LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Proposed New Housing Development – Land South of Horebeech Lane, Horam, East Sussex

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CONTENTS

1. INTRODUCTION 3

The Site. **3**
The Project. **3**
The Brief. **3**
Landscape Consultants. **4**

METHODOLOGY AND APPROACH 4

Guidance. **4**
Process of Assessment. **4**
Desk Study. **5**
Site Survey. **5**
Determining Visibility. **5**

2. LANDSCAPE SURVEY 8

Physical and Biological Landscape 8

2.1 Landform and Drainage. **8**
Existing Woodland. **8**
Tree and Shrub Species. **9**

Human and Cultural Landscape 9

Land Use and Built Development. **9**
Public Rights of Way. **9**
Visibility of Site. **10**

LANDSCAPE PLANNING POLICY 12

Designations. **12**
Planning Policy. **12**
Wealden Core Strategy. **15**

National Planning Policy 17

Landscape Character Assessment – 2014 ..... **18**
Landscape and Ecology Assessment Study 2017 ..... **20**
Emerging Local Plan **20**
Ashdown Forest **20**
Landscape Issues. **21**

3. LANDSCAPE AND VISUAL ASSESSMENT 22

Methodology and Approach 22

Landscape and Visual Impacts. **22**
Sensitivity, Magnitude and Significance. **22**

Potential Landscape Impacts 23
Assessment Criteria. 23
Landscape Features. 24
Land Use. 24
Unmitigated Landscape Impacts. 24
Assessment Criteria. 25
Effects on Visual Amenity. 26
4. MITIGATION AND RE-EVALUATION 30
Proposed Mitigation Measures. 30
Changes in Impacts due to Mitigation Measures. 30
Conclusion. 31

APPENDIX A

Landscape Setting of Horam

- Extract from Chris Blandford's 2012 Landscape Character Assessment

Aerial View

Plans

Viewpoint Photographs

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1. INTRODUCTION

The Site.

1.1 The site is located on the south-eastern edge of the village of Horam, East Sussex, (OS Ref: TQ 58392, 16817), consisting of approximately 2.48ha of semi improved pasture to the south side of Horebeech Lane which falls away to the south at an average 1:20 for most of the site and only steepening to 1:6 at the southernmost point of the site (see viewpoint 10).

The Project.

1.2 The proposal is to develop the site for housing, providing a maximum 58no. new dwellings with gardens and associated public open space. A new access off Horebeech Lane will provide access in to the site and on to the public highway network.

The Brief.

1.3 Chailey Homes, the developer of the site, requested that a Landscape and Visual Impact Assessment (LVIA) be undertaken as part of the planning submission; to assess the impacts of the proposed change of use on the landscape resource and visual amenity respectively.

The first requirement was to visit the site and walk the public footpaths in the local vicinity to assess the potential visual envelope. Significant landscape features and views from within and around the overall site area have been recorded. This record of the current situation is to be the basis for an appraisal of the potential landscape and visual impacts, to give guidance for consideration of alternative options, where appropriate and refinement of the proposals to minimise the effects. Detailed landscape proposals to mitigate perceived impacts are to be assessed, with the aim of securing the best possible integration in the surrounding landscape and creating an attractive extension to the village environment for new and existing residents of the village. The mitigation measures are to include both immediate measures (siting and layout, proposed levels, design and detailing of landform) and longer-term measures (new tree and shrub planting).

1.4 Following an initial site visit and photographic survey undertaken on 17th May 2017 our initial advice and guidance was provided to the client and architectural team in terms of constraints and opportunities, minimising any potential visual and landscape impacts.

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Landscape Consultants.

1.5 This assessment has been undertaken by Furse Landscape Architects Ltd, a Landscape Institute registered consultancy with offices in West Sussex and Hampshire providing landscape and arboricultural services across the south of the UK. The practice covers landscape design, management and arboricultural assessment. The Principals of the practice have been involved with built development in the countryside for over 30 years. Trevor Furse has prepared this assessment, a professional with extensive knowledge of landscape and visual impact measurement techniques.

METHODOLOGY AND APPROACH

Guidance.

1.6 The preparation of this landscape report has reflected the principles of good practice set out in the 3rd edition "Guidelines for Landscape and Visual Assessment (GLVIA)", published in 2012 by a joint working party of the Landscape Institute and the Institute of Environmental Assessment. It will take note of the guidance set out in the *Landscape Character Assessment Guidance for England & Scotland 2002* produced by The Countryside Agency and Scottish Natural Heritage and *Landscape Character Assessment Guidance* Topic Paper 1 Recent Practice and the Evolution of Landscape Character Assessment (2002). Countryside Agency, and Scottish Natural Heritage by C Swanwick.

Process of Assessment.

1.7 The organisation of the study has followed the recommended approach in the guidance documents above and has been divided into five main sections:

i) a baseline study of the existing environment to determine the character and quality of the local landscape and to identify the sensitive receptors

ii) a brief description of the proposed development

iii) recognition of the potential sources of landscape and visual impact and an assessment of their significance

iv) identification of mitigation measures to reduce the acknowledged impacts and effects through avoidance, reduction, remediation or compensation

v) re-assessment of the reduction in impact and effects achieved by the mitigation measures

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1.8 The landscape survey presents the baseline position in Section 2. A description of the development and potential landscape and visual impacts are contained in Section 3, whilst if assessed as being required, suitable mitigation measures and re-evaluation of the effects of the development are set out in Section 4.

Desk Study.

1.9 The baseline study commenced with a desk study of available source material covering the existing landscape including:

- Ordnance Survey maps
- overhead aerial photographs
- statutory prescriptions and designations for landscape and wildlife
- definitive Public Rights of Way maps
- the development plan landscape context

Site Survey.

1.10 The main site survey took place on 17th May 2017 and divided into three distinct aspects:

- On-site record of significant landscape features
- Onsite analysis of the views out from the site in all directions
- Off-site survey from the Public Rights of Way and local roads

Detailed field investigations included:

i) the main spatial components of the wider landscape - landform, vegetation, farming patterns and field boundaries, built development and roads – together with the nature of skylines or intermediate skylines
ii) the slope morphology and topographical detail of the local area
iii) the identification of important viewpoints in the surrounding area and the preparation of a photographic record of the current situation
iv) the nature, extent and quality of views into the site

Determining Visibility.

1.11 The survey phase adopted mainly physical techniques to determine the extent and nature of visibility. Visual impact decreases with distance from the site, as a result not just of the greater detachment, but also the influence of climatic factors on visibility at various times through the year.

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1.12 During the site visit an initial study was made of the 'back' views out into the landscape from various points within the site to identify the potential visual receptors. This allowed the identification of the Zone of Theoretical Visibility (ZTV) or 'visual envelope' for the development. The extent of visibility was then refined by a visual appraisal from the surrounding areas resulting in a maximum visual envelope distance being assessed as generally 300m due to the local topography and mature vegetation, reducing down 100m to the southwest due to an old railway embankment effectively screening any intermediate to long distance views. A number of photographs were taken during the site visit, set out as viewpoint photographs at the end of Appendix A and referred to later in this report.

1.13 The site is located on the village's south-eastern fringe, sandwiched between Horebeech Lane and The Cuckoo Trail (Hellingly LBR2); a licenced/permissive public footpath, bridleway and Cycle Network (NCN) Route 21, utilising the old track bed of a railway line from Eridge to Polegate which closed in 1968 and is now owned by Wealden District Council.

1.14 In terms of the potential for intermediate to close distance views of the site these are limited due to the natural topography of the site. The site generally slopes to the south west, only being interrupted by the embankment of the old railway line, which abruptly breaks across the natural contours, forming the southwestern boundary of the site. Visual receptors using the Cuckoo Trail will have changing high-level close distance views in to the site, the levels varying from approximately 2m higher at the site's north-western boundary where it meets the toe of the old railway embankment, rising to approximately 7m higher at the southernmost extremity of the site. These views are filtered by the mature deciduous trees and vegetation growing on the embankment, minimising the extent to which the site, as a whole, can be seen by visual receptors using the Cuckoo Trail (see viewpoint 6, 7, 8 & 9).

1.15 A second public footpath Horam 16 is located to the southeast of the site and runs parallel with the site's southwestern boundary at a distance of approximately 150m. The direct intermediate distance views are filtered by mature trees and vegetation along the site's south-eastern boundary and intervening field boundary (see viewpoint 3, 4 & 5).

1.16 The potential for close distance views are at their greatest from Horebeech Lane where 110 metres of the current site's roadside hedge is going to be removed, thereby allowing visual receptors direct close views into the site. It is also to be noted that a recent planning approval for the Rose Mead Farm site, on the opposite side of Horebeech Lane, will have new dwellings that may have views in to the site. Although the detailed layout for this approved scheme is not yet available to assess the potential of any visual impact on new dwellings, any impact is likely to be minimal as roadside buffer planting is proposed to reinforce the roadside hedge that runs along the Rose Mead Farm site (see viewpoint 1,2 & 10).

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1.17 In terms of other dwellings that will have potential views of the site, these are the properties along Horebeech Lane which include, Old Orchard House, Kingswear House, Beech Hurst and Chatsworth to the northwest of the site and Brickfield Cottage, Willow Cottage, Windrush and The Warren to the southeast; along the southern side of Horebeech Lane. Three further dwelling Horebeech, Alberdene and Cauldavon may have potential views of the site where they are located on the northern side of Horebeech Lane to the northeast of the site.

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2. LANDSCAPE SURVEY

Physical and Biological Landscape

2.1 ***Landform and Drainage.*** The site is located behind a ridge that runs generally west to east along the Waldron Ghyll. The main village, located to the north west of the site, spreads down from the ridge and valley side in to the valley and up its northern edge towards Vine Cross Road. The natural topography is bisected to the west of the site by the deep cutting and embankment on the alignment of the old railway line. The general gradients across the site from Horebeech Lane fall southward at a gradient of 1:20 steepening to 1:6 in the southern extremity of the site down to a small stream that issues out from a culvert under the railway embankment.

2.2 To the north of Horebeech Lane the land is generally a shallow gradient of 1:35 until the topography steepens dramatically from the boundary of the Rosemead Site forming gradients of 1:10 to 1:6 along the valley side down to the Waldron Gyhll. A small pond is located in the north-east corner of the site, with the general drainage of site being provided by a boundary ditch along the south-eastern site boundary. This ditch flows southward, linking up with the small stream at the southern end of the site. This stream continues south-eastward along the shallow valley floor through a series of ponds and lakes towards Marle Green. This stream forms part of the head waters of the River Cuckmere with the ridge above the Waldron Gyhll, north of the site acting as a watershed between the two tributaries of the River Cuckmere.

2.3 The underlying geology of the site is described on the British Geological Survey (BGS) mapping as being "…*Wadhurst Clay Formation - Mudstone. Sedimentary Bedrock..."* with the Landis Soilscape Mapping describing the soils as "…*Soilscape 18: Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils, Impeded drainage, with seasonally wet pasture…"* This indicates that the soils and geology of the site are susceptible to waterlogging and the proposed scheme will have to include a comprehensive drainage scheme and soils management plan to avoid undue destruction of the soil profile and resource during the construction phase of the project.

Existing Woodland.

2.4 Woodland in the surrounding area is limited to larger isolated blocks in and around topographic features such as the pond, railway cuttings and embankments, combined with smaller woodland limited to shaws and hedgerow trees within mature hedgerows. The old railway embankment directly adjacent to the west of the site provides the largest parcel of woodland. Along the remaining boundaries mature hedges with scattered Oak Trees link these areas of woodland together, providing the habitat links between large blocks of woodland.

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Tree and Shrub Species.

2.5 The larger woodland blocks are often dominated by *Quercus robur* (pedunculate oak), standards with a mixed understory of *Acer campestre* (field maple), *Corylus avellana* (hazel), *Fraxinus excelsior* (ash), *Crataegus monogyna* (hawthorn), *Ilex aquifolium* (holly) and *Prunus spinosa* (blackthorn) with Rosa spp. (rose species) and *Sambucus nigra* (elder) present as a shrub species There are occasional *Alnus glutinosa* (alder) and *Salix caprea* (goat willow) near the stream on the southern boundary of the site and adjacent to surrounding ponds and ditches. Fagus sylvatica (beech) and *Tilia cordata* (lime) standards are also present locally. Hedges are generally mixed but with a predominance of thorn species, most notably *Prunus spinosa* and *Crataegus monogyna*.

Human and Cultural Landscape

Land Use and Built Development.

2.6 The surrounding farmland forms a mosaic of small rectilinear parcels of land delineated by hedgerows with scattered mature *Quercus robur* within them following the line of the stream in the valley bottom. Several of these fields have been bisected by the old railway line and the remnants of these can clearly be seen in the aerial photograph and OS mapping.

2.7 The local farms are a mixture of small scale sheep farming and paddocks for horses associated with larger private houses and small estates. This is interspersed with farmsteads, farm buildings and fragmented ribbon development along Horebeech Lane to the east of the site leading to the hamlet of Marle Green.

Public Rights of Way.

There are three public rights of way that have to the potential to provide views for visual receptors. Firstly, The Cuckoo Trail (Hellingly LBR2); a licenced/permissive public footpath, bridleway and Cycle Network (NCN) Route 21, utilising the old track bed of a railway line from Eridge to Polegate provides the opportunity for close high-level views in to the site. Secondly, footpath Horam 16 located to the east of the site provides potential intermediate to close distance views of the site. Thirdly, Horebeech Lane where the lane runs along the north-eastern boundary of the site, will provide direct close views in to the site (see viewpoint 6, 7, 8 & 9).

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Visibility of Site.

2.8 Long to intermediate distance views from the west of the site are well screened, with the old railway embankment effectively providing screening. However, the embankment does provide high level close views into the site from the public right of way. The visual receptors using the Cuckoo Trail will have combination views of the roofs and elevations of the new dwellings within the development, as they cover the rising land to the northeast. The access road will be a significant feature within the visual scene, it bisects the development, generally from north to south across the contours, providing potential views of vehicle movements; which will be especially prominent during dusk to dawn with the sweeping of headlights. These visual impacts will be accentuated during the winter months, due to deciduous nature of the trees on the embankment which filter the views into the site during the remainder of the year.

2.9 The length of the public right of way that will observe this visual impact, the extent to which the various users will perceive the change in the landscape, will be dynamic in nature. This is due primarily to the topographical interface of the rising natural landform being bisected by the old railway line embankment, itself rising up and passing through a cutting in the hillside further to the north. The maximum length of public right of way that will provide potential views in to the site is 400m, although this does not allow for the screening provided by the mature vegetation along the railway embankment or time of year and is to be seen as the worst-case scenario (see viewpoint 6, 7, 8 & 9).

2.10 The adjacent mosaic of rectilinear field boundaries hedges with mature trees to the north-east and south-east, effectively reduce any potential views of the site to close to intermediate distances; where a succession of mature field boundaries provides effective screening at height. However, the majority of the trees are deciduous in nature and thereby screening will be less effective during the winter months, relying on the mass of branches and twigs within the crowns of the trees to filter views. The views from the public footpath Horam 16 is a case in point, where the site boundary itself provides the only screening and is effective during the summer months and will be reduced following leaf drop (see viewpoint 3, 4 & 5).

2.11 From Horebeech Lane visual receptors will perceive a change in character of the road side landscape with the removal 110m of the roadside hedge and the opening up of views in to the site and the new development as a whole. Direct close views in to the site by visual receptors using the road are limited to approximately 210m of the road. It is to be noted that the Rose Mead Farm development, yet to be built, on the northern side of the road will also change the visual receptors experience of the roadside landscape; although there are no plans to remove the northern roadside hedge to accommodate the Rose Mead Farm development (see viewpoint 1 & 2).

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2.12 To the north-west boundary of the site four properties lie along Horebeech Lane which all have the potential for views of the new development from their south and east facing facades. The extent to which the perceived visual changes in the landscape will impact on visual receptors in these properties will change due to location.

2.13 Old Orchard House will receive the most significant impact out of the four properties. Being located directly adjacent to the site's north-east boundary and plot 58 of the proposed development layout will result in a significant change in visual scene to visual receptors with views. Kingswear House, the second of the three properties, will have a reduced perceived visual impact when the property is compared to Old Orchard House. It is further away from the site's boundary and the intervening vegetation will aid screening of close distance views from both upper storey and ground floor windows with the south and east facing facades of the dwelling. However, the natural land form drops away from the main dwelling on the property (62.5m AOD) at approximately 1:30 to the south resulting in potential ground level views adjacent to the dwelling being 3.5m higher than the ground level around plots 45 to 52 (59m AOD). Therefore, the boundary hedges are unlikely to provide effective screening at height - allowing for the potential of direct close to intermediate distance views of the new dwellings on plots 45 to 52 and Plots 53 to 56 to a lesser extent.

2.14 Beech Hurst, the third of the properties along Horebeech Lane will proportionately be less effected by the development, with increased distance and further established vegetation along the properties boundaries coming in to play; in terms of providing screening. At its closest point the site's boundary (Plot 58) is approximately 60m away to the southeast extending to 106m to the south for plot 45.

2.15 Chatsworth, the last of the four properties is located on a corner plot between the old railway line and Horebeech Lane southeast of the point where Horebeech Lane crosses over the old railway line. The potential for views from this property of site will be limited to upper storey windows with these views filtered by intervening vegetation.

2.16 Properties on the southern side of Horebeech Lane, to the southeast of the site, consist of Brickfield Cottage which has the potential for intermediate distance views across the valley towards the site (see viewpoint 1 & 4b). The intervening mature vegetation will provide filtering and on any potential views allowing only glimpsed views if any are feasible. The remaining properties along the southern side of Horebeech Lane, Windrush, The Warren and a small engineering works are unlikely to have any direct views of the site due to their distance from the site and the intervening mature vegetation within the valley.

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2.17 To the north of Horebeech Lane, two properties Horebeech and Alberdene, semi-detached dwellings, will have potential oblique close to intermediate distance views of the northern roadside view in to the site, which will be exposed due to the removal of the roadside hedge. These views are to potentially extend as far as plot 3,4 and 57 to 58 to the west. The remaining part of the development will be screened by mature hedgerow and trees along sites south-eastern boundary.

LANDSCAPE PLANNING POLICY

Designations.

2.18 The site lies in the Low Weald. The southern boundary of the High Weald Area of Outstanding Natural Beauty (AONB) lies approximately 0.5km to the north of the site, beyond the Rose Mead Farm Development. However, due to the site's proximity to the AONB it can be viewed as part of the setting of the AONB and therefore this assessment will make reference to AONB guidance in terms of long term objectives and mitigation of potential detrimental impacts upon the AONB.

Land to the west is part of the Cuckoo Trail - former railway line and part of the strategic cycle network. The site directly abuts the Cuckoo Trail and a link is proposed as part of the development proposals.

Planning Policy.

2.19 The Wealden Local Plan 1998 and the Wealden Core Strategy 2012 make up the development plan for the area. The following policies from the Wealden Local Plan 1998 were saved under the Planning and Compulsory Purchase Act 2004.

2.20 Policies remain valid where they are consistent with the National Planning Policy Framework (in accordance with paragraph 215 of the Framework) and the presumption in favour of sustainable development.

2.21 Policy GD2 resists development outside the development boundaries, as defined on the Proposals Map unless it is in accordance with specific policies in the development plan.

2.22 Under policy EN1, the Council will pursue sustainable development, having regard to the principles contained in Government guidance and its own Strategy for the Environment, in considering the location, layout and design of development, renewable energy and waste management proposals and in assessing the effects of proposals on the environment, including on water and air quality.

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2.23 Policy EN2 requires the Council to seek to maintain the existing settlement pattern and to ensure that major new developments generating significant travel movements are located efficiently in relation to existing development and to public transport.

2.24 Policy EN6 covers the High Weald Area of Outstanding Natural Beauty. Although the site is not within the Area of Outstanding Natural Beauty, regard should be had to its setting. This is recognised in the High Weald AONB Management Plan 2014-2019 paragraph 2.5. The setting of the AONB, particularly with regard to the distinctive character of villages and settlements that contribute to local identity to be reflected in planning policy documents, is a target for 2019 (Objective S2).

2.25 Policy EN6 covers the High Weald Area of Outstanding Natural Beauty and states:

"Development within the High Weald Area of Outstanding Natural Beauty, as defined on the Proposals Map, will only be permitted if it conserves or enhances the natural beauty and character of the landscape. Particular care will be paid to the siting, scale, layout and design of development. In considering any proposals, particular regard will be made to: -

1) the landscape characteristics of the subareas identified in the High Weald landscape assessment;
2) the well-wooded appearance, especially Ancient Woodlands, together with other woods, tree belts and hedges;
3) undeveloped steep valleys and ghylls;
4) open heathland;
5) undeveloped ridge positions and other visually exposed locations;
6) areas of unspoilt or remote character;
7) the traditional settlement pattern, building styles and materials;
8) the High Weald Management Plan.

2.26 Although EN6 does not make specific reference to the setting of the High Weald, it refers directly to the High Weald Management Plan, which does have regard to the setting of the High Weald. Additionally, regard should be had to the Landscape Character Assessment 2014, in which the character is identified as 'South Slopes of the Area of Outstanding Natural Beauty.' (Please see below).

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2.27 Policy EN8 covers the Low Wealden Landscape. It states:

"Development within the Low Weald will only be permitted if it conserves the low rolling agricultural character of the landscape. In considering any proposal, particular regard will be made to:-

1) areas of unspoilt and remote countryside
2) the setting of settlements
3) areas on the fringe of adjacent statutorily designated landscapes
4) the retention of woods, boundary trees and hedges
5) attractive vernacular buildings and groups of buildings"

2.28 Policies EN12 and EN14 cover trees and landscaping.

Policy EN12 states:

"The Council will seek to retain and enhance the contribution of trees and woodland areas to the landscape character of the District, including the amenity value of trees in built up areas. This will be promoted by:

1) endorsement of the principles and guidelines contained in the Trees and Woodland Strategy for East Sussex
2) support for the preparation of local Trees and Woodland Conservation and Management Plans
3) encouragement for woodland management through participation in tree and hedgerow planting schemes by farmers, voluntary organisations and others, and where appropriate, as part of development proposals
4) making Tree Preservation Orders where appropriate to protect trees and woodland areas of significant amenity value
5) giving weight to proposals, including business proposals, that help to sustain and manage forestry and woodland areas when considering them against other policies of the Plan
6) resisting development proposals which would result in the loss of trees which make a valuable contribution to the character of the landscape, a settlement or its setting."

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2.29 Policy EN14 states:

"In appropriate cases, the Council will require landscaping, including surface treatments, to be carried out as part of development proposals. Where required, such schemes should:

1) seek to retain existing trees, significant hedgerows and other valuable site features
2) normally comprise primarily native species
3) complement the scale and character of the proposed development and the locality
4) have regard to associated nature conservation benefits
5) be implemented at the earliest practicable opportunity and thereafter satisfactorily maintained during the early years"

Wealden Core Strategy.

2.30 The Core Strategy is a strategic level document adopted in 2012. It sets out a number of strategic planning objectives, which include:

2.31 SPO1 We will help manage countryside resources and assist in the development of the rural economy whilst protecting and enhancing recognised biodiversity and geodiversity attributes, in particular we will protect the internationally important sites of the Pevensey Levels and Ashdown Forest and other designated areas of bio and geodiversity. We will also protect, and will work with others to enhance and manage, the distinct landscapes of the District, particularly, but not exclusively, those nationally designated.

2.32 There are no specific policies for landscape. Policies WCS12 and WCS13 cover biodiversity and green infrastructure respectively.

2.33 Policy WCS12 covers biodiversity in strategic terms. It states:

"In order to contribute to the biodiversity targets provided in the Sussex Biodiversity Action Plan the Council will prevent a net loss of biodiversity, ensure a comprehensive network of habitats, and work with partners to maximise opportunities to ensure habitats, biodiversity features and ecological networks are maintained, restored, enhanced and where possible created to achieve a net gain in biodiversity and sustain wildlife in both rural and urban areas. This will be achieved through the development and implementation of an integrated green network strategy.

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In accordance with Planning Policy Statement 9, please see page 49 'Working with the South Downs National Park Authority' and the reference to publication of the NPPF and cancellation of a number of Planning Policy Statements and Guidance Notes, there may be exceptional circumstances when compensatory measures for a net loss of biodiversity is required. Appropriate compensatory measures will be required to contribute to Wealden's overall biodiversity resource, and may include enhancement of Wealden's Biodiversity Opportunity Areas and other relevant Biodiversity Action Plan habitats, so that there is overall no net loss of biodiversity.

In order to avoid the adverse effect on the integrity of the Ashdown Forest Special Protection Area and Special Area of Conservation it is the Council's intention to reduce the recreational impact of visitors resulting from new housing development within 7 kilometres of Ashdown Forest by creating an exclusion zone of 400 metres for net increases in dwellings in the Delivery and Site Allocations Development Plan Document and requiring provision of Suitable Alternative Natural Green Space and contributions to on-site visitor management measures as part of policies required as a result of development at SD1, SD8, SD9 and SD10 in the Strategic Sites Development Plan Document. Mitigation measures within 7 kilometres of Ashdown Forest for windfall development, including provision of Suitable Alternative Natural Green Space and on-site visitor management measures will be contained within the Delivery and Sites.

Allocation Development Plan Document and will be associated with the implementation of the integrated green network strategy. In the meantime, the Council will work with appropriate partners to identify Suitable Alternative Natural Green Space and on-site management measures at Ashdown Forest so that otherwise acceptable development is not prevented from coming forward by the absence of acceptable mitigation.

The Council will also undertake further investigation of the impacts of nitrogen deposition on the Ashdown Forest Special Area of Conservation so that its effects on development in the longer term can be more fully understood and mitigated if appropriate."

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2.34 Policy WCS13 covers green infrastructure. It states:

"The District's existing network of green infrastructure will be protected, improved and enhanced by the implementation of a Green Infrastructure Strategy, ensuring a multifunctional, accessible network which maintains and improves biodiversity and landscape character, increases opportunities for healthy living and contributes to healthy ecosystems and climate change objectives."

"…Development proposals will not be permitted which would result in the loss of existing open space or harm to Wealden's network of green spaces unless measures are incorporated within the development that will either mitigate the effects of development or alternative and suitable provision is made that is accessible, of good quality and value to its users, in an appropriate location, at an appropriate scale and nature and would positively contribute to the overall network of green space…"

"…All new residential development will be required to contribute to the green infrastructure network and where appropriate to make provision for new or enhancement of existing open space. Where the scale of development would be too small to make on-site provision, the Council will seek developer contributions either towards the improvement of existing open spaces or towards the provision of open space elsewhere..."

National Planning Policy

2.35 The National Planning Policy Framework sets out national planning policies which are material to the consideration of all planning applications. The Framework provides a presumption in favour of sustainable development.

2.36 Paragraph 109 states that the planning system should contribute to an enhance the natural environment by protecting and enhancing valued landscapes, geological conservation interests and soils.

2.37 Paragraph 110 states that plans should minimise pollution and meet development needs on land with the least environmental or amenity value.

2.38 Paragraph 114 requires Local Planning Authorities to set out a strategic approach to networks of green infrastructure, maintain and enhance distinctive landscapes, particularly heritage coast.

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Landscape Character Assessment – 2014

2.39 A Landscape Character Assessment[1] was undertaken in 2014 as a background document to the Wealden Core Strategy. It was undertaken by Chris Blandford Associates.

2.40 The general approach to the study was in accordance with the established principles of 'Landscape Character Assessment – Guidance for England and Scotland'.

2.41 It was based on a combination of desk based studies, field surveys and landscape classifications.

2.42 The landscape was evaluated in line with the objectives of the brief. A methodology was developed that evaluated the landscape by considering the following:

1) The inherent landscape sensitivity of a Local Landscape Character Type, Local Landscape Character Area or Landscape Setting Area to change
2) The landscape value of a Local Landscape Character Type, Local Landscape Character Area or Landscape Setting Area
3) The indicative landscape capacity of a Local Landscape Character Type, Local Landscape Character Area or Landscape Setting Area to accommodate a particular type of development
4) The contribution of a Landscape Setting Area to a settlement's landscape setting

2.43 The application site has no national landscape designation, and has been identified as lying in the Low Weald, adjoining the settlement of Horam. It lies on the South Slopes of the High Weald.

2.44 Although within the Low Weald, the landscape character area is identified as part of the south slopes of the High weald; an intricate small-scale landscape with a strong pattern of hedgerows, falling southward from the Heathfield to Battle ridge towards the Low Weald and Pevensey Levels. This landscape of gentle valleys and slopes affords good views of the Downs (paragraph 4.3.4).

1 http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CoreStrategy/CoreStrategyLibrary/Planning_Evidence_Base_Landscape.aspx

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2.45 The Key Characteristics have been identified as:

i) High Weald landscape at its most intricate; a very detailed landscape.
ii) Deeply dissected into innumerable north-south ridges, valleys and ghylls.
iii) Streams drain mainly into River Cuckmere or Pevensey Levels waterway systems.
iv) Close network of ghyll woodland, small woods, shaws and hedges; 15% woodland. An abundance of hornbeam ('Horebeech').
v) Close network of winding lanes with scattered farms, cottages and linear settlements, often on ridges.
vi) Varied villages, most with remote rural character and on ridges.
vii) Secluded, often shady valleys with remote feel.
viii) Substantial remote areas in the east
ix) Parkland and designed landscapes.
x) Numerous hammer ponds and other iron industry relics.
xi) Chestnut post and rail fencing is characteristic of this area.

2.46 In paragraph 4.27.5, the key characteristics of the landscape around Horam is summarised as follows:

i) Remnant Historic Landscapes: Pockets of Ancient Woodland of varying size (with the largest to the north and west) are scattered around the settlement within a patchwork of a predominantly ancient field pattern. The principal field types present are cohesive and aggregate assarts, with areas of regular piecemeal enclosure.
ii) Urban Edges: The settlement edges surrounding the village are all considered to be sensitive (lined with trees or hedgerows) and none prominent.
iii) Watercourses/Waterbodies: The landscape is bisected by a stream, the Waldron Ghyll, which flows past several farmsteads to later join the valley of the Cuckmere River. This is a key landscape feature within the setting of the village. Several ponds have formed along the course of the stream.
iv) Footpaths/Bridleways: The Cuckoo Trail, a major route for recreation, follows the former Eastbourne to Tunbridge Wells railway and passes through the middle of this settlement contributing to its tourism. A number of other footpaths connect with the Cuckoo Trail and also connect the village to its landscape setting.

2.47 The application site is identified as having a high sensitivity to change with remnants of historic landscape (Ancient). It has a water body on its eastern corner.

2.48 The site adjoins a sensitive urban edge.

2.49 It is identified as Landscape setting Area 3 which is "considered to have moderate overall landscape capacity overall. Whilst Landscape Sensitivity within this area is still considered to be high, as a result of the small to medium–scale patchwork of ancient pastoral fields and east-west running stream corridors, there are fewer valuable landscape features than within adjacent Landscape Setting Areas."

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Landscape and Ecology Assessment Study 2017

2.50 Wealden District Council instructed Chris Blandford Associates to undertake a Landscape and Ecology Assessment Study[2] of site selected for development. The purpose is to assist the Council in the selection of sites put forward for housing in the emerging Wealden Local Plan.

2.51 In assessing this site, the Study found that it has a Moderate Landscape Capacity/Value, due to high sensitivity and moderate landscape value. It has a low to moderate ecological value. Identified mitigation includes retention of field boundaries, existing trees and pond, and buffer to existing woodland. Green infrastructure within and beyond the site is encouraged.

Emerging Local Plan

2.52 The Wealden Local Plan is an emerging development plan and, once adopted, will supersede the Wealden Core Strategy. At the time of writing, a proposed Submission version has been endorsed by the District Council, but has not yet been has been published for consultation in order to allow for the completion of key documents.

2.53 The proposed Pre-Submission Local Plan dated March 2017 indicates some 240 new homes in Horam and the provision of a development boundary. This site lies outside the proposed development boundary as shown in the emerging plan. It is identified as a 'contingency site' HO2 for up to 60 dwellings. The intention is that HO2 will be released if other land identified in the village is not delivered.

Ashdown Forest

2.54 Key monitoring work is expected soon to establish the effect of development on the Ashdown Forest Special Area for Conservation. At the time of writing, reports in relation to air quality and ecological evidence in relation to the Ashdown Forest are being reviewed and will be presented to Wealden District Council in early 2018. These reports will inform what level and location of growth can be accommodated without harm to the Ashdown Forest.

2.55 At the current time, any new development permitted will need to demonstrate that any adverse impact on the Forest can be fully mitigated and/or compensated.

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2 http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/CoreStrategy/CoreStrategyLibrary/Planning_Evidence_Base_Landscape.aspx

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Landscape Issues.

2.56 The main themes running through the various policies and site appraisals of relevance to landscape and visual impact are the emphasis on conservation and restoration of the rural landscape character and land use.

2.57 There are remnants of historic landscape in the form of the pattern and layout of the fields. The site adjoins a sensitive urban edge.

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3. LANDSCAPE AND VISUAL ASSESSMENT

Methodology and Approach

Landscape and Visual Impacts.

3.1 It is important at the outset to distinguish between landscape and visual impacts. The definitions adopted in this assessment are as follows:

i) **Landscape Impacts** - changes in the fabric, character and quality of the landscape as a result of the development.

ii) **Visual Impacts** - relate solely to generally available views of the landscape and the effects of changes on people; specific impacts may result from intrusion or obstruction and the effect on visual amenity can range from degradation to enhancement.

3.2 The landscape appraisal has included the impacts on land use, landscape features, local distinctiveness and special interests. The visual appraisal focuses on the variation in impacts when compared with the current situation and the effect of possible mitigation measures. The degree of impact depends on the sensitivity of the resource or receptor and the magnitude of change which taken together determine the significance.

Sensitivity, Magnitude and Significance.

3.3 There has been a consensus in recent landscape assessments concerning the recognition of three thresholds of significance derived from different combinations of sensitivity and magnitude. The criteria for these two aspects preface the later detailed consideration of landscape and visual impacts. Impacts can be either adverse (leading to a deterioration in landscape resources or visual amenity) or positive (resulting in a degree of improvement). The categorisation adopted follows that set out in the guidance documents and is as follows:

Table 1 Categorisation	
Category	Description
'Substantial'	(high sensitivity or high magnitude);
'Moderate'	(medium sensitivity and magnitude or low sensitivity with high magnitude)
'Slight'	(low sensitivity or low magnitude)
'No notable change'	(no obvious deterioration or improvement)

3.4 The assessment of significance has been on a qualitative basis, as a scoring system does not avoid subjectivity and suggests a certainty that may not be present.

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Potential Landscape Impacts

Assessment Criteria.

3.5 Sensitivity measures whether the local landscape can accommodate development without longer term harm or degradation. It reflects the existing land use(s), pattern and scale of the landscape, degree of enclosure and value placed on the landscape. A hierarchy is useful in categorising sensitivity and the following has been used in this case:

Table 2 Landscape Sensitivity Criteria	
Sensitivity of Landscape Resource	Value
Landscapes with a variety of positive features, distinctive character and overall unity that would be susceptible to even small changes	High
Landscapes with some positive features but also intrusive elements that are reasonably tolerant to some change	Medium
Landscapes with few positive features and many intrusive elements that could accommodate substantial change	Low

3.6 Within the 2017 Landscape Character Assessment carried out by Chris Blandford Associates the site lies within and area identified as being of High Sensitivity Moderate Value in landscape terms.

3.7 The extent (area) and duration (time) of impacts are important in determining their overall significance. It is considered that the site has. The basis for assessing the magnitude of impacts is as follows:

Table 3 Landscape Magnitude Criteria	
Landscape Impacts	Magnitude
Notable change in landscape character over extensive area or intensive change over more limited area	High
Moderate changes in localised area	Medium
Little change in any landscape features	Low

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3.8 The scale of the proposed development, changing permanently agricultural fields to provide new housing and associated open green space would result in a High magnitude being recorded.

Landscape Features.

3.9 The significant features of the site include:

- Mature hedges with trees to the north-western and southwestern boundaries of the site.
- North eastern site boundary hedge along Horebeech Lane is mature, although without any major trees present.
- Small pond in eastern corner of the site
- Mature woodland edge along railway embankment

Land Use.

3.10 The site consists of semi-improved grassland laid down to grass for grazing sheep and hay production with native species hedges demarcating the field boundary.

Unmitigated Landscape Impacts.

3.11 The effect upon the landscape resource of the housing development will result in the removal an area of semi-improved grassland, replacing them with a combination of individual dwellings with associated hard surfacing, new access roads, areas of private gardens and amenity open space. Existing boundary vegetation shall be retained where possible, thereby minimising the overall impact on the landscape resource. However, due to the requirement for sight lines from the new entrance to the site 110m of the north-eastern boundary hedge along Horebeech Lane needs to be removed.

3.12 In landscape character terms the site is located close to the edge of the village although clearly separated from the rest of the village by the old railway line and its associated woodland belt. The development will extend the built village form out past the existing ribbon development along the southern side of Horebeech Lane and close to the cluster of properties that lie south of the junction of Horebeech Lane and Laundry Lane. When combined with the previously approved Rose Mead Farm Development, this development goes partway to effectively join up the properties on both sides of the road with the village's urban fringe thus changing their overall setting within the landscape.

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3.13 Therefore, due to the magnitude of change being recorded as High, within a landscape of High sensitivity balanced against the retention of the majority of the landscape features on the site, and a moderate landscape capacity would result in a ***Substantial negative*** impact being recorded for the unmitigated condition.

POTENTIAL VISUAL IMPACTS

Assessment Criteria.

3.14 The sensitivity of visual receptors and views depends on the location and context of the viewpoint, the expectation and activity of the receptor and the importance of the view. The hierarchy used gives priority to where people live, then where they go for recreation and leisure and finally where they work or travel, as follows:

Table 4 Visual Receptor Sensitivity Criteria

Sensitivity of Visual Receptors	***Sensitivity***
Individual Residential Properties	High
Public rights of way	|
Public open spaces	|
Private recreational space, including golf courses	Medium
Schools	|
Business (retail/commercial)	|
Railways	|
Roads	|
	Low

3.15 Although the visual receptors refer to land uses, buildings and communications, the assessment has focused on the respective occupants, users or visitors. Not all of these categories apply to the proposal and those that are relevant have been looked at in turn in the assessment. The magnitude of change has been based on the following categorisation:

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Table 5 Visual Magnitude Criteria	
Visual Impacts	**Magnitude**
Major changes in views/majority of viewers affected	High
Moderate change in view/many viewers affected	Medium
Minor change in view/few viewers affected	Low

Effects on Visual Amenity.

3.16 It has already been noted in the baseline survey in point 2.12 to 2.10 above that the visual envelope is restricted, due to the topography, matrix of woodlands and mature hedges with scattered large trees in the locality. The impact on the different receptors in the locality is assessed below in priority order starting with the most sensitive.

a) Residential Properties.

i) **Old Orchard House** is the closest properties to the north-western boundary of the site with direct close views in to the site and the new development. Therefore, the unmitigated visual impact is recorded as Substantial negative.

ii) **Kingswear House** is directly adjacent to Old Orchard House and will receive a similar visual impact as that received by Old Orchard House, albeit slightly reduced due to the increased distance from the site and intervening mature vegetation within the gardens and the properties boundaries. The same can be said for **Beech Hurst**, the third property along the southern side of Horebeech Lane. However, both properties, due to the topography of the land falling away to the south, results in the screening effect of the mature vegetation being reduced. Therefore, although overall the impact is less than that be perceived by Old Orchard House, it is insufficient to change the unmitigated impact from that recorded for Old Orchard House of Substantial negative.

iii) **Chatsworth** the last of the properties on the southern side of Horebeech Lane, has potential oblique views of the development of the site from upper storey windows. This combined with the extended distance from the site results in the unmitigated visual impact being recorded as Moderate negative.

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iv) **Brickfield Cottage** and **Willow Cottages** located at the junction of Horebeech Lane and Laundry Lane, have potential views of the development of the site from upper storey windows within their north western and south-western elevations. These views are close to intermediate in distance, filtered by the intervening mature vegetation and when combined with reduced sensitivity of the upper storey windows results in an unmitigated visual impact of Slight negative being recorded.

v) **Horebeech**, semi-detached dwelling, is located to the north side of Horebeech Lane directly east of the site's roadside boundary. There are potential oblique close distance views in to the site due to the removal of the roadside hedge, with these views possible for both ground floor and first floor windows. These potential views are limited to the first line of the new dwellings and associated access roads that directly abut on to Horebeech Lane. The remainder of the development on the site is effectively screened by the intervening mature vegetation along the site's southwestern-boundary. Therefore, the unmitigated visual impact is recorded as Slight negative, once the Rose Mead Farm Development has been taken in to account, as this will change the general setting of Horebeech into a more urban setting than that currently experienced by the visual receptors.

vi) **Alberdene** the eastern most half of the semi-detached property with Horebeech will receive a reduced visual impact due to the dwellings semi-detached nature with only the dwelling's upper storey southwestern facing windows providing potential close views of the site's northern boundary. However, as the property is going to be further away from the influence of the Rose Mead Farm Development and it will keep more of its urban edge character, and therefore is more sensitive to further urbanisation resulting in unmitigated visual impact from the proposed development of the site is recorded Slight negative.

vii) **Windrush**, **The Warren** and **Works** located along the southern side of Horebeech Lane, south east of its junction with Laundry Lane have the potential for intermediate distance views of the development on the site within the valley below. However, the views are restricted by the distance from the site and the intervening mature vegetation along the rectilinear field boundaries that run down the valley side to stream. Therefore, the unmitigated visual impact is recorded as No notable change

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b) Public Rights of Way.

i) **Horam 16** footpath is located to the south-east of the site's south-eastern boundary, running from the junction of Horebeech Lane and Laundry Lane, heading south-west towards the Cuckoo Trail. Close to intermediate distance views of the site from the footpath will be generally filtered by the intervening mature vegetation along the site's boundary providing effective screening during the summer months. However, a short section of site's boundary hedge lacks trees, therefore there are direct close views in to the southernmost section of the development through this gap. During the winter months, the potential for views of the upper part of the new dwellings is increased, although the extent to which individual dwellings will be seen, has be reduce by the layout of the majority of the new dwellings being located away from the south-eastern boundary. Therefore, the unmitigated visual impact on receptors using the footpath is recorded as Moderate negative taking in to account the overall distance of the footpath from the site and the reduced sensitivity of the receptor.

ii) The licenced/permissive public footpath, bridleway and Cycle Network (NCN) Route 21, that forms the **Cuckoo Trail,** provides visual receptors the opportunity to have high level views in to the development site. As described in 2.9 above the potential views will change dynamically as the receptor moves along the Cuckoo Trail. The embankments and cuttings formed by the geometry of the old railway line imposes on the landscape has established mature vegetation along their length. This vegetation is primarily deciduous and unmanaged in nature and provides a mixture of dense low-level growth combined with mature trees provides screening in some areas through to areas where there are potential glimpsed summer views that will open out to provide direct close views in to the site during the winter months.

Due to the close proximity of the Cuckoo Trail and its orientation to the site, the potential for the increase in light pollution will be an issue. The proposed layout for the site, will result in vehicle movements being apparent during dusk to dawn, as a result of vehicle light sweep. This combined with lighting emanating from the new dwellings, will result in an increase of light pollution; in what is a currently an area of limited light pollution. This current situation will already be changing as a result of the Rose Mead Farm Development being given approval with the combined schemes effectively moving the village boundary eastward.

On balance the visual impact on visual receptors using the Cuckoo Trail for the unmitigated condition will be recorded as Substantial negative, due to combination of the urbanisation and extension of the village edge landscape and the increase of light pollution.

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c) Roads

i) Horebeech Lane runs along the northern boundary of the site. The removal of the existing roadside hedge and close proximity of the new access road to the development plots closest to the road will allow unimpeded close distance views in to the site to visual receptors using the road. These views are transitory and are possible over the 227m length of road between the Rose Mead Farm Entrance and Horebeech. Balancing this increased potential for views of the development site against the reduced sensitivity of the receptor and transitory nature results in the unmitigated visual impact of Moderate negative.

3.17 The impact upon the High Weald AONB in visual terms is limited. This is due to the site being located within 0.5km south of the AONB boundary, with the Rose Mead Farm Development to the north of the development site, has a more significant impact upon the AONB due to its location closer to the ridge that directly overlooks the AONB. Therefore, in terms of the setting of the AONB for the site is recorded as No notable change.

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4. MITIGATION AND RE-EVALUATION

Proposed Mitigation Measures.

4.1 As detailed the architectural team following our initial advice, in terms of the proposed general arrangement of the development, the scheme already includes a substantial amount of mitigation in terms of site layout and design. This initial mitigation can be further enhanced by providing the following measures:

a) Colour, texture and material used for new dwellings to reflect the local vernacular palette with earth tone, greys and brown will aid assimilation of the new development extending the village edge landscape along Horebeech Lane

b) Enhance and gap up the existing boundary hedges with native trees where screening is fragmented. New tree planting to north-eastern boundary hedge

c) Provide open space along Horebeech Lane with pond acting as focal point to complement the proposed landscape buffer within the Rose Mead Farm Development. This will provide a new entrance/gateway landscape to the village to visual receptors using Horebeech Lane prior to reaching the new roundabout included with the Rose Mead Farm Development proposals.

d) Within the development keep ornamental species of trees and shrubs in any proposed detailed planting scheme to within the core of the site with a predominance of native species used towards the outer periphery of the site.

e) Where possible limit introduction of urbanising features including street furniture, street lighting and large road signage along Horebeech Lane within the constraints laid down highway safety requirements.

f) New pond/ swale introduced at the southern extremity of the site with associated native species planting.

Changes in Impacts due to Mitigation Measures.

4.2 The timescale on which the mitigation measures will come into effect on both landscape and visual receptors will vary, where items a) and e) the colour palette and the highway design will have an impact at year 1 following implementation, the remaining elements of mitigation will take time to establish. The extent to which item a) result in a single point reduction depends on the balance between type of receptor and the distance from the site. The enhancement and gapping up of the boundary hedges and planting within the site will take up to year 5 post planting, before 1-point reduction in adverse impact can be achieved. Further improvement will be seen in the following years of establishment with a further 1-point reduction may be achievable by year 15, if a long-term management plan is implemented to maintain the site's boundary hedges for the long term.

4.3 The impact of these mitigation measures is set out in summary Table 6 below.

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Conclusion.

4.4 The proposals have been based around the need for the site to be developed in a manner which respects the sensitive nature of the surrounding landscape. The scheme has been developed along the principals set out in Wealden's saved polices EN2, EN8 in terms of its village edge location, retention of landscape features within the site and use of a vernacular pallet of materials. In terms of the setting of the AONB the scheme respects policy EN6. The scheme addresses the saved policies EN1 and EN14 where a comprehensive plan for mitigation planting is proposed to enhance the retained boundary vegetation on the site. The scheme is also of benefit in terms of saved policy EN15 where new planting provides site wide improvement in terms of habitat corridors and habitat enhancements, safeguarding nature conservation interest.

4.5 At a strategic level the scheme seeks to address Wealden's Core Strategy policies SPO1 where the mitigation planting and habitat enhancements aid the biodiversity of the area and existing landscapes at a district level. Policy WCS12 and WSC13 deal with Sussex Biodiversity Action Plan and the opportunity to improve the overall biodiversity resource of the district. These are addressed by the proposed mitigation planting and enhancement following the recommendations set out in the ecological report by Phlorum submitted as part of the application.

4.6 Therefore, I am satisfied that this new housing proposal responds to the Council's polices in terms of its overall long-term objective for the local environment and its accordance the Council's Local Plan policies to fulfil its local housing needs as contingency site.

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Table 6 Summary of Impacts				
Landscape Impacts	***Unmitigated***	***Yr 1***	***Yr 5***	***Year15***
Landscape Resource	*Substantial negative*	*Substantial negative*	*Moderate negative*	*Moderate negative*
Visual Impacts				
Residential Properties:				
Old Orchard House	*Substantial negative*	*Substantial negative*	*Moderate negative*	*Moderate negative*
Beech Hurst, Kingswear House,	*Substantial negative*	*Moderate negative*	*Slight negative*	----------
Chatsworth	*Moderate negative*	*Moderate negative*	*Slight negative*	----------
Brickfield Cottage & Willow Cottage	*Slight negative*	----------	----------	----------
Horebeech	*Slight negative*	*Slight negative*	----------	*Slight Positive*
Alberdene	*Slight negative*	*Slight negative*	----------	*Slight Positive*
Windrush, The Warren & Works	----------	----------	----------	----------
Public Right of Way:				
Horam 16 164m section	*Moderate negative*	*Moderate negative*	*Slight negative*	*Slight negative*
Cuckoo Trail	*Substantial negative*	*Substantial negative*	*Moderate negative*	*Slight negative*
Roads:				
Horebeech Lane	*Moderate Negative*	*Moderate Negative*	*Slight Negative*	----------
High Weald AONB	----------	----------	----------	----------

---------- no notable positive or adverse impact

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APPENDIX A

Landscape Setting of Horam

- Extract from Chris Blandford's 2012 Landscape Character Assessment

Plans CHA-HOR-LV-001 to 003

Viewpoint Photographs

4.27 Landscape Setting of Horam

Settlement Profile

4.27.1 Situated two and a half miles to the south of Heathfield on the southern edge of the High Weald AONB, Horam is focused around the junction between A267 and the B2203 Heathfield road. The village can also be approached by a number of other rural lanes which cross its landscape setting.

4.27.2 Horam is one of the larger villages in the District with most of the development on the eastern side of the A267. It contains a mixture of local amenities for recreation, shops and business. The village is positioned on the side of a valley, which facilitates wide ranging views out to the surrounding countryside.

Landscape Character

4.27.3 The landscape surrounding the settlement falls within the following County Landscape Character Area(s):

- South Slopes of High Weald (5) – see **Section 4.3** for details

4.27.4 At the more local scale, the landscape surrounding the settlement also lies within the following Local Landscape Character Area(s):

- A6: Horam – see **Section 4.4** for details

4.27.5 The key features and characteristics of the landscape around Horam are illustrated on **Figure 4.22** and summarised below:

- **Remnant Historic Landscapes:** Pockets of Ancient Woodland of varying size (with the largest to the north and west) are scattered around the settlement within a patchwork of a predominantly ancient field pattern. The principal field types present are cohesive and aggregate assarts, with areas of regular piecemeal enclosure.
- **Urban Edges:** The settlement edges surrounding the village are all considered to be sensitive (lined with trees or hedgerows) and none prominent.
- **Watercourses/Waterbodies:** The landscape is bisected by a stream, the Waldron Ghyll, which flows past several farmsteads to later join the valley of the Cuckmere River. This is a key landscape feature within the setting of the village. Several ponds have formed along the course of the stream.
- **Footpaths/Bridleways:** The Cuckoo Trail, a major route for recreation, follows the former Eastbourne to Tunbridge Wells railway and passes through the middle of this settlement contributing to its tourism. A number of other footpaths connect with the Cuckoo Trail and also connect the village to its landscape setting.

4.27.6 Areas of distinctive landscape that have been identified around the settlement are shown on **Figure 4.22** as 'Landscape Setting Areas'. The distinctive characteristics that define each Landscape Setting Area are highlighted within the table below:

Landscape Setting Area	Distinctive Characteristics
1	• North-south orientated stream corridors, often lined with mature trees and belts of Ancient Woodland.
2	• East-west stream corridors within this undulating landscape. • Large areas of Ancient Woodland provide an intermittent sense of enclosure.
3	• A vineyard to the east of the village is a key landscape feature. • A small to medium-scale patchwork of ancient pastoral fields and east-west running stream corridors; • A network of predominantly rural lanes; • Numerous farmsteads.



CHAILEYHOMES

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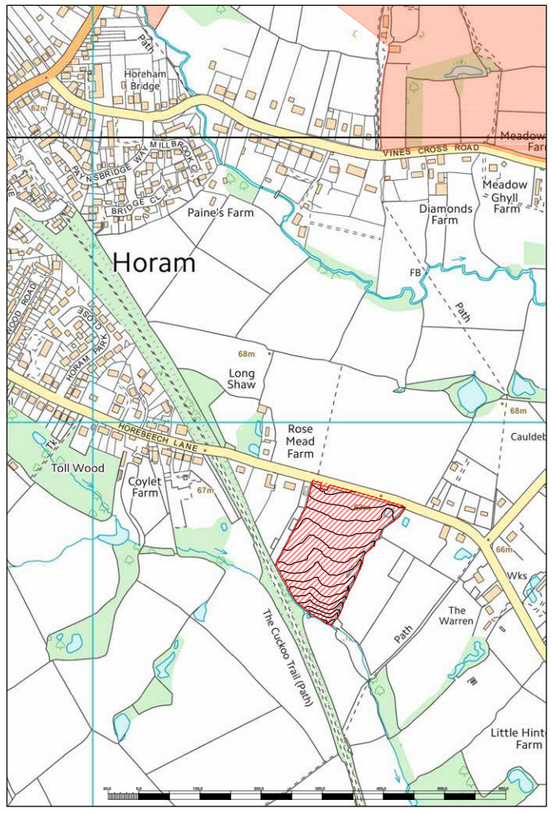
Landscape Institute
Registered practice

Proposed New Housing Development Land South of Horebeech Lane, Horam East Sussex Aerial

Aerial Photography by Getmapping PLC © 2010

Key:

- Site Boundary
- Route of Public Footpaths
- Contours @ 1m intervals
- High Weald Area of Outstanding Beauty (AONB)



High Weald AONB Location Inset Plan
Scale: 1: 10,000 @ A3

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no.	revision	date	by	check

status: PLANNING
project: Land South of Horebeech Lane Horam
client:
planning consultant:
architect: John Finch Partnership

Site Location & Context
AONB Location Inset

scale 1:5000@ A3 | drawn by trf | date 20/11/17 | checked
drawing ref: CHA-HOR-LV-001 | rev

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Key:

Site Boundary

Route of Public Footpaths

Contours @ 1m intervals

2 Viewpoint Locations

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status: PLANNING

project: Land South of Horebeech Lane Horam

client:

planning consultant:

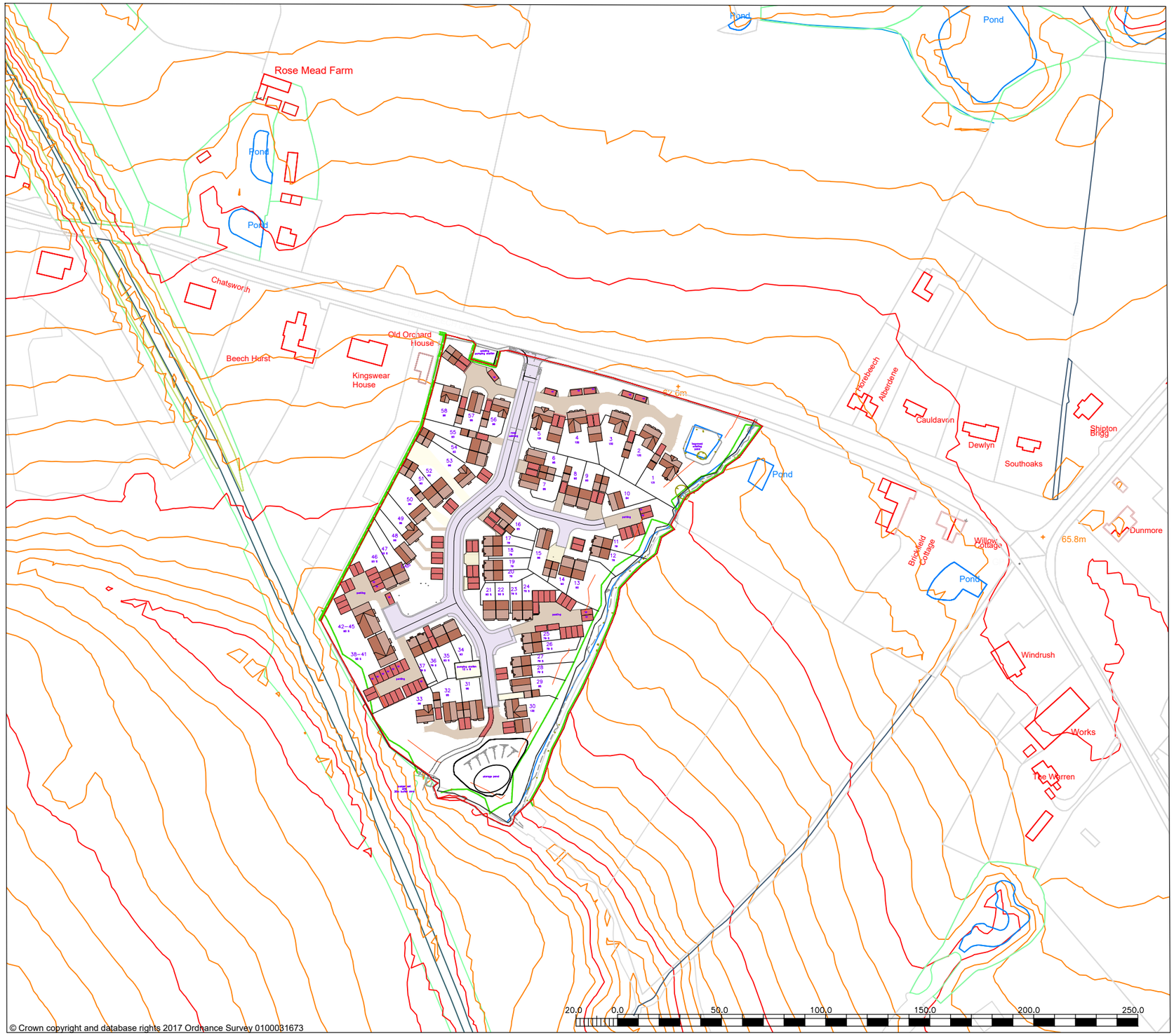
architect: John Finch Partnership

Viewpoints and Public Rights of Way (PROW)

scale 1:500@ A3 drawn by trf date 20/11/17 checked

drawing ref CHA-HOR-LV-002 rev

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no.	revision	date	by	check

status: PLANNING

project: Land South of Horebeech Lane Horam

client:

planning consultant:

architect: John Finch Partnership

Proposed Site Layout and Local Context

scale 1:500@ A3 drawn by trf date 20/11/17 checked

drawing ref CHA-HOR-LV-003 rev

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Viewpoint 1 Looking west along Horebeech Lane with the sites northern boundary on the left from Horam sign with Old Orchard House clearly visible in the distance



Viewpoint 2 Looking east along Horebeech Lane with existing pumping station access on the right. Hedge to be removed from this point onward opening views up in to the site

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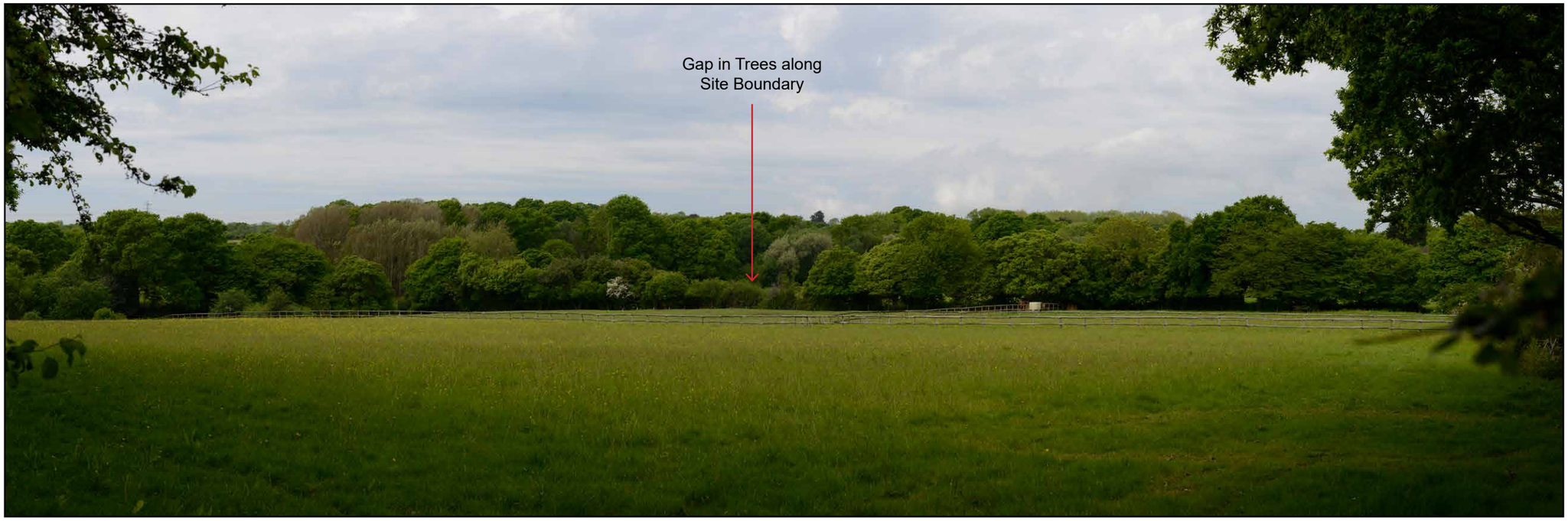
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High resolution photographs were taken with a Nikon D800 with a fixed lens (AF-s NIKKOR 50mm 1:1.4G) with a monopod fixed height of 1.6m

Proposed New Housing Development Land South of Horebeech Lane, Horam East Sussex

Viewpoint 1 & 2



Viewpoint 3 Looking north east from Horam 16 footpath toward the sites south western boundary where gaps in tree line are evident opening up potential views in to the southern part of the site



Viewpoint 4a Looking west to north from Horam 16 footpath toward the sites south western boundary where field can be seen through the gap in the trees. Panoramic View continues to the right see viewpoint 4b

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Viewpoint 3 & 4a



Viewpoint 4b Looking north to east from Horam 16 footpath toward the sites south western boundary where field can be seen through the gap in the trees as detailed in viewpoint 4a. Horebeech on Horebeech Lane seen over roadside hedge



Viewpoint 5 Looking north from Horam 16 footpath toward the sites southernmost extremity. Roofs of Kingswear House and Beech Hurst visible over the tree tops

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Viewpoint 4b & 5



Viewpoint 6 Looking north from Cuckoo Trail towards the site across the field to the south of the site through are of thin vegetative growth on embankment



Viewpoint 7 Looking north from Cuckoo Trail in to field to the south of the site showing fragmented nature of some of the screening along the Cuckoo Trail embankment



Viewpoint 8 Looking east from Cuckoo Trail where there are direct close views in to the site through mature trees and fragmented understorey shrubs

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Viewpoint 6, 7 & 8



Viewpoint 9 Looking east from Cuckoo Trail in to the rear garden of Kingswear House from a small seating area on the Cuckoo Trail



Viewpoint 10 Looking in to the site through gated field entrance with Old Railway embankment hidden by trees

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Viewpoint 9 & 10