DHA ENVIRONMENT

LAND TO THE REAR OF WARDSDOWN HOUSE, FLIMWELL

LANDSCAPE AND VISUAL ASSESSMENT

JE/11291

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1 Introduction and Methodology

1.1 General

1.1.1 This report has been prepared in connection with the proposed development for housing of a site to the north of Wardsdown House, Union Street, Flimwell. The site lies within the administrative area of Rother District Council (RDC), and is also within the High Weald Area of Outstanding Natural Beauty (AONB) - its location is shown on Figure 1.

1.1.2 There are no detailed proposals for the site at the moment, but it is believed to be suitable for around 20 to 25 new dwellings, and an illustrative layout has been prepared (see Appendix B). This Landscape and Visual Impact Assessment has been prepared to provide information on the character and quality of the landscape of and around the site, and the likely landscape and visual effects which would result from the proposed development, in order to assist with the promotion of the site for housing development, and to assist RDC with their consideration of an eventual planning application.

1.1.3 The site is on the north side of the village, which extends in a linear fashion along the line of the B2087 High Street/Union Street to the west, from its junction with the A21. There is existing housing along Union Street to the south of the site, more recently constructed housing to the west along the residential close of Old Wardsdown, the dense woodland of Wardsdown Wood to the north and rear gardens of houses along Union Street to the south east.

1.1.4 In common with many High Weald settlements, the village is strung out along a local ridge line, following the line of the B2087 along the higher ground. Despite its elevated location, views towards the village and the site are limited by trees and woodland both immediately around the village and also in the wider landscape. Detailed analysis of landscape character and visibility are set out in Section 2 below.

1.1.5 The assessment of landscape and visual effects has been undertaken by a qualified and experienced landscape architect, with extensive experience of landscape design and assessment, particularly in Kent and East Sussex.

1.2 Methodology

1.2.1 In landscape and visual assessments, a distinction is normally drawn between landscape effects (i.e. effects on the character or quality of the landscape, 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 residential properties, but also from public rights of way and other areas with public access). Thus, a development may have extensive landscape effects but few visual effects (if, for example, there are no properties or public viewpoints), or few landscape effects but significant 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).

1.2.2 The methodology followed is as set out in the 'Guidelines for Landscape and Visual Impact Assessment', produced jointly by the Institute of Environmental Management



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LAND TO THE REAR OF WARDSDOWN HOUSE, FLIMWELL

Landscape and Visual Assessment

Not to scale

Figure 1 ~ Location Plan

and Assessment and the Landscape Institute ('the GLVIA', 1995, revised 2002 and again in 2013). The document 'Landscape Character Assessment, Guidance for England and Scotland, 2002' (The Countryside Agency and Scottish Natural Heritage) also stresses the need for a holistic assessment of landscape character, including physical, biological and social factors. The detailed methodology used is set out in Appendix A.

1.2.3 Site visits were undertaken in February 2016, and photographs were taken from within the site and from publicly accessible points in the surrounding area. The site was not visited in the summer, when deciduous vegetation is in full leaf and views tend to be less open, but an allowance has been made in the assessment for this, based on observation of the vegetation on and around the site, and on experience of how views and visibility can vary with the seasons. The assessment undertaken has therefore been based on a worst case situation of maximum visibility, while making an allowance where appropriate for how views may be more limited in the summer.

1.3 Structure of this Report

1.3.1 Section 2 of this report describes the baseline situation in terms of the existing site and the character and quality of the surrounding landscape. Section 3 describes the proposed development in terms of both the nature of the proposed built development and also the landscape proposals which form part of the overall development package. Section 4 sets out the landscape and visual effects likely to result from the development, and a summary and conclusions are provided in Section 5.

2 The Baseline Situation

2.1 Landscape Context

Site Location and Boundaries

2.1.1 The site is broadly rectangular in shape, with an extension to the south to provide the access from Union Street. The site boundaries are as described below, and are shown on the architect's drawing in Appendix B:

- The northern site boundary is marked by a partially overgrown timber post and rail fence. Immediately to its north (and in places extending into the edge of the site) is an area of developing scrub along the edge of Wardsdown Wood, including willows, birch and bramble (see Photographs 1 to 3). The woodland itself comprises pine, birch and oak, with some rhododendron in the understorey, and is generally dense.

- The eastern site boundary is marked by a line of tall trees including birch and oak, which extends into a small patch of woodland just to the east of the site (see Photographs 4 and 5).

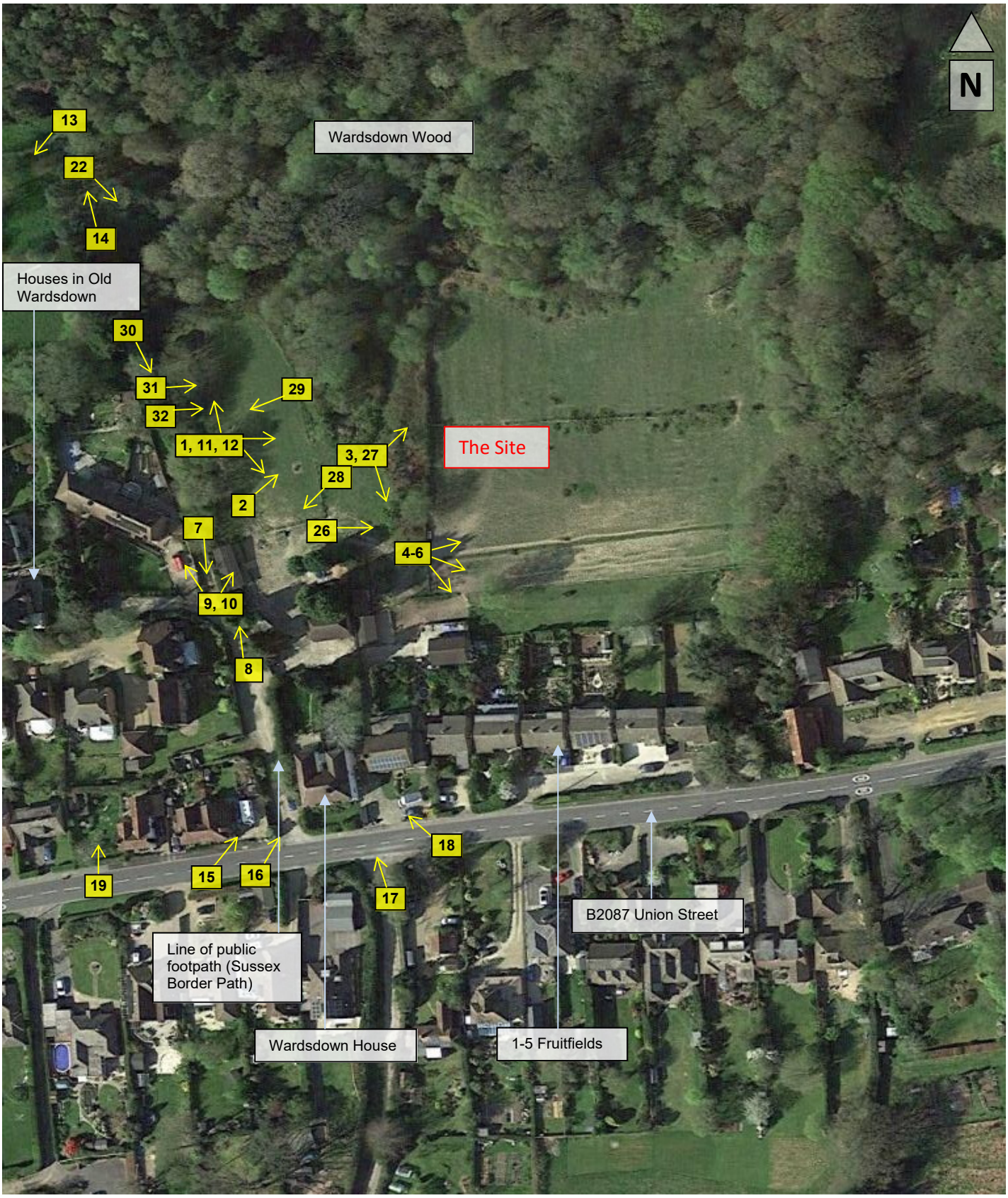
- The southern boundary is marked by a timber post and rail fence with some birch trees towards its western end. To the south of this fence line there is a narrow paddock separating the site from the rear garden boundaries of houses along Union Street - as the land slopes generally down to the north from the road these houses are in an elevated position above the site (see Photograph 6).

- The western site boundary runs alongside an unsurfaced access track which serves properties just to the west of the site and also the isolated property of Wardsdown Bungalow, to the north west. The track continues down the hill to the edge of the woodland, where there is a timber field gate, and its route is followed by a public footpath, part of the long distance Sussex Border Path. Between the site and the track there is a variable fence line with a tall hedgerow of privet, hawthorn and ivy, with some tall conifers to the south and a group of trees including scrubby willows and sycamore just inside the site (see Photographs 7 to 10).

- From the south western corner of the main body of the site, the boundary extends to the south to Union Street, with the line of the track and footpath to its west. The existing semi-detached property of Wardsdown House is in this southerly part of the site (see Photographs 15 to 18).

Existing Land Use and Vegetation Within the Site

2.1.2 The site comprises a series of paddocks divided by post and rail fencing, with some gaps, and is not in current agricultural use. Some parts have begun to revert to scrub, and there are brambles along some of the fence lines, and an area of bramble and willow with some Japanese knotweed extending to the south into the site in its western part (see Photograph 11).



13 Photograph viewpoints and direction of view.
(see Figure 3 for viewpoints 20, 21, 23 to 25 and 33)

LAND TO THE REAR OF WARDSDOWN HOUSE, FLIMWELL

Landscape and Visual Assessment

Not to scale

Figure 2 ~ Aerial Photograph and Photograph Viewpoints

2.1.3 As noted above the existing Wardsdown House in is the southern corner of the site, and to its north, in the western part of the site, there is a brick built double garage, two small timber stable blocks and a large timber garden shed, all with associated areas of hardstanding. There are some tall conifers just to the north of the garage and a large walnut tree just to the north east of the existing house (see Photograph 12).

The Surrounding Area

2.1.4 The area around the site is as follows:

- To the north of the site is Wardsdown Wood, with Ketley Wood to the north west, running down into the local valley of the River Bewl, beyond which the land rises again to the line of the A21, where there is a roadside picnic area with toilets at its junction with the B2079. To the north east, on the far side of the A21, is the large expanse of Bedgebury Forest. The County boundary runs along the line of the River Bewl to the north of the site, and the nearest point within Kent is around 200m to the north east of the site. The 2010 Ancient Woodland Inventory for Rother District shows these woodlands as being Ancient Woodland (specifically, as 'Plantations on Ancient Woodland Sites', i.e. the trees may have been planted, but the area has been under continuous woodland cover). The boundary to the Ancient Woodland is around 20m to the north of the limit of the area proposed for development - it is the blue line shown to the north of the red line boundary on the architect's drawing in Appendix B. An appropriate buffer between the Ancient Woodland and the proposed development would therefore be maintained.

- To the east of the site is the small patch of woodland noted above and beyond that some small paddocks to the north of the gardens extending downhill to the north from houses along Union Street (which becomes High Street further to the east).

- To the south of the site are houses along Union Street, with numbers 1 to 5 Fruitfields being single storey at their frontages to the south, but 2 storey at the rear where they overlook the site. There are also 2 further detached properties, 'The Mount' and 'Delsland', between Fruitfields and Wardsdown House, with a garage and a small stable block to the north of these properties, adjacent to the site. Further to the south there are detached properties extending in a linear fashion along the south side of the road

- To the west of the site is the public footpath and access track noted above, with on the far side of that a number of properties along the line of the track, including 'Arabesque' and 'Copperfield Cottage' which sit in an elevated position at an angle to the track and have some views over the site (see Photograph 10). To the west of these properties the older houses along the line of Union Street extend close to the road, with a more recent housing development at Old Wardsdown forming an additional area of development behind and to the north of the original linear form of the village, extending down the slope from the ridge line. These houses can be seen from the road through gaps between the older roadside properties (see Photographs 19 to 21).



1. View north into the north western corner of the site showing vegetation along the northern site boundary, marked by the post and rail fence. The taller trees within Wardsdown Wood can be seen in the background. Two images combined.



2. View north east across the northern part of the site, showing the scrubby vegetation along the northern site boundary. Two images combined.



3. View north east across the north eastern part of the site showing the enclosing woodland. Two images combined.



4. View east from within the site showing the woodland vegetation along the eastern site boundary. Two images combined.



5. View south east from within the site, showing woodland along the eastern site boundary and houses on higher ground along Union Street just visible on the right of the view. Two images combined.



6. View south from within the site showing houses in 'Fruitfields' with views across the site. The southern site boundary is the post and rail fence in the foreground - the long narrow paddock between that fence line and the rear garden boundaries is not within the site. Two images combined.



7. View south along the southern part of the track which runs along the western site boundary. The site is behind the fence on the left of the view. Two images combined.



8. View north along the track which runs along the western site boundary - the site is behind the fence and hedge on the right of the view.



9. View north east across the track, showing the existing gate to the rear of Wardsdown House, with the roof of the brick built garage visible beyond it, within the site. Two images combined.



10. View north west from the track, showing properties adjacent to the site - those in the centre of the view are 'Copperfield Cottage' and 'Arabesque'. Two images combined.



11. View east from the western part of the site, showing the area of Japanese knotweed within the site just beyond the post and rail fence. Two images combined.



12. View south east from the same point as Photograph 11, showing the tall conifers and brick garage within the site. The existing Wardsdown House is the white building on the right of the view. Two images combined.



13. View south west from the public footpath showing the area of open space to the north of the Old Wardsdown housing development (visible in the background through the trees).



14. View north from the public footpath to the north west of the site, showing the gate into Wardsdown Wood.



15. View north east across Union Street showing the existing Wardsdown House just to the left of centre in the view - the access track and public footpath run to the near side of the house.



16. View north east across Union Street from slightly closer to the existing Wardsdown House - the right hand part of the building is an extension and is a separate dwelling. Two images combined.



17. View north across Union Street from the footpath on the opposite side of the road, showing Wardsdown House on the left and the neighbouring property of 'Delsland' on the right.



18. View north west across Union Street showing the existing Wardsdown House. Two images combined.



19. View north from Union Street showing modern development in Old Wardsdown visible between the older properties alongside the road.



20. View north from Union Street showing modern development in Old Wardsdown visible between the older properties alongside the road.



21. View north from Union Street showing modern development in Old Wardsdown visible between the older properties alongside the road.

Topography

2.1.5 The site slopes down from its southern corner on Union Street to the north, into the main body of the site, with levels of just over 132m AOD (above Ordnance Datum, or mean sea level) alongside the road, falling to around 128.5m AOD around the brick built garage in the south western corner of the site. From here levels fall across the site to the north east, reaching 111.0m in the far north eastern corner. Levels in the north western corner of the site are higher, at around 125m AOD. Levels within the central part of the site are around 118m, meaning that the properties to the south of the site along Union Street (which are at a similar level to Wardsdown House, around 130 to 132m AOD) are significantly elevated above the main part of the site, and have views across it.

2.1.6 Further afield the land continues to fall into the valley of the River Bewl to the north, where levels are around 90m AOD, and lower still to the north west, where the surface of Bewl Water is below 80m AOD. Beyond the river the land rises to the north east, with levels around 114m AOD along the A21, and then continues to rise to the local high point of Windy Ridge, where levels are just over 140m AOD at the radio mast. The land also falls to the south of Union Street, where a series of small wooded valleys run to the south, and levels fall below 50m AOD.

Existing Light Sources

2.1.7 There are occasional street lights along the B2087 as it passes to the south of the site, but other than those and lights within and around the existing houses there are no significant light sources in the area immediately around the site, and the A21 to the north east is unlit.

2.2 Landscape Character

2.2.1 In terms of wider landscape character, the site lies in the eastern part of the 'High Weald' National Character Area (NCA) - NCAs are identified by Natural England, and are described on their website as '*areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment*.'

2.2.2 The NCA profile for the High Weald describes the area in the following terms:

'It is an area of ancient countryside and one of the best surviving medieval landscapes in northern Europe. The High Weald Area of Outstanding Natural Beauty (AONB) covers 78 per cent of the NCA. The High Weald consists of a mixture of fields, small woodlands and farmsteads connected by historic routeways, tracks and paths. Wild flower meadows are now rare but prominent medieval patterns of small pasture fields enclosed by thick hedgerows and shaws (narrow woodlands) remain fundamental to the character of the landscape.'

2.2.3 Key characteristics of the NCA are stated to include:

- *A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages founded on trade and non-agricultural rural industries, with a dominance of timber-framed buildings with steep roofs often hipped or half-hipped, and an extremely high survival rate of farm buildings dating from the 17th century or earlier.*

- *Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland.*

- *Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing.*

2.2.4 Further description includes the following:

'The distinctive pattern of dispersed historic settlement survives although the character of farmsteads has changed with the widespread conversion of traditional farm buildings to dwellings and the associated disappearance of agriculture and industry from farmsteads. The changing character of the farmsteads and surrounding landscape through gentrification ultimately also leads to a changing character of wildlife in terms of the assemblage of species present.

Typically, towns such as Tunbridge Wells and villages such as Goudhurst are sited on the ridges, with a dispersed pattern of historic farmsteads and hamlets covering the wooded valleys and field systems. Vernacular buildings have a strong local character influenced by a variation in locally available building materials, resulting in an abundance of weatherboard, brick, tile, and stone or rendered buildings.'

2.2.5 The NCA Profile includes a number of 'Statements of Environmental Opportunity' (SEOs) which seek to guide future change. SEO3 is to

'Maintain and enhance the distinctive dispersed settlement pattern, parkland and historic pattern and features of the routeways of the High Weald, encouraging the use of locally characteristic materials and Wealden practices to ensure that any development recognises and retains the distinctiveness, biodiversity, geodiversity and heritage assets present, reaffirm sense of place and enhance the ecological function of routeways to improve the connectivity of habitats and provide wildlife corridors.'

2.2.6 The NCA Profile also includes a series of 'Landscape Opportunities', which include the following:

- *'Maintain and enhance the distinctive pattern of dispersed settlement of historic farmsteads, hamlets and villages, to promote sustainable development in rural locations and meet local needs for affordable and where possible land based workers, and enhance the design and quality of new development in the landscape meeting local distinctiveness and design guidance.*

- *Manage existing and future developments to ensure that sense of place is maintained by making reference to local vernacular building styles and materials, and settlement patterns and distributions. Ensure that proposed growth is sustainable and protects and enhances the character of the area with new building sympathetic to local styles. Where development is permitted, ensure good green infrastructure is included to bring about multiple benefits for people and the environment.*

County Landscape Character

2.2.7 Within this wider definition of character, East Sussex County Council (ESCC) have published a landscape character assessment ('The East Sussex County Landscape Assessment', 2010) for the county. This assessment divides the county into a series of separate landscape character areas, with the site being within the eastern part of Area 7, the 'Bewl Water Area'. The description of this area notes the '*Ridge-top villages and churches on periphery of area'*, one of which is Flimwell. The condition of the character area is described as poor, and its sensitivity as moderate.

2.2.8 Just to the south of the site, along the line of Union Street, is the boundary with another character area, the 'Upper Rother Valley'. This is a larger area, and the description again notes the presence of '*settlements and main roads mainly along ridges on edges of the area*.'

2.2.9 As noted above, the County boundary is around 200m from the site at its closest point. Kent County Council (KCC) have published a landscape character assessment ('Landscape Assessment of Kent', 2004) for the county. This assessment divides the county into 114 separate landscape character areas, with the area to the north of the site being within the 'Bewl and Bedgebury: Kentish High Weald' character area. The description of this character area includes the following:

- *'This tapestry of land uses is set within a framework of dense shaws, thick hedges and stretches of broad-leaved woodland, some of which are still coppiced.'*

- *'This is a well-settled area, where it is rare to be out of sight of farmstead or cottage. Oasthouses dot the landscape, some tiled and some asphalted.'*

- *'The ridged landscape is a dominant part of the area, but visibility is moderate due to the enclosure of the extensive woodlands. There is a strong continuity to the landscape which contributes to the strong sense of place, and it is considered to be highly sensitive.'*

Borough Landscape Character

2.2.10 At a more local level, RDC do not have a District level landscape character assessment, possibly because most of the District is within the AONB and therefore covered by the High Weald AONB landscape assessment and management plan (see below).

2.2.11 However RDC have carried out targeted landscape assessments of the main settlements within the District as part of the Core Strategy evidence base, and Flimwell is included in the 'Market Towns and Villages Landscape Assessment' (2009). This document notes in section 5.3.4 that:

'As a ridge top settlement of characteristic ribbon development Flimwell has some limited opportunities for new development. Any proposals deemed acceptable would need to avoid the more open slopes. There are some enclosed areas which are surrounded by extensive areas of woodland where new development could be accommodated without encroaching on the wider countryside.'

2.2.12 The summary table in this document notes under the heading of 'Management Opportunities' that:

'Development should avoid open slopes. West of the A21 there would be greater scope for infill development on the north side than on the more open slopes to the south. Avoid open slopes adjacent to the A21.'

2.2.13 The table also notes that there is moderate potential for mitigation, and a moderate capacity to accept housing development. The summary Landscape Character Assessment Sheet for Flimwell notes that visual and character sensitivity are both moderate.

2.2.14 In neighbouring Kent, Tunbridge Wells Borough Council (TWBC) have produced the 'Tunbridge Wells Borough Landscape Character Assessment', which was updated and adopted as a Supplementary Planning Document (SPD) in 2011. This assessment divides the borough into 19 Character Areas, with the area to the north of the site being within Local Character Area 10, the 'Kilndown Wooded Farmland'. This is summarised as:

'An attractive rolling upland landscape, incised by valleys, with small settlements and individual country houses hidden within a framework of extensive blocks of semi-natural deciduous, ghyll and shaw woodlands that surround large fields of arable and pasture farmland.'

AONB Landscape Character

2.2.15 The AONB landscape assessment ('The High Weald: Exploring the Landscape of the Area of Outstanding Natural Beauty', published by the (then) Countryside Commission in 1994) divides the AONB into a number of distinct character areas, with the site being

on the southern edge of the 'Kentish High Weald' character area. The assessment notes the loss of landscape structure, in particular of hedgerows, within the landscape over recent years, and also notes that: '*This is a well-settled area, where it is rare to be out of sight of farmstead or cottage*.'

2.2.16 The AONB Management Plan is considered in Section 2.4 below.

Local Landscape Character

2.2.17 Within the above wider description of landscape character, the site and immediately surrounding area show a number of the characteristics identified, including the linear settlement strung out along the ridge line, the generally enclosing woodlands and the incised valleys. However, in the area just to the west of the site the linear character of the village has been altered by the recent housing developments of Old Wardsdown and (to a lesser extent), Bewl Bridge Close, further to the west. Old Wardsdown has introduced a line of new houses parallel and to the north of the older roadside dwellings, and also further houses extending to the north and further down the slope of the ridge.

2.3 Visibility

2.3.1 Visibility of the site in its current form is limited by the trees and woodland to the north and east, the rising land and the houses along Union Street to the south, and further houses and trees to the west.

2.3.2 The main areas from which the site can presently be seen are:

- From the north there are filtered and short distance views from the edge of the adjoining woodland, but no views from within Wardsdown Wood or the lower parts of the Bewl valley (see Photograph 22). From further to the north there are some limited views to the higher, southern parts of the site only from the area around the lay-by and picnic area on the south side of the A21, through gaps in the roadside vegetation - the houses along Union Street are visible on the skyline in these views (see Photographs 23 and 24). There are no views from the local high point around the radio mast on Windy Ridge, to the north of the A21, as the top of the hill is enclosed by trees and woodland.

- From the north east there are occasional glimpses towards the site for people travelling to the south east on the A21, through or between the roadside trees (see Photograph 25).

- From the east there are no significant views from beyond the site boundary, even in winter, as the woodland and trees in this direction are dense and extend up to the edge of the site. There are some heavily filtered views from within the site to one or two properties along the western side of the A21 at a distance of around 500m (see Photograph 26), but any views back to the site from these properties would be partial only in the winter, and completely screened in the summer.

- From the south there are clear views across the site from the northern elevations of the properties along the north side of Union Street, but no significant views from

any further to the south, as the houses closest to the site have relatively narrow gaps between them. There are 7 properties with views (from west to east, Delsland, The Mount and numbers 1 to 5 Fruitfields), plus the existing semi-detached property of Wardsdown House (see Photograph 27). These houses look across the site at short distance from an elevated position, but their views also extend across the woodland to the north of the site to encompass a wide area.

- From the west there are short range views to the site from the adjacent houses along the western side of the track which runs along the site's western boundary. There are two houses here with relatively open views from first floor windows, two more (Arabesque and Copperfield Cottage) with views filtered by trees alongside the track, and around three properties within the Old Wardsdown development with partial and filtered views from one or two upper floor windows only (see Photographs 28 and 29). There are also short distance but largely filtered views to the site from the adjoining public footpath (see Photographs 30 to 32).

2.3.3 There are no significant views from any further afield - the falling topography prevents any views from further to the south, and trees and woodland within the local landscape (as well as the houses to the west noted above) prevent any views from further to the west or east (see Photograph 33).



22. View south east towards the site from the public footpath - the site cannot be seen.



23. View south towards the site from the foot of a flight of steps leading to an inspection cover, south of the lay-by for the picnic area - the houses on the skyline in the centre of the view are along the south side of the site.



23A Zoom lens view from the same point - the lower row of houses is immediately to the south of the site, those above them are on the south side of Union Street. The surface of the site cannot be seen.



24. View south towards the site from the lay-by for the picnic area - the houses on the skyline in the centre of the view are along the south side of the site.



24A. Zoom lens view from the same point - the lower row of houses is immediately to the south of the site, those above them are on the south side of Union Street. A small part of the surface of the site can just be seen between the trees - this is along its extreme southern edge, and the new houses would be further to the north, and lower down the slope.



25. View south west towards the site from the A21 - houses along Union Street can be seen on the skyline.



26. View east from within the site, showing (where indicated by the red arrow) properties on the west side of the A21 just visible through the intervening trees.



27. View south from within the site, showing houses along Union Street with views across the site. Two images combined.



28. View south west from within the site showing the timber stables within the site and houses just to the west (on the far side of the footpath) with some views back to the site. Two images combined.



29. View west from within the site showing properties to the west with filtered views back to the site ('Copperfield Cottage' and 'Arabesque' on the left, with properties in Old Wardsdown beyond). Two images combined.



30. View south along the public footpath to the west of the site, showing glimpses of the site surface through the boundary hedge on the left of the view.



31. View east into the northern part of the site from the public footpath, through a gap in the boundary hedgrow. Two images combined.



32. Another view to the site from the public footpath - views are generally filtered by boundary vegetation, even in the winter.



33. View in the direction of the site from Rosemary Lane to the west - the site is completely screened by rising ground and intervening vegetation.

2.4 Landscape Designations, Quality, Value and Sensitivity

2.4.1 The site lies within the High Weald Area of Outstanding Natural Beauty (AONB). The AONB is a national level designation and covers a large area (1,450 square kilometres, spread over four counties), and the site is in the north eastern part of the designated area.

2.4.2 The High Weald AONB Management Plan, 2014 to 2019, describes the character of the AONB in the following terms (on page 5):

> *'At first glance the High Weald appears to be a densely wooded landscape but closer examination reveals a detailed agricultural tapestry of fields, small woodlands and farmsteads. Wildflower meadows are now rare but the medieval pattern of small fields with sinuous edges surrounded by thick hedges and shaws (often surviving remnants of ancient woodland) remain. Extensive views punctuated by church spires can be glimpsed along the ridge-top roads. Around almost every corner a harmonious group of traditional farm buildings comes into view with their distinctive steep, clay tile and hipped roofs. Everything in the High Weald landscape is human scale. Its rich detail is best explored through the myriad of interconnecting paths and tracks. From early in its history this dense network of routeways linked the Weald with settlements on its fringes where farming was easier, and they remain a visible legacy of the value these communities placed on the resources of the forest.'*

2.4.3 The Introduction to the Management Plan, on page 14, notes that, in respect of the Countryside and Rights of Way (CRoW) Act 2000:

- *'Section 82 reaffirms the primary purpose of AONBs: to conserve and enhance natural beauty.*
- *Section 84 confirms the powers of local authorities to take 'all such action as appears to them expedient for the accomplishment of the purpose of conserving and enhancing the natural beauty of AONBs'.*
- *Section 85 places a duty on all public bodies and statutory undertakers to 'have regard' to the 'purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty'.'*

2.4.4 It also notes in paragraph 1.1 that:

- *'The primary purpose of AONB designation is to conserve and enhance natural beauty.*
- *In pursuing the primary purpose of designation, account should be taken of the needs of agriculture, forestry and other rural industries and of the economic and social needs of local communities.'*

2.4.5 The vision set out within the plan under the heading of 'Settlement' is as follows:

'A landscape in which the distinctive and historic pattern of settlement of the High Weald is protected in a way that positively contributes to the natural environment and improves the connections between settlements and the countryside. Appropriately worded land use planning policies within relevant development plans ensure that settlements retain their distinctiveness and individual historic buildings, and conservation areas and buried archaeological remains are conserved and enhanced as appropriate.

This vision can be realised through new resources, and the application of planning policies and guidance that seek to control development on the basis of an understanding of rural sustainability; promote the traditional pattern of High Weald villages; maximise environmental design and construction quality including, where appropriate, by the use of traditional and local construction materials; minimise resource consumption and promote alternative forms of energy; support appropriate businesses (especially those based on and supporting productive use of land, and community objectives); and the enhancement of the historic environment.'

2.4.6 Objective S3 is stated as being *'To enhance the architectural quality of the High Weald'*, and one of the targets for 2019 in order to achieve this is:

'Widespread use of local materials particularly timber (reflecting the tradition of timber frame building) in construction, with coordinated support for good design and specification; improving the supply chain and fusing traditional skills with new technologies'.

Landscape Quality, Value and Sensitivity

2.4.7 The area around the site is nationally designated for its landscape quality and value, and is in general of very high quality and value. It would also in general be highly sensitive to new built development, though all of the landscape character assessments reviewed above note the presence of buildings within the landscape as being characteristic of the High Weald, and the development in this case would be well related to the existing settlement edge.

2.4.8 However, within that overall high quality, value and sensitivity, and using the definitions set out in Appendix A, the site and immediately surrounding area have been assessed as of overall **low to medium landscape quality**. This is because, though the site lies within the overall very high quality landscape of the AONB, it is enclosed and largely inward looking, and elements of it (the houses to the south, the various stable buildings and sheds, the tall conifers, encroaching scrub and Japanese knotweed, together with the small fenced paddocks) are uncharacteristic of the AONB, give the site a slightly run down appearance and make little positive contribution to local landscape quality.

2.4.9 As noted in Appendix A, the concept of landscape value is also important, and is included in assessments 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. Factors such as cultural association, recreational use and intangible qualities such as wildness are important in terms of determining landscape value, but are not really applicable to the site (the public footpath does run just outside the western boundary of the site, but is largely separate and screened from it, so its presence does not lead to any additional value), so in this case the landscape value of the site can be taken to be represented by its landscape quality, and to be **low to medium**.

2.4.10 Landscape sensitivity is judged according to the type of development proposed. The sensitivity of the site to development of the type proposed would be limited by the nature and scale of the development (relatively low rise residential development is not atypical or discordant in an edge of settlement context, and would represent an incremental change only), the existing screening vegetation around the site, and the presence adjacent to the site of existing residential areas immediately to the south and west. There are no significant or valuable landscape features within the site - the trees within it are mainly either small and scrubby or locally inappropriate tall conifers (though there is a tall walnut tree close to Wardsdown House, which would be retained). Perimeter vegetation would in general be retained and enhanced. The site has therefore been assessed as having **low to medium sensitivity** to development of the type proposed.

2.4.11 This assessment differs slightly from that carried out by RDC in their Market Towns and Villages Landscape Assessment, which considered the site to be of moderate sensitivity, but that assessment was of the general area around the village, and the site itself is very well screened and well related to the existing settlement edge.

2.5 Planning Context

National Planning Policy

2.5.1 The Government's national planning policy and guidance on various aspects of planning are set out in the National Planning Policy Framework (NPPF, March 2012). The NPPF states that "*the purpose of planning is to help achieve sustainable development*", and that in order to do so, the planning system must perform mutually dependent economic, social and environmental roles.

2.5.2 The 12 principles set out in the NPPF include:

- *"... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it."*

- *"contribute to conserving and enhancing the natural environment ..."*

2.5.3 Paragraph 109 of the NPPF states that:

"The planning system should contribute to and enhance the natural and local environment by:

- *Protecting and enhancing valued landscapes, geological conservation interests and soils;*

- *Recognising the wider benefits of ecosystem services;*

- *Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures."*

2.5.4 The NPPF states in paragraph 115 that:

'Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.'

Local Planning Policy

2.5.5 The Rother District Local Plan ('the Local Plan') was adopted in 2006, and many of its policies have been saved and remain part of the statutory development plan. Relevant saved policies include:

- Policy DS1, which states that development should '*avoid prejudicing*' the environment in general and the High Weald AONB in particular, and should also respect the importance of the countryside.

- Policy GD1, which states that development should be '*compatible with the conservation of the natural beauty*' of the AONB.

Core Strategy

2.5.6 The Rother Local Plan Core Strategy was adopted in September 2014, and includes the following relevant policies:

- Policy OSS1 states that the overall strategy includes the need to give particular attention to the intrinsic value of the countryside.

- Policy OSS3 states that development proposals will be considered in the context of (inter alia) '*the character and qualities of the landscape*'.

- Policy OSS4 states that development should respect and not detract from the character and appearance of the locality.

- Policy RA2 states that the overarching strategy for the countryside includes:

  'Generally conserving the intrinsic value, locally distinctive rural character, landscape features, built heritage, and the natural and ecological resources of the countryside.'

- Policy RA3 states that proposals for development in the countryside should ensure that all development '*is of an appropriate scale, will not adversely impact on the on the landscape character or natural resources of the countryside and, wherever practicable, support sensitive land management'*.

- Policy EN1, Landscape Stewardship, states (in part) that:

  'Management of the high quality historic, built and natural landscape character is to be achieved by ensuring the protection, and wherever possible enhancement, of the district's nationally designated and locally distinctive landscapes and landscape features; including

  (i) The distinctive identified landscape character, ecological features and settlement pattern of the High Weald Area of Outstanding Natural Beauty;

  (v) Open landscape between clearly defined settlements, including the visual character of settlements, settlement edges and their rural fringes;

  (vi) Ancient woodlands;

  (viii) Other key landscape features across the district, including native hedgerows, copses, field patterns, ancient routeways, ditches and barrows, and ponds and water courses'.

Core Strategy Evidence Base

2.5.7 RDC produced a 'Rural Settlements Study' in 2008 as part of the evidence base for the emerging Core Strategy, and this noted for Flimwell that:

'In total it seems reasonable to suggest that Flimwell may [be] *suitable for allocations of 35 to 50 new dwellings (including at least 25 from the unimplemented Local Plan allocation) in the period up to 2026.'*

2.5.8 RDC's 2013 Strategic Housing Land Availability Assessment (SHLAA) Review considered a number of potential development sites around Flimwell, and rated the Wardsdown House site as the most favoured of those not already allocated under the 2006 Local Plan (other than a very small site for 2 or 3 further dwellings added to one of the previous sites). All other potential sites in the village were categorised as 'rejected'.

2.5.9 The proposed site was considered as Site FL5, 'Land r/o Fruitfields', and the SHLAA concluded that the site was '*suitable and developable subject to more detailed investigations*', for an estimated 17 residential units. The report also noted that the site '*Appears to be reasonably well screened from wider landscape by adjacent woodland, although there are glimpses of site from mid distance to north and north-east*.'

3 The Proposed Development

3.1 General

3.1.1 There are at this stage no detailed or fully worked up proposals for the development, and the proposals shown on the drawing in Appendix B are illustrative only, indicating the type and scale of development that it is believed could be reasonably accommodated on the site. In summary this drawing shows:

- A range of detached, semi-detached and terraced houses, with a total of 23 new dwellings (a net increase of 21, with the demolition of Wardsdown House).
- Access off Union Street, with the existing Wardsdown House demolished to allow for the new access, which would run to the east of the existing track and public footpath, both of which would continue to run on their existing lines.
- There would then be a 'T' junction leading to the east to serve the remainder of the site, with the new houses along each side of this section of road.
- Although the new houses would be visible from the existing houses to the south and (to a lesser degree) south west, they would all be at a lower level than the existing properties, and views from the first floor windows of these existing properties would still be possible, over the roofs of the new houses to the woodland beyond. The new houses would also be a minimum of 40m from the existing properties to the south (with the exception of the new house shown to the north west of Delsland, which would be at an angle from its main line of view and partially screened by the retained walnut tree).

3.2 Landscape Proposals

3.2.1 There are no detailed landscape proposals at the present time, and it is anticipated that these would be worked up and submitted as the proposals progress, with a detailed landscape scheme likely to be required as a condition on any planning approval.

3.2.2 Based on the site inspection carried out to date, and subject to incorporation within the overall development proposals, it is expected that the landscape proposals would be able to include the following elements:

- Retention of existing perimeter vegetation and also some of the trees within the site, where locally appropriate and in good condition, including the hedgerow between the site and the public footpath to the west, which could be reinforced with new planting.
- The other site boundaries could also be strengthened with additional planting of locally appropriate native trees and shrubs, as well as some further planting within the rear gardens of the new houses to provide further screening and separation, particularly to the south.
- Complete eradication by approved means (such as repeated herbicide spraying) of the areas of Japanese knotweed within the site.

- Detailed ecological survey and development of proposals for the management of the existing strip of scrubby woodland to the north of the site, between it and the Ancient Woodland of Wardsdown Wood. This land is in the same ownership as the site, and would benefit from management over time for nature conservation benefit - this would be likely to include some additional woodland planting.

- Appropriate planting alongside the southern section of the new access, close to Union Street.

- Species used for new planting would be native and locally appropriate around the site perimeter, to integrate with the surrounding landscape and in particular the Ancient Woodland to the north, but would also include some more ornamental species closer to the new dwellings to provide year round colour and seasonal interest.

3.3 Potential Refinements

3.3.1 As the proposals for the site develop, it is likely that the following refinements to the illustrative proposals shown on the drawing in Appendix B can be made:

- The drawing has shown retention of all trees within and around the site - in practice this would be rationalised as the design progresses, with the aid of a full arboricultural survey to establish the condition and root protection areas of all of the trees, in order to be able to refine the development proposals to ensure that valuable trees (such as the mature walnut tree just to the north east of Wardsdown House) are retained, and unsafe or poor specimens are removed. A visual inspection has indicated that many of the trees within the site are poor quality scrubby willows, relatively young birches or inappropriate evergreen species.

- The possibility is being explored of securing access to the site along the line of the existing track, bringing this into the proposed development. That would have the advantage of allowing the existing Wardsdown House to be retained, preserving the current street scene along Union Street in much its existing form. There would be some potential disadvantages in that users of the footpath would need to share the route with vehicles accessing the site up to the point where the access turns to the east into the main body of the site, but the track is already used by some vehicles to access the properties along its western side. The character of the southern part of the route would change, as it would need to be surfaced, but that would be for a relatively short length only.

- The possibility would be investigated of flipping the short terraces of properties in the north western corner of the site, such that the vehicle access is to the east and the gardens are to the west, backing onto the footpath, to minimise any visual effects or disturbance to footpath users.

- The new house shown as Plot 3 on the drawing is in a slightly more elevated location than the other new houses to its east, and would therefore interrupt views from the existing houses along Union Street to a greater extent. The detailed design could explore the potential benefits of either rearranging the new houses to minimise

disruption to such views or limiting this proposed house to 1½ stories (i.e. a bungalow with rooms in the roof space), or a combination of the two.

- The choice of materials for the new houses would be important, and they should be traditional and locally appropriate. This would apply in particular to the roofs, which would be the most visible aspects of the new houses from the south, and which would tend to be the only parts (see Section 4.1 below for details) of the development which would be visible in longer distance views from the north east. For those reasons, it would be appropriate if the roofs were plain clay tiles.

3.3.2 The assessment set out in this report has been based on the illustrative proposals shown on the drawing in Appendix B. However, as the above refinements will be considered as the design progresses, the assessment set out in Section 4 also considers what difference to the anticipated effects these refinements may make.

4 Landscape and Visual Effects

4.1 Landscape and Visual Change

4.1.1 Before considering the likely landscape and visual effects of the proposed development, it is important to note the following important characteristics of both it and the surrounding landscape:

- The site is in the countryside in that it is outside the current settlement boundary, but it is not in agricultural use, and is well screened from the north and east by woodland, from the south by rising ground and adjoining properties (though those properties themselves have clear views across the site) and by a combination of vegetation and nearby properties to the west.

- The site is in effect a small enclosed field, not in productive use, and visually contained against the existing edge of the settlement by the adjoining woodland.

- The site is within the High Weald AONB, but the landscape of the site and its immediate surroundings has been assessed as of low to medium quality and value, as it is enclosed and largely inward looking, and elements of it are uncharacteristic of the AONB, and make little positive contribution to local landscape quality.

- The site itself comprises a series of small paddocks and there are no significant or valuable landscape features within it - perimeter vegetation would in general be retained and enhanced. The site has been assessed as having low to medium sensitivity to development of the type proposed.

- The development itself, while visible in some views and especially from the houses to the south, is well screened in public views and would not be unsightly or intrusive - houses are commonplace features of the edges of settlements, and though they would be built on a currently greenfield site, they would not appear out of place on completion of the development, in the context of the existing houses to the south and the relatively recent development just to the west.

- However, the site is in the countryside in planning terms and is at present undeveloped, so some in-principle adverse landscape effects arising from its development are inevitable, and would apply (to varying degrees) to the development of any greenfield site.

Landscape Change

4.1.2 Bearing the above in mind, the degree of change to the local landscape brought about by the proposed development would be **low** - while the developed part of the site would obviously undergo a significant change (from open land to new housing), the peripheral parts of the site would remain generally open (as rear gardens) and the area to the north would be planted and managed as a woodland buffer. Other than for the immediate surrounds of the site, the overall development would have a very limited impact on the countryside around it.

Visibility

4.1.3 The current visibility of the site has been described in Section 2.3 above. The addition of new houses within the site would increase that degree of visibility, but to a limited extent only, as the screening features around the site (the trees and woodland, and the existing houses in an elevated position to the south and west) are taller than the proposed new houses. In most cases there would be partial or distant views only of the new buildings, and they would be seen in the context of the existing settlement edge. The visibility of the proposed development, based on the development principles set out in Section 3 above, would be as follows:

- From the north there would be no views from within Wardsdown Wood or the lower parts of the Bewl valley. From further to the north there would be some limited views of the roofs of the new houses only from the area around the lay-by and picnic area on the south side of the A21, through gaps in the roadside vegetation - the existing houses along Union Street would continue to be visible above the new houses and on the skyline in these views.

- From the north east there would be occasional glimpses towards the site for people travelling to the south east on the A21, through or between the roadside trees, but the roofs of the new houses would be difficult to pick out given the nature of these views.

- From the east there would be some heavily filtered views from one or two properties along the western side of the A21 at a distance of around 500m, in the winter only, and it may be possible to make out the new houses through the intervening trees in these views.

- From the south there would be open and short distance views of the new houses on the site from the northern elevations of the properties along the north side of Union Street, but no significant views from any further to the south. There are 7 properties with views, plus the existing semi-detached property of Wardsdown House. These houses are higher than the site, and views from their upper floor windows would extend to the north above the roofs of the new houses within the site.

- From the west there would be short range but filtered views of the new houses from the adjacent houses along the western side of the track which runs along the site's western boundary. There are two houses here with relatively open views from first floor windows, two more with views filtered by trees alongside the track, and around three properties within the Old Wardsdown development with partial and filtered views from one or two upper floor windows only. There would also be some short distance views for people using the adjacent footpath, mainly in winter and through the boundary hedgerow.

4.1.4 There would be no significant views from any further afield - the falling topography prevents any views from further to the south, and trees and woodland within the local landscape (as well as the houses to the west noted above) prevent any views from further to the west or east.

4.1.5 The anticipated visual envelope for the proposed development is shown on Figure 3, and illustrates the above analysis of views. In general, the proposed development would have very limited visibility in the local landscape, and most views would be either short distance from the area immediately around the site and in the context of the existing houses along the settlement edge, or at a greater distance from the site and where existing development is also visible on the skyline.

4.2 Landscape and Visual Effects

Landscape Effects

4.2.1 The landscape of and around the site has been assessed as of low to medium sensitivity to development of the type proposed. The degree of landscape change brought about by the development would be low, and overall landscape effects would therefore be **slight adverse** at their greatest. This would be in the winter soon after completion, when the various elements of the development would be at their most visible - effects in the summer would be reduced, as much of the existing screening vegetation is deciduous, but would still fall within the **slight adverse** category.

4.2.2 It is also important to note that the area over which these effects would be experienced is limited to the area immediately surrounding the site - views from further afield are very restricted and there would be **no significant effects on the wider landscape of the AONB**.

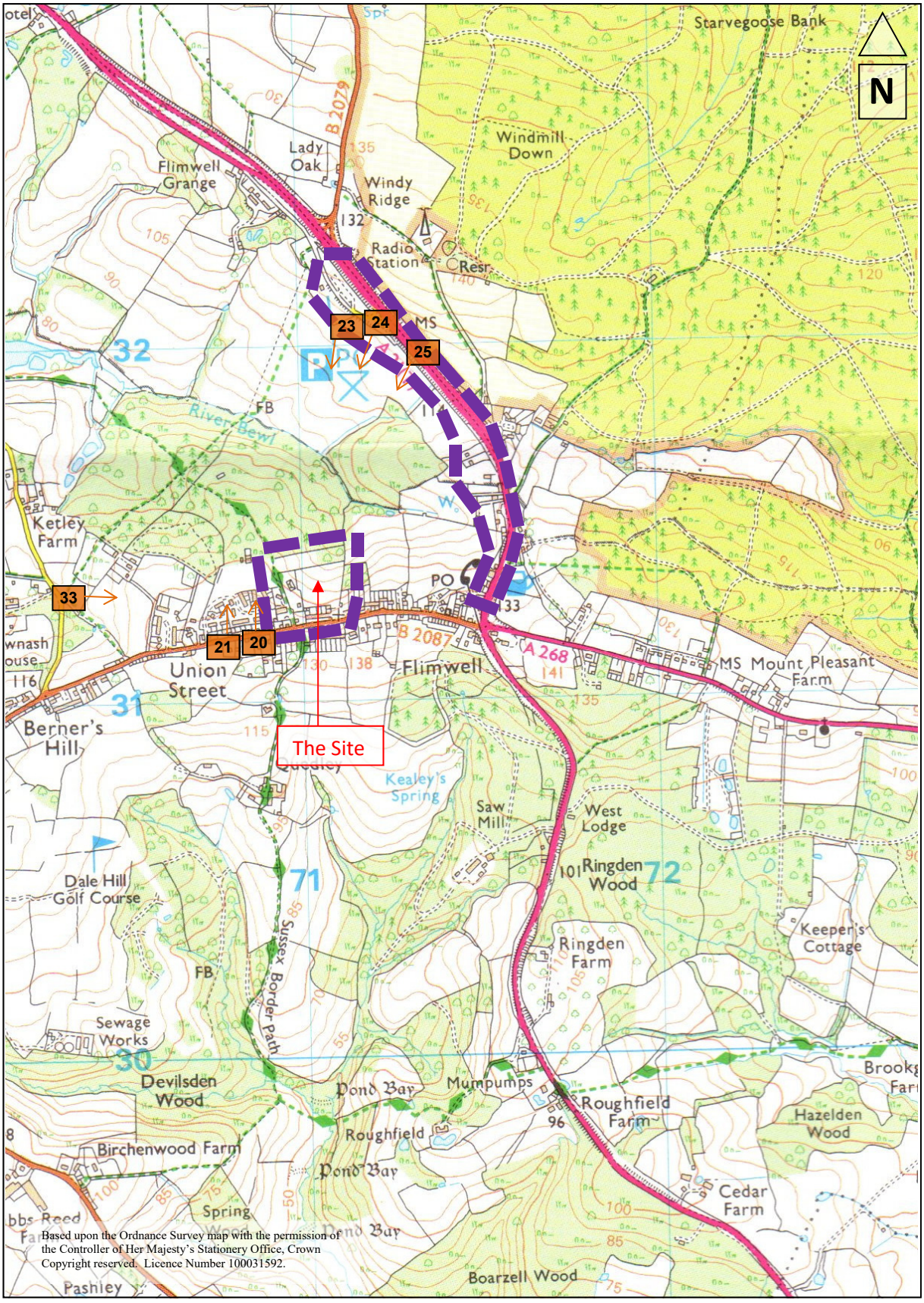
4.2.3 The above effects have been categorised as adverse, as there would be some inevitable and in-principle harm as a result of the introduction of new buildings into what is presently an undeveloped site, but it should be noted that the new houses would not in themselves be unsightly or intrusive - any harm would occur as a result of the development of what is presently a greenfield site.

4.2.4 The above effects would be expected to decrease slowly with time, as the proposed planting begins to mature, and as the new development becomes integrated more fully with the surrounding area.

Visual Effects

4.2.5 Landscape effects are those affecting the landscape as a resource, while visual effects are those affecting a specific visual receptor. Visual receptors are normally taken to be people in their homes or in publicly accessible points, or moving along public highways or footpaths. Effects on receptors around the site would be as set out below:

- Properties to the south - there are 7 properties along the north side of Union Street with open and short distance views to the site, plus the existing semi-detached property of Wardsdown House which would be demolished. These houses would lose much of their presently open views, though some views over the new houses to the woodland beyond would still be possible. There would be a medium to high degree of change in the views, and **high adverse** visual effects for these properties.



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Approx. extent of visual envelope of proposed development

21 Photograph viewpoints and direction of view

LAND TO THE REAR OF WARDSDOWN HOUSE, FLIMWELL

Landscape and Visual Assessment

Not to scale

Figure 3 ~ Visual Envelope and Photograph Viewpoints

- Properties to the west - there are 7 properties here with varying views to the site - the two houses with relatively open views from first floor windows would experience **moderate adverse visual effects**, with **slight adverse** effects for the remainder with more limited or filtered views

- Properties to the east - there would be some heavily filtered views from one or two properties along the western side of the A21 at a distance of around 500m, in the winter only, and it may be possible to make out the new houses through the intervening trees in these views. It is likely that existing houses along the edge of the village would also be visible in these views, and any effects would be **negligible**.

- Public Rights of Way - there would be some variable and filtered views of the new houses within the western part of the site from the public footpath which runs along the western site boundary, and also a general awareness of the presence of the development. The footpath would also run alongside the new access, though it would be separated from it by the existing hedgerow for the most part, and new planting could be provided to create improved separation at the southern end closest to Union Street. A relatively short length of the footpath (around 130m) would be affected, and it should be noted that this part of the route is already in occasional use by vehicles accessing the properties alongside it. Visual effects for footpath users would be **moderate adverse**.

- Local roads - although the roofs of the new houses would be visible in views from some points around the picnic area on the south side of the A21, and also for people travelling to the south east on the A21, any views would be limited and/or fleeting, and the new houses would only be seen in the context of the existing houses above them on the skyline - any effects would therefore be **negligible**.

4.2.6 As for landscape effects, the above effects are those which would be experienced in the winter - effects in summer would generally be at a lower level (apart from the effects for the houses immediately to the south, where there is little intervening vegetation and where effects in the summer would therefore be broadly the same), and all effects would be expected to decrease progressively with time.

Effects on the High Weald AONB

4.2.7 The site is within the AONB, and built development on a greenfield site will inevitably lead to some adverse landscape effects. However in this case the site is well contained and adjacent to the existing edge of the settlement, with very limited views from anywhere else.

4.2.8 The analysis of visual effects set out above concludes that there would be up to moderate adverse visual effects for users of a short stretch of footpath within the AONB, but that visual effects from further afield would be negligible and that there would be **no significant effects on the wider landscape of the AONB**. Any significant effects would be limited to a small area close to the existing village, and a minor, incremental extension to the existing settlement, in a well screened location, would not amount to a significant effect on the overall perception or character of the AONB.

Night Time Effects

4.2.9 There are at present no detailed proposals for lighting of the site, but there would need to be some lighting for the new access road - any necessary lighting would be designed to minimise potential adverse effects and sky glow or light spillage. There would also be light sources within the new houses. Any new lighting would be well screened by the existing and proposed surrounding vegetation, by the existing houses to the south and west, and also by the new buildings themselves. The new light sources would not be bright or discordant, and would be similar to (and adjacent to) those within the existing village. Any night time effects of the lighting associated with development of the site would therefore be **negligible**.

Potential Effects of Refined Proposals

4.2.10 As noted in Section 3, the proposals for the site are neither fixed nor in detail at the moment, and the assessment set out above has been of the illustrative proposals shown on the drawing in Appendix B. The possible design refinements set out in Section 3 would in general reduce the effects set out above, but if the access to the site were to be along the line of the existing track, bringing this into the proposed development, then that would have more complex effects. The existing Wardsdown House could then be retained, preserving the current street scene along Union Street in much its existing form, which would have some local townscape benefits, but there would also be some potential disadvantages for users of the footpath, who would need to share the route with vehicles accessing the site and because the character of the southern part of the route would change, as it would need to be surfaced. The degree to which the effects set out above would alter as a result of this potential design change would depend to a large degree on the final, detailed design, but any alteration in effects would be relatively minor, and the overall effects on the wider landscape and on the AONB noted above would not change.

4.3 Effects During the Construction Period

4.3.1 The above assessment of effects has been of the completed development. There would also be additional effects during the construction stage, arising from the presence and movement of construction plant and the exposure of soil during earthworks, the presence of part-completed buildings and also because the proposed planting would not yet be in place. However, much of the construction activity would be well screened by the surrounding vegetation or already completed houses, and any additional effects would be for a limited duration only, and would (as for the longer term effects described above) be felt over a limited area. Effects for the existing properties to the south would be at a slightly higher level than for the completed development, as they would have short distance and largely unscreened views of construction activity.

4.4 Planning Policy and Guidance

4.4.1 Most of the planning policies set out in Section 2 seek as a minimum to prevent significant harm, and to provide enhancement where possible. It therefore follows that, if no significant harm would result from the proposed development, the development would not be in conflict with the policies. Relevant policies are considered below,

together with an analysis of whether or not the proposed development would be in conflict with them.

4.4.2 There would be partial conflict with those parts of the NPPF which seek to conserve and enhance the natural environment, as would be inevitable for development on any greenfield site. However, the harm would be minimised by the design of the development and by the landscape proposals, and the anticipated effects would reduce over time. There would be no conflict with paragraph 115 of the NPPF, as the landscape and scenic beauty of the AONB would not be harmed.

4.4.3 Similarly, there would be no conflict with Policies DS1 or GD1 of the Local Plan, as there would be no significant adverse effects on the AONB or the wider countryside, and also no conflict with Policies OSS1, OSS3, OSS4, RA2, RA3 or EN1 of the Core Strategy.

Core Strategy Evidence Base

4.4.4 While not policy as such, the findings of the above assessment are in accordance with RDC's Rural Settlements Study and SHLAA, both of which concluded that Flimwell in general, and the proposed site in particular, would be capable of accepting some limited development.

5 Summary and Conclusions

5.1 A site to the north of Wardsdown House, Union Street, Flimwell is proposed for residential development. The site lies within the administrative area of Rother District Council (RDC), who have identified it as being potentially suitable for this use.

5.2 This report provides information on the character and quality of the landscape of and around the site, and the likely landscape and visual effects which would result from development of the site for housing.

5.3 The site is not in agricultural use and comprises a series of small paddocks, enclosed against the existing edge of the settlement to the south and west by woodland. The site is on the northern slopes of the ridge along which the B2087 runs, and studies by RDC have identified the northern slopes as potentially more suitable for development than the more open slopes to the south. The site contains no visually significant vegetation other than a large walnut tree close to Wardsdown House, which would be retained.

5.4 The site lies within the High Weald AONB, which is nationally designated for its landscape quality and value, and which is in general highly sensitive to new built development. However, within that overall high quality and sensitivity, the site and immediately surrounding area have been assessed as of low to medium landscape quality and sensitivity, as the site is enclosed and largely inward looking, and elements of it are uncharacteristic of the AONB, give the site a slightly run down appearance, and make little positive contribution to local landscape quality.

5.5 The illustrative development proposals are for 23 new dwellings, a net gain of 21 with the proposed demolition of the semi-detached Wardsdown House. No significant or valuable landscape features would be lost, and the area to the north of the site, between it and the Ancient Woodland of Wardsdown Wood, would be planted and managed as an extension to the wood, for amenity and nature conservation benefit.

5.6 The development itself would not be unsightly or intrusive - houses are commonplace features of the urban fringe, and they would not appear out of place on completion of the development, in the context of the existing development immediately to the south and west and given the well-screened nature of the site. However, the site is in the countryside in planning terms and is presently undeveloped, so some in-principle adverse effects would result from its development, as would apply (to varying degrees) to the development of any greenfield site.

5.7 The degree of landscape change brought about by the development would be low, and landscape effects would be slight adverse at their greatest. This would be in the winter soon after completion, and effects in the summer would be at a lower level, as much of the existing screening vegetation is deciduous. It is also important to note that the area over which these effects would be experienced is limited to the area immediately surrounding the site - views from further afield are very restricted, and there would be no significant effects on the wider landscape of the AONB.

5.8 There would be some adverse visual effects for existing properties along Union Street to the south which have elevated views across the site, and to a lesser degree for other properties to the west. There would also be some low level adverse visual effects for users of the Public Rights of Way to the west. Any significant visual effects would be limited to a small area close to the existing village, and would be mostly from private rather than public viewpoints - a minor, incremental extension to the existing settlement, in a well screened location, would not amount to a significant effect on the overall perception or character of the AONB.

5.9 In policy terms, while there would be some inevitable, in-principle harm in respect of some general landscape protection policies, as would be the case for any proposed development of a greenfield site, that harm would be minimised by the nature and design of the proposed development and by the well-screened nature of the site, and would be at a low level.

5.10 The findings of this assessment are in accordance with RDC's Rural Settlements Study and SHLAA, both of which concluded that Flimwell in general, and the proposed site in particular, would be capable of accepting some limited development.

APPENDIX A METHODOLOGY

1 General

1.1 In landscape and visual assessments, a distinction is normally drawn between landscape effects (i.e. effects on the character or quality of the landscape, 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 residential properties, but also from public rights of way and other areas with public access). Thus, a development may have extensive landscape effects but few visual effects (if, for example, there are no properties or public viewpoints), or few landscape effects but significant 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).

1.2 The core methodology followed is that set out in the 'Guidelines for Landscape and Visual Impact Assessment', produced jointly by the Institute of Environmental Management and Assessment and the Landscape Institute ('the GLVIA', 1995, revised 2002 and 2013). The document 'Landscape Character Assessment, Guidance for England and Scotland, 2002' (The Countryside Agency and Scottish Natural Heritage) also stresses the need for a holistic assessment of landscape character, including physical, biological and social factors. This document notes that '*Landscape is about the relationship between people and place*.'

1.3 'Landscape' is defined in the European Landscape Convention as: '*Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*'.

1.4 The GLVIA guidance is on the principles and process of assessment, and stresses that the detailed approach adopted should be appropriate to the task in hand. It notes that professional judgement is at the core of LVIA, and that while some change can be quantified (for example the number of trees which may be lost), '*much of the assessment must rely on qualitative judgements*' (GLVIA, section 2.23), and the Landscape Institute's Technical Committee has advised that the 2013 revision of the GLVIA '*places greater emphasis on professional judgement and less emphasis on a formulaic approach*'. The judgements made as part of the assessment were based on the tables set out below.

1.5 Assessment of the baseline landscape was undertaken by means of a desk study of published information, including Ordnance Survey mapping and landscape character assessments at national, county and local scales, and also the High Weald AONB landscape assessment and Management Plan.

2 Methodology for this Assessment

2.1 For the purposes of this assessment, the guidance set out above was generally adhered to, with the following specific refinements:

1. Landscape and visual effects were assessed in terms of the magnitude of the change brought about by the development (also referred to in the GLVIA as the 'nature of the effect') and also

the sensitivity of the resource affected (also referred to in the GLVIA as the 'nature of the receptor'). There is some confusion in the guidance about the term 'impact'; the overall process is known as Landscape and Visual Impact Assessment, but what is actually assessed is more usually referred to as effects, and the GLVIA does also use the word 'impact' to mean the action being taken, or the magnitude of change. In order to avoid this source of confusion, this assessment does not use the word 'impact', but instead refers to the **magnitude of change** caused by the development, which results (in combination with the sensitivity of the resource affected) in landscape and visual **effects**.

2. Landscape and visual effects have been considered in terms of whether they are direct or indirect, short term/temporary or long term/permanent, and beneficial or adverse.

3. The **magnitude of change** will generally decrease with distance from its source, until a point is reached where there is no discernible change. It will also vary with factors such as the scale and nature of the proposed development, the proportion of the view that would be occupied by the development, whether the view is clear and open, or partial and/or filtered, the duration and nature of the change (e.g. temporary or permanent, intermittent or continuous etc), whether the view would focus on the proposed development or whether the development would be incidental in the view, and the nature of the existing view (e.g. whether it contains existing detracting or intrusive elements).

4. In terms of **sensitivity**, residential properties were taken to be of high sensitivity in general, although this can vary with the degree of openness of their view (see Table 7 below). Landscapes which carry a landscape 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 (see Table 4 below).

5. For both landscape and visual effects, the assessment is of the development **complete with the proposed mitigation measures**. Those measures are an integral part of the proposed development, and there has therefore been no assessment of a hypothetical, unmitigated development. However, as many of the mitigation measures involve planting, they will take time to become fully effective, and the assessment therefore makes due allowance for how effects may change over time. For the purposes of the assessment, a conservative estimate of likely future growth rates has been made, with the assumption that typical native species planting will have grown to a height of between 2 and 3m after 5 years (with stock planted as feathered or standard trees 4 to 6m in height), and 5 and 8m after 15 years (the precise height achieved in practice is likely to vary with size and species of planting stock, ground conditions, weather and maintenance inputs, but these heights have been observed to be achievable in most conditions).

LANDSCAPE EFFECTS

6. **Landscape change** was categorised as shown in Table 1 below, where each level (other than no change) can be either beneficial or adverse:

Table 1 ~ Magnitude of Landscape Change	
Category	**Definition**
No change	No loss or alteration of key landscape characteristics, features or elements.
Negligible	Very minor loss or alteration (or improvement, restoration or addition) to one or more key landscape characteristics, features or elements.
Low	Minor loss of or alteration (or improvement, restoration or addition) to one or more key landscape characteristics, features or elements.
Medium	Partial loss of or damage (or improvement, restoration or addition) to key characteristics, features or elements.
High	Total or widespread loss of, or severe damage (or major improvement, restoration or addition) to key characteristics, features or elements.

7. **Landscape quality** was judged on site by an experienced assessor, with reference to the criteria shown in Table 2 below. **Landscape condition** (i.e. the physical state of the landscape, including its intactness and the condition of individual landscape elements) can have a bearing on landscape quality, as indicated.

Table 2 ~ Criteria for Determining Landscape Quality	
Category	**Typical Criteria** [1]
Very high quality	National Park or Area of Outstanding Natural Beauty standard - the area will usually (though not necessarily, especially for small areas) be so designated. It is also possible that some parts of designated areas may be of locally lower quality, if affected by detractors. Will generally be a landscape in good condition, with intact and distinctive elements.
High quality	Attractive landscape, usually with a strong sense of place, varied topography and distinctive landscape or historic features, and few visual detractors. Will generally be a landscape in good condition, with intact and distinctive elements.
Medium quality	Pleasant landscape with few detractors but with no particularly distinctive qualities. Will generally be a landscape in medium condition, with some intact elements.
Low quality	Unattractive or degraded landscape, affected by visual detractors. Will generally be a landscape in poor condition, with few intact elements.

1. Note that the above criteria are indicators of the types of landscapes which may be judged to be of the given quality - they are not intended to be applied in full or literally in all cases.

8. The concept of **landscape value** was also considered. The GLVIA considers landscape value as a measure to be assessed in association with landscape character, 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. It is defined in the glossary of the GLVIA as:

'The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.'

Landscape value was judged on site by an experienced assessor, with reference to the criteria shown in Table 3 below.

Table 3 ~ Criteria for Determining Landscape Value

Category	Typical Criteria [1]
Very high value	Often very high quality landscapes, usually in good condition, with intact and distinctive elements. Will often (though not necessarily, especially for small areas) be a designated landscape with strong scenic qualities. May have significant recreational value at national or regional scale and include recognised and/or popular viewpoints. May also be a rare landscape type, or one with strong wildlife, cultural or other interests or connections.
High value	Often high quality landscapes, usually in good condition, with some intact and distinctive elements. Will sometimes be a designated landscape with strong scenic qualities. May have significant recreational value at a local scale and include some recognised and/or popular viewpoints. May be a rare landscape type, or one with some wildlife, cultural or other interests or connections.
Medium value	Often pleasant, medium quality landscapes, usually in reasonable condition, with some intact or distinctive elements. Unlikely to be a designated landscape, but may have some localised scenic qualities. May have some recreational value at a local scale or include some local viewpoints. May have some wildlife, cultural or other interests or connections.
Low value	Likely to be a lower quality landscape, usually in poor condition, with few intact or distinctive elements. Likely to have limited recreational value at a local scale with no significant viewpoints. Few if any wildlife, cultural or other interests or connections.

1. Note that the above criteria are indicators of the types of landscapes which may be judged to be of the given value - they are not intended to be applied in full or literally in all cases.

9. **Landscape sensitivity** relates to the ability of the landscape to accommodate change of the type and scale proposed without adverse effects on its character (i.e. its susceptibility to change), and also to the value of the landscape concerned. As noted in the GLVIA (section 5.39), sensitivity is '*specific to the particular project or development that is being proposed and to the location in question*'.

10. A landscape of high sensitivity will tend be one with a low ability to accommodate change and a high value, and vice versa. Landscape sensitivity was judged according to the criteria set out in Table 4 below, taking into account factors such as the presence or absence of designations for quality and the nature of the proposed change.

Table 4 ~ Criteria for Determining Landscape Sensitivity	
Sensitivity	**Typical Criteria**
Very High	A landscape with a very low ability to accommodate change because such change would lead to a significant loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would be discordant and prominent. Will normally occur in a landscape of very high or high quality or value.
High	A landscape with limited ability to accommodate change because such change would lead to some loss of valuable features or elements, resulting in a significant loss of character and quality. Development of the type proposed would be discordant and visible. Will normally occur in a landscape of high quality or value, but can also occur where the landscape is of lower quality but where the type of development proposed would be significantly out of character.
Medium	A landscape with reasonable ability to accommodate change. Change would lead to a limited loss of some features or elements, resulting in some loss of character and quality. Development of the type proposed would be visible but would not be especially discordant. Will normally occur in a landscape of medium quality or value, a low quality/value landscape which is particularly sensitive to the type of change proposed, or a high quality/value landscape which is well suited to accommodate change of the type proposed.
Low	A landscape with good ability to accommodate change. Change would not lead to a significant loss of features or elements, and there would be no significant loss of character or quality. Development of the type proposed would not be readily be visible or would not be discordant. Will normally occur in a landscape of low quality or value.

11. **Landscape effects** were determined according to the interaction between magnitude of change and sensitivity, as summarised in Table 5 below. As noted in the GLVIA (section 5.55):

'… *susceptibility to change and value can be combined into an assessment of sensitivity for each receptor, and size/scale, geographical extent and duration and reversibility can be combined into an assessment of magnitude for each effect* [i.e. magnitude of change]. *Magnitude and sensitivity can then be combined to assess overall significance*.'

Table 5 ~ Significance Criteria for Landscape Effects	
Significance	**Typical Criteria**[1]
Neutral	The proposals: • complement the scale, landform and pattern of the landscape • incorporate measures for mitigation to ensure that the scheme will blend in well with the surrounding landscape • avoid being visually intrusive and adverse effects on the current level of tranquillity of the landscape • maintain existing landscape character in an area which is not a designated landscape nor vulnerable to change.
Negligible	The proposals: • generally fit the landform and scale of the landscape • have limited effects on views • can be mitigated to a reasonable extent • avoid effects on designated landscapes.
Slight Adverse	The proposals: • do not quite fit the landform and scale of the landscape • will impact on certain views into and across the area • cannot be completely mitigated because of the nature of the proposal or the character of the landscape • affect an area of recognised landscape quality or value • would lead to minor loss of or alteration to existing landscape features or elements, or introduce some minor new uncharacteristic elements.
Moderate Adverse	The proposals are: • out of scale or at odds with the landscape • are visually intrusive and will adversely impact on the landscape • not possible to fully mitigate • will have an adverse impact on a landscape of recognised quality or value, or on vulnerable and important characteristic features or elements • would lead to loss of or alteration to existing landscape features or elements, or introduce some new uncharacteristic elements.
High Adverse	The proposals are damaging to the landscape in that they: • are at variance with the landform, scale and pattern of the landscape • are visually intrusive and would disrupt important views • are likely to degrade or diminish the integrity of a range of characteristic features and elements and their setting • will be damaging to a high quality or value, or highly vulnerable landscape • cannot be adequately mitigated • would lead to significant loss of or alteration to existing landscape features or elements, or introduce some significant new uncharacteristic elements.
Major Adverse	The proposals are very damaging to the landscape in that they: • are at considerable variance with the landform, scale and pattern of the landscape • are visually intrusive and would disrupt fine and valued views • are likely to degrade, diminish or even destroy the integrity of a range of characteristic features and elements and their setting • will be substantially damaging to a high quality or value, or highly vulnerable landscape • cannot be adequately mitigated • would lead to extensive loss of or alteration to existing landscape features or elements, or introduce some dominant new uncharacteristic elements.

1. Note that the above criteria are indicators of the types of situation in which landscape effects of the given level of significance may be expected - they are not intended to be definitions to be applied in full or literally in all cases.

Table 5 ~ Significance Criteria for Landscape Effects (continued)	
Significance	**Typical Criteria[1]**
Slight Beneficial	The proposals: • fit the landform and scale of the landscape • will improve certain views into and across the area to a limited extent • can be effectively mitigated • remove small scale unattractive or discordant features • benefit an area of recognised landscape quality or value • would introduce some minor new or restored positive and characteristic elements.
Moderate Beneficial	The proposals: • fit the landform and scale of the landscape • will improve certain views into and across the area • can be effectively mitigated • remove significant unattractive or discordant features • benefit a landscape of recognised quality or value, or enhance vulnerable and important characteristic features or elements • would introduce some new or restored positive and characteristic elements.
High Beneficial	The proposals provide significant benefit to the landscape in that they: • are in accord with the landform, scale and pattern of the landscape • will improve important views • are likely to enhance a range of characteristic features and elements and their setting • will lead to improvement to a high quality or value, or highly vulnerable landscape • need no significant mitigation • would introduce some significant new or restored positive and characteristic elements.
Major Beneficial	The proposals provide very significant benefit to the landscape in that they: • are in accord with the landform, scale and pattern of the landscape • will improve expansive and/or fine and valued views • are likely to significantly enhance a range of characteristic features and elements and their setting • will lead to substantial improvement to a high quality or value, or highly vulnerable landscape • need no mitigation • would introduce some extensive or highly significant new or restored positive and characteristic elements.

1. Note that the above criteria are indicators of the types of situation in which landscape effects of the given level of significance may be expected - they are not intended to be definitions to be applied in full or literally in all cases.

VISUAL EFFECTS

12. For **visual** effects, the GLVIA (in section 2.20) differentiates between effects on specific views and effects on '*the general visual amenity enjoyed by people*', which it defines as:

    '*The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area*.'

    There is obviously some overlap between the two, with **visual amenity** largely being an amalgamation of a series of views. This assessment therefore considers effects on specific views, but then also goes on to consider the extent to which effects on those views may affect general visual amenity, taking into account considerations such as the number of views within which the development may be present, the magnitude of change to those views, the discordance of the development, the relative importance of those views, and also the number and importance of other views in which the development is not present.

13. In describing the nature and content of a view, the following terms may be used:

    - No view - no views of the site or development.
    - Glimpse - a limited view in which the site or development forms a small part only of the overall view.
    - Partial - a clear view of part of the site or development only.
    - Oblique - a view (usually through a window from within a property) at an angle, rather than in the direct line of sight out of the window.
    - Fleeting - a transient view, usually obtained when moving, along a public right of way or transport corridor.
    - Filtered - views of the site or development which are partially screened, usually by intervening vegetation, noting the degree of screening/filtering may change with the seasons.
    - Open - a clear, unobstructed view of the site or development.

14. For the purpose of the assessment visual change was categorised as shown in Table 6 below, where each level (other than no change) can be either beneficial or adverse:

Table 6 ~ Magnitude of Visual Change	
Category	**Definition**
No change	No discernible change.
Negligible	The development would be discernible but of no real significance - the character of the view would not materially change. The development may be present in the view, but not discordant.
Low	The development would cause a perceptible deterioration (or improvement) in existing views. The development would be discordant (or would add a positive element to the view), but not to a significant extent.
Medium	The development would cause an obvious deterioration (or improvement) in existing views. The development would be an obvious discordant (or positive) feature of the view, and/or would occupy a significant proportion of the view.
High	The development would cause a dominant deterioration (or improvement) in existing views. The development would be a dominant discordant (or positive) feature of the view, and/or would occupy the majority of the view.

15. **Sensitivity** was also taken into account in the assessment, such that a given magnitude of change would create a larger visual effect on a sensitive receptor than on one of lesser sensitivity (see Table 7 below).

Table 7 ~ Criteria[1] for Determining Visual Sensitivity	
Sensitivity	**Typical Criteria**
High	Residential properties[2] 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 in use during the day[3]. Users of Public Rights of Way with predominantly open views in sensitive or unspoilt areas. Non-motorised users of minor or unclassified roads in the countryside. Visitors to heritage assets where views of the surroundings are an important contributor to the experience, or visitors to recognised viewpoints or beauty spots. 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.
Medium	Residential properties[2] with views from windows, garden or curtilage. Views will normally be from first floor windows only[3], or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation. Users of Public Rights of Way with restricted views, in less sensitive areas or where there are significant existing intrusive features. Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view. Schools and other institutional buildings, and their outdoor areas. Motorised users of minor or unclassified roads in the countryside.
Low	People in their place of work. Users of main roads or passengers in public transport on main routes. Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is incidental to the view.

1. Note that the above criteria are indicators of the types of situation in which visual sensitivity of the given level may be expected - they are not intended to be definitions to be applied literally in all cases.
2. There is some discussion in the GLVIA as to whether private views from residential properties should be included within an LVIA, as they are a private (rather than a public) interest, but they have been included in this assessment on the basis that they are likely to matter most to local people. The appropriate weight to be applied to such views can then be determined by the decision maker.
3. When (as is usually the case) there has been no access into properties to be assessed, the assumption is made that ground floor windows are to habitable rooms in use during the day such as kitchens/dining rooms/living rooms, and that first floor rooms are bedrooms.

16. **Visual effects** were then determined according to the interaction between change and sensitivity (see Table 8 below), where effects can be either beneficial or adverse. Where the views are from a residential property, the receptor is assumed to be of high sensitivity unless otherwise stated.

Table 8 ~ Significance Criteria for Visual Effects	
Significance	**Typical Criteria**[1]
Neutral	No change in the view.
Negligible	The proposals would not significantly change the view but would still be discernible.
Slight	The proposals would cause limited deterioration (or improvement) in a view from a receptor of medium sensitivity, but would still be a noticeable element within the view, or greater deterioration (or improvement) in a view from a receptor of low sensitivity.
Moderate	The proposals would cause some deterioration (or improvement) in a view from a sensitive receptor, or less deterioration (or improvement) in a view from a more sensitive receptor, and would be a readily discernible element in the view.
High	The proposals would cause significant deterioration (or improvement) in a view from a sensitive receptor, or less deterioration (or improvement) in a view from a more sensitive receptor, and would be an obvious element in the view.
Major	The proposals would cause a high degree of change in a view from a highly sensitive receptor, and would constitute a dominant element in the view.

1. Note that the above criteria are indicators of the types of situation in which visual effects of the given level of significance may be expected - they are not intended to be definitions to be applied literally in all cases.

17. **Photographs** were taken with a digital camera with a lens that approximates to 50mm. This is similar to a normal human field of view, though this field of view is extended where a number of separate images are joined together as a panorama. All photographs were taken in February 2016, and visibility during the site visit was moderate (by definitions set out on the Met Office website, i.e. visibility was between 4 and 10km, though in most cases the views were relatively short distance and distant visibility was not an issue).

18. A useful concept in considering the potential visual effects of a development is that of the **visual envelope** (or zone of visual influence, ZVI). This is the area from within which the development would be visible. Any significant visual effects will therefore be contained within this area, and land falling outside it need not be considered in terms of visual effects. The area from within which the various elements of the proposed development would be visible has therefore been estimated using the manual approach set out in the GLVIA (section 6.7), with map interpretation, rough cross sections where required, site observation using an eye height of 1.7m and visualisation of the potential visibility of the proposed development. The boundary shown for the visual envelope is an estimate - it is not a firm or absolute boundary, and should be taken as an indication of the area from within which views of the development are likely to be possible. In some cases, some limited views of parts of the new development may be obtained from areas outside the identified visual envelope, from more distant properties or from elevated, distant vantage points, above intervening vegetation or other screening features, and such views are referred to where appropriate in the assessment.

APPENDIX B OUTLINE DEVELOPMENT PROPOSALS



Schedule of Accommodation		
Plot No	Area m²	Bedrooms
1	120	3
2	200*	4
3	120	3
4	120	3
5	200*	4
6	120	3
7	120	3
8	250*	5
9	250*	5
10	200*	4
11	120	3
12	140**	4
13	120	3
14	120	3
15	76	2
16	76	2
17	76	2
18	76	2
19	76	2
20	84	3
21	84	3
22	84	3
23	84	3

PLEASE NOTE

FOR CONSTRUCTION PURPOSES USE ONLY FIGURED DIMENSIONS. THIS DRAWING MUST ALWAYS BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DETAILS. ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO COMMENCEMENT. PLEASE REPORT ANY DISCREPANCY TO THE ARCHITECT OR CONTRACT ADMINISTRATOR

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Revisions

P2	19.12.14	Schedule of accommodation added

1:500

0 5 10 20 30 40 50M

Drawing: Site Plan as Proposed	Date: Sept 14
Project/Client: Land to rear Wardsdown House, Flimwell Denbigh Properties Ltd	Scale @ A1: NTS
Job reference: 1726	Drawing number: 006
Revision: P2	Purpose of Issue: Approval

HMY

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