

# Landscape and Visual Impact Assessment

November 2025

**Land West of Bines Road,  
Partridge Green**

Prepared by  
CSA Environmental

On behalf of:  
Croudace Homes Ltd

Report No: CSA/5573/04

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<b>CONTENTS</b>	<b>Page</b>
<b>1.0 Introduction</b>	<b>2</b>
<b>2.0 Landscape Policy Context</b>	<b>4</b>
<b>3.0 Site Context</b>	<b>9</b>
<b>4.0 Site Description and Visibility</b>	<b>15</b>
<b>5.0 Suitability of the Site to Accommodate Development</b>	<b>20</b>
<b>6.0 Conclusion</b>	<b>25</b>

## **Appendices**

Appendix A: Site Location Plan

Appendix B: Aerial Photograph

Appendix C: Photosheets

Appendix D: Designations and Local Policy Plan

Appendix E: National Landscape Policy Context

Appendix F: Landscape Strategy Plan

Appendix G: Photomontages

Appendix H: Extract from Horsham District Landscape Capacity Assessment

Appendix I: Methodology and Summary Landscape and Visual Effects

## 1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Croudace Homes Ltd to undertake a landscape and visual impact assessment of the Land West of Bines Road, Partridge Green ('the Site'). The proposal is for a residential development of 101 dwellings with associated infrastructure and public open space.
- 1.2 The Site lies within the administrative area of Horsham District Council. The location and extent of the Site and the area under the Applicant's control are shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.3 The Site was the subject of a previous planning application for the same scheme (Planning Ref: DC/24/1699). This scheme was refused planning approval in August 2025. Whilst Officer's acknowledged the significant benefits of the proposal in light of the significant short fall in housing land supply within the district, these were not outweighed by the adverse impact of the proposal on protected habitats due to the lack of a clear water neutrality strategy. Since then, the Natural England Position Statement on water neutrality in Horsham has been withdrawn and this no longer presents an impediment to development at the Site.
- 1.4 The previous proposal was iteratively refined in response to feedback received in a number of pre-application enquiries. The feedback noted that the Site *'is not considered a "valued landscape" in the context of paragraph 174a [sic, now para 187] of the NPPF'*. The feedback also stated that Local Landscape Character Area PG4 identified in the Horsham District Landscape Capacity Assessment (which includes the Site) has *'low-moderate capacity for small scale housing development'*. However, the feedback acknowledged that within the character area *'the larger open fields within the south of the area would be more visually sensitive'*. The pre-application response stated the following:  
  
*'Following from the assessment presented in the Landscape Capacity Study (2021), it is the Council's view that in landscape terms, some limited development within the pre-app site could be supported by Officers provided it was small in scale and confined to the north-eastern section of the site. Officers are not of the view that the full extent of the site can be developed, particularly the southern and westernmost parcels which (as identified in the Landscape Capacity Assessment) are more visually sensitive.'*
- 1.5 As a result of the Council's advice, development was only proposed for the most north-easterly portion of the land parcel alongside Bines Road

and a more fluid and organic layout of buildings proposed. The Officer's delegated report concluded:

*'In addressing the planning balance, officers advise that the submitted details demonstrate that the development of this site would be capable of integrating robust and defensible landscape buffers and boundaries, thereby reducing the degree of landscape harm with generous landscape edges to the site, thereby retaining the existing field boundaries and not undermining its relationship with the adjoining landscape and existing settlement edge.'*

- 1.6 This landscape and visual impact assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

### **Methodology**

- 1.7 This assessment is based on site visits undertaken by a suitably qualified and experienced Landscape Architect in January and April 2024. The weather conditions during one visit were slightly overcast but with good visibility but for the other they were sunny with very good visibility.
- 1.8 In landscape and visual impact assessments, a distinction is 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 from public vantage points, including public rights of way and other areas with general public access, as well as effects from residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix I**.
- 1.9 Photographs and photomontages contained within this document (**Appendix C and G**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama. The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19, as set out in the Methodology in **Appendix I**.

## 2.0 LANDSCAPE POLICY CONTEXT

### National Planning Context

- 2.1 National planning policy is set out in the National Planning Policy Framework ('NPPF'). Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'
- 2.2 The Planning Practice Guidance ('PPG') adds further context to the policies contained in the NPPF. The guidance as relevant to this assessment covers landscape and the natural environment, and the design of new developments.
- 2.1 The National Design Guide (2019) has been produced as part of the PPG. It provides guidance to '*... illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice.*' The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.
- 2.2 Those sections of the NPPF and PPG relevant to this assessment are summarised in **Appendix E**.

### Local Policy Context

- 2.3 Planning policy for Horsham District is set out in The Horsham District Planning Framework 2015. Horsham District is also in the process of producing a new local plan. The Horsham District Local Plan 2023 – 2040: Regulation 19 Proposed Submission was formally submitted to the Planning Inspectorate on Friday 26 July 2024 and is currently at examination.

#### Horsham District Planning Framework: November 2015

- 2.4 Policies within the Horsham District Planning Framework which are relevant to the Site and the landscape include:
- **Policy 15: Housing Provision** states that provision is made for the development of at least 16,000 homes and associated infrastructure

within the period of 2011-2031, at an average of 800 homes per annum, with at least 1500 homes throughout the district in accordance with the settlement hierarchy allocated through Neighbourhood Planning.

- **Policy 16: Meeting Local Housing Needs** encourages development to provide a mix of housing sizes, types and tenures to meet the needs of the district's communities as evidenced in the latest Strategic Housing Market Assessment.
- **Policy 25: The Natural Environmental and Landscape Character** states that new development will protect, conserve and enhance the landscape and townscape character, maintain and enhance the Green Infrastructure Network and the existing network of geological sites and biodiversity. Proposed developments are expected to conserve and where possible enhance, the setting of the South Downs National Park.
- **Policy 26: Countryside Protection** states that the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Where deemed appropriate, development proposals must be of a scale appropriate to its countryside character and location, and protect/conserve/enhance the key features and characteristics of the landscape character area, including landform, development pattern and pattern of woodland, fields, hedgerows, trees, waterbodies and other features.
- **Policy 30: Protected Landscapes** states that proposals should have regard to the setting of protected landscapes including the South Downs National Park. The Site lies approximately 5.7km from the South Downs National Park at its nearest point.
- **Policy 31: Green Infrastructure and Biodiversity** seeks to maintain and enhance the existing network of green infrastructure, to contribute to the enhancement of existing biodiversity, and to create and manage new habitats where appropriate.
- **Policy 32: The Quality of New Development** identifies that high quality and inclusive design for all development in the district will be required. Development will be expected to provide an attractive, functional, accessible, safe and adaptable environment, to complement locally distinctive character and heritage, and to secure a framework of high-quality open spaces which meets the identified needs of the community.
- **Policy 33: Development Principles** states that development shall be required to make efficient use of land and avoid unacceptable harm

to the amenity of occupiers/users of nearby property and land. The policy requires proposed developments to be locally distinctive in character, with respect to the surrounding area including its overall setting, townscape features, view and green corridors. The policy also requires development to incorporate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities.

- **Policy 34: Cultural and Heritage Assets** states that development will be required to reinforce the special character of the district's historic environment through appropriate siting, scale, form and design, amongst other things.

Horsham District Local Plan 2023 – 40 Regulation 19: January 2024

2.5 The draft local plan sets out a number of spatial objectives for the vision of Horsham District. The following are of particular relevance to the Site:

- **Objective 3** encourages developments to identify and preserve the unique landscape character and the contribution that this makes to the setting of rural villages and towns and ensure that new development minimises the impact on the countryside.
- **Objective 6** aims to safeguard and enhance the character and built heritage of the district's settlements and ensure that the distinct character of settlements is retained and enhanced, and that amenity is protected.

2.6 The following policies are of particular relevance to the Site:

- **Strategic Policy 13: The Natural Environment and Landscape Character** requires proposals to protect, conserve and enhance the landscape and townscape character, taking into account features / areas identified as being of landscape importance and the individual settlement characteristics, and maintain settlement separation. It further requires that they maintain and enhance the Green Infrastructure Network and local / national Nature Recovery Network and, where practicable, help to address any identified needs and deficiencies. The Site is part of an area that has been identified as having 'very high potential' for biodiversity improvement as part of the Nature Recovery Network.
- **Strategic Policy 14: Countryside Protection** requires that outside the built-up area boundaries and secondary settlements, the rural character and undeveloped nature of the countryside be protected against inappropriate development. Any proposal must be essential to its countryside location and meet one of certain criteria including providing for quiet informal recreational use, or enabling the



sustainable development of rural areas. Furthermore, proposals must be integrated within the landscape and be of a scale appropriate to their countryside character. Characteristics to be considered include: development pattern of the area; the pattern of woodlands, fields, hedgerows, trees and waterbodies; the landform; and the protection of dark skies.

- **Strategic Policy 16: Protected Landscapes** requires, amongst other matters, that proposals within land that contributes to the setting of the South Downs National Park should be consistent with National Park purposes and have regards to the South Downs Local Plan and the South Downs Integrated Landscape Character Assessment.
- **Strategic Policy 17: Green Infrastructure and Biodiversity** indicates that development should, amongst others, maintain and enhance the existing network of green infrastructure and contribute to delivery of the Nature Recovery Network. Proposals will be expected to retain and enhance existing priority habitats and trees.
- **Strategic Policy 19: Development Quality** requires, amongst other matters, that proposals complement and respond to local distinctive character and heritage; that they contribute to a sense of place; and that they contribute to and enhance green infrastructure.
- **Strategic Policy 20: Development Principles** requires, amongst other matters, that proposals prioritise the use of previously developed land; that the scale, massing and appearance relates sympathetically with built surroundings, landscape, open space and routes; that proposals respect and respond to the character of the surrounding area.
- **Strategic Policy 21: Heritage Assets and Managing Change in the Historic Environment** indicates that proposals should make a positive contribution to the character and distinctiveness of the area; and that they should preserve and ensure clear legibility of locally distinctive vernacular building forms.
- **Strategic Policy HA12: Partridge Green Housing Allocations** identifies three housing sites at the northern edge of the village as locations for at least 255 new homes. The Site is not included as a housing allocation.

#### Horsham District Regulation 19 Site Assessment Report

- 2.7 The Site was assessed as potential allocation site SA891 in the Site Assessment Report. The report notes that the Site and its surroundings are relatively flat, rural in character and include several mature Oak trees demarcating historic field boundaries. It observes that the Site does not have any formal landscape designations and is not considered a

'valued landscape' in the sense of the NPPF. The report notes that the Landscape Capacity Study (2021) assesses the area the Site lies in as having low-moderate capacity for small-scale residential development.

### **West Grinstead Neighbourhood Plan**

2.8 The Site lies within the area covered by the West Grinstead Parish Neighbourhood Plan – Referendum Plan, which was formally 'made' on 23<sup>rd</sup> June 2021.

2.9 The Neighbourhood Plan vision is as follows:

*'To ensure that the distinctive characteristics of the Parish, including its sense of community, rural feel, historic buildings and the relationship with the surrounding countryside are protected and enhanced, whilst recognising that change is inevitable and can be desirable when there is positive planning to support sustainable development.'*

2.10 **Policy 1: Local Gap** aims to maintain the openness and break between the settlements of Partridge Green, Jolesfield and Littleworth. The policy covers the land to the north of Partridge Green.

2.11 **Policy 4: Green infrastructure: Existing Trees, Hedgerows, Habitats and Wildlife** seeks to promote the use of traditional native species in landscaping, hedges, and landscape buffers. Proposed developments are expected to conserve and enhance wildlife habitats including grassland and woodlands, and provide a net increase in biodiversity.

## 3.0 SITE CONTEXT

### Site Context

- 3.1 The Site occupies part of a large rectangular arable field and extends to 6.3ha. It lies on the south-western edge of the village of Partridge Green. A small group of houses lies indented into the south-eastern corner of the Site, including the Grade II listed building "Crouchers". Across Bines Road B2135 from the Site is the commercial townscape of Star Road Trading Estate around the site of the goods yard of the former railway station. A short stretch of linear development runs south from the trading estate.
- 3.2 North of the Site are a number of larger dwellings standing in substantial grounds. A little to the south of the Site separated by another arable field lies an area of larger houses and farmsteads, including the Grade II Listed Building Moat Farmhouse. To the east of the Site is a large modern agricultural building then fields running down to the River Adur.
- 3.3 The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A** and **B**, and on the photographs contained within **Appendix C**.

### National Landscape Character

- 3.4 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site is located within the southern part of NCA 121 Low Weald.
- 3.5 NCA 121 Low Weald is described as a broad, low-lying, gently undulating clay vale. It is predominantly an agricultural landscape supporting mainly pastoral farming with horticulture and some arable farming associated with lighter soils on higher ground. Field boundaries of hedgerows and shaws enclose small, irregular fields. Small towns and villages are scattered among areas of woodland, grassland and hedgerows. Significant historic houses are often in parkland or other designed landscapes. The Low Weald boasts an intricate mix of woodland including extensive broadleaved oak over hazel and hornbeam coppice, shaws, and tree groups, and lines of riparian trees along watercourses. There are many small rivers, streams and watercourses with associated water meadows and wet woodland.

## Regional Landscape Character

### Landscape Character Assessment of West Sussex (2003)

- 3.6 West Sussex County Council have produced the Landscape Character Assessment of West Sussex (relevant extract contained in **Appendix H**). This identifies 42 character areas and provides land management guidance for each one. The Site lies at the south western edge of LW10: Eastern Low Weald Character area, which includes the settlement at Partridge Green. A short distance south and east of the Site is LW9: Upper Adur Valley which comprises the river valley.
- 3.7 The key characteristics of the Eastern Low Weald character area include:
- *'Gently undulating low ridges and clay vales.*
  - *Views dominated by the steep downland scarp to the south and the High Weald fringes to the north.*
  - *Arable and pastoral rural landscape, a mosaic of small and larger fields, scattered woodlands, shaws and hedgerows with hedgerow trees.*
  - *Quieter and more secluded, confined rural landscape to the west, much more development to the east, centred on Burgess Hill.*
  - *Biodiversity in woodland, meadowland, ponds and wetland.*
  - *Historic village of Cowfold and suburban village development at Partridge Green, Shermanbury and Sayers Common.*
  - *Mix of farmsteads and hamlets favouring ridgeline locations, strung out along lanes.*
  - *A modest spread of designed landscapes.*
  - *Crossed by north-south roads with a rectilinear network of narrow rural lanes.*
  - *Varied traditional rural buildings built with diverse materials including timber-framing, weatherboarding, Horsham Stone roofing and varieties of local brick and tile-hanging.'*
- 3.8 Landscape and visual sensitivities identified for the character area include:
- *'High level of perceived naturalness and a rural quality in the*

*quieter, rural landscape to the west of the A23 Trunk Road.*

- *Woodland cover and the mosaic of shaws and hedgerows contribute strongly to the essence of the landscape.*
- *Pockets of rich biodiversity are vulnerable to loss and change.*
- *Parts of the area are highly exposed to views from the downs with a consequently high sensitivity to the impact of new development and the cumulative visual impact of buildings and other structures.'*

3.9 Land management guidelines for the character area aim to 'Conserve and enhance the quiet, rural qualities of the western part of the area, encourage landscape restoration and woodland management, and ensure that new development is well-integrated within the landscape.'. The following guidelines are relevant to this assessment:

- *Maintain and restore the historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields.*
- *Plan for long-term woodland regeneration, the planting of new small and medium-sized broad-leaved farm woodlands;*
- *Promote the creation of arable field margins and corners including alongside the sides of streams.*
- *Minimise impact on views from the downs and ensure development is integrated within the landscape.*
- *Where appropriate, increase tree cover in and around villages, and on the rural urban fringe of suburban areas, including along the approach roads to settlements.*
- *Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees.*
- *Protect the character of rural lanes and manage road verges to enhance their nature conservation value.*
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.*

- 3.10 Our own assessment of the Site found that it exhibits similar characteristics. Specifically, it is a quiet rural landscape of arable fields with views of the steep downland scarp to the south.

### **District / Local Landscape Character**

#### Horsham District Landscape Character Assessment 2003

- 3.11 Using the Landscape Character Types identified, thirty-two distinctive Landscape Character Areas ('LCA') are further identified, with a recognisable pattern of landscape characteristics both physical and experiential. The Site is identified as lying within LCA J3 – Cowfold & Shermanbury Farmlands within the study.
- 3.12 This gently undulating area of low ridges and valleys lies over the Weald Clay and the southern edge of the Tunbridge Wells sands. It has both small scale intricate field patterns of pasture and some larger scale arable fields. Scattered woodlands and hedgerows have been lost. Despite localised visual intrusion from pylons and some urban development on the A283, the area generally has an undeveloped rural character.
- 3.13 The key characteristics of the LCA of relevance to the Site include:
- *'Gently undulating low ridges and valleys;*
  - *Scattered small woodlands;*
  - *Small and medium size pasture fields and some larger arable fields.*
  - *Mostly small-scale intricate landscape. Localised areas with more open character;*
  - *Field ponds;*
  - *Small farmsteads and cottages dispersed along lanes and tracks;*
  - *The historic village of Cowfold and more suburban development at Partridge Green and Shermanbury;*
  - *Local building materials of half-timber, brick, tile, Horsham stone and weatherboarding'*
- 3.14 Sensitivity to change overall is moderate reflecting the moderate to high intervisibility of the area and moderate intrinsic landscape qualities. Key sensitivities are:
- *Large scale farm buildings;*
  - *Suburbanisation on main road routes;*

- *Introduction of telecommunication masts on the low ridges*

3.15 Our own assessment of the Site found that it exhibits similar characteristics. Specifically, it is part of a larger arable field with a localised open character. There is some suburban influence from the village of Partridge Green.

#### Horsham Landscape Capacity Assessment 2021

3.16 This follows a similar methodology to the earlier Landscape Capacity Assessment 2014 and is taken to supersede it. The Site lies within Local Landscape Character Area ('LLCA') PG4. Identified landscape character sensitivities of the area that are relevant to the Site include:

- *'Gently undulating landform;*
- *Variable field pattern;*
- *Small copses and woodland;*
- *Some historic cottages and scattered suburban houses;*
- *Mostly rural character'*

3.17 The Site is consistent with these characteristics being part of a gently undulating larger field of rural character amongst small and medium fields, copses, historic cottages and suburban housing. The capacity assessment indicates the area has low-moderate visual sensitivity due to screening from trees and woodland and moderate landscape value. The Site is better screened than LLCA PG4 generally, particularly with regard to views from the Site of countryside to the west.

3.18 Identified features of landscape value for the area are:

- *'Ecological interest of species rich hedgerows and small woodlands*
- *Moderate tranquillity due to lack of road noise except close to the B2135*
- *Important amenity value provided by the Downs Link long distance footpath'*

3.19 The capacity assessment comments that development in the west of the area would create the appearance of incursion into the countryside and that the larger fields to the south would be more visually sensitive. It concludes that the area has low-moderate capacity for small-scale (up to 60 dwellings) housing developments but no-low capacity for medium-scale housing developments.

### **Statutory and Non-Statutory Designations**

- 3.20 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Policy Map (adopted 2015) indicates that the Site is not covered by any statutory or non-statutory designations for landscape character or quality. The Site is classified as lying outside the built-up area boundary. Please refer to Designations and Local Policy Plan in **Appendix D**.

### **Conservation Area and Listed Buildings**

- 3.21 There are no heritage assets located within the Site. Three Grade II Listed Buildings lie adjacent to the south-east corner of the Site, one "Crouchers" lies immediately adjacent to the Site boundary. The Grade II Listed Building Moat Farmhouse is located to the south of the Site. There are several listed buildings situated to the east of Bines Road.
- 3.22 The Site does not lie within or adjacent to a Conservation Area. The West Grinstead Conservation Area lies approximately 2.4km to the north east of the Site. The Henfield Conservation Area is situated approximately 3.6km to the south east of the Site. Neither Conservation Area has intervisibility with the Site. For the details of the location of heritage assets please refer to **Appendix D**.
- 3.23 There are numerous places in the vicinity of the Site where the Scheduled Monument of Chanctonbury Ring can be seen approximately 8km to the south west. This includes parts of the north-east corner of the Site itself. Chanctonbury Ring cannot readily be seen from Bines Road.

### **Public Rights of Way**

- 3.24 There are no public rights of way crossing the Site. Within the immediate context of the Site, Public Right of Way 1864 Bridleway runs east - west to the north of the Site. Public Footpath 2371 extends north – south approximately 150m to the west of Site boundary. Public Footpath 2373 crosses the residential settlement of Partridge Green, located to the east of the Site. Public Rights of Way within the wider context of the Site are shown on the OS mapping, on the Site Location Plan at **Appendix A**.

### **Tree Preservation Orders**

- 3.25 There are no trees on the Site covered by a Tree Preservation Order ('TPO'). This was confirmed by correspondence received from Horsham District Council on 20<sup>th</sup> February 2024.



## 4.0 SITE DESCRIPTION AND VISIBILITY

### Site Description

- 4.1 The Site occupies the eastern two thirds of a field, south of Lock Lane Bridleway 1864 and west of Bines Road B2135. It is crossed north-south roughly through its middle by a tree belt. There is also a tree belt along the Site's western boundary. These tree belts demarcate historic field boundaries.
- 4.2 A drainage ditch and low scrub run along the Site's southern boundary. The northern and western boundaries of the Site are demarcated by hedgerows. The western boundary contains a few hedgerow trees whereas, at the time of the site visit, the northern boundary was close cut. Towards the north-west corner of the Site the ground falls to around 0.5m lower on Lock Lane Bridleway 1864 to the north than on the Site. Right in the corner of Lock Lane Bridleway 1864 and Bines Road B2135 is a small triangle of trees and scrub which lies outside the Site boundary. Footpath 2372 runs north-south about 150m west of the Site.
- 4.3 The remainder of the arable field to the west of the Site and the arable field immediately to the south of the Site are also under the applicant's control but are not proposed for built development.
- 4.4 The Site and its immediate context are illustrated on the Aerial Photograph in **Appendix B** and on the photographs contained within **Appendix C**.

### Topography

- 4.5 The Site lies on a flat area of land about 5m Above Ordnance Datum ('AOD') just above the highest part of the tidal range of the River Adur. There are small pockets of higher ground to the south around Moat Farm and Pinlands Farm. The ground rises gently to the north and also on the other side of the River Adur to the south.
- 4.6 Approximately 8km south of the Site a range of chalk hills, the South Downs run east-west across the countryside at elevations exceeding 200m AOD in places. Chanctonbury Ring scheduled monument stands on the northern edge of the Downs to the west of the River Adur and is visible on the skyline from many parts of the countryside to the north.

### Visibility

- 4.7 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Location Plan and Aerial

Photograph contained in **Appendices A and B** and on the photographs in **Appendix C**.

- 4.8 From our assessment, the Site is visually well contained to the north by hedgerows, well-treed grounds of large dwellings and blocks of woodland. It is visually well contained to the east by hedgerows, tree belts, dwellings along Bines Road and commercial premises along Star Road. There are some near distance views of the Site from public rights of way to the north and west of the Site, and from Bines Road to the east. Middle and long-distance views are limited to the south west. The key views of the Site are described in the tables contained in **Appendix I** and are summarised below.

### **Near and Middle Distance Views**

- 4.9 Footpath 2372 runs north-south about 150m west of the Site and has views across a field towards the Site (see views in **Photographs 01 and 02**).
- 4.10 The Site is separated from Lock Lane Bridleway 1864 by a low hedge but there are views of the Site over the hedge (see views in **Photographs 15 and 16**). The hedge separating the Site from Bines Road is somewhat taller and views are quite heavily filtered from Bines Road and even more so to the south where there are intervening dwellings (see views in **Photographs 17 and 18** respectively). Further north west along Lock Lane Bridleway 1864, there are near-distance views of the Site (see **Photographs 14**) but these rapidly become heavily filtered by intervening tree belts as one progresses to the north west.
- 4.11 There are views of the Site from first floor windows of dwellings on the western side of Bines Road, though heavily filtered by garden trees, except in the case of the Grade II Listed Building "Crouchers" where there is little filtering of the view towards the Site from the garden, and from ground-floor windows (see reciprocal views in **Context Photographs 04, 05 and 12**).
- 4.12 There are no views of the Site from roads or public footpaths further north, due to intervening blocks of woodland, trees in the grounds of larger dwellings and tree belts (see **Photograph 24**). Any views from dwellings in grounds north of Lock Lane are likely to be heavily filtered by vegetation, especially in summer months (see reciprocal views in **Context Photograph 07**)
- 4.13 There are views from Footpath 2372 to the immediate south (see **Photograph 19**). There are some filtered views from the upper storey of dwellings to the east of Moat Farmhouse (see **Reciprocal Photographs 4 and 8**); these views would be more heavily filtered by vegetation in the

summer months. Views from Moat Farmhouse itself are entirely obscured even during the winter months. Further south along Footpath 2372 views are entirely obscured by intervening tree belts and the ridge of higher ground around Moat Farmhouse.

### **Longer Distance Views**

- 4.14 As discussed above, intervening tree belts and topography limit longer-distance views to the Site from the south west.
- 4.15 Footpath 2372 runs along the raised banks of the River Adur from a little east of Pinlands Farm as far as Bines Road. There are views of the Site from here. The views are heavily filtered (see **Photograph 20**) and become entirely obscured as the river bends round to the south and a tree belt runs south east in closer proximity to the river. Even from the greater height of the bridge carrying Bines Road over the River Adur the Site is obscured by this tree belt running near the river (see **Photograph 21**).
- 4.16 Footpath 2518 runs over slightly higher ground to the west of Bines Green; however, views of the Site from here are very heavily filtered by several belts of mature trees (see **Photograph 22**). Similarly, there are views, but very heavily filtered, from Bridleway 2370 as it crosses higher ground between the Ford Clappers footbridge and Lock Farm (see **Photograph 23**).
- 4.17 The South Downs and particularly the area around Chanctonbury Ring scheduled monument, approximately 8km south west of the Site, are discernible as the skyline from many places on the Site and in the surrounding area. There are likely to be views from parts of the South Downs in which the Site is just discernible. However, given the intervening distance the Site would appear as a tiny component of a much wider panorama.

### **Landscape Quality, Value and Sensitivity**

- 4.18 The Site does not carry any statutory or non-statutory designations for landscape character or quality. However, it is indicated in the Horsham District Planning Framework (2015) as being outside the built-up area boundary.
- 4.19 The Site exhibits a number of the landscape character sensitivities identified in the Horsham Landscape Capacity Assessment 2021 for LLCA PG4. It has a generally rural character, sits within a gently undulating landform and is part of a large field with mature trees demarcating historic field boundaries. There are cottages that are Listed Buildings to the immediate east of the Site and a listed farmhouse a short

distance to the South. Species rich hedgerows are noted of landscape value in the LLCA PG4. Although the Site is bounded by hedgerows to the north and east but those to the north are close cut.

- 4.20 The arboricultural report produced by Barton Hyett in September 2021 indicates that there are 12 Category A trees on the Site of which 5 are veteran. These trees are assessed as being of high landscape quality and value. The remaining trees are assessed as Category B and C and are of moderate to low quality. The existing hedgerows are Category C and of low landscape quality and value.
- 4.21 The Site is located at the edge of Partridge Green, and there is some urbanising influence from commercial premises on Star Road Trading Estate lying immediately the other side of Bines Road and from linear development on Bines Road. There is also low density housing to the north although this is contained within mature garden vegetation. Gently undulating valleys and variable sized fields but with some suburban influence are characteristic of LCA J3 identified in the Horsham District Landscape Character Assessment 2003. Overall, the Site is assessed as being of the upper-end of moderate landscape quality.
- 4.22 In terms of landscape value, the Site does constitute part of the '*the variable field pattern of small, medium and large... fields*' of the '*gently undulating land*' descending from the village of Partridge Green to the River Adur. The Site does not contain any designated heritage assets but three Grade II Listed Buildings lie near the Site to the east with one, the dwelling "Crouchers" lying immediately adjacent to the boundary. There is also a Grade II Listed Building, Moat Farmhouse, about 150m south of the Site. Footpath 2372 passes 150m to the east of the Site with views into the Site. There is some localised influence from built development to the north and east and traffic on the B1235. The Site is not publicly accessible. Site is assessed as being of medium landscape value. This is consistent with the findings of the Council's Landscape Capacity Study.
- 4.23 The Site is part of a field on the southern edge of the village and lies in close proximity to linear development of housing along Bines Road and to a trading estate on Star Road to the north east. There is very low-density housing to the north of houses set in substantial grounds. However, it also lies in close proximity to open fields between Partridge Green and the River Adur.
- 4.24 Views of the countryside to the west from the Site are very limited due to intervening vegetation. There are views from parts of the Site of the South Downs some 8km to the south, including, in places, views of Chanctonbury Ring scheduled monument. However, very similar views

could be gained from other nearby locations. The existing vegetation at the Site boundaries assists in providing visual containment in views from the wider landscape. The Site is therefore assessed as having medium landscape susceptibility to residential development. By combining judgements on landscape value and susceptibility the Site is assessed as being of medium landscape sensitivity to development of the proposed type.

- 4.25 Partridge Green is a pleasant and well-maintained village to the north east of the Site with a coherent and consistent townscape, predominantly post-war. However, it has no designations within the built-up area boundary apart from three Grade II Listed Buildings. The majority of the village is located to the east of Bines Road B2135. The village is assessed as being of medium townscape quality and medium-low sensitivity to development at the Site, with a medium townscape value.
- 4.26 Star Road Trading Estate to the east of the Site is a well-maintained commercial area with grass verges, areas of shrubbery and mature trees. There is a variety of materiality including brick and steel cladding but this coherently reflects the historical evolution of the trading estate. It is assessed as being of medium townscape quality and low sensitivity to development at the Site with a medium-low value.
- 4.27 To the immediate north of Lock Lane is an existing part of the village lying to the west of Bines Road B2135. This area lies to the south of Footpath 1851 and to the west of The Downs Link Bridleway 3566 following the path of the former Adur Valley railway line. Here a small number of larger dwellings stand in well-treed grounds. The well-treed grounds give the pocket of land considerable enclosure. Other than the bounding rights of way there is no public access. There is a similar pocket of land running along Bines Road occupied by relatively low-density ribbon development of housing in large gardens. These two pockets of land are assessed as being of medium-high quality and medium-low sensitivity to development at the Site with medium value.

## 5.0 SUITABILITY OF THE SITE TO ACCOMMODATE DEVELOPMENT

5.1 The following section assesses the suitability of the Site to accommodate residential development and any potential impacts on the character of the landscape and its visual amenity. A Landscape Strategy has been prepared (**Appendix F**) which illustrates how development and green infrastructure can be delivered at the Site.

5.2 The key proposals are as follows:

- Residential development of 101 new dwellings with access from Bines Road.
- Retention of all the mature trees, as shown on the Landscape Strategy Plan.
- Retention of green open space in the area having the strongest intervisibility with the Listed Buildings immediately to the east, including "Crouchers".
- Planting to strengthen northern and eastern boundaries with Lock Lane Bridleway 1864 and Bines Road.
- Planting on the southern and western boundaries to create robust transition from village to open country.

5.3 The key landscape and visual effects are summarised in the tables in **Appendix I** and described in the relevant section below.

### Landscape Features

5.4 The landscape features contained within the Site are as follows:

- Two belts of mature trees running approximately north-south following the lines of former hedgerows.
- Well-maintained boundary hedges to the north and east.
- Well-maintained drainage ditch to the south.

5.5 These features will all be retained. The access for the Site will be through a pre-existing gap towards the end of the hedge on the eastern boundary, with minimal impact on the hedge.

5.6 New planting is proposed on the Site boundaries that would enhance existing biodiversity and complement the rural aesthetic of the surroundings. The existing lines of trees demarcating historic field

boundaries would be enhanced with additional tree and thicket planting.

### **Relationship to Settlement**

- 5.7 Although the majority of the village is located to the east of Bines Road B2135, there are two pockets of low-density housing to the north of the Site and to its south east. The Landscape Strategy for the Site will ensure that the proposed development would be set within the treed framework on the Site and fit coherently between these existing settled areas. To the east lies a low-density landscaped trading estate. The Landscape Strategy for the Site would provide a robust transition between the trading estate and open countryside to the south west, running down to the River Adur.
- 5.8 The proposed access would lead off Bines Road through a pre-existing gap in the hedgerow and would be similar to existing tracks off Bines Road such as Lock Lane.

### **Public Rights of Way**

- 5.9 There are no public rights of way across the Site. Visibility of the proposals from Public Rights of Way is considered below.
- 5.10 It is proposed to provide a shared pedestrian and cycle path through the Site as shown in the Landscape Strategy. This would be part of the Downs Link long-distance route that currently runs on the highway north-south along Bines Road B2135 to the east of the Site where the route of the former Adur Valley railway line passes through Star Lane Trading Estate.

### **Visibility**

- 5.11 As discussed in Section 4 opportunities for long-distance public views of the Site are limited to those from the south west owing to intervening vegetation and built form. The key views and the visual effects of development at the Site are summarised in the tables in **Appendix I** and briefly discussed below. A number of photomontages have been prepared from a select number of viewpoints (**Appendix G**). These are based on the illustrative layout and show landscape mitigation measures in years 1 and year 15 once new planting has established. Where relevant these are referred to below and in the tables in **Appendix I**.
- 5.12 The proposals in the Landscape Strategy would retain all the mature trees and new trees would be planted in a buffer strip between Lock

Lane and the nearest new dwellings, which would over time soften visibility of the proposed development.

- 5.13 There are views of the Site from Footpath 2372 to the west of the Site which include mature trees standing on the Site and form part of the experience of being in the countryside. The proposed dwellings would be visible in Year 1 beyond the mature trees in the south-west corner of the Site (**see Photomontages 13 and 19**). However, they would be almost entirely obscured by the growth of new planting by Year 15, although the upper parts and rooflines would remain visible. From Moat Farmhouse views of the Site are obscured by intervening vegetation and from further south they are obscured by the higher ground around Moat Farmhouse.
- 5.14 From Bines Road B2135 from the north the Site is entirely obscured by intervening blocks of woodland. Approaching the village from the south on this road there would be visibility of the rooftops of the proposed new dwellings from the stretch of road passing the allotments. **Photomontage 18** illustrates the view from this location. The rooftops are visible in Year 1 just above the close-cut hedge bounding the allotments and well below the general tree line. The views of rooftops are heavily filtered by the growth of new planting by Year 15.
- 5.15 There are also views over the hedge from a short section of Lock Lane Bridleway 1864 to the north of the Site. These views sit as a foreground to some distant views of the South Downs and Chanctonbury Ring scheduled monument. However, by the point at which the bridleway has turned north west the views back towards the Site are almost entirely obscured by intervening vegetation. **Photomontage 14** illustrates the view from this location. There are small glimpses of the proposed dwellings amongst vegetation in Year 1 but by Year 15 these are entirely obscured by the growth of new planting.
- 5.16 Intervening woodland, trees in the grounds of larger dwellings and tree belts to the north of Lock Lane Bridleway 1864 mean that there are no views of the Site nor the mature trees standing on it from public rights of way nor roads further north of Lock Lane.
- 5.17 There are occasional heavily-filtered longer-distance views of the Site from PRoWs on higher ground to the south and south-west of the Site. These views being occasional do not form an ongoing part of the experience of being in the countryside. Furthermore, the Site is likely to be almost completely obscured when vegetation is in leaf in the summer months. The proposals would retain all the mature trees on the Site which do make some contribution to the character of these views. New tree and hedgerow planting on the Site would largely obscure any visibility



of the proposed dwellings and would do so increasingly as they matured.

### **Landscape Effects**

- 5.18 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. However, it is noted in the Horsham District Planning Framework (2015) as being outside the built-up area boundary. The Site does constitute part of '*a mosaic of small and larger fields... and hedgerows with hedgerows trees*' that is characteristic of the LW10: Eastern Low Weald Landscape Character Area. Furthermore, it exhibits a number of the landscape character sensitivities identified in the Horsham Landscape Capacity Assessment 2021 for LLCA PG4: it has a rural character and sits within a gently undulating landscape of mixed field sizes with Grade II Listed Buildings immediately to the east of the Site.
- 5.19 The proposed residential development would change the character of the Site. However, the retention of the mature trees on the Site would mean that their contribution to the mosaic of fields would be partially retained. Given the scale of the proposed development and the Site's close association with the settlement, any impact of the proposed development on the wider Landscape Character Area would be confined to neighbouring fields.
- 5.20 The Site is noted in the Preliminary Ecological Appraisal as having potential for a number of habitats and is part of an area identified as having '*very high potential*' to be part of a Nature Recovery Network. The development proposal would not involve the removal of any trees, or impact on a watercourse. New tree and hedge planting is proposed around the southern and western boundaries. The proposals would retain and enhance the landscape corridor around the drainage ditch running along the southern boundary of the Site.
- 5.21 The proposed residential development would extend the settlement edge of Partridge Green slightly further to the south west. However, the proposed development would relate well to the existing pockets of low density housing lying on either side to the north and to south east. Furthermore, the Landscape Strategy would ensure a robust transition between the Star Road Trading Estate on the edge of the village and the open countryside to the south west of the village.
- 5.22 Three Grade II Listed Buildings stand adjacent to the eastern boundary of the Site with one, the dwelling known as "Crouchers" standing immediately adjacent. The Proposal retains as open green space the area with the strongest intervisibility with the Listed Buildings. The

Landscape Strategy Plan softens the transition between this open green space and residential development beyond.

## 6.0 CONCLUSION

- 6.1 CSA Environmental has been appointed by Croudace Homes Ltd to undertake a landscape and visual impact assessment of the Land West of Bines Road, Partridge Green (the 'Site'). The proposal is for a residential development of 101 dwellings with associated infrastructure and public open space.
- 6.2 The Site was the subject of a previous planning application for the same scheme (Planning Ref: DC/24/1699). This scheme was refused planning approval in August 2025. Whilst Officer's acknowledged the significant benefits of the proposal in light of the significant short fall in housing land supply within the district, these were not outweighed by the adverse impact of the proposal on protected habitats due to the lack of a clear water neutrality strategy. Since then, the Natural England Position Statement on water neutrality in Horsham has been withdrawn and this no longer presents an impediment to development at the Site.
- 6.3 The Site occupies part of a large arable field on the south-western edge of Partridge Green to the west of Bines Road and extends to 6.3 ha. The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A** and **B**, and on the photographs contained within **Appendix C**.
- 6.4 The Site does not carry any statutory or non-statutory designations for landscape character or quality. However, it is indicated in the Horsham District Planning Framework (2015) as being outside the built-up area boundary.
- 6.5 The Site exhibits a number of the landscape character sensitivities identified in the Horsham Landscape Capacity Assessment 2021 for LLCA PG4. It has a rural character, sits within a gently undulating landform and is part of a large field with mature trees demarcating historic field boundaries. There is, however, already some urbanising influence from commercial premises on Star Road Trading Estate lying immediately the other side of Bines Road. Overall, the Site is assessed as being of the upper-end of moderate landscape quality.
- 6.6 The Site constitutes part of the '*the variable field pattern of small, medium and large... fields*' of the '*gently undulating land*' descending from the village of Partridge Green to the River Adur. The Site is assessed as being of medium landscape value.
- 6.7 The Site is part of a field on the southern edge of the village and lies in close proximity to linear development of housing along Bines Road and to Star Road Trading Estate to the north east. There is very low density development to the north of houses set in substantial grounds. However,

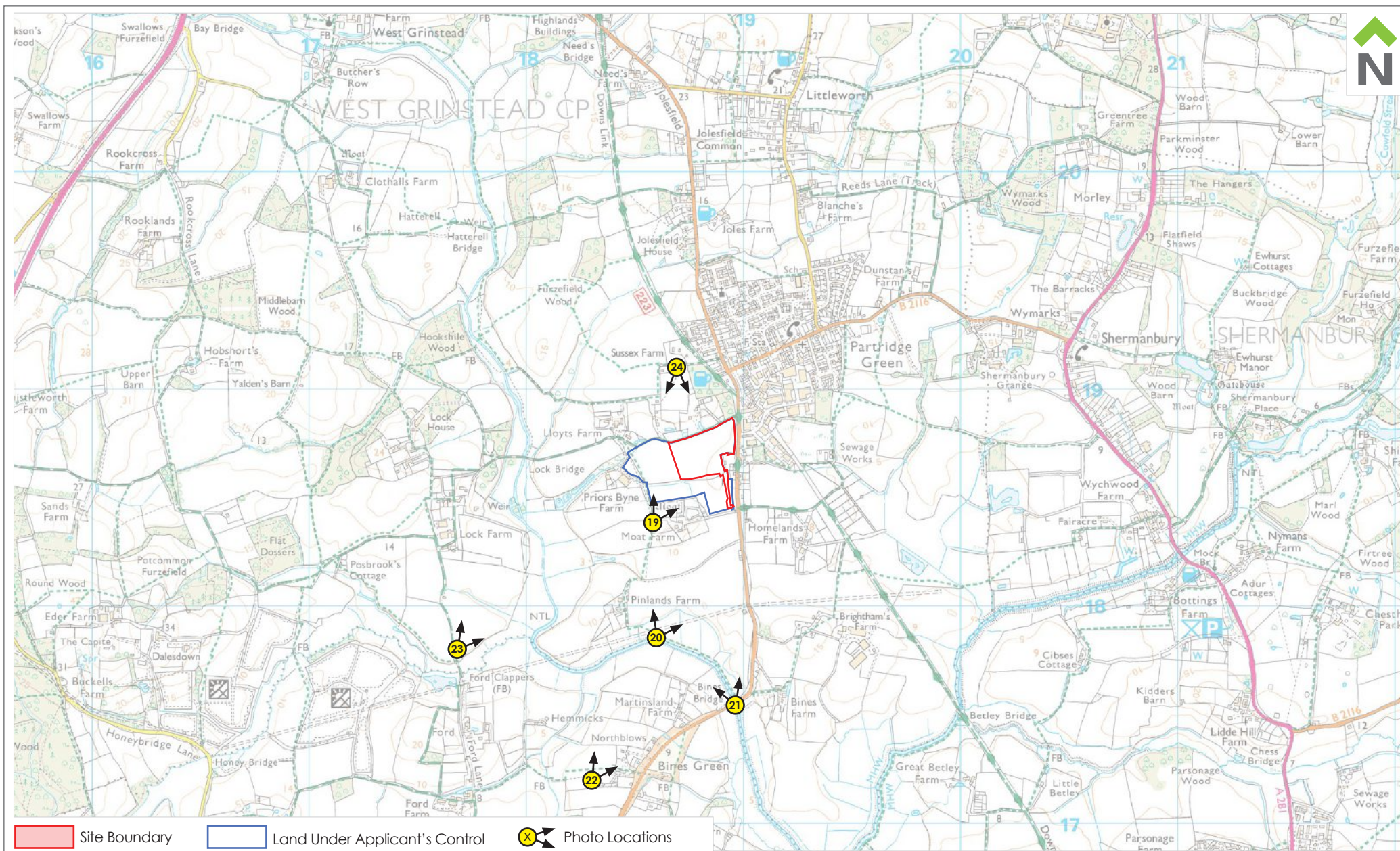
the Site also lies in close proximity to open fields between Partridge Green and the River Adur. The Site is assessed as having medium landscape sensitivity to residential development.

- 6.8 Opportunities for long-distance public views of the Site are limited to those from the south west owing to intervening vegetation and built form. There are views of the Site from Footpath 2372 to the west of the Site and over the hedge from Lock Lane Bridleway 1864 to the north of the Site. In particular these views include mature trees standing on the Site. The latter views from Lock Lane sit as a foreground to some distant views of the South Downs and Chanctonbury Ring scheduled monument. The proposals in the Landscape Strategy would retain all the mature trees and new trees would be planted between Lock Lane and the nearest new dwellings, which would over time soften visibility of the proposed development.
- 6.9 There are occasional heavily-filtered longer-distance views of the Site from PRoWs on higher ground to the south and south-west of the Site. These views being occasional do not form an ongoing part of the experience of being in the countryside. Furthermore, the Site is likely to be almost completely obscured when vegetation is in leaf in the summer months.
- 6.10 The Site is noted in the Preliminary Ecological Appraisal as having potential for a number of habitats and is part of an area identified as having '*very high potential*' to be part of a Nature Recovery Network. The development proposals would not involve the removal of any trees, or impact on a watercourse. New tree and hedge planting is proposed around the southern and western boundaries. The proposals would retain and enhance the landscape corridor around the drainage ditch running along the southern boundary of the Site.
- 6.11 The proposed residential development would extend the settlement edge of Partridge Green slightly further to the south west. However, the proposed development would relate well to the existing pockets of low-density housing lying on either side to the north and to south east. Furthermore, the Landscape Strategy would create a robust transition between the Star Road Trading Estate on the edge of the village and the open countryside to the south west of the village.

## **Appendix A**

Site Location Plan  
(Showing middle to long distance photo locations)





Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT  
t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

**Project** Land at Partridge Green  
**Drawing Title** Site Location Plan  
**Client** Croudace Homes Ltd

**Date** January 2024

**Drawing No.** CSA/5573/101

**Scale @ A4** NTS

**Rev** -

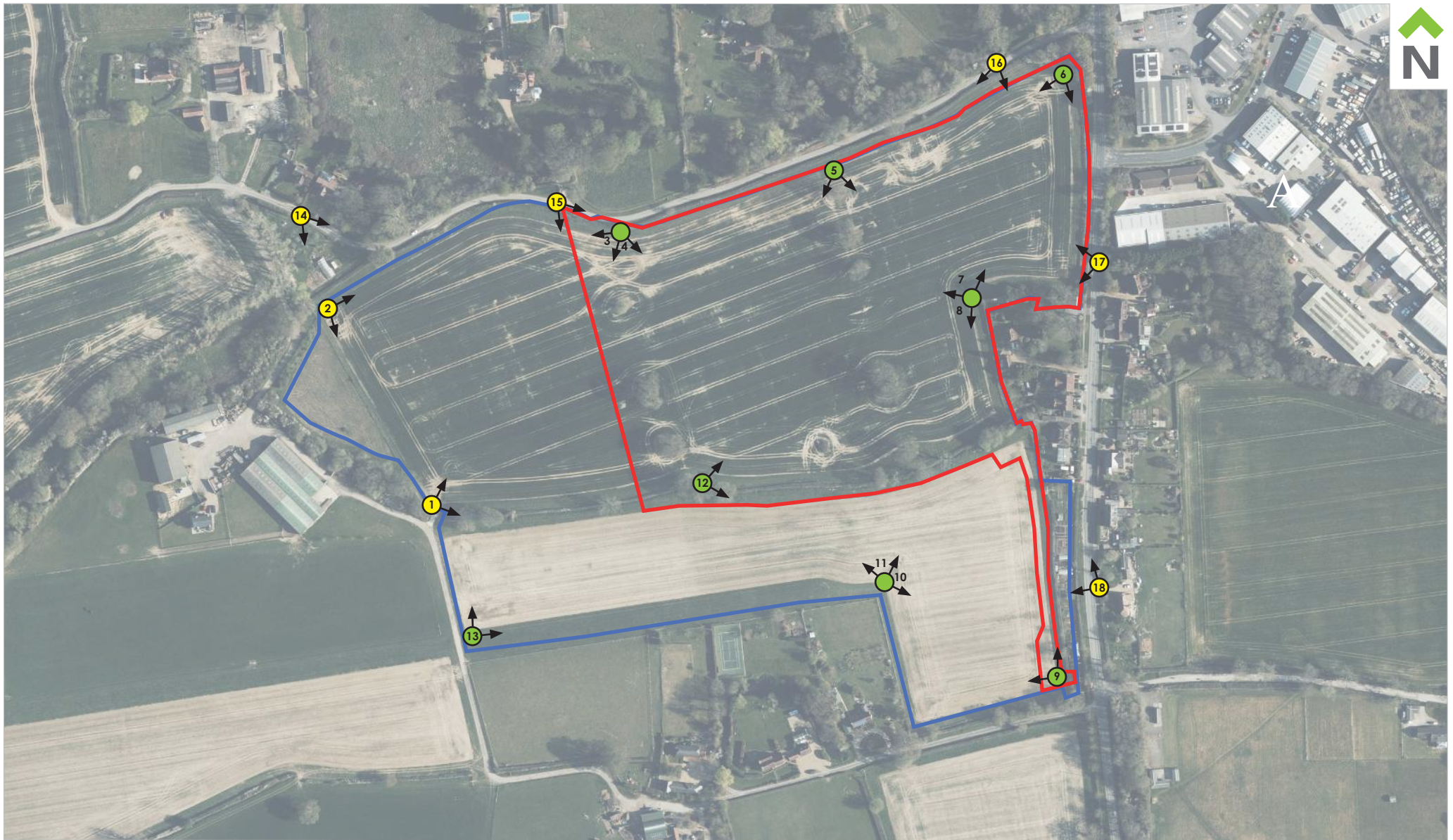
**Drawn** TV

**Checked** JP

## **Appendix B**

Aerial Photograph  
(Showing near distance photo locations)





  Site Boundary     Land Under Applicant's Control   X Photo Locations   X Contextual Photos



Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

↑ 01462 743647  
✉ ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

**Project** Land at Partridge Green

**Drawing Title** Aerial Photograph

**Client** Croudace Homes Ltd

**Date** January 2024

**Scale @ A4** NTS

**Drawn** TV

**Drawing No.** CSA/5573/102

**Rev** -

**Checked** JP



## **Appendix C**

Photosheets



**Photograph 1** View from Footpath 2372 south-west of Site

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 10:26  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: E

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>†</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -





**Photograph 2** View from Footpath 2372 north-west of Site

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 10:32  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: SE

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>†</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -





**Context Photograph 3**      View from tree belt west of Site, looking south west



**Context Photograph 4**      View from tree belt west of Site, looking south east

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -





Context Photograph 5      View from north-west corner of Site



Context Photograph 6      View from north-east corner of Site

<div><div>CSA</div><div>environmental</div></div>	<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>📞</div>01462 743647</div> <div><div>✉</div>ashwell@csaenvironmental.co.uk</div> <div><div>🌐</div>csaenvironmental.co.uk</div>		
Project	Land at Partridge Green	Drawing No. CSA/5573/103	
Drawing Title	Photosheets	Date February 2024	
Client	Croudace Homes Ltd	Drawn JP	Checked CA Rev -



Star Road Trading Estate



**Context Photograph 7**      View north of eastern indent to Site, looking north west

Premises of Prior Bynes Farm



**Context Photograph 8**      View north of eastern indent to Site, looking west

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>📞</div>01462 743647</div> <div><div>✉</div>ashwell@csaenvironmental.co.uk</div> <div><div>🌐</div>csaenvironmental.co.uk</div>		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -



Dwellings adjacent to Moat Farm

Listed Building “Crouchers”



**Context Photograph 9**      View from south-east corner of field to south of Site

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>📞</div>01462 743647</div> <div><div>✉</div>ashwell@csaenvironmental.co.uk</div> <div><div>🌐</div>csaenvironmental.co.uk</div>		
<div>Project</div>	Land at Partridge Green	<div>Drawing No.</div>	CSA/5573/103	
<div>Drawing Title</div>	Photosheets	<div>Date</div>	February 2024	
<div>Client</div>	Croudace Homes Ltd	<div>Drawn</div>	JP	<div>Checked</div> CA <div>Rev</div> -





**Context Photograph 10**    View from north east of Moat Farm, looking south east



**Context Photograph 11**    View from north-east of Moat Farm, looking north

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>📞</div>01462 743647</div> <div><div>✉</div>ashwell@csaenvironmental.co.uk</div> <div><div>🌐</div>csaenvironmental.co.uk</div>		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -





**Context Photograph 12**    View from field boundary to south-west of Site



**Context Photograph 13**    View from south-west corner of field south of Site immediately adjacent to Footpath 2372

<div><div>CSA</div><div>environmental</div></div>	<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>📞</div>01462 743647</div> <div><div>✉</div>ashwell@csaenvironmental.co.uk</div> <div><div>🌐</div>csaenvironmental.co.uk</div>		
Project	Land at Partridge Green	Drawing No. CSA/5573/103	
Drawing Title	Photosheets	Date February 2024	
Client	Croudace Homes Ltd	Drawn JP	Checked CA Rev -



← Approximate extent of Site →

Lock Lane Bridleway 1864



**Photograph 14** View from Lock Lane Bridleway 1864 north west of Site

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 11:29  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: SE

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -



Approximate extent of Site

Lock Lane Bridleway 1864

Listed Building "Crouchers"



Photograph 15 View from Lock Lane Bridleway 1864 immediately north west of Site

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 11:33  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 85°  
Looking direction: SE

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -





**Photograph 16** View from Lock Lane Bridleway 1864 north east of Site

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 11:39  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: SW

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -



Premises of Prior Byres Farm



**Photograph 17** View from Bines Road B2135 adjacent to Footpath 2373, east of Site

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 11:55  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: W

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -





**Photograph 18** View from Bines Road B2135 south east of Site

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 12:02  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: NW

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -





Photograph 19 View from Footpath 2372 south west of Site

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 10:21  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: NE

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>📞</div>01462 743647</div> <div><div>✉</div>ashwell@csaenvironmental.co.uk</div> <div><div>🌐</div>csaenvironmental.co.uk</div>		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -





**Photograph 20** View from Footpath 2372 where it meets north bank of River Adur

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 12:28  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: N

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>📞</div>01462 743647</div> <div><div>✉</div>ashwell@csaenvironmental.co.uk</div> <div><div>🌐</div>csaenvironmental.co.uk</div>		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -



Approximate extent of Site

River Adur



**Photograph 21** View from bridge carrying Bines Road B2135 over River Adur

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 12:40  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: N

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Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -



Approximate extent of Site

Dwelling "Hemmicks"



Photograph 22 View from Footpath 2518

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 12:50  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: NE

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>📞</div>01462 743647</div> <div><div>✉</div>ashwell@csaenvironmental.co.uk</div> <div><div>🌐</div>csaenvironmental.co.uk</div>		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -



Approximate extent of Site

Premises of Lock Farm



**Photograph 23** View from Bridleway 2370, just north of Ford Clappers footbridge

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 13:14  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: NE

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div><div>†</div>01462 743647</div> <div><div>e</div>ashwell@csaenvironmental.co.uk</div> <div><div>w</div>csaenvironmental.co.uk</div>		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -





**Photograph 24** View from Footpath 1851, north west of Lloyts Farm

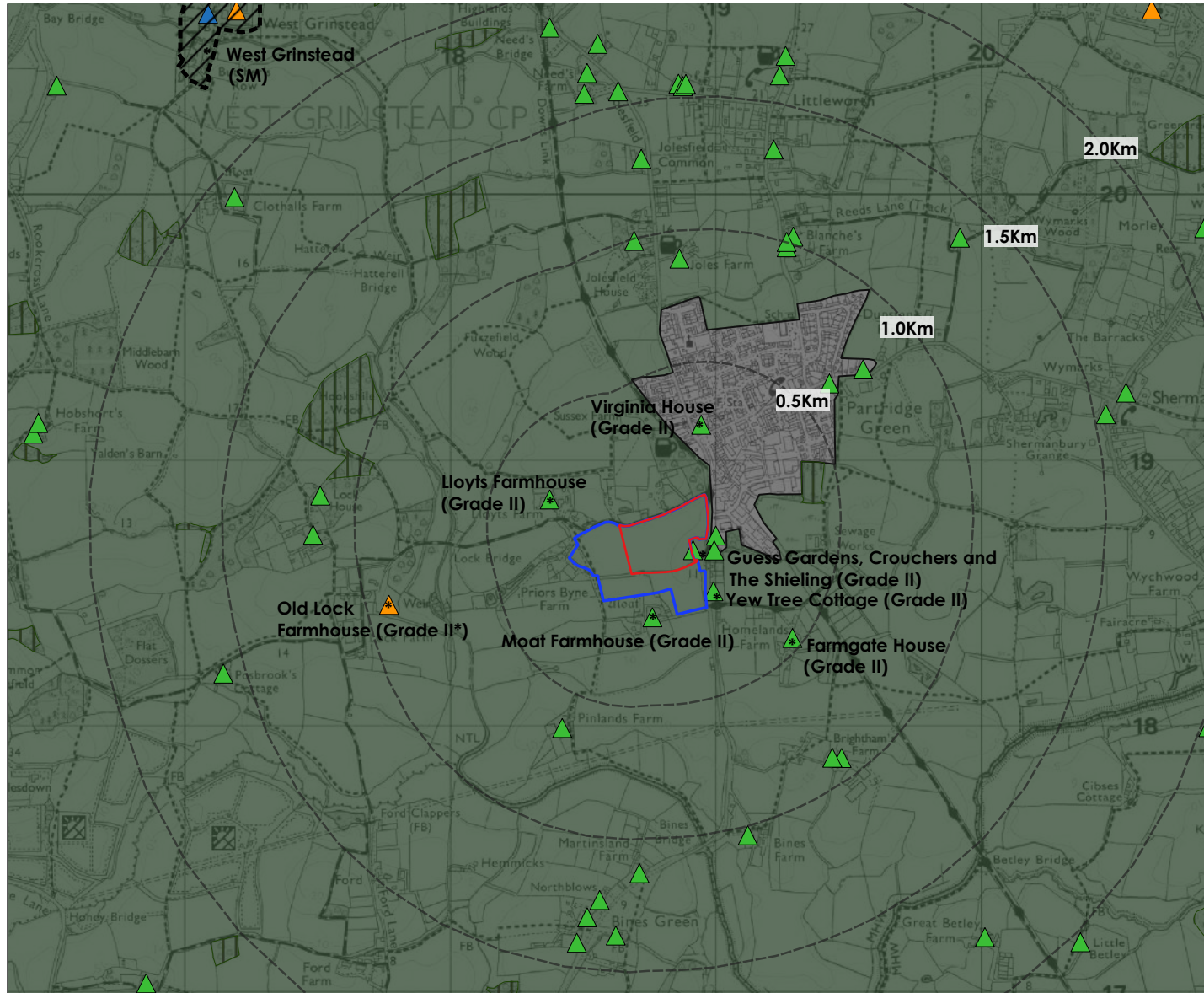
Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 11:46  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: S

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at Partridge Green	Drawing No. CSA/5573/103		
Drawing Title	Photosheets	Date February 2024		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev -

## **Appendix D**

### Designations and Local Policy Plan





## Legend

- Site boundary
- Land Under Applicant's Control

## Designations

### Heritage

- Conservation Areas
- Scheduled Monuments (SM)

### Listed Buildings

- II\*
- II

## Horsham District Planning Framework (2015) (excluding South Downs National Park)

- Areas outside built-up area boundary

0 0.25 0.5 km



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Project	Land at Partridge Green	Date	January 2024	Drawing No.	CSA/5573/104
Drawing Title	Designations and Local Policy Extract Plan	Scale	Refer to scale	Rev	-
Client	Croudace Homes Ltd	Drawn	TV	Checked	JP

## **Appendix E**

### National Landscape Policy Context

## 1.0 APPENDIX E – NATIONAL LANDSCAPE POLICY CONTEXT

### National Planning Policy Framework (December 2024)

- 1.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 1.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 1.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for, among other elements, the *'(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'*
- 1.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality, beautiful and sustainable buildings and places. Paragraph 132 states that *'... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.'* Paragraph 133 requires local authorities to prepare design guides and codes which act as a framework to reflect local character and design preferences to create high quality designed places which are beautiful and distinctive.
- 1.5 Paragraph 135 states that planning policies and decisions, should ensure that developments, amongst others:
  - *'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
  - *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...'*
- 1.6 Paragraph 136 highlights the importance of new and retained trees to the character and quality of urban environments, with appropriate species choice for the location and the needs of all users.
- 1.7 Paragraph 137 states that the design quality should be integral to the evolution and assessment of proposals, and paragraph 139 goes on to state that poorly



designed development should be refused, particularly where it does not follow local or government design guidance.

- 1.8 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to and enhance the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'

- 1.9 Paragraph 188 highlights that plans should:

*'... distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'*

- 1.10 Paragraph 193 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, '*(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*'.
- 1.11 Paragraph 189 notes that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to landscape and scenic beauty. The paragraph also notes that development within the setting of a designated area '*... should be sensitively located and designed to avoid or minimise adverse impacts on the designated area.*'

### **Planning Practice Guidance**

- 1.12 The Planning Practice Guidance ('PPG') as relevant to this assessment covers landscape and the natural environment, and the design of new developments. The PPG may be out of date in its reference to NPPF paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.

- 1.13 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 134 [139] of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are identified in the National Design Guide, and these are set out as follows in the PPG:
- Context
  - Identity
  - Built form
  - Movement
  - Nature
  - Public places
  - Uses
  - Homes and buildings
  - Resources
  - Lifespan.
- 1.14 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...* '. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.
- 1.15 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.
- 1.16 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:
- *Building a strong, competitive economy;*
  - *Achieving well-designed places;*
  - *Promoting healthy and safe communities;*
  - *Mitigating climate change, flooding and coastal change;*
  - *Conserving and enhancing the natural environment.*

- 1.17 The final paragraph (008) in the green infrastructure sub-section notes that:
- 'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'*
- 1.18 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as *'... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.'*
- 1.19 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 180 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to *'... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.'* Paragraph 036 goes on to note that:
- 'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'*
- 1.20 Paragraph 041 of the Landscape section deals with the approach to development within National Parks, the Broads and Areas of Outstanding Natural Beauty (now 'National Landscapes' as of November 2023). It notes that their status as landscapes of the highest quality has to be reflected in the design and location of all development in these areas, and refers to the considerations for development as set out in paragraph 172 [183] of the NPPF. Development in the setting of one of these protected landscapes is covered in paragraph 042, which states that, where important long views from or to the designated landscapes are identified, or where the land within and adjoining the designated area is complementary, a sensitive approach which takes potential impacts into account will be needed to avoid significant harm.

### **National Design Guide**

- 1.21 The National Design Guide (2019) provides guidance to illustrate *'... how well-designed places that are beautiful, enduring and successful can be achieved in practice.'*

1.22 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):

- Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

*'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.*

- The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.
- Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'

1.23 The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design. The document provides detailed guidance on the production of design codes, guides and policies to promote successful design. It is split into two parts; Part 1 focusing on the coding process, and Part 2 comprising guidance notes.

## **Appendix F**

### Landscape Strategy Plan



1. Vegetation Enhancement and Boundary Treatment

The new planting, where proposed will be of native species. This will enhance the existing biodiversity and complement the rural aesthetic of the surroundings. Focal avenue trees will define the main road. Native trees and wildflower meadow will be planted along the cycle route, the recreational route and the boundaries to enhance the vegetation.

A native hedgerow and thicket will be planted at the western boundary. Both the southern and western boundaries will be planted with wildflower meadows, it will reinforced with native trees and tickets in order to retain the rural character and encourage biodiversity.

- Tree Species :
- Quercus robur
- Carpinus betulus
- Acer campestre
- Thicket Species :
- Corylus avellana
- Rosa canina
- Lonicera periclymenum
- Hedgerow Species :
- Taxus baccata
- Crataegus monogyna



2. Sustainable Drainage and Swales

Sustainable Drainage Systems (SuDS) and swales are proposed in the scheme. These feature will help maximise the benefits to biodiversity as well as creating an attractive and varied design. The basins will be seeded with a wildflower seed mix.

- Species will include :
- Plantago lanceolata
- Malva moschata
- Leucanthemum vulgare
- Centurea nigra



3. Play Strategy

A variety of play opportunities will be provided across the site. There will be provision of a LEAP and two LAPs in sight of the new housing to ensure safety through natural surveillance. The LEAP is located at the centre of the Site, with ease of access from the residential areas. The large open amenity space to the south provides a breakout area for kicking a ball around. The LAPs are located near the eastern, and western edges of the residential areas, providing alternate play access. The LEAP and LAPs incorporate inclusive play equipment. Trim trails will be incorporated along the western recreational route providing exercise for adults and teens.



Enhanced Habitat Corridor

The existing small agricultural watercourse on southern boundary of the Site will be retained and enhanced for ecological and biodiversity value. Habitat piles will be provided alongside the retained watercourse along with marginal native planting. This will help increase biodiversity along the watercourse.

4. Walking route and Cycle route

A recreational walking route for the public will be created around the Site. The route will wind amongst retained and newly planted trees and the proposed SuDS and swales creating a nature friendly walk enhanced with wildflowers. The majority of this route will be hoggin footpath so as not to disturb veteran trees. The Downs Link cycle route will be rerouted away from the main road north of Bridleway 2372\_2 to merge back just south of Lock Lane Bridleway 1864. The route will pass though the open space within the Site.



Rural Setting of Listed Building

The land immediately adjoining the listed building will be an area of public green open space bordered with wildflower meadow. This together with the retained mature oak trees will respect the rural setting of the listed building.

5. Existing Vegetation

The Site benefits from an existing landscape framework with field boundary vegetation to the north, south and west of the Site. This includes the mature oak trees both in the boundaries and spread within the Site. The majority of the existing vegetation will be retained.



6. Allotments

All the existing allotments will be retained and two new plots will be added adjoining the existing plots.



0 10 20 30 40 50 metres

LEGEND

APPLICATION BOUNDARY

EXISTING TREES / VEGETATION

TREES / VEGETATION REMOVED

I	02/06/25	TV	Minor update to recreational path
H	29/05/25	TV	Minor update to mown path
Rev	Date	By	Description

Drawing Status

FOR INFORMATION

Dixies Barns, High Street,  
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ashwell@csaenvironmental.co.uk  
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Project

Partridge Green

Title

Landscape Strategy Plan

Client

Croudace Homes Ltd

Scale

1:1250 @ A2

Drawn

TV

Date

June 2025

Checked

JP/CA

Drawing No.

CSA/5573/105

Rev

I



## **Appendix G**

Photomontages



**Photograph 13** View from south-west corner of field south of Site, immediately adjacent to Footpath 2372

**Visualisation Type 3 - Existing View**  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 11:04  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Viewpoint Location (Lat, Long): 50.9535, -0.3132  
Viewpoint altitude 8m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
Location data based on Samsung F21 SE GPS & Google Earth  
Distance to closest boundary edge (approx): 315m  
Looking direction: NE

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Nines Road, Partridge Green	Drawing No. CSA/5573/106		
Drawing Title	Photomontages	Date Nov 2025		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev C





**Photograph 13** View from south-west corner of field south of Site, immediately adjacent to Footpath 2372

**Visualisation Type 3 - Proposed View Year 1**  
Cylindrical projection  
48% @ A3, 96% @ A1  
Based on photography taken on 05.02.2024 at 11:04  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
Hfov 90°  
Viewpoint Location (Lat, Long): 50.9535, -0.3132  
Viewpoint altitude 8m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
Location data based on Samsung F21 SE GPS & Google Earth  
Distance to closest boundary edge (approx): 315m  
Looking direction: NE

**Proposals shown are based on the Indicative Site Layout  
by ECE Architecture**

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Nines Road, Partridge Green	Drawing No. CSA/5573/106		
Drawing Title	Photomontages	Date Nov 2025		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev C





**Photograph 13** View from south-west corner of field south of Site, immediately adjacent to Footpath 2372

**Visualisation Type 3 - Proposed View Year 15**  
Cylindrical projection  
48% @ A3, 96% @ A1  
Based of photography taken on 05.02.2024 at 11:04  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Viewpoint Location (Lat, Long): 50.9535, -0.3132  
Viewpoint altitude 8m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
Location data based on Samsung F21 SE GPS & Google Earth  
Distance to closest boundary edge (approx): 315m  
Looking direction: NE

**Proposals shown are based on the Indicative Site Layout  
by ECE Architecture**

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Project	Nines Road, Partridge Green	Drawing No. CSA/5573/106		
Drawing Title	Photomontages	Date Nov 2025		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev C



← Approximate extent of Site →



**Photograph 14** View from Lock Lane Bridleway 1864 north west of Site

**Visualisation Type 3 - Existing View**

Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 11:29  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Viewpoint Location (Lat, Long): 50.9561, -0.3147  
Viewpoint altitude 9m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
Location data based on Samsung F21 SE GPS & Google Earth  
Distance to closest boundary edge (approx): 180m  
Looking direction: SE

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Nines Road, Partridge Green	Drawing No. CSA/5573/106		
Drawing Title	Photomontages	Date Nov 2025		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev C



← Approximate extent of Site →

Proposed Dwellings



**Photograph 14** View from Lock Lane Bridleway 1864 north west of Site

**Visualisation Type 3 - Proposed View Year 1**  
Cylindrical projection  
48% @ A3, 96% @ A1  
Based on photography taken on 05.02.2024 at 11:29  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Viewpoint Location (Lat, Long): 50.9561, -0.3147  
Viewpoint altitude 9m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
Location data based on Samsung F21 SE GPS & Google Earth  
Distance to closest boundary edge (approx): 180m  
Looking direction: SE

**Proposals shown are based on the Indicative Site Layout  
by ECE Architecture**

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Nines Road, Partridge Green	Drawing No. CSA/5573/106		
Drawing Title	Photomontages	Date Nov 2025		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev C



← Approximate extent of Site →



Photograph 14 View from Lock Lane Bridleway 1864 north west of Site

**Visualisation Type 3 - Proposed View Year 15**  
Cylindrical projection  
48% @ A3, 96% @ A1  
Based on photography taken on 05.02.2024 at 11:29  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Viewpoint Location (Lat, Long): 50.9561, -0.3147  
Viewpoint altitude 9m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
Location data based on Samsung F21 SE GPS & Google Earth  
Distance to closest boundary edge (approx): 180m  
Looking direction: SE

Proposals shown are based on the Indicative Site Layout  
by ECE Architecture

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Project	Nines Road, Partridge Green	Drawing No. CSA/5573/106		
Drawing Title	Photomontages	Date Nov 2025		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev C





**Photograph 18** View from Bines Road B2135 south east of Site

**Visualisation Type 3 - Existing View**  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 12:02  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Viewpoint Location (Lat, Long): 50.9533, -0.3074  
Viewpoint altitude 10m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
Location data based on Samsung F21 SE GPS & Google Earth  
Distance to closest boundary edge (approx): 145m  
Looking direction: NW

<div><div>CSA</div><div>environmental</div></div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div>📞 01462 743647</div> <div>✉ ashwell@csaenvironmental.co.uk</div> <div>🌐 csaenvironmental.co.uk</div>		
Project	Nines Road, Partridge Green	Drawing No. CSA/5573/106		
Drawing Title	Photomontages	Date Nov 2025		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev C





**Photograph 18** View from Bines Road B2135 south east of Site

**Visualisation Type 3 - Proposed View Year 1**  
Cylindrical projection  
48% @ A3, 96% @ A1  
Based on photography taken on 05.02.2024 at 12:02  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Viewpoint Location (Lat, Long): 50.9533, -0.3074  
Viewpoint altitude 10m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
Location data based on Samsung F21 SE GPS & Google Earth  
Distance to closest boundary edge (approx): 145m  
Looking direction: NW

**Proposals shown are based on the Indicative Site Layout  
by ECE Architecture**

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Project	Nines Road, Partridge Green	Drawing No. CSA/5573/106	
Drawing Title	Photomontages	Date Nov 2025	
Client	Croudace Homes Ltd	Drawn JP	Checked CA Rev C





**Photograph 18** View from Bines Road B2135 south east of Site

**Visualisation Type 3 - Proposed View Year 15**  
Cylindrical projection  
48% @ A3, 96% @ A1  
Based on photography taken on 05.02.2024 at 12:02  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Viewpoint Location (Lat, Long): 50.9533, -0.3074  
Viewpoint altitude 10m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
Location data based on Samsung F21 SE GPS & Google Earth  
Distance to closest boundary edge (approx): 145m  
Looking direction: NW

**Proposals shown are based on the Indicative Site Layout  
by ECE Architecture**

<div><div>CSA</div><div>environmental</div></div>	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Nines Road, Partridge Green	Drawing No. CSA/5573/106	
Drawing Title	Photomontages	Date Nov 2025	
Client	Croudace Homes Ltd	Drawn JP	Checked CA Rev C





Photograph 19 View from Footpath 2372 south west of Site

**Visualisation Type 3 - Existing View**  
Cylindrical projection  
48% @ A3, 96% @ A1  
05.02.2024, 10:21  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Viewpoint Location (Lat, Long): 50.9529, -0.3131  
Viewpoint altitude 8m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
Location data based on Samsung F21 SE GPS & Google Earth  
Distance to closest boundary edge (approx): 195m  
Looking direction: NE

<div><div>CSA</div><div>environmental</div></div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Nines Road, Partridge Green	Drawing No. CSA/5573/106		
Drawing Title	Photomontages	Date Nov 2025		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev C





**Photograph 19** View from Footpath 2372 south west of Site

**Visualisation Type 3 - Proposed View Year 1**  
Cylindrical projection  
48% @ A3, 96% @ A1  
Based on photography taken on 05.02.2024 at 10:21  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Viewpoint Location (Lat, Long): 50.9529, -0.3131  
Viewpoint altitude 8m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
Location data based on Samsung F21 SE GPS & Google Earth  
Distance to closest boundary edge (approx): 195m  
Looking direction: NE

**Proposals shown are based on the Indicative Site Layout  
by ECE Architecture**

<div>CSA</div> <div>environmental</div>		<div>Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT</div> <div>📞 01462 743647</div> <div>✉ ashwell@csaenvironmental.co.uk</div> <div>🌐 csaenvironmental.co.uk</div>		
Project	Nines Road, Partridge Green	Drawing No. CSA/5573/106		
Drawing Title	Photomontages	Date Nov 2025		
Client	Croudace Homes Ltd	Drawn JP	Checked CA	Rev C





**Photograph 19** View from Footpath 2372 south west of Site

**Visualisation Type 3 - Proposed View Year 15**  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 Based on photography taken on 05.02.2024 at 10:21  
 Canon 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Viewpoint Location (Lat, Long): 50.9529, -0.3131  
 Viewpoint altitude 8m AOD plus 1.5m (approx, rounded to nearest 0.5m)  
 Location data based on Samsung F21 SE GPS & Google Earth  
 Distance to closest boundary edge (approx): 195m  
 Looking direction: NE

Proposals shown are based on the Indicative Site Layout  
 by ECE Architecture

<div> <div>CSA</div> <div>environmental</div> </div>		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Nines Road, Partridge Green	Drawing No. CSA/5573/106		
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## **Appendix H**

Extract from Horsham District Landscape Capacity Study



*Landscape Character Sensitivity*

- Gently undulating landform
- Variable field pattern of small, medium and large pasture fields
- Small copses and woodland
- Some historic cottages and scattered suburban houses
- Some attractive views to the wider countryside to the west
- Mostly rural character

*Visual Sensitivity*

The visual sensitivity of this area has been assessed as low-moderate due to the screening effects of trees and woodland. It should however be noted that the larger fields in the south of the area would be more visually sensitive.

*Landscape Value*

- Ecological interest of species rich hedgerows and small woodlands
- Moderate tranquillity due to lack of road noise except close to the B2135
- Important amenity value provided by the Downs Link long distance footpath

*Landscape Capacity*

This area has a moderate-high landscape character sensitivity, with many landscape features and qualities sensitive to housing development. Together with the moderate landscape value it is considered there is low-moderate capacity for small scale housing development. Development into the west of the area would create the appearance of incursion into the countryside. The larger open fields in the south of the area would be more visually sensitive but there may be some capacity in the field adjacent to the settlement between Church Road and the Downs link. Care would be needed to avoid coalescence and retain Jolesfield separate identity. There is no/low capacity for medium scale development.

**Assessment Summary**

	<b>Small Scale Housing</b>	<b>Medium Scale Housing</b>
Landscape Character Sensitivity	Moderate-High	High
Visual Sensitivity	Low-Moderate	Moderate
<b>Combined Landscape Sensitivity</b>	Moderate-High	High
<b>Landscape Value</b>	Moderate	Moderate
<b>OVERALL LANDSCAPE CAPACITY</b>	<b>Low-Moderate</b>	<b>No/Low</b>

## **Appendix I**

Methodology and Summary Landscape and Visual Effects



## LANDSCAPE/TOWNSCAPE EFFECTS

Direct effects on landscape features	Quality & Sensitivity	Existing Conditions	Impact and Mitigation	Magnitude of Change	Effect Year 1	Effect Year 15
<b>Trees and hedgerows</b>	Medium / High	<p>The Site has a number of mature trees including two belts of oak trees running approximately north-south, all of which are Category A. Five of these trees are Veteran trees.</p> <p>Well-maintained hedges run along the northern and eastern boundaries, albeit these hedges are Category C.</p> <p>Site is noted in Preliminary Ecological Appraisal as having potential for bat habitats and is part of an area identified as having 'very high potential' to be part of a Nature Recovery Network.</p>	<p>The development proposals would not involve the removal of any trees nor hedges.</p> <p>New tree and hedge planting is proposed around the southern and western boundaries.</p>	Neutral	Neutral	Slight beneficial
<b>Watercourses</b>	Medium	<p>Drainage ditch running roughly east-west on the southern boundary of the Site with hedge and undergrowth either side.</p> <p>Site is noted in Preliminary Ecological Appraisal as having potential for newt habitats and is part of an area identified as having 'very high potential' to be part of a Nature Recovery Network.</p>	The development proposals would retain and enhance the landscape corridor around the drainage ditch.	Slight	Neutral	Slight beneficial
<b>Public footpaths and public access</b>	Medium	<p>No public footpaths on Site, though Footpath 2372 cross north-south the area under Applicant's control about 150m to the west of Site.</p> <p>Lock Lane Bridleway 1864 runs east-west immediately north of Site but separate from it by a low hedge.</p>	The routes of the public rights of way will remain unchanged. Views from the public rights of way are described within the visual effects table below.	Neutral	Neutral	Neutral
<b>Land Use: Arable cultivation with mature hedgerow trees retained</b>	Medium	Previous site visits showed the Site under arable cultivation with buffers around trees, hedges and ditches, albeit Arboricultural Survey Report indicated retained tree belts would benefit from less close ploughing.	The land use would fundamentally change to residential development, albeit, as noted above, key landscape features of trees, hedges and drainage ditches will be retained.	Substantial	Moderate adverse	Moderate adverse

		At most recent visit Site maintained as rough grass.				
<b>Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments &amp; Listed Buildings</b>	N/A	None within the Site	N/A			
<b>Landscape character the Site</b>	Medium	<p>The Site itself does not carry any statutory or non-statutory designations.</p> <p>The Site exhibits a number of the landscape character sensitivities identified in the Horsham Landscape Capacity Assessment 2021 for LLCA PG4. It has rural character, sits within a gently undulating landform and is part of a large field with mature trees demarcating historic field boundaries.</p>	<p>The landscape character would fundamentally change although the mature trees as a landscape characteristic will be retained.</p> <p>Additional planting would strengthen the northern and eastern boundaries with Lock Lane Bridleway 1864 and Bines Road. Additional planting on the southern and western boundaries would create a robust transition from village to open country.</p>	Substantial	Moderate adverse	Moderate adverse
<b>Indirect effects on landscape / townscape character</b>	<b>Quality &amp; Sensitivity</b>	<b>Existing Conditions</b>	<b>Impact and Mitigation</b>	<b>Magnitude of Change</b>	<b>Effect Year 1</b>	<b>Effect Year 15</b>
<b>Landscape/ Townscape character of immediate surroundings</b>	Medium	The Site does constitute part of 'a mosaic of small and larger fields... and hedgerows with hedgerow trees' of the land gently descending from the village of Partridge Green to the River Adur.	The proposal would slightly extend the settlement edge of Partridge Green. However, on the other hand, the Landscape Strategy Plan would create a robust transition between the Star Road Trading Estate on the edge of Partridge Green and the open countryside to the south west of the village.	Moderate	Moderate adverse	Moderate adverse
<b>Wider Landscape Character</b>	Medium	The Site and surroundings are broadly representative of Landscape Character Area J3 – Cowfold & Shermanbury in the Horsham District Landscape Character Assessment.	Given the scale of the proposed development and the Site's close association with the settlement, any impact the proposed development would have on the wider Landscape Character Area would be confined to neighbouring fields.	Neutral	Neutral	Neutral
<b>Heritage Assets e.g. Registered Park and Garden, Conservation Areas, Scheduled Monuments &amp; Listed Buildings</b>	High	Three Grade II Listed Buildings stand adjacent to the eastern boundary of the Site with one, the dwelling known as "Crouchers" standing immediately adjacent.	The proposal retains as open green space the area with the strongest intervisibility with the Listed Buildings. The Landscape Strategy Plan softens the transition between the open green space of strongest intervisibility and the residential development beyond.	Moderate	Moderate adverse	Slight adverse



Other Effects	
<b>Cumulative impacts</b>	We are not aware of any significant developments, that are approved or allocated, within the vicinity of the Site which would affect this assessment.
<b>Lighting</b>	<p>The Site is currently in arable use and is unlit. The neighbouring farmland to the south and west is similarly unlit. The residential area to the immediate east of the Site has background lighting from properties but not street lighting. The commercial premises along Star Road have street lighting.</p> <p>The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night-time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the village.</p>
<b>Construction Phase</b>	There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.

VISUAL EFFECTS						
Views	Sensitivity	Existing Conditions	Proposals and mitigation	Magnitude of Change	Visual Effect Year 1	Visual Effect Year 15
<b>Views from Footpath 2372 west of the Site (Photographs 01 and 02)</b>	High	There are direct views into the Site that currently forms part of the same field that the footpath passes through at these points.  Open views of the mature trees form part of the experience of the countryside.	The proposals would retain all the mature trees on the Site. The Landscape Strategy Plan would include additional tree and hedgerow planting. As this grows this would increasingly soften the transition between countryside and settlement.	Moderate	Moderate adverse	Slight adverse
<b>Views from Lock Lane Bridleway 1864 immediately north of Site (Photographs 15 and 16)</b>	High	There are views of the mature trees standing on the Site and views over the hedge of the Site itself.  These contribute to the differentiation between the experience of the countryside compared with the village walking along Lock Lane.	The proposals would retain all the mature trees on the Site. All proposed dwellings would be at least 10m beyond the hedge separating Lock Lane from the Site and new trees will be planted in this buffer strip. As these grow they would further soften visibility of the proposed development.	Moderate	Moderate adverse	Moderate adverse
<b>Views from Bines Road (Photographs 17 and 18 and Photomontage 18)</b>	Medium	View of the Site and the mature trees standing on it. These are filtered in most places and even more filtered to the south where there are intervening dwellings also,	The proposals would retain all the mature trees on the Site. Access to the development would be through a pre-existing gap in the hedge.  The rooftops of a number of dwellings on the Site would be visible over the hedgerow. New tree and hedgerow planting would over time soften visibility of the new built development, as shown in Photomontage 18	Moderate	Moderate adverse	Moderate adverse
<b>Views from Lock Lane Bridleway 1864 approaching village from the west (Photograph and Photomontage 14)</b>	High	There are filtered views of the Site from Lock Lane to the north west but as Lock Lane turns to the west these views become heavily filtered by vegetation before disappearing completely as the land falls towards the River Adur.	The proposal would retain all the mature trees on the Site. Additional tree and hedge planting along the western boundary of the proposal would further filter views of the developments as they grow, as shown in Photomontage 14.	Slight	Slight adverse	Negligible adverse
<b>Views from Bridleway 3566, Footpath 1851, and further north (Photograph 24)</b>	High	There is no view of the Site due to intervening woodland, trees in the grounds of larger dwellings and tree belts.	There would continue to be no view of the Site.	Neutral	Neutral	Neutral



<b>Views from Footpath 2372 between the Site and Pinlands Farm (Photographs and Photomontages 13 and 19)</b>	High	There are views of the Site. Approaching from the south these views become progressively less filtered and form an increasingly strong part of the experience of being in the countryside. In close proximity the mature trees on the Site stand prominently against the sky.	The proposals would retain all the mature trees on the Site. New tree and hedgerow planting would over time soften visibility of the new built development, as shown in Photomontages 13 and 19.	Moderate	Moderate adverse	Slight adverse
<b>View from Public Rights of Way in proximity to the River Adur south of the Site (Photographs 20 and 21)</b>	Medium / High	Footpath 2372 runs along the raised bank of the River Adur from a little east of Pinlands Farm as far as Bines Road. Views of the Site are heavily filtered and become entirely obscured as the river bends round to the south and a tree belt runs in close proximity to the river. Even from the greater height of the footway of the bridge carrying Bines Road over the River Adur the Site is obscured by this tree belt running near the river.	The proposals would retain all the mature trees on the Site, which make some contribution to the character of these views. New tree and hedgerow planting would largely obscure any visibility of the proposed dwellings and would do so increasingly as they matured.	Slight	Slight adverse	Negligible adverse
<b>Views from Public Rights of Way to the west of Bines Green (Photographs 22 and 23)</b>	High	Footpath 2518 runs over slightly higher ground to the west of Bines Green; however, views of the Site from here are very heavily filtered by several belts of mature trees. Similarly, there are views, but very heavily filtered, from Bridleway 2370 as it crosses higher ground between the Ford Clappers footbridge and Lock Farm.	The proposals would retain all the mature trees on the Site, which make some contribution to the character of these views. New tree and hedgerow planting would largely obscure any visibility of the proposed dwellings and would do so increasingly as they matured.	Slight	Slight adverse	Negligible adverse
<b>Residential Views</b>						
<b>Views from first floor windows of dwellings on Bines Road and ground floor windows of the Listed Building known as "Crouchers" (Reciprocal Photographs 04, 05 and 12)</b>	High	There are views of the Site from first floor windows of dwelling on the western side of Bines Road. These are heavily filtered by garden trees, except in the case of the Listed Building "Crouchers" where the view are largely unfiltered, given the dwelling's proximity to the Site boundary.	The proposal retains as open green space the area which is most visible from the Listed Buildings. The Landscape Strategy Plan softens the transition between this open green space and the residential development beyond.	Moderate	Moderate adverse	Slight adverse
<b>Views from Large Dwellings in grounds north of Lock Lane (Reciprocal Photograph 07)</b>	High	There are essentially no views from these dwellings	None	None		

<b>Views from Moat Farmhouse and surrounding dwellings (Reciprocal Photographs 4 and 8)</b>	High	There are essentially no views from Moat Farmhouse due to intervening vegetation. There are some filtered views from the upper storey of dwellings to the east of Moat Farmhouse and these would be even more heavily filtered in summer months.	The planting proposed in Landscape Strategy Plan would largely obscure all views from these dwellings over time	Moderate	Moderate adverse	Negligible adverse
<b>Seasonal Variation</b>						
The above assessment is based upon an appraisal of winter views. When vegetation is in leaf longer distance views from the south west are likely to see the Site almost entirely obscured.						



## METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

- M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.
- M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:
- 'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3<sup>rd</sup> edition 2013); and
  - 'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.
  - 'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21
  - 'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)', Landscape Institutes Technical Guidance Note LITGN-2024-01 (August 2024)

### LANDSCAPE/TOWNSCAPE EFFECTS

- M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. National Landscapes (formerly AONBs). Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change (i.e. landscape susceptibility).
- M4 GLVIA defines susceptibility to change as *'the ability of the landscape receptor (whether the overall character or quality / condition of a particular landscape type or area, or an individual element and / or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of planning policies and strategies.'*

Landscape susceptibility can vary with:

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

- M5 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.
- M6 Nationally valued landscapes are recognised by designation, such as National Parks and National Landscapes (formerly AONBs) which have particular planning policies applied to them. Nationally valued townscapes include areas identified as World Heritage Sites. Paragraph 187 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.
- M7 For the purpose of our assessment, landscape/townscape quality, value and susceptibility are assessed using the criteria in Tables LE1 and LE2. Assessing landscape sensitivity to a particular type of development is made by combining judgements on landscape value and susceptibility to the type of development proposed. The different levels of landscape sensitivity are defined in Table LS1 below.

<b>Table LS1: Landscape / Townscape Sensitivity</b>	
<b>Very High</b>	A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape or World Heritage Site.
<b>High</b>	A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.
<b>Medium</b>	A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/ townscape.
<b>Low</b>	A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/ townscape in which it is set and may result in a beneficial change.



- M8 There is a strong inter-relationship between landscape/townscape quality, value and susceptibility as high quality/value landscapes/townscapes usually have a low ability to accommodate change. Typically, landscapes/townscapes which carry a quality designation, and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive. However, to avoid making this process overly formulaic, the assessment of landscape / townscape sensitivity includes a degree of professional judgement and where necessary this is explained in the narrative text within the report.
- M9 The magnitude of change is the size / scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.
- M10 The size / scale of change relates to the loss or introduction of landscape elements resulting from the proposed change. This is particularly relevant where proposals will impact on key landscape components which contribute to local landscape character. The geographic extent is the overall area in which the landscape effects will be felt and will vary depending on the nature of the proposals. For instance, effects could be experienced at the site level, its immediate setting, at a character area level, or could impact on several landscape character areas. Duration is the expected time frame during which effects will be experienced. In some instances, such as wind / solar farms which have a limited life span, effects may be reversible as once the development is decommissioned the land can be restored.
- M11 Landscape/townscape effects are assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & susceptibility of the landscape resource affected (using the criteria set out in Table LE4). The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape or a significant increase in site traffic movement). Direct visual effects result from changes to existing views.
- M12 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

### **VISUAL EFFECTS**

- M13 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.
- M14 In describing the content of a view the following terms are used:
- No view - no views of the development;

- Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;
  - Partial - a clear view of part of the development only;
  - Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;
  - Open - a clear view to the development.
- M15 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, and the value placed on it (e.g. greater value will be attached to a view from a recognised beauty spot, or views towards a designated heritage asset). As set out in GLVIA, paragraph 6.32, the susceptibility of visual receptors to changes in views / visual amenity is mainly a function of:
- *'The occupation or activity of people experiencing the view at particular locations; and*
  - *The extent to which their attention or interest is focused on the views and the visual amenity they experience at particular locations.'*
- M16 Visual sensitivity was assessed using the criteria in Table VE1 by combining judgements on the value of the views and their susceptibility to change.
- M17 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. It takes into account the scale and extent of change in the view and the contrast between the existing landscape / townscape and the proposed development. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.
- M18 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.
- M19 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.
- M20 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

#### **MITIGATION AND RESIDUAL EFFECTS**

- M21 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.
- M22 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.
- M23 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.



## **ASSESSMENT OF EFFECTS**

- M24 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

## **CUMULATIVE EFFECTS**

- M25 Cumulative effects are *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.'*
- M26 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

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

- M27 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.
- M28 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile files, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.
- M29 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.
- M30 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.
- M31 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

## VISUALISATION TYPE METHODOLOGY

- M32 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:
- Type 1 - annotated viewpoint photographs;
  - Type 2 - 3D wireline / model;
  - Type 3 - photomontage / photowire;
  - Type 4 - photomontage / photowire (survey / scale verifiable).
- M33 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.
- M34 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.
- M35 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.
- M36 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.
- M37 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation, and that professional judgement should always be applied. In certain instances, where there is neighbouring development which is of a similar scale to that of the proposed development, which provides a point of reference, it is not always considered necessary to produce photowire or photomontage visualisations.
- M38 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.



Table VTM		VISUALISATION TYPE METHODOLOGY			
User, Purpose, and Likely Level of Effect		Type 1	Type 2	Type 3	Type 4
	A	Evidence submitted to most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.			
		Neutral	Negligible	Slight	Moderate
					Substantial
	B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are potential concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.			
		Neutral	Negligible	Slight	Moderate
					Substantial
	C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.			
		Neutral/Negligible/Slight		Moderate	Substantial
	D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.			
		Neutral/Negligible/Slight/Moderate		Substantial	

Table LE 1

## LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

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

Table LE 2

## LANDSCAPE / TOWNSCAPE SUSCEPTIBILITY

	Very High	High	Medium	Low
Description of Susceptibility	<p>Highly distinctive landscape, / townscape with strong character generally in excellent condition, exhibiting a number of positive attributes and no or few detracting elements. Development would be entirely at odds with the scale, pattern and character of the landscape / townscape. A landscape with little ability to accommodate change of the type proposed without significant impacts on landscape / townscape character and on key characteristics and / or aesthetic or perceptual aspects of the character area. Little or no scope for mitigation.</p>	<p>Distinctive landscape / townscape with few detracting features. Landscape elements in good condition and make a positive contribution to local character. Landscape with low potential to accommodate change of the type proposed without loss or alteration of key landscape / townscape elements or adverse change to landscape / townscape character. Limited scope for mitigation.</p>	<p>Relatively commonplace landscape / townscape typically in moderate condition. Proposals would be largely compatible with the scale, pattern and character of the landscape / townscape. Proposals could be absorbed with limited impact on key landscape features, and perceptual and aesthetic qualities. Scope to provide landscape mitigation / enhancements.</p>	<p>Landscape / townscape of mixed character and / or with some detracting and intrusive elements. Landscape features pose little constraint and / or are capable of replacement. Proposals would be well related to the scale, pattern and character of the local landscape / townscape. Good potential for landscape mitigation and enhancements which would contribute to landscape / townscape character.</p>



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

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

**Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS**

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	<p>The proposals will alter the landscape/ townscape in that they:</p> <ul style="list-style-type: none"> <li>• will result in substantial change in the character, landform, scale and pattern of the landscape/townscape;</li> <li>• are visually intrusive and would disrupt important views;</li> <li>• are likely to impact on the integrity of a range of characteristic features and elements and their setting;</li> <li>• will impact a high quality or highly vulnerable landscape;</li> <li>• cannot be adequately mitigated.</li> </ul>				
	<p>The proposals:</p> <ul style="list-style-type: none"> <li>• noticeably change the character, scale and pattern of the landscape/ townscape;</li> <li>• may have some impacts on a landscape/ townscape of recognised quality or on vulnerable and important characteristic features or elements.</li> <li>• are a noticeable element in key views;</li> <li>• not possible to fully mitigate.</li> </ul>				
		<p>The proposals:</p> <ul style="list-style-type: none"> <li>• do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character;</li> <li>• will impact on certain views into and across the area;</li> <li>• mitigation will reduce the impact of the proposals but some minor residual effects will remain.</li> </ul>			
			<p>The proposals:</p> <ul style="list-style-type: none"> <li>• complement the scale, landform and pattern of the landscape/townscape;</li> <li>• development may occupy only a relatively small part of the Site;</li> <li>• maintain the majority of landscape features;</li> <li>• incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.</li> </ul>		
				<p>The proposals:</p> <ul style="list-style-type: none"> <li>• change is neither better nor worse;</li> <li>• maintain existing landscape/ townscape character;</li> <li>• maintain the majority of landscape features;</li> <li>• incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.</li> </ul>	

**Footnote:**

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

**Table VE 1**

**VISUAL SENSITIVITY**

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

Table VE 2

## VISUAL MAGNITUDE OF CHANGE

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

Table VE 3

## VISUAL EFFECTS

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

## Footnote:

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





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