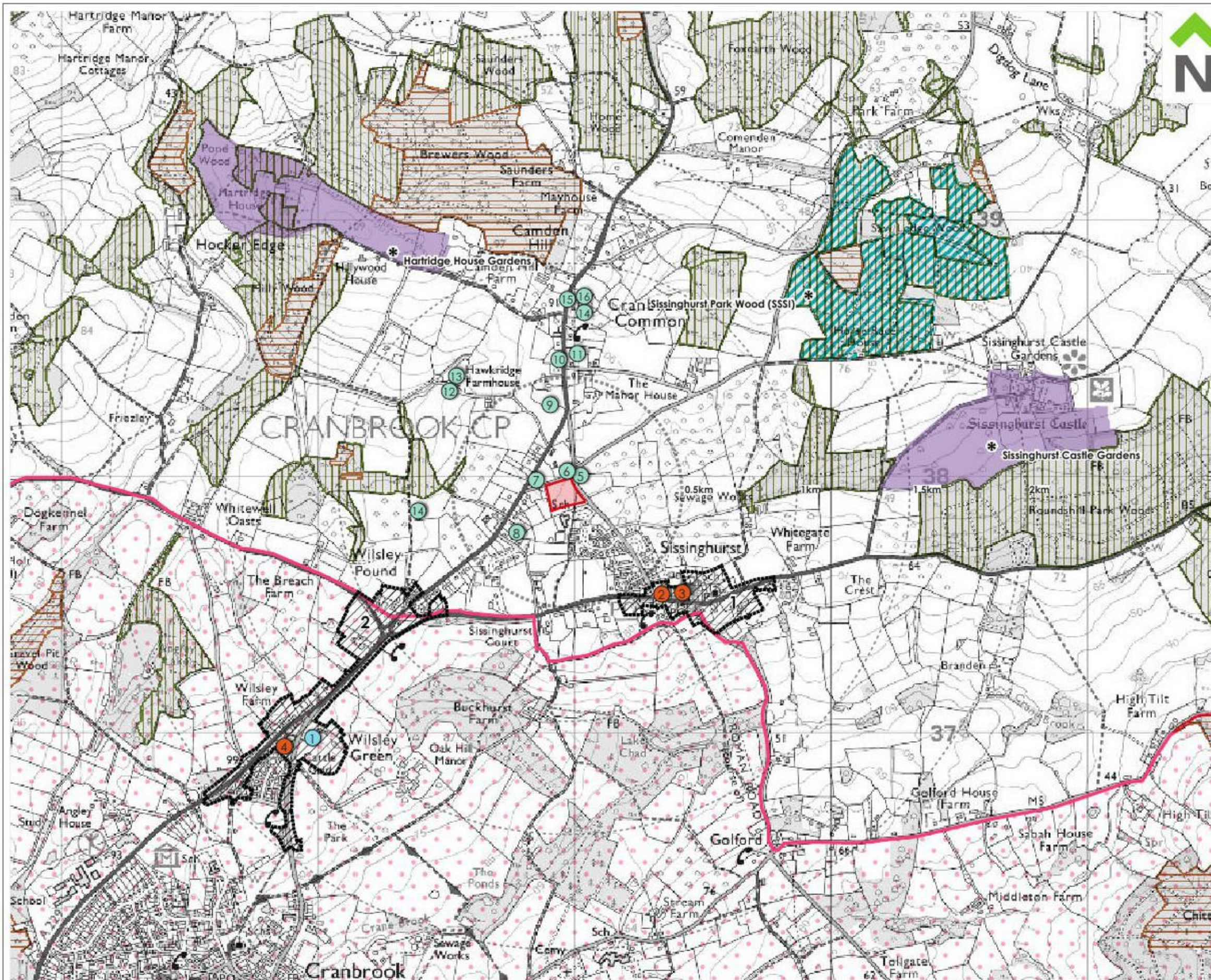


## **Appendix D**

MAGIC Map Extract and Heritage Plan





- Site Boundary
- Ancient Woodland
- Ancient Replanted Woodland
- Site of Special Scientific Interest (SSSI)
- Registered Parks and Gardens
- High Weald Area of Outstanding Natural Beauty (AONB)
- Conservation Areas
  - 1. Sissinghurst Conservation Area
  - 2. Wilsley Conservation Area
- X Grade I Listed Buildings within 1.5km
  - 1. Old Wisley
- X Grade II\* Listed Buildings within 1.5km
  - 2. Kings Head House
  - 3. Bell Cottage Sissinghurst
  - 4. Wilsley Hotel
- X Grade II Listed Buildings within 1.5km
  - 5. Carpenter's Corner
  - 6. The Crossways
  - 7. Mouse Hall
  - 8. Mill Cottage
  - 9. Hayselden Manor
  - 10. Hazleden Cottage
  - 11. Mount Pleasant
  - 12. Barn 30 yards south of Hawkridge Farmhouse
  - 13. Hawkbridge Farmhouse
  - 14. Tomb of Lady Sanderson in the grounds of My Lady's
  - 15. My Lady's Cottage
  - 16. Little Nut Hall

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**Project** Land at Common Road, Sissinghurst

**Drawing Title** MAGIC Map Extract & Heritage Plan

**Client** Invicta Self and Custom Build

**Date** December 2019

**Drawing No.** CSA/3528/102

**Scale @ A4** NTS

**Rev** A

**Drawn** JB

**Checked** PH



## **Appendix E**

### Landscape Strategy Plan



## 1 Existing Vegetation / Site Boundaries

The Landscape Strategy demonstrates how the vast majority of the existing on-site vegetation can be retained within a sensitive residential layout. A short section of the eastern Site boundary hedgerow and a short section of the internal field boundary hedgerow will require removal in order to facilitate the proposed vehicular access road through the Site. Two small sections of the northern Site boundary hedgerow will also require removal to facilitate pedestrian access into the Site. All the Veteran Trees along the southern Site boundary will be retained and respected with no built form or associated rear gardens located within the buffer zones.

The existing boundary trees and hedgerows will be reinforced with new native planting in order to enhance species diversity and helping to further filter views of the proposed housing from neighbouring vantage points.



## 2 Proposed Open Space and Veteran Tree protection

The proposals include a large area of public open space at the entrance to the development to respect views from the adjacent public footpath and Common Road. The open space will include areas of grassland together with a wildlife pond near the vehicular access point.

In order to respect the buffer zones of the three Veteran Trees along the southern Site boundary, a large area of public open space has been proposed adjacent to the existing footpath and hedgerow. A SuDS basin is proposed within this area which will be planted with wetland planting and designed as semi-natural habitats including an area of new aquatic planting. It will be set within a mosaic of grassland and scrub planting. In order to maximise the ecological benefit of this area there will be a connection between the public footpath and the centre of the development through the proposed hedge with public access restricted to this route. The planting within the area will be designed to provide a balance between ecological benefit and provide an aesthetically pleasing area of public open space suitable to the village setting.

The existing public footpath which crosses the south-eastern corner of the Site will be retained along its current alignment and integrated into a green infrastructure corridor formed of new hedging. This will provide biodiversity benefits as well as helping to further filter views of the proposed housing from neighbouring vantage points. A new pedestrian route is also proposed to run alongside the northern and eastern sides of the Site which will provide for safer pedestrian travel along Common and Fritenden Road.



## 3 Spine Road and Avenue Trees

A central spine road will provide the main vehicular access through the development. The grass verges will be planted with suitable avenue trees of large stature (eg Quercus robur) to provide a legible and attractive route through the development.



## 4 Sustainable Drainage Features and Wildlife Ponds

A network of sustainable drainage features will form an integral part of the open spaces within the new development. These features will store surface water run off during periods of rainfall. They will be landscaped to provide new areas of species rich grassland and marginal and aquatic habitat for local wildlife and invertebrates.



## 5 Common Road Frontage

Development will be set back from the frontage with Cranfield Road and orientated to overlook the highway. New hedgerow planting will be undertaken at the Site frontage to replace sections of hedgerow lost to permit access to the Site. Native and ornamental tree planting will soften views of the new homes and provide an attractive edge to the development area.



1:200

**LEGEND**

- EXISTING TREES / VEGETATION
- TREES / VEGETATION REMOVED
- VETERAN TREES
- VETERAN TREES ROOT PROTECTION AREA
- VETERAN TREES BUFFER ZONES
- INDICATE NEW TREE PLANTING
- THICKET WEE
- HEDGE PLANTING
- AMENITY GRASS
- WILDOVER MEADOW
- EXISTING ROUTE OF PUBLIC FOOTPATH
- PROPOSED NEW PEDESTRIAN CONNECTION
- ACORN GRASS FOOTPATH
- PROPOSED POND
- PROPOSED HEDGEROW to be constructed in accordance with ecological best practice

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Project Land at Common Road, Sasinghurst

Title Landscape Strategy

Client Ivicha Self & Custom Build Ltd

Scale 1:200 @ A3

Date December 2019

Drawn by

Checked by

CSA/2019/03



## **Appendix F**

### Methodology and Summary Landscape & Visual Effects

## METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3<sup>rd</sup> edition 2013); and
  - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

### LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. AONB. Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change.

Landscape sensitivity can vary with:

- (i) *existing land uses;*
- (ii) *the pattern and scale of the landscape;*
- (iii) *visual enclosure/openness of views, and distribution of visual receptors;*
- (iv) *susceptibility to change;*
- (v) *the scope for mitigation, which would be in character with the existing landscape; and*
- (vi) *the condition and value placed on the landscape.*

- M4 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid

undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

- M5 Nationally valued landscapes are recognised by designation, such as National Parks and Areas of Outstanding Natural Beauty ('AONB') which have particular planning policies applied to them. Nationally valued townscape are typically those covered by a Conservation Area or similar designation. Paragraph 170 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M6 There is a strong inter-relationship between landscape/townscape quality, value and sensitivity as high quality/value landscapes/townscapes usually have a low ability to accommodate change.
- M7 For the purpose of our assessment, landscape/townscape quality, value and sensitivity is assessed using the criteria in Tables LE1 and LE2. Typically, landscapes/townscapes which carry a quality designation and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive.
- M8 The magnitude of change is the scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M9 Landscape/townscape effects were assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & sensitivity of the landscape resource affected. The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape). Direct visual effects result from changes to existing views.
- M10 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

## **VISUAL EFFECTS**

- M11 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

- M12 In describing the content of a view the following terms are used:
- No view - no views of the development;
  - Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
  - Partial - a clear view of part of the development only;
  - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
  - Open - a clear view to the development.
- M13 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, or the value placed on it (e.g. views from a recognised beauty spot will have a greater sensitivity). Visual sensitivity was assessed using the criteria in Table VE1.
- M14 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M15 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M16 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M17 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted.
- M18 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

## **MITIGATION AND RESIDUAL EFFECTS**

- M19 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M20 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M21 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.



## **ASSESSMENT OF EFFECTS**

- M22 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

## **CUMULATIVE EFFECTS**

- M23 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M24 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

## **ZONE OF THEORETICAL VISIBILITY (ZTV)**

- M25 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M26 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M27 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M28 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M29 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.



Table LE 1

## LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

	Very High	High	Medium	Low
Description of Landscape/Townscape Quality and Value	<p><b>Landscape Quality:</b> Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, Area of Outstanding Natural Beauty or World Heritage Site.</p> <p><b>Townscape Quality:</b> A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site</p> <p><b>Value:</b> Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p><b>Landscape Quality:</b> A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p><b>Townscape Quality:</b> A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p><b>Value:</b> High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.</p>	<p><b>Landscape Quality:</b> Non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features.</p> <p><b>Townscape Quality:</b> A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p><b>Value:</b> An ordinary landscape/townscape of local value which may have some detracting features. No recognised statutory designations for landscape/townscape quality. A landscape which may have limited public access and/or have pleasant views out, or be visible in public views.</p>	<p><b>Landscape / Townscape Quality:</b> Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p><b>Value:</b> Landscape/townscape generally of lower quality. A landscape with limited public access, no designations or recognised cultural significance. Limited public views.</p>



Table LE 2

LANDSCAPE / TOWNSCAPE SENSITIVITY

	Very High	High	Medium	Low
Description of Sensitivity	<p>A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape.</p>	<p>A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.</p>	<p>A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/townscape.</p>	<p>A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics, and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/townscape in which it is set and may result in a beneficial change.</p>



**Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE**

	Substantial	Moderate	Slight	Negligible	Neutral
<b>Description of the Change predicted</b>	Total loss of or significant impact on key characteristics, features or elements				
	Partial loss of or impact on key characteristics, features or elements				
		Minor loss of or alteration to one or more key landscape/ townscape characteristics, features or elements			
			Very minor loss or alteration to one or more key landscape/ townscape characteristics, features or elements		
				No loss or alteration of key landscape/ townscape characteristics, features or elements	

**Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS**

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	<p>The proposals will alter the landscape/ townscape in that they:</p> <ul style="list-style-type: none"><li>• will result in substantial change in the character, landform, scale and pattern of the landscape/townscape;</li><li>• are visually intrusive and would disrupt important views;</li><li>• are likely to impact on the integrity of a range of characteristic features and elements and their setting;</li><li>• will impact a high quality or highly vulnerable landscape;</li><li>• cannot be adequately mitigated.</li></ul>	<p>The proposals:</p> <ul style="list-style-type: none"><li>• noticeably change the character, scale and pattern of the landscape/townscape;</li><li>• may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements.</li><li>• are a noticeable element in key views;</li><li>• not possible to fully mitigate.</li></ul>	<p>The proposals:</p> <ul style="list-style-type: none"><li>• do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character;</li><li>• will impact on certain views into and across the area;</li><li>• mitigation will reduce the impact of the proposals but some minor residual effects will remain.</li></ul>	<p>The proposals:</p> <ul style="list-style-type: none"><li>• complement the scale, landform and pattern of the landscape/townscape;</li><li>• development may occupy only a relatively small part of the Site;</li><li>• maintain the majority of landscape features;</li><li>• incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.</li></ul>	<p>The proposals:</p> <ul style="list-style-type: none"><li>• maintain existing landscape/townscape character;</li><li>• has no impact on landscape features, such as trees, hedgerows, watercourses, etc.;</li><li>• utilises a highly degraded landscape or brownfield site.</li></ul>

**Footnote:**

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.



Table VE 1

## VISUAL SENSITIVITY

	High	Medium	Low
Description of the Receptor	<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an Area of Outstanding Natural Beauty, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>	<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	
			<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>



Table VE 2		VISUAL MAGNITUDE OF CHANGE				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted		Large and dominating changes which affect a substantial part of the view.				
		Clearly perceptible and noticeable changes within a significant proportion of the view.				
		Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).				
		Very minor changes over a small proportion of the view(s).				
		No discernible change to the view(s).				

Table VE 3		VISUAL EFFECTS				
		Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effects		The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.				
		The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.				
		The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.				
		The proposals would result in a negligible change to the view but would still be discernible.				
		No change in the view.				

**Footnote:**

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'.



## LANDSCAPE/TOWNSCAPE EFFECTS

Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
<b>Trees</b>	High / Medium	There are various trees along the Site's boundaries. Three of which are Category A and three trees along the southern Site boundary (two of which are Category A) have been identified as veteran trees. These are therefore of high quality and sensitivity. All other trees are assessed as medium quality and sensitivity.	The existing trees will be retained within the development proposals. Additionally, new tree planting is proposed across the Site. All proposed housing and the majority of the rear gardens will be located outside of the RPAs of the existing trees, in particular the veteran trees on the southern Site boundary.	Negligible	Negligible Adverse	Neutral as the proposed tree planting matures
<b>Hedgerows</b>	Medium	A number of hedgerows of medium landscape quality exist along the boundaries and internal field boundary.	The majority of the existing boundary hedgerows will be retained within the development proposals except for two small sections which will be removed in order to facilitate access along the eastern and northern Site boundaries. A small section of the internal hedgerow will require removal to facilitate the Site access road. Substantial new hedgerow planting will be included within the scheme across the Site.	Moderate	Moderate Adverse	Slight Adverse as the proposed hedgerow planting matures
<b>Watercourses</b>	N/A	None within the Site.	N/A	N/A	N/A	N/A



<b>Public footpaths and public access</b>	High	Public footpath, 0067/WC75/1, crosses the south-eastern corner of the Site.	The route of the public footpath will remain unchanged, although it will be crossed by the proposed access road.	Slight	Slight Adverse	Negligible
<b>Land Use (Mixed Farmland)</b>	High	The Site comprises a medium sized pastoral field, occupying the majority of the Site and a small piece of grassland / scrubland in the south-east corner.	The proposed development will result in the loss of the agricultural field and scrub land to residential development. This will be partially offset by planting within the proposed ecology areas and planting around the housing.	High	Substantial Adverse	Moderate Adverse as the proposed planting matures
<b>Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments &amp; Listed Buildings</b>	N/A	None within the Site and Site does not lie within a Conservation Area.	N/A	N/A	N/A	N/A
<b>Landscape Character of the Site and immediate vicinity</b>	Medium	The Site is not covered by any statutory or non-statutory designations for landscape character or quality. The Site falls within the Sissinghurst Wooded Farmland landscape character area as described within the Tunbridge Wells Landscape Character Assessment (2017). It comprises undistinguished agricultural land with landscape features contained to the existing field boundaries. It is broadly representative of the nearby landscape character. However, it is very well contained from it in views.	The character of the Site will change from agricultural land to housing and new planting. The new planting in the ecological areas and around the housing will contribute to enhancing the Site's landscape structure. The proposals will result in the loss of an open field which lies within Sissinghurst and is surrounded on all sides by existing built development providing high levels of enclosure and separating the development from the wider landscape surrounding Sissinghurst. It will be seen as a modest and incremental addition to the existing settlement and would be of similar height and aesthetic to the modern houses in the vicinity of the Site.	High	Substantial Adverse within the Site, Moderate Adverse to immediate vicinity	Moderate Adverse within the Site, Slight Adverse to immediate vicinity as the proposed planting matures



Indirect effects on landscape / townscape character		Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
<b>Townscape character of neighbouring area</b>	Medium	The built development in the neighbouring area is varied. There are various buildings which date back to the 16 <sup>th</sup> , 17 <sup>th</sup> and 18 <sup>th</sup> Centuries. However, there are also various other areas which date from the 20 <sup>th</sup> Century with larger areas of 21 <sup>st</sup> Century development at Cobnut Close, Skinner Gardens, Cleavers (road) and the adjacent new development (nearly complete).	The proposed development will be of similar scale, height and style to the nearby existing townscape. It will relate well to the neighbouring built up areas and will be entirely surrounding by them. Built form will be set back from the boundaries with hedgerow, tree and thicket planting in order to ensure that it is set within a high proportion of vegetation, similar to the surrounding townscape. As the proposed planting matures, the views of the development will become softened in context with the existing built form.	Moderate / Slight	Moderate / Slight Adverse	Slight Adverse as proposed planting matures
<b>Wider Landscape Character</b>	High / Medium	The wider landscape is undulating with woodland cover and hedgerow field boundaries preventing long distance views to the Site. To the south of the Site is the settlement of Sissinghurst. The surrounding area is generally pleasant. The High Weald AONB is located approximately 383m south of the Site at its closest point. Views to the Site from the AONB are prevented by intervening built form and vegetation.	Due to the high levels of containment afforded to the Site by adjacent built form and dense vegetation nearby, there will be very limited effects on the wider landscape character as a result of development.	Neutral	Neutral	Neutral



<b>Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments &amp; Listed Buildings</b>	High	There are several Grade II Listed Buildings within the nearby vicinity of the Site.	The landscape setting of these buildings will be slightly affected by the proposed development. However, due to the recent construction of new housing to the east, they are now surrounded by built form and are therefore less well related to the wider landscape surrounding Sissinghurst. The proposed development has respected the buildings by the setting back of the new housing behind new hedge and tree planting along the northern and eastern Site boundaries.	Slight	Slight Adverse	Negligible Adverse as the proposed planting matures
<b>Other Effects</b>						
<b>Cumulative impacts</b>	<p>The consented residential development to the east of Common Road, opposite the Site, is now nearly built out and is therefore considered as part of the existing baseline conditions.</p> <p>We are not aware of any significant developments, that are approved or allocated, within the vicinity of the Site which would affect this assessment.</p>					
<b>Lighting</b>	<p>The Site is currently in arable use and is unlit. The neighbouring school and residential area to the Site's boundaries have background lighting from properties and some street lighting to the south and east.</p> <p>The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential areas.</p>					
<b>Construction Phase</b>	<p>There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.</p>					



VISUAL EFFECTS						
Viewpoint	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
<b>Views from public footpath 0067/WC75/1 (Photographs 06 and 15)</b>	High	The Site is visible while the footpath is within it but views of the Site from the south quickly become filtered by the southern Site boundary vegetation and screened by intervening built form and dense vegetation.	This route is proposed to be located within open space. There will be near distance views of the new housing from the section of the footpath within the Site. New hedgerow planting to the west of the footpath's route adjacent to the proposed building, will soften the impact of these views and contribute to a sense of enclosure, which will reflect the local landscape character. When south of the Site, there will be framed, filtered views towards the new housing.	Substantial (within the Site)  Slight (outside of the Site)	Substantial Adverse (within the Site)  Slight Adverse (outside of the Site)	Moderate Adverse (within the Site)  Negligible Adverse (outside of the Site)  (reducing as proposed landscaping matures)
<b>Views from Common Road (Photographs 01, 02, 03, 04, 05 and 18)</b>	Medium / Low	Filtered views into the Site are possible when adjacent to the Site, with some small breaks in the vegetation, including at the stile access to public footpath 0067/WC75/1, allowing glimpsed views into the Site. As the road continues southward, it starts to sink below the ground level of the Site, restricting further views into it. Views towards the Site are limited from the north, beyond Vine Cottage, as they are screened by the intervening property and dense roadside vegetation. The eastern Site boundary vegetation starts to become apparent beyond this point. However, views into the Site, over the eastern Site boundary vegetation are not	Framed views into the Site, towards the retained open space, will become available when adjacent to the Site, at the opening of the proposed access road, with the new housing seen beyond. Proposed planting within the Site, together with the retention of the majority of the existing mature vegetation, will soften the impact on these views. As the road continues southwards, views of the proposed housing will becoming increasingly limited. Additionally, the proposed housing will be set back from the eastern edge of the Site, further reducing its impact on views from the road. Where views of the proposed housing are possible on the approach from the north, they	Moderate (adjacent to Site)  Negligible (away from Site)	Moderate / Slight Adverse (adjacent to Site)  Negligible Adverse (away from Site)	Slight Adverse (adjacent to Site)  Neutral (away from Site)  (reducing as proposed landscaping matures)



		<p>possible until the junction with Frittenden Road, just north of the Site.</p> <p>South of the Site, views towards the Site are restricted to views of the eastern and southern Site boundary vegetation, although these are only available for a limited stretch from the school entrance to Cleavers (road). Views into the Site are prevented by the Site boundary vegetation and vegetation within the school grounds, south of the Site.</p>	<p>will be filtered by the existing Site boundary vegetation, which will be reinforced by the new planting in the north-east corner of the Site. This will start to screen views into the Site as it matures.</p> <p>There will be limited opportunities for views of the proposed housing to the east of the Site from Common Road, on the approach from the south. Where these views will be possible, their impact will be limited by virtue of the housing being set back from the eastern boundary edge and filtered by existing vegetation within the Site and school grounds, reinforced by proposed planting within the Site.</p>			
<b>Views from Sissinghurst Church of England Primary School (reciprocal views shown in photographs 07 and 10)</b>	Medium	Views into the Site are possible from within the school building and playground. These views are filtered by the southern Site boundary vegetation, however this vegetation becomes gappy towards the west of the Site and more views across the Site are available.	Filtered views towards the proposed housing will be possible from within the school building and playgrounds. The existing boundary vegetation which filters these views will be reinforced by new planting along the southern Site boundary, further softening their impact.	Moderate	Moderate Adverse	Slight adverse (reducing as proposed landscaping matures)
<b>Public footpath 0067/WC76/1 (Photograph 20)</b>	High	There are no views towards the Site, however there are points along its route where the roadside vegetation to the east of Common Road, adjacent to the Site are possible, but the landform and this adjacent vegetation prevent views into the Site, with filtered views of the larger trees within the Site possible.	Limited opportunities for views of the roofs of the proposed housing will be possible from sections of the footpath. These views will be filtered by existing vegetation, which will be reinforced by new planting.	Negligible	Negligible Adverse	Neutral (reducing as proposed landscaping matures)



<b>Residential Views</b>						
<b>Views from The Crossways (property) (Photographs 06 and 12)</b>	High	Views towards the Site are directed towards the eastern part of the Site, however oblique views are possible across the Site. Intervening roadside and Site boundary vegetation filters ground floor views.	There will be near distance first floor views and filtered ground floor views towards the proposed housing. The setting back of housing from the northern and eastern Site boundaries and the proposed planting in the north-east of the Site will soften the impact on these views. Additionally, the proposed vegetation should grow to screen the ground floor views and filter the first floor views as the planting matures.	Moderate	Moderate Adverse	Slight adverse (reducing as proposed landscaping matures)
<b>Views from Carpenter's Cottages (Photographs 08, 12 and 15)</b>	Medium	There are predominantly filtered, oblique views, although direct, heavily filtered views towards the south-eastern corner of the Site are possible. 1 Carpenters Cottages has a small, first floor window which looks towards the north of the Site.	There will be filtered views towards the proposed housing in the east of the Site. The existing mature vegetation will filter direct views and the setting back of the housing from the eastern Site boundary will further limit their impact. Oblique views across the Site will be softened by the proposed hedgerow planting which will increasingly filter views as the planting matures. Proposed planting in the north-east corner of the Site will filter views from the first floor side window of number 1 as it matures.	Slight	Slight Adverse	Slight Adverse / Negligible (reducing as proposed landscaping matures)
<b>Views from properties on Cobnut Close and 8-11 Skinner Gardens (Photographs 02, 10 and 14)</b>	Medium	There are some opportunities for heavily filtered, oblique views into the Site, across the front of the school. These are predominantly restricted to views through the entrance to the public footpath within the Site.	There will be some opportunities for heavily filtered, oblique views of the proposed housing. New planting to the southern Site boundary and west along the route of the public footpath will further contribute to filtering these views.	Slight	Slight Adverse	Negligible Adverse (reducing as proposed landscaping matures)
<b>Views from properties on Spongs Lane</b>	Medium	Filtered, first floor middle-distance views may be possible from these properties. These views become	Where views towards the proposed housing will be possible from the four properties on Spongs Lane at the junction	Negligible	Negligible Adverse	Neutral (reducing as proposed



		increasingly screened in places by intervening built form within the newly built development east of Common Lane.	with Frittenden Road, they will be partial due to the intervening built form to the east of Common Road. Where there will be views between these properties they will also be filtered by intervening vegetation, which will be reinforced by new planting in the east of the Site. First floors and roofs of the new housing will be seen within the context of existing development on Common Road and will be set back from the eastern Site boundary, further reducing its impact.			landscaping matures)
<b>Views from residential properties on Sissinghurst Road (The Street)</b>  <b>(Photographs 21 and 24)</b>	Medium	There may be some opportunities for oblique, first floor views towards the Site. These views will be partially screened by intervening built form and filtered by intervening vegetation.	Where views towards the proposed housing will be possible from the properties on the north of Sissinghurst Road (The Street), situated between Common Road and Trinity Church, they will be limited to views of first floors and roofs. The proposed housing will be seen in the context of existing development on Common Road and set back behind the eastern and southern Site boundaries, which together with existing and proposed vegetation filtering the views, will limit their impact from here.	Negligible	Negligible Adverse	Neutral
<b>Seasonal Variation</b>						
The above assessment is based upon an appraisal of winter views. When the vegetation is in leaf views that are currently filtered by deciduous vegetation will be slightly more filtered or in some cases screened.						





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