Short distance views are categorised based on the viewpoint being within 500m of the Site, mid-distance, (500m-1km) or long-distance views, (beyond 1km).

Viewpoints are identified as either representative, illustrative or specific. Representative viewpoints are selected to best represent the nature of a view and where the effects are unlikely to differ across an area. Illustrative viewpoints are otherwise used to demonstrate an effect restricted to that particular location. Where a viewpoint is particularly noteworthy and sometimes promoted, associated with a designated landscape or feature this may be identified as a specific viewpoint.

The compositional balance of the view is described, with consideration of form, scale, mass, line, height, colour and texture as appropriate. Commonly the association between horizontal elements such as the skyline and vertical elements such as tree groups and built form and the interplay of natural and artificial components are noted. The contribution or presence of elements associated with the Site are then described, to enable their present contribution to the view to be identified.

Any landscape features within the view are identified, which may emphasise the value associated with the features contribution to the views compositional balance and visual interest. The condition of the landscape may also be identified as part of the description of the view.

Field Survey

The field survey work was carried out in clear weather conditions on the **26 January 2026**, when vegetation was out of leaf.

The photographs have been taken using a Canon EOS 6D Digital SLR Camera with a full frame sensor and a 50mm prime lens. The viewpoint images, (see **Appendix A**) have been taken at approximately 1.7m above ground for consistency and in order to replicate the view an average sized person would experience in that location. The date, time, weather, lighting conditions and direction of view has been recorded including the approximate ground level and Ordnance Survey grid coordinates.

Individual photographs are processed using the cylindrical projection setting of the Photomerge tool within Adobe Photoshop to create panoramic photographs. The images are marginally cropped to remove white space from the surrounding edges, to enable the composition of the visual components to be clearly presented. The viewpoint photographs are presented to be viewed upon an A3 size of paper (420 x 297mm), held at arms length. Based upon variables introduced from differing arm length of between 300mm - 500mm, the resulting relative scale of visual components are presented to approximate with the extent of that visible to a viewer within the landscape.

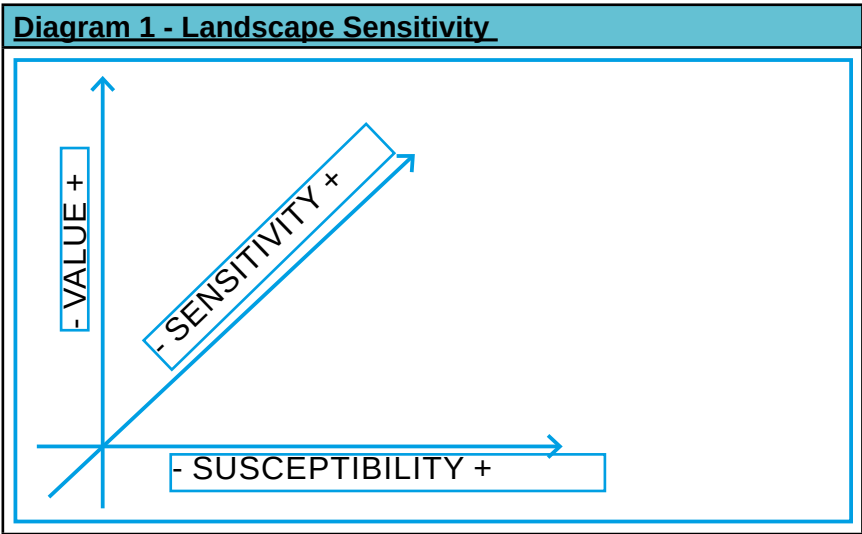
Assessment Criteria

Sensitivity

Within The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Sensitivity is defined as: ‘A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor’.

Sensitivity is dependent on both the definition of the component, the value of this and susceptibility to the type of change proposed. The change could integrate with the component and reinforce its qualities, or it could detract dependent on the differing types of change. For visual amenity this additionally considers nature of use and any values associated with the view assessed.

Diagram 1 below shows the relationship schematically. Value is independent of the proposal. Susceptibility and Sensitivity are defined relative to the nature of the proposal being assessed.



Within this assessment components are defined both descriptively and spatially, which informs an understanding of susceptibility and value within their definition.

The same generic approach to informing an understanding of effect, is used to inform an understanding of sensitivity as follows:

Table 1 – Indicative Sensitivity Thresholds Framework			
Value	Susceptibility		
	High	Medium	Low
High	High	Medium	Low
Medium	High	Medium	Low
Low	Medium	Low	Low

The attribution of sensitivity is defined through reference to **Table 2**, taking into account value and susceptibility.

Table 2 - Sensitivity Criteria (for Landscape / Views)	
Level	Criteria
High	Landscape characteristics / values / views are highly susceptible to the nature of change proposed.
Medium – High	Landscape characteristics / values / views are highly susceptible to change. May be able to accommodate the relevant type of development but only in limited situations.
Medium	Landscape characteristics / values / views are susceptible to change. May be able to accommodate the relevant type of development if sited and designed sensitively.
Low – Medium	Landscape characteristics / values / views are of lower susceptibility to change. Likely able to accommodate the relevant type of development, although care is still required in siting and design to minimise landscape and visual effects.
Low	Landscape characteristics / values / views are not susceptible to change. Likely able to accommodate the relevant type of development without adverse effects.

Value

Within The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Value is defined as: ‘The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.’ (GLVIA3, p157-8).

Within nationally designated landscapes, valued components of landscape character are informed by special qualities, which are generally well defined within Management Plans through reference to published landscape characterisation.

Outside of nationally designated landscapes, components are identified through reference to LI Technical Guidance Note 02-21: Assessing Landscape Value Outside National Designations, (LI TGN 02-21) and Box 5.1 within GLVIA3.

GLVIA Box 5.1:

- **‘Landscape quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses);
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type;
- **Representativeness:** Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples;
- **Conservation interests:** The presence of features of wildlife; earth science; archaeological; historical or cultural interest can add to the value of the landscape as well as having value in their own right;
- **Recreation value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important;
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities, notably wildness and / or tranquillity;
- **Associations:** Some landscapes are associated with particular people, such as artists or writers.' (Box 5.1, p84, GLVIA3).

LI TGN 02-21 broadly presents the same factors as Box 5.1 from GLVIA3 (and the 2002 Landscape Character Assessment Guidance) with the following changes:

‘Conservation interests’ is separated into natural heritage and cultural heritage factors; The term ‘landscape condition’ is used in place of ‘landscape quality (condition)’; ‘Rarity’ and ‘representativeness’ are combined into a newly-named factor ‘distinctiveness’; A new factor, ‘function’ is included which addresses the value attached to landscapes which perform a clearly identifiable and valuable function’;

The examples provided for ‘function’ overlap with those provided for Natural Heritage.

LI TGN 02-21:

- **‘Natural Heritage:** Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape, (Examples: Presence of wildlife and habitats of ecological interest that contribute to sense of place; Extent and survival of semi-natural habitat that is characteristic of the landscape type; Presence of distinctive geological, geomorphological or pedological features; Landscape which contains valued natural capital assets that contribute to ecosystem services, for example distinctive ecological communities and habitats that form the basis of ecological networks; Landscape which makes an identified contribution to a nature recovery/ green infrastructure network'; [...]' (Ibid, p7)
- **‘Cultural heritage:** Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape, (Examples: Presence of historic landmark structures or designed landscape elements (e.g. follies, monuments, avenues, tree roundels) Presence of historic parks and gardens, and designed landscapes; Landscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies); Landscape which offers a dimension of time depth. This includes natural time depth, e.g. presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity) [...]' (Ibid, p7-8)
- **‘Distinctiveness:** Landscape that has a strong sense of identity, (Examples: Landscape character that has a strong sense of place (showing strength of expression of landscape characteristics) Presence of distinctive features which are identified as being characteristic of a particular place; Presence of rare or unusual features, especially those that help to confer a strong sense of place or identity; Landscape which makes an important contribution to the character or

identity of a settlement; Settlement gateways/approaches which provides a clear sense of arrival and contribute to the character of the settlement (may be ancient/historic); [...]' (Ibid, p9)

The NPPF, Para 191 requires planning policies and decisions to identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this

Regarding visual amenity Paragraph 6.37 of GLVIA3 guides that value is attached to the view experienced, as informed by an understanding of the receptor, (person) experiencing the view, (as supported by LI TGN-2024-01, 6(3). A range of criteria to define levels of value are defined within **Table 3:**

Table 3 - Value Criteria (for Landscape / Views)	
Level	Criteria
Very High	Area or feature of nationally recognised quality / scenic qualities in specific views;
High	Area and/or features/or aspects/views with distinctive characteristics, in good condition. Strong sense of cohesion with no or few detracting features. These are likely to be, but not necessarily, within a National Park or National Landscape;
Medium	Area and/or features/or aspects/views with distinctive characteristics or association, in good condition. Sense of cohesion with few detracting features. These may be locally designated or recognised within district level landscape characterisation;
Low	Area and/or features/or aspects/views with typical characteristics, in generally moderate condition;
Very Low	Area and/or features/or aspects/views in fair to poor condition which have undergone change to the extent that they no longer have a distinctive local character or have become degraded.

Susceptibility

Susceptibility is defined within the Oxford English Dictionary definition as ‘the quality or condition of being susceptible; capability of receiving, being affected by, or undergoing something’. A higher susceptibility means more liable to be harmed by a particular thing.

GLVIA3 emphasises that Susceptibility to change should be judged in relation to the particular type of development proposed in that location and the specific characteristics of the landscape and visual receptor. (GLVIA3, para 5.40 and 6.32).

Susceptibility is about how vulnerable that landscape or view/er is to the specific type of change proposed. Landscape or visual value is about the importance of the landscape or view.

A range of headline landscape susceptibility criteria, under which indicators of lower, medium or higher susceptibility to built development in general are defined across Page C5-C6 within **Table 4** upon the following page. This provides an overview of the types of consideration which might inform the definition of landscape components for consideration as receptors and how the susceptibility of these might be approached.

Susceptibility of visual receptors is defined based on the occupation of the receptor and their expectations, informed by **Table 5**, taking into account the magnitude of change proposed. Susceptibility of visual receptors does not take into account the nature of the proposal.

Table 5 - Visual Susceptibility Criteria	
Level	Criteria
High	Users engaged in outdoor recreation with a high expectation of visual quality, such as within a rural area, including users of public rights of way and visitors to heritage assets;
Medium	Users experiencing incidental views with a moderate expectation of visual quality, including road users, cyclists and pavement users or where engaged in recreation where appreciation of visual context is not an integral part to this;
Low	Users where the focus is upon a functional activity with a low expectation of visual quality, such as within an urbanised or visually degraded area or where visibility is fleeting from fast roads or rail.

The Scheme type within this report considered for its susceptibility is:

A new building for the SEND school, with associated access, parking and communal areas. Proposed vehicular and pedestrian access into the site would be gained via the existing vehicular access from Ingfield Manor Drive off the A29 (Stane Street). The proposals would include an outdoor space south of the building where students would be able to engage in a range of activities, including formal and informal play and about which habitat areas would extend.

Magnitude

Impacts are defined through considering the magnitude of change anticipated, taking into account size and scale, geographic extent, duration and reversibility of the proposed change.

Duration is judged on a scale as follows: short, (0-5 Years) medium, (5-10 years) and long, (10-25 years). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting would reach a satisfactory height and density to filter or reduce intervening views.

Table 6 – Magnitude of Landscape Change Criteria	
Level	Criteria
High	Notable change in key landscape characteristics and features over an extensive area ranging to a very intensive change over a more limited area;
Medium	Partial changes in landscape characteristics and features over a wide area or notable changes in a more limited area;
Low	Minor or virtually imperceptible change in any area of landscape characteristics and features.

Table 7 – Magnitude of Visual Change Criteria	
Level	Criteria
High	Where the Scheme would dominate the view and fundamentally change its composition in terms of form, scale and mass, line, height, colour and texture and / or be noticeable across an extensive area;
Medium	Where the Scheme would be noticeable in the view, affecting its composition in terms of form, scale and mass, line, height, colour and texture and / or be perceptible across an extensive area;
Low	Where the Scheme would be perceptible or barely perceptible as a minor element within the composition, likely to be missed by the casual observer and/or scarcely appreciated.

Effects

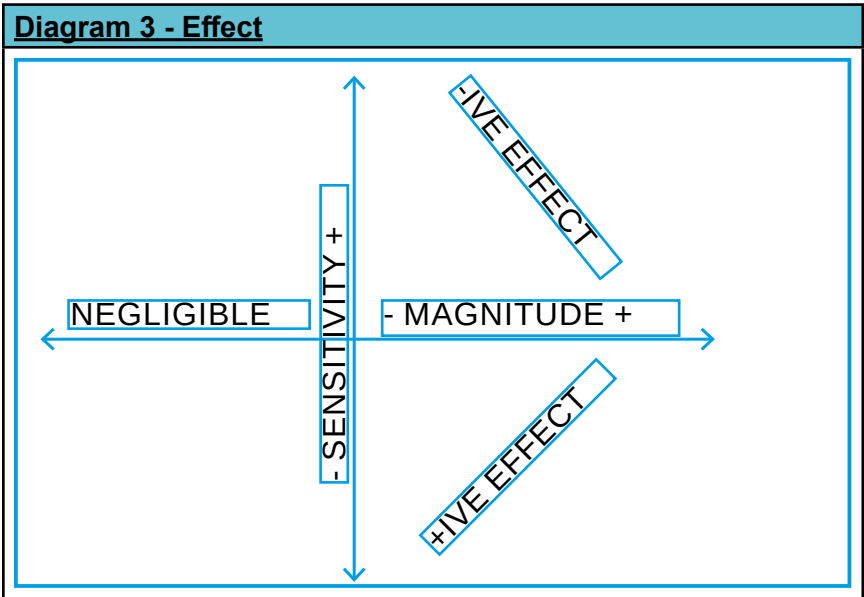
Effects are defined as the consequences of impacts taking into account the sensitivity of the landscape / visual amenity receptor and magnitude of change. Effects are described as 'neutral' where beneficial effects are deemed to balance the adverse effects. Where this occurs, the adverse and beneficial effects are clarified so that the judgement is clear'.

Table 4 – Generic Indicators of Landscape Susceptibility		
1. Natural heritage character - This considers 'naturalistic' qualities. Extent of semi-natural habitats and natural features (such as trees and hedgerows) which contribute to landscape character and could be vulnerable to loss from development. (Areas with frequent natural features (including large areas of designated habitats) would result in increased sensitivity to development.) Smooth, gently undulating or flat landforms are likely to be less sensitive to development. (Dramatic landform changes or distinct landform features are likely to be indicative of higher sensitivity.)		
Indicative of Lower Susceptibility (<)	Indicative of Medium Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Lack of semi-natural habitat coverage or valued natural features such as intensively farmed or areas with high levels of existing development. Absence of strong topographical variety / Featureless, smooth, very gently undulating or flat landform.	Some occurrence of valued semi-natural habitats and features (such as trees, hedgerows, woodland). Undulating landform / Some distinct landform features.	Frequent occurrence of valued natural features (such as trees, hedgerows, shaws and woodland) / Presence of larger areas of semi-natural habitats. Presence of strong topographical variety or distinctive landform features.
2. Cultural heritage character - This considers field pattern and historic time depth, (through reference to any relevant Historic Landscape Characterisation and where historic map analysis has been undertaken for the Site and surrounds. (Landscapes with more irregular field patterns, particularly those of historic origin are likely to more sensitive to the introduction of development.) Also considers the presence of historic features that contribute to landscape character (that may form part of areas designated as National Landscapes, Scheduled Monuments, Conservation Areas, Listed Buildings or Registered Parks and Gardens).		
Indicative of Lower Susceptibility (<)	Indicative of Medium Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Absence of historic features in or adjacent to the area that contribute to landscape character. Simple / Regular or uniform field patterns, (mainly of modern origin).	Presence of some historic features that contribute to landscape character, or adjacent to historic features. Mixture of simple and complex landscape field patterns / Designed landscape / May be some Ancient Woodland.	Presence of many historic features that contribute to landscape character, such as historic buildings and routeways. Complex landscape field patterns such as small irregularly shaped fields bounded by hedgerows and woodlands / Assorted field patterns / presence of Ancient Woodland.
3. Recreational use - This criterion considers the presence of features and facilities which enable enjoyment of the landscape. This may include Public Rights of Way, Country Parks or Countryside Parks where enjoyment of the landscape is important to the experience. (Importance of features may be indicated by designation such as long-distance footpaths or recreation routes, national cycle routes.)		
Indicative of Lower Susceptibility (<)	Indicative of Medium Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Publicly inaccessible or limited provision of access routes / Recreational use limited to community sports facilities (where enjoyment of the landscape is not integral to the activity).	Landscapes with green spaces or recreation areas valued in the local context / Some Public Rights of Way and footpaths.	Landscapes important for access and enjoyment of the landscape such as Country Parks / High density of well-connected Public Rights of Way.
4. Perceptual aspects - This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. High scenic value, freedom from human activity / disturbance and 'dark skies' would add to sensitivity in this criterion. (This is because development will introduce new features which may detract from a sense of tranquillity and or remoteness.)		
Indicative of Lower Susceptibility (<)	Indicative of Medium Susceptibility (< >)	Indicative of Higher Susceptibility (>)
Close to visible or audible signs of human activity and modern development.	Some sense of rural character but with some signs of human activity and modern development. Relative tranquillity associated with rural character.	A highly rural landscape, remote from visible or audible signs of human activity and modern development / High sense of remoteness or tranquillity.
5. Distinctiveness - Settlement pattern / setting - The association with surrounding settlement pattern and the role the landscape plays in the setting, character or identity of a settlement.		
Indicative of Lower Susceptibility (<)	Indicative of Medium Susceptibility (< >)	Indicative of Higher Susceptibility (>)
The area has much in common with surrounding settlement pattern / Landscape does not make an important contribution to the character or identity of a settlement / The area does not provide an attractive backdrop to adjacent settlement(s) or play an important part in views from it.	The area has some association with surrounding settlement pattern / Landscape which makes some important contribution to the character or identity of a settlement The area provides some contribution as a backdrop / setting to existing settlements / Contributes to views that are important to the character of a settlement.	The area is out of keeping with surrounding settlement pattern / Landscape which makes an important contribution to the character or identity of a settlement / The area contributes positively as a scenic backdrop to a settlement(s) / Contributes to views that are important to the character of a settlement.
6. Distinctiveness - Strength of Landscape Character - This considers the sense of place from the presence of characteristic areas and features identified as key positive landscape attributes for the associated relevant character area, likely to be characterised at District scale.		
Indicative of Lower Susceptibility (<)	Indicative of Medium Susceptibility (< >)	Indicative of Higher Susceptibility (>)
'Frequent' landscape with few key positive landscape attributes and weak sense of place.	'Fairly frequent' landscape, perhaps with some key positive landscape attributes and some sense of place.	'Rare' landscape with many key positive landscape attributes and strong sense of place.

The framework shown in **Table 8**, through reference to **Diagram 3** is used as a guide to inform the identification of adverse or beneficial effects:

Table 8 – Indicative Effect Thresholds Framework			
Magnitude	Sensitivity		
	High	Medium	Low
High	Major	Major	Moderate
Medium	Major	Moderate	Minor
Low	Moderate	Minor	Negligible

Table 8 is only a conceptual framework to explain the overall approach to defining an initial indication of likely effect, which is then firmed up through a detailed consideration of the nature of the receiving landscape component or view and the specific change proposed to this. The assessment is defined through professional opinion, through reference to the evidence base and an understanding of the Scheme.



There are receptors identified at both the Site scale and wider area or Landscape scale. Regarding landscape scale the following criteria are considered, drawing on an understanding of the Site scale effects.

Table 9 - Landscape Effect Criteria Definitions	
Effect	Definition
Major adverse	The proposed Scheme would result in effects that are at a considerable variance to the landscape at the District scale, degrading the integrity of the landscape; would be substantially damaging to a high quality landscape;
Moderate adverse	The proposed Scheme would be out of scale with the landscape or at odds with the local pattern and landform; would be damaging to a landscape of recognised quality;
Minor adverse	The proposed Scheme would not quite fit into the landform and scale of the landscape; would affect an area of recognised landscape character;
Neutral	Effects are described as 'neutral' where beneficial effects are deemed to balance the adverse effects;
Negligible	The proposed Scheme would complement the scale, landform and pattern of the landscape; maintain existing landscape quality;
Minor beneficial	The proposed Scheme has the potential to improve the landscape quality and character; fit in with the scale, landform and pattern of the landscape; enable the restoration of valued characteristic features partially lost through other land uses;
Moderate beneficial	The proposed Scheme would have the potential to fit very well with the landscape character; improve the quality of the landscape through removal of damage caused by existing land uses.

Potential and Residual Effects

Landscape opportunities are defined to both recommend mitigation measures which avoid, reduce and if possible remedy potential adverse effects from the Scheme, but also to define Site specific enhancement measures.

The residual effects from both time dependent primary mitigation, (and enhancement), and secondary mitigation (and enhancement) are then considered within the assessment of landscape and visual effects where applicable. Enhancement measures may be considered alone or together in compensation for an impact that cannot be avoided or sufficiently reduced.

Table 10 – Visual Effect Criteria Definitions	
Effect	Definition
Major adverse	Where the Scheme would cause a significant deterioration to the character of the existing view;
Moderate adverse	Where the Scheme would cause a noticeable deterioration to the character of the existing view;
Minor adverse	Where the Scheme would cause a perceptible or barely perceptible deterioration to the character of the existing view;
Neutral	Effects are described as 'neutral' where beneficial effects are deemed to balance the adverse effects;
Negligible	No discernible deterioration or improvement in the existing view;
Minor beneficial	Where the Scheme would cause a barely perceptible improvement to the character of the existing view;
Moderate beneficial	Where the Scheme would cause a noticeable improvement to the character of the existing view.

Cumulative Effects

Cumulative effects are considered where relevant, further to the assessment of landscape and visual effects. Where relevant to the decision, approved and allocated development within the Study Area or as identified by the Regulatory Authority would be considered for potential inter-scheme cumulative effects.

Where appropriate the potential for intra-scheme cumulative effects would be considered, relative to the separate assessment and recommendations from others, including ecological or heritage impacts for example.

Significant Effects

Associated with screening as EIA Development, but otherwise more generally, Major effects are effects of key importance for consideration in the decision-making process and / or of national importance and therefore significant.

Moderate effects are otherwise defined to be effects of key consideration in the decision-making process and / or of regional or district importance which have significance to the decision to be made.



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