

LAND WEST OF CHAPEL LANE, BARN S GREEN

LANDSCAPE & VISUAL IMPACT APPRAISAL

SEPTEMBER 2025 | DD715LVIA | REVISION A





Landscape and Visual Impact Appraisal

**Land west of Chapel Road,
Barns Green**

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1 Introduction

- 1.1 Deacon Design Ltd has been commissioned by Miller Homes to undertake a Landscape and Visual Impact Appraisal (LVIA) of the proposed development at Land west of Chapel Road in West Barnes (further referred to as 'the Site'), to accompany a planning application for the Site.
- 1.2 The proposed development comprises the construction of 68 dwellings including affordable housing, public open space incorporating doorstep play, hard and soft landscaping, boundary treatments, and sustainable urban drainage systems.
- 1.3 The location and context of the Site are shown in Figure **PL01**.

2 LVIA Methodology

Guidance and approach

- 2.1 The LVIA follows the methodology of the Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3) published by the Landscape Institute and the Institute of Environmental Management and Assessment in 2013. Whilst the GLVIA3 provides the general principles of the assessment of landscape and visual effects, the detailed assessment criteria are prepared by an assessor and are tailored to the development' nature and type.
- 2.2 A glossary of LVIA terms is provided for reference in **Appendix 1**.
- 2.3 The detailed methodology used in this LVIA, including the criteria for assessing the sensitivity and magnitude of landscape and visual impacts and the significance of effects, is provided in **Appendix 2**.
- 2.4 In accordance with the GLVIA3, the LVIA focuses only on those effects which are material for the planning application. As such, areas of the surrounding landscape which may provide views of the Site but are located too far away to receive any substantial change in views are discounted and not assessed in the LVIA.

LVIA Process

- 2.5 In the LVIA, the overall approach to the identification and assessment of landscape and visual effects is set out as follows:
 - Determine the scope of the assessment;
 - Collate baseline information for landscape and visual receptors, including completing desk study research and undertaking field-based survey work;
 - Review the proposed development and identify the likely impacts of the proposed development (enabling specific judgments to be made on sensitivity of landscape and visual receptors);
 - Establish the sensitivity of landscape and visual receptors (balancing judgments on susceptibility and value);
 - Determine the magnitude of impacts (balancing judgments on size/scale, duration and reversibility); and
 - The appraisal of landscape and visual effects through a balanced approach and clear description of judgments on sensitivity and magnitude.

Site Visits

- 2.6 The first site visit focusing on the LVA issues was undertaken on 14th July 2025 when all baseline views were recorded in good weather conditions with excellent visibility.

2.7 Photographs were taken in 'summer' conditions (views with foliage, when vegetation provides most screening).

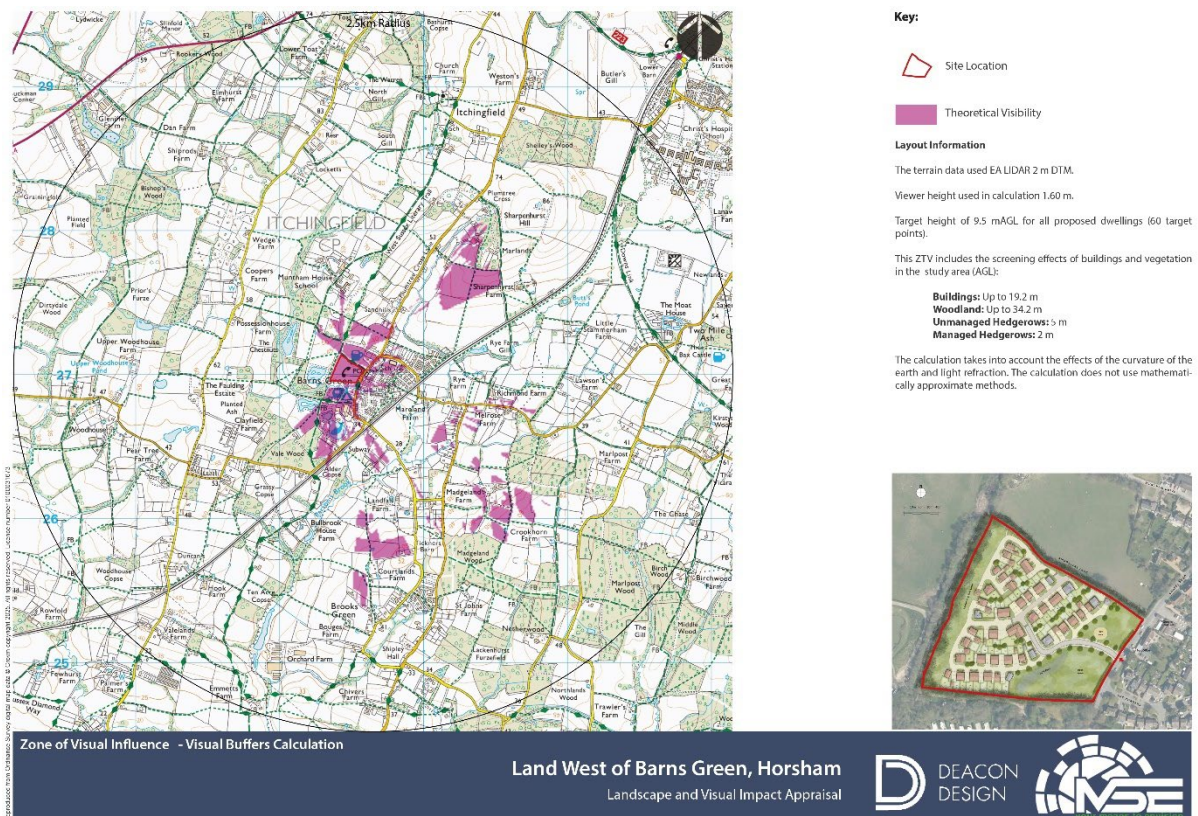
Scope of the Assessment and Study Area

2.8 The preliminary study area was initially set at approximately 5km from the Site, including the surrounding countryside and hamlets.

2.9 The 5km Study Area was used to generate a Zone of Visual Influence based on 9.6m maximum ridge heights and LIDAR data reflecting terrain and taking into account the screening effects of building and vegetation in the study area. This can be seen inset below, with the full ZTV calculation document included in Appendix 3.

2.10 The ZTV, alongside a desk study of landscape designations and verification on site, allowed us to refine the study area to an area approximately 2km from the site boundary, beyond which any impacts from the proposed development would be imperceptible.

2.11 The final study area is defined by map extents in Figures PLO2 to PLO4.



Assumptions and Limitations

- 2.12 It is assumed that the construction phase of the proposed development on Site would take up to 3 years (short-term) and that it would be phased. The phasing details are not known at this stage.
- 2.13 The assessment of operational effects is undertaken with the assumption that all proposed landscaping has established and begun to mature and all proposed development is operational.

3 Landscape Planning Context

Introduction

- 3.1 The development Site is situated in West Sussex and lies within Horsham District. It is approximately 8.5km away from the boundary to the South Downs National Park at its closest point (to the west of the village) and the distinctive escarpment forms part of the distant skyline from long views south within the study area, such as south of Christs' Hospital School.
- 3.2 Figure PLO2 shows the Landscape and other relevant designations relevant to this appraisal, and are discussed in detail in the landscape baseline.
- 3.3 The proposed development including built environment and landscape proposals should be prepared in line with the relevant planning policy. The following legislation, planning policy and guidance provide the legislative and planning framework for the proposed development within the Site, where there is relevance to landscape and visual matters.

National Planning Policy

National Planning Policy Framework

- 3.4 The National Planning Policy Framework (NPPF) was revised in December 2024 and it sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 3.5 Section 12 of the NPPF, **Achieving well-designed and beautiful places**, states in paragraph 131 that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, that good design is a key aspect of sustainable development and that good design creates better places in which to live and work and helps make development acceptable to communities.
- 3.6 Paragraph 135 goes on to explain how planning policies and decisions should ensure that developments:

'a) 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;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.¹

- 3.7 It goes on to say in paragraph 136 that trees make an important contribution to the character and quality of urban environments, that planning policies and decisions should ensure that new streets are tree-lined (unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate), that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees.
- 3.8 Paragraph 140 also states that local planning authorities should ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development.
- 3.9 Section 15 on the NPPF, **Conserving and Enhancing the Natural Environment**, states at in paragraph 187 that planning policies and decisions should contribute to and enhance the natural and local environment. Paragraph 188 of the NPPF states:
- 'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty (MN note: now referred to as National Landscapes) which have the highest status of protection in relation to these issues'.²*
- 3.10 The emphasis in this policy is, therefore, for protection to be commensurate with status, with protection focused on landscapes of an elevated status.

¹ NPPF (2024), pp. 39-40

² Ibid., p. 54

National Planning Policy Guidance

The revised National Planning Policy Guidance (NPPG) supports the NPPF and the key section relevant to the LVIA is Landscape. This section sets out the importance of strategic policies for the conservation and enhancement of landscapes and the need to identify special characteristics of local landscapes supported by proportionate evidence. Where appropriate, landscape character appraisals can be prepared to complement Natural England's National Character Area profiles and a Landscape and Visual Impact Appraisal can be used to demonstrate the likely effects of a proposed development on the landscape.

Local Planning

- 3.11 The Site is subject to policies within the adopted Horsham District Planning Framework 2015. The District is also developing a new Local Plan 2023 - 2040 which at the time of writing this report is currently advised for withdrawal and revision by the Planning Inspector (April 2025).
- 3.12 The Itchingfield Neighbourhood Plan 2024 – 2031 covers the parish of Itchingfield which includes the village of Barns green and the hamlet of Itchingfield. The purpose of the plan is to shape development in the parish over the life of the plan and reflects the wishes of the residents.

Local Plan Policy

- 3.13 The summary of key policies within the District Planning Framework 2015 relevant to the landscape and visual considerations in this LVIA are set out below.
- 3.14 Strategic policy 3: Development Hierarchy – this policy states that new development should *'will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy'*. Barns Green is classified as a Medium Village in the Local Plan. This is described as a settlement with *'a moderate level of services and facilities and community networks, together with some access to public transport. These settlements provide some day-to-day needs for residents, but rely on small market towns and larger settlements to meet a number of their requirements.'*
- 3.15 Strategic policy 4: Settlement Expansion – this policy contains the following relevant elements:
- 'The ... expansion of settlements will be supported where the development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.'*

3.16 Strategic Policy 25: The Natural Environment and Landscape Character. This policy is concerned with the 'Natural Environment and landscape character of the District, including the landscape, landform and development pattern' The policy states that:

The Council will support development proposals which:

- *Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.*
- *Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.*
- *Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.*
- *Conserve and where possible enhance the setting of the South Downs National Park.*

3.17 Policy 31: Green Infrastructure & Biodiversity. This policy states that:

- *Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure.*
- *Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will/.. support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.*

3.18 Strategic policy 32, The quality of new development– this policy sets out general criteria for new development, requiring development to:

- Provide an attractive, functional, accessible, safe and adaptable environment;
- Complement locally distinctive characters and heritage of the district;
- Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;
- Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and
- Help secure a framework of high-quality open spaces which meets the identified needs of the community.
- Policy DM11, Nature conservation – this policy sets out EBC requirements regarding nature conservation. Since no national designations are located within

the study area, only the General Approach and relevant sections related to Local Designations are quoted.

- 3.19 Policy 33 – Development Principles – this policy sets out key principles for new development, based in the requirement to *‘conserve and enhance the natural and built environment’*. Of particular relevance to landscape and visual consideration is point 6:

‘Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development;’

- 3.20 Strategic Policy 35 – Climate Change – this policy sets out a framework to guide the mitigation of and adaption to climate change, for new development. This consideration will be important in the site design however is not directly a landscape and visual assessment concern, other than the requirement to ensure all land-based proposals fit in with the landscape character and take the opportunity to contribute to the provision of appropriate green and blue infrastructure, for example in the design of naturalistic SuDS systems. This is reflected in the following part of the policy wording:

Supplementary Planning Documents (SPD)

- 3.21 There are no adopted SPDs that directly relate to the design and planning of new development at Barns Green. However, the documents listed below provide guidance on relevant topics as outlined.

Shaping Development in Horsham District Planning Advice Note

- 3.22 The purpose of this Planning Advice Note (PAN) is to provide clarity as to its approach and guidance to those who engage with the planning system in Horsham District. This PAN supersedes the October 2022 Facilitating Appropriate Development (FAD) document.
- 3.23 As HDC acknowledges that it is currently unable to demonstrate a five-year housing land supply and that in accordance with the NPPF, as part of its commitment to act in a positive way to ensure that local housing needs are met the PAN sets advice to guide applicants in submitting applications that would deliver sustainable and appropriate development.

Biodiversity and Green Infrastructure Planning Advice Note

- 3.24 This Planning Advice Note was endorsed at Full Council on 19 October 2022. This document was developed in advance of the production of a new Local Plan and prior to the statutory biodiversity net gain requirements coming into force November 2023. The Planning Advice Note is a material consideration when determining planning applications and sets out expectations regarding how applicants are to demonstrate compliance with the National Planning Policy Framework (NPPF) requirement for 'measurable net gains for biodiversity' and promotes the provision of 10% biodiversity net gain within development.
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Horsham Landscape Character Assessment 2003

3.25 This document is categorised as Planning Policy Background Evidence rather than as an adopted SPD, nevertheless is a key document relevant to this Landscape and Visual Appraisal.

Itchingfield Parish Neighbourhood Plan 2

3.26 A Neighbourhood Plan is a community-led framework that is used to help determine future planning applications in a particular area. They are usually created by a parish council or a Neighbourhood Forum. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

3.27 The Itchingfield Parish neighbourhood plan has been subject to successful Examination and is currently awaiting Referendum following recommendation in November 2024.

3.28 As part of the process of building their neighbourhood plan, Itchingfield Parish commissioned its own Landscape Character Assessment in 2017 to understand their own area in a finer grain of detail. Whilst not in itself a formally adopted document, this will provide a useful resource in the understanding and appreciation of the landscape character in and around the proposed development site.

4 Landscape Baseline

Introduction

- 4.1 This section of the LVIA establishes the landscape baseline for the proposed development.
- 4.2 The GLVIA3 recommends that LVIA's are 'proportionate' and focus on those impacts that are likely to be material in planning terms.
- 4.3 During our initial research and following field work we have found that most of the landscape within the study area will not be directly or indirectly impacted upon by the proposed development. Therefore, a further 'sifting' of landscape receptors that have the potential to be affected by the development was necessary. Landscape receptors that will not be impacted by the proposed development or are likely to experience a barely perceptible impact will not be brought forward to the appraisal of sensitivity or significance of effects.
- 4.4 The landscape baseline section is structured as follows:
- Analysis of landscape and other designations that may have impact on the value of the landscape;
 - Analysis of Landscape Character Areas and/or Types with reference to existing landscape character appraisal studies;
 - Description of the landscape within the Site;
 - Appraisal of the landscape value of the receptors that have the potential to be affected by the proposed development and will be brought forward to the effects appraisal stage.

Designations

- 4.5 The landscape planning context within the study area is shown in Figure **PL02**.
- 4.6 All landscape, heritage, nature conservation and other designations relevant to landscape and visual considerations are set out below.
- 4.7 It is not the objective of this LVIA to specifically assess the effects on the setting of Listed Buildings, ecological and/or heritage assets, as this is undertaken in separate reports. Nonetheless, the presence of these designations/features can add to the value of the landscape as well as having value in their own right. This baseline appraisal seeks to obtain an understanding of heritage features only insofar as they contribute, or give an insight into, the character and value of the landscape of the Site and its context.

Landscape designations

4.8 There are no landscape designations within the study area.

Heritage designations

4.9 There are a number of Listed Buildings within the wider study area, however many of these are at too remote a distance from the site for there to be any significant relationship between them. These are illustrated on **Plan PLO3** to provide a contextual understanding.

4.10 The Listed Buildings below are all on Chapel Lane and within the vicinity of the site, with potential intervisibility between some of these assets and the site.

- 'Bennetts' – Grade II (List Entry No. 1286000)
- 'Blacksmith's Cottage' - Grade II (List Entry No. 1354176)
- 'The Queen's Head Public House' - Grade II (List Entry No. 1193788)
- Barns Green Village Store - Grade II (List Entry No. 1027044)
- 'Old Home' - Grade II (List Entry No. 1027043)
- 'Little Slaughterford Farmhouse' – Grade II (List Entry No. 1193795)

Nature conservation designations

4.11 Ancient & Semi Natural Woodland is the only notable designation within the study area and is found scattered throughout. An area of Ancient & Semi Natural Woodland is situated to the south-west of the site boundary and extends along the western boundary of the site itself.

Other Designations

4.12 There are no Public Rights of Way (PRoW) crossing the Site itself. A network of PRoWs criss-cross the agricultural landscape around Barns Green and link the surrounding villages, hamlets and farmstead. These often follow the edges of field boundaries and therefore form a grid-like configuration across the local landscape. The site itself has a PRoW just outside the northern and western edges. To the north lies PRoW no. ITC-1600 (Bridleway) Smugglers Lane; to the west lies PRoW ITC-1596-1 (footpath). This forms part of the long distance recreational route, the West Sussex Literary Trail, which links Horsham with Chichester Cathedral along a 87km route.

Existing Landscape Character Appraisals

Introduction

4.13 The LVIA draws information on landscape character predominantly from field appraisal but also existing landscape character appraisal studies. The following documents have been considered:

- National Character Area Profiles;
 - Landscape Character assessment of West Sussex 2003; and
 - Horsham District Landscape Character Assessment 2003;
- 4.14 In addition to this, Ichingfield Parish commissioned a Landscape Character Assessment in 2017 as part of the process of developing their Neighbourhood Plan. Whilst not an officially recognised document in terms of local planning, it has been professionally carried out by Huskisson Brown Associates, a Landscape Institute Registered Practice; therefore, the contents are a reliable and useful resource in understanding the finer grain of the contextual landscape character.
- 4.15 The NCA Profiles are undertaken at the national level and provide guidance for communities regarding landscape character to help inform decision-making. They are integrated studies providing information on a broad range of factors. Due to the large scale of the NCAs and the local context of the proposed development, the information on NCAs is mainly contextual.
- 4.16 For this reason, the LVIA focuses on the county and local landscape character studies which provide far greater level of detail and are more relevant in relation to the scale of the proposed development.

National Character

- 4.17 The Site and the study area are located within the National Character Area (NCA) 121 Low Weald. This NCA is *'a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland.'*
- 4.18 The key characteristics of the NCA 121 are:
- *Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.*
 - *The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.*
 - *A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.*
 - *Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.*

- *Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.*
- *Fast-flowing chalk rivers in wide, open valleys with watermeadows and riparian vegetation that provide valuable wildlife habitats for species such as breeding and overwintering birds, otter, water vole, Atlantic salmon, brown trout and the endangered, native whiteclawed crayfish.*
- *Frequent north–south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.*
- *Small areas of heathland particularly associated with commons such as Ditchling and Chailey. Also significant historic houses often in parkland or other designed landscapes.*
- *The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.*
- *Many small rivers, streams and watercourses with associated watermeadows and wet woodland.*
- *Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.*
- *Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.*

County Character

4.19 On the County level, the Site is located within the LCA LW6: Central Low Weald

4.20 The LCA LW6 Central Low Weald has the following key characteristics:

- *Gently undulating landform.*
- *Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows.*
- *Small stream valleys draining to the Adur and the Arun.*
- *Some large country houses and parkland.*
- *Green lanes and droveways.*
- *Many scattered, traditional Wealden farmsteads and cottages and a few linear villages.*
- *Crossed by major transport links north south, both road and rail.*

Local Character

- 4.21 Local landscape character, as defined by the Horsham District Landscape Character Assessment is shown in Figure **PL03**.
- 4.22 On the local level, the Site is located within Landscape Character Type G Wooded Small Scale Farmlands; LCA G2: Itchingfield & Barns Green Wooded Farmlands.
- 4.23 LCT Plateau Farmlands/LCA H1: Southwater & Christs Hospital Farmlands lies to the north-east of Barns Green village edge; and LCA G4: Southwater & Shipley Wooded Farmlands lies to the south-east of Barns Green. These neighbouring landscape character areas form the context to the settlement of Barns Green.
- 4.24 The LCA G2: Itchingfield & Barns Green Wooded Farmlands has the following key characteristics:
- *Undulating ridges and valleys.*
 - *Strong linear field and woodland pattern.*
 - *Strong sense of enclosure.*
 - *Mainly horse grazed and set aside fields.*
 - *Narrow country lanes with wide grass verges.*
 - *Varied settlement pattern of dispersed medieval historic farmsteads/hamlets, and some modern suburban development.*
 - *Local mix of traditional building materials, including timber framing, weatherboarding, brick and tile hanging.*
- 4.25 The area has the following description:
- This relatively hilly, low Weald landform is wholly underlain by Weald Clay. The linear field patterns and woodland blocks in the valleys are particularly distinctive. The lanes, many of which trace ancient droveways follow the ridgetops linking dispersed small medieval farmsteads. There is a strong sense of enclosure in the landscape, although occasionally long views open up southwards towards the scarp of the Downs. Modern suburban influences are noticeable in the north.*
- 4.26 The key sensitivities to change in this landscape character area identified as:
- *Large scale development;*
 - *Incremental erosion of character, e.g. introduction of suburban features.*
- 4.27 The following relevant planning and land management guidelines are identified as follows:
- *Ensure any appropriate new development responds to the dispersed historic settlement pattern and local design and mix of building materials. Also it should be well integrated into the surrounding landscape with new hedgerows and woodlands as appropriate.*
 - *Conserve and manage woodlands.*
-

- *Restore lost hedgerows.*
- 4.28 The LCT Plateau Farmlands/LCA H1: Southwater & Christs Hospital Farmlands has the following key characteristics:
- *Low ridge and plateau, with prominent rounded knoll of Sharpenhurst Hill.*
 - *Largely open character.*
 - *Relatively few woodlands and hedgerows.*
 - *Lanes with wide grass verges.*
 - *Extensive open views.*
 - *Imposing brick building of Christ's Hospital School set in parkland surroundings.*
- 4.29 The key issues and sensitivities relevant to the site context are the pressure for urban development and incremental change to historic settlement patterns and also decline in traditional land management and loss of hedgerows.
- 4.30 LCT G/LCA G4: Southwater & Shipley Wooded Farmlands has the following key characteristics:
- *Gently undulating, strongly wooded landscape.*
 - *Many small to medium size woodland blocks enclosing an irregular pattern of pasture fields.*
 - *Small hamlets and isolated farms.*
 - *Local mix of traditional building materials, brick, tile hanging and Horsham stone slabs.*
 - *Large historic parklands of Knepp Castle and West Grinstead Park.*
 - *Visual and noise intrusion from the A24/A272.*
- 4.31 The overall character is a gently undulating landform which is well-wooded and therefore views are confined. Sensitivity to change is in regard to the pressure for development and changes in woodland and hedgerow management.

Application Site and Site-Specific Landscape

- 4.32 The site is located within Barns Green, a rural village. The landform is predominantly flat, with slopes rising to the north and west. A railway line divides the land to the south diagonally south west to south east and forms a distinct boundary to the settlement edge at this location.
- 4.33 The site is located west of Chapel Lane in the core area of the village of Barns Green, opposite the village pub and shop. The Itchingfield Parish Landscape Character Assessment for this area focusses on the leisure and tourism aspect of the landscape to the south of the proposed development site, where camping and fishing grounds form the land use.

- 4.34 The Site is bounded by Smugglers Lane PRow to the north, which is a fairly narrow but well-used footpath, lined with trees and a hedgerow with occasional gaps but otherwise high and dense. This PRow is part of the West Sussex Literary Trail long distance walking route. The western boundary is formed by a designated ancient woodland strip forming a field boundary and connecting to a larger woodland block to the south-west. The woodland strip itself forms the boundaries to a wide PRow running north to south and which links at either end into the Sussex Literary Trail.
- 4.35 The southern boundary is also hedge and tree lined. Directly south of the boundary lies Sumners Ponds Fishery and Campsite, a Grade II listed building, Little Slaughterford Farmhouse, set within extensive gardens with dense wooded boundaries; and directly to the south of this lies a new development, still under construction at the time of the site visit, at Sumners Fields, comprising 32 new build homes.
- 4.36 The Site itself comprises 3.28ha of grazing grassland, with no particular features of note save the boundary vegetation.
- 4.37 The Site has a gently sloping landform, from +40 AOD in the north western corner falling to +32 AOD in the south western corner.
- 4.38 There are three field gate access points. One from Chapel Road at the north-eastern corner; and two from the PRow to the west of the site, one next to the northern boundary and one next to the southern boundary. A drainage ditch runs the length of the western boundary, close to the tree line.
- 4.39 In terms of the adjacent roads and connections, the Site has highway access from Chapel Road, which provides a local link through scattered farmsteads and hamlets, to indirectly reach Horsham via the A264 or A24, approximately 4km to the north east. The A272 is accessible at Billingshurst approximately 3km to the south-west, which links to Midhurst and Petersfield to the west; and to Haywards Heath to the east.
- 4.40 Overall intervisibility between the site and its context is limited. This is due to the generally flat and low-lying nature of the site, and the presence of wooded boundaries, both to the site and to the contextual landscape. The presence of woodland blocks in the surrounding landscape, which in combination with gently rising slopes to the north and the south-east creates a generally contained landscape. There is some intervisibility between neighbouring land uses, seen either over hedge boundaries or through gaps in hedges and tree lines. From within the site itself, the land is experienced as within the village setting. The village edge on Chapel Lane is clearly seen, alongside residential roof lines to the southern boundary, with structures and a communications mast at the camping ground also visible above and glimpsed through the hedgerow.

Plate 1 Hedge boundary to the south, with development, campsite and comms mast beyond.



Plate 2 Designated Ancient Woodland to the western boundary



Plate 4 Field boundary to Smugglers Lane PRoW and the village edge on Chapel Road to the east.



Plate 5 Field boundary to Smugglers Lane PRow and the village edge on Chapel Road to the east.

Assessment of Landscape Value

4.41 The assessment of landscape value is made with reference to the criteria set out in the Appendix 2 Methodology, paragraph 1.14-1.17.

Landscape features within the Application Site

4.42 The Site is located in undesignated landscape on agricultural land at the edge of Barns Green Village and contains no detractors. It is in good condition, and its most valuable features are located on the boundaries, these being hedgerows and trees, including designated ancient woodland.

4.43 For the reasons above, **the value of the Site is assessed as medium**, as whilst it is undesignated land, the value of the individual features and elements outlined above should be taken account of in the overall value rating.

LCA G2: Wooded Small Scale Farmlands

4.44 The landscape value of this LCA within the study area is assessed as **medium**. Whilst there are no landscape designations in this area, there are areas of Ancient Woodland in the vicinity of the Site. There are also a number of Listed buildings present. The LCA is also used for recreation thanks to a well-developed network of PRow. This landscape is in good condition and whilst the character area has a fairly rural perceptual/scenic quality, the scenic quality of the area around the Site is reduced by its proximity to suburbanising features and visual clutter such as the communications mast to the southern boundary.

LCA H1: Southwater & Christs Hospital Farmlands

4.45 The LCA is not designated for its landscape value but it is in good condition and has good perceptual/scenic quality. Within the study area, there are areas of Ancient Woodland alongside Listed buildings a well-developed network of PRow including a locally notable viewpoint at Sharpenhurst Hill, allowing long views on the landscape including Christs Hospital School and the North Downs to the north and the South Downs escarpment to the south. Overall, the landscape value of this LCA within the study area is assessed as **medium-high**.

LCA G4: Southwater & Shipley Wooded Farmlands

4.46 This LCA is separated from Barns Green by the railway line, and despite proximity has more of a rural and remote character than the village, due to few suburbanising influences being present and the dominance of woodland and farmland, with small settlements and farmsteads scattered within a contained undulating landscape. The presence of listed buildings adds to the time-depth of the landscape character in this area.

The LCA is not designated for its landscape value but it is in good condition and has good perceptual/scenic quality. Within the study area, there are areas of Ancient Woodland and well-developed network of PRow allowing access to the rural landscape. This Overall, the landscape value of this LCA within the study area is assessed as **medium-high**

Plate 6 View north-east from Sharpenhurst Hill, LCA H1 over Christs Hospital School



Plate 7 View south from Sharpenhurst Hill, LCA H1 towards South Downs Escarpment



5 Visual Baseline

Introduction

- 5.1 The visual baseline seeks to establish the extent of the Site's visual envelope and to identify the visual receptors (groups of people) that may be affected by the proposed development. It analyses the nature of existing views experienced by visual receptors, the location from which they experience views and their value.

Zone of Theoretical Visibility (ZTV) and Viewpoints

- 5.2 A ZTV using LiDAR data was carried out for the site to inform the visual environment and selection of photographic viewpoints. This document is included as Appendix 3 to this report. The ZTV was followed up by a field survey in which the final selection of representative viewpoints was made.
- 5.3 The field survey and viewpoint photography was carried out on Friday 11th July in good weather conditions and general visibility appropriate for the type of the assessed views. It is noted that potential visibility was reduced due to leaf cover.
- 5.4 Several representative and illustrative viewpoints have been selected to aid the appraisal of landscape and visual effects. The viewpoints have generally been selected to be representative of the visual receptors within the study area and locations in the general vicinity of the viewpoint from which clear views of the proposed development may be obtained.
- 5.5 The viewpoints therefore generally represent specific locations from which the maximum effect on landscape and visual receptors will be experienced. However, due to the very limited visibility of the Site, some viewpoints have been chosen to illustrate the restricted nature of visibility towards the Site (or no visibility in some cases).
- 5.6 Based on the foregoing broad visual appraisal, Xno. viewpoints have been selected which will be used to aid the appraisal. All viewpoints were taken from public vantage points.

Visibility

- 5.7 The site topography study (page 2 of the Calculation of Theoretical Visibility Appendix 3) demonstrates the low-lying nature of the site, with land rising to the north and north-east of the site up to 90 AOD; and to the south-west and south-east to a lesser extent up to 60 AOD.
- 5.8 The ZTV was generated to reflect an expected building ridgeline of 9.5 metres maximum; and viewer height of 1.6m. The Bare Earth Calculation (Page 4 Appendix 3) discounts views from much of the higher land to the north-west; and this is further refined by the

application of the screening effect of buildings, woodland and hedgerows within the study area.

- 5.9 The ZVI indicates that the majority of views would be found in a highly localised proximity to the site, from PRow surrounding the site and from the settlement edge at Barns Green, including the campsite to the south. Outlying views are indicated on the southern slopes of Sharpenhurst Hill, east of Plumtree Cross Lane; and from occasional locations to the south of the railway line. These coincide with a PRow north of Brooks Green and west of Trout Lane near Madgeland Farm.
- 5.10 The ZTV was used to scope out potential viewpoints for review and final selection in the field.
- 5.11 Viewpoints 1 and 2 represent views from the north-east from PRow no. ITC-1615, looking towards the site across the agricultural landscape. Viewpoint 3 is from PRow no. ITC-1605 west of Sandhills Road and looking south across recreation grounds. Viewpoint 4 is from PRow ITC 1605 and Viewpoint 5 is from PRow (bridleway) 1600, both looking south-east and located south of Muntham House School. Viewpoints 6 and 7 are from PRow ITC 1596-1 and located close to the northern and southern field gates where views open into the site. Viewpoint 8 and 9 are both taken PRow (bridleway) ITC 1604 as it passes through Sumners Ponds camping and fishing site. Viewpoints 10 and 11 are from Chapel Lane (also the OS map route of West Sussex Literary Trail). Viewpoint 12 provides a view from PRow SHI-1904 looking north and representative of views from this area.
- 5.12 Potential views west of Trout Lane in the vicinity of Madgeland Farm were scoped out in the field. This area is well wooded, with copses and mature hedgerows containing views. The land is on a similar elevation to the site, and at a distance of over 1.5km between this area and the site, along with the railway and Barns Green Village separating the areas, the likelihood of even the very glimpsed views indicated by the ZVI is minimal.
- 5.13 Overall, the Site is very well contained in the surrounding landscape and the main viewpoints are highly localised, despite the extensive network of PRow.

Visual Receptor Groups

- 5.14 As part of the wider visual survey, it was found that, due to the topography of the area and other screening factors (predominantly vegetation around the Site), any material changes in views of the proposed development beyond the extents identified are unlikely. The appraisal therefore focuses on likely effects rather than unnecessarily assessing all visual receptors in the local area.
- 5.15 For the purpose of the baseline study, the following receptors were included as they were considered likely to be materially affected by the proposed development:
- Users of PRow (VP 1,2,3,4,5,6,7,8,9,10,11,12 & 13);
 - Motorists and cyclists on local roads (VP 10 & 11);

- Pedestrians on local roads (VP 9, 10 & 11);
- Local residents (VP 9, 10 & 11);
- Visitors to the village centre (shop and pub) (VP 10 & 11).
- Visitors staying at Sumners Ponds campsite (VP8 & 9)

Value of assessed views

5.16 With reference to the criteria for the assessment of value (see Appendix 2 Methodology, paragraph 1.33-1.34), most views identified in the study area have been assessed as having medium value, as they are not in a designated landscape, nor have outstanding condition or scenic quality to justify the highest value rating.

5.17 Whilst most views from Public Rights of Ways have average value typical of the surrounding countryside, views from the West Sussex Literary Trail have slightly higher value than others to reflect the fact that it is documented long distance recreational route, and in relation to the site, passes through the adjacent campsite, a recreational destination.

6 Proposed Development and Mitigation Measures

6.1 This section outlines the proposed development and identifies the appropriate additional mitigation measures aimed at preventing, reducing or off-setting potential adverse impacts.

Primary vs additional mitigation

6.2 The proposed development has been designed using an iterative process. The location, footprint and height of the proposals reflect the initial discussions about the project's landscape and visual impact and the need for its adjustments to prevent, reduce or off-set those potential impacts. This is called primary (embedded) mitigation.

6.3 In addition to the primary mitigation (overall development design), additional mitigation measures can be proposed to further prevent, reduce or off-set the potential landscape and visual impacts. These may include, for example, additional boundary planting which is not necessary from the planning or urban design perspective but can help mitigate potential adverse visual impact on certain visual receptors identified in the baseline.

Design Evolution and Proposed Development

6.4 The proposed development comprises 68 dwellings with associated vehicular, pedestrian and cycle access off Chapel Road, associated infrastructure, public open space in the form of a community green space with integrated natural play area; hard and soft landscaping, boundary treatments, sustainable urban drainage systems and provision for biodiversity net gain.

6.5 The housing mix includes 2, 3, and 4-bedroom houses, and a low rise block of flats.

6.6 The proposed development has been designed in an iterative process since its inception in up to the completion of this LVIA report in September 2025.

6.7 Each step in the design process was preceded by an analysis of Site constraints and opportunities, including input from landscape architects, ecologists, drainage specialists, arborists, urban designers and planners, and followed by team discussion about the Site parameters and design.

6.8 The final design has taken account of the following key constraints and opportunities related to the potential landscape and visual impact:

- Presence of hedgerows with mature trees adjacent to the western, southern and northern Site boundaries, including designated Ancient Woodland on the western site boundary. The importance of the protection of these assets was agreed at the early stages of the project.

- Core village assets located to the east of the site; namely the village shop and pub; both thriving, well-used features but currently with slightly constrained access due to the relatively busy nature of Chapel Road.
- Views in and out of the development Site – we have considered both the potential adverse impact on local landscape character and impact on visual amenity (predominantly users of PRow and local roads). The required de-culverting works to the watercourse necessitate the removal of the existing hedgerow to Chapel Road. The proposals for the site take a positive approach to this change by designing in an appropriate extension to the village edge. The proposed new community green space ensures the new development would be well set back within the landscape and views of development filtered by new tree and hedgerow planting that frames the new open space. Through this design, the rural village form is intended to be respected and enhanced. The site design thereby avoiding a suburbanising effect, the extensive green frontage instead creates a new asset for the village core, adding an open space feature to compliment the local services. The development proposals also take the opportunity to soften the transition and visual clutter that has developed at the campsite (for example the communications mast) by providing a strong village edge that helps to rationalise the slightly loose and cluttered form inherent in the structures associated with the leisure activities to the south.
- The proposed layout includes mitigation and protection of the Ancient Woodland designation, which also contributes to the protection of views from the local PRow through extensive additional biodiversity planting to the woodland buffer.

6.9 The above list of constraints and the resulting design decisions was discussed and incorporated into the final design (parameter plans and the proposed Site layout). Its key elements relevant to landscape and visual considerations include:

- A maximum 2.5 storey height of the proposed built form.
- A planted buffer between the designated Ancient Woodland and the proposed development.
- A designed response to the Ancient Woodland: the orientation of the buildings are laid out to avoid negative physical and visual impacts on the woodland edge and making it a positive feature in the setting of the development.
- A new mixed native hedgerow to replace the removed hedgerow on Chapel Road is proposed, separating the developed edge from the open space.
- A new community green space has been designed as the setting to the development, and as an integrated landscape mitigation and enhancement feature. It is designed to protect and enhance the landscape and village character.
- An existing watercourse has been de-culverted and formed into a naturalistic swale with a bridge crossing, adding character and distinctiveness to the interface with Chapel Road.

Additional Mitigation of Construction Impacts

- 6.10 In addition to the primary mitigation measures, the following additional mitigation measures are proposed during construction of the scheme:
- Where possible, recycling as much soil on Site as possible to minimise the impact associated with construction vehicle traffic, including the movement of lorries in and out of the Site;
 - Where possible, retaining and securing topsoil excavated during construction to re-use it during Site restoration (subject to its quality – to be confirmed during further Site investigations);
 - Where possible, stockpiling of materials would be kept in visually discreet locations, such as areas screened by existing vegetation or built form;
 - To safeguard the existing retained vegetation, tree protection zones would be created and fenced off to ensure that development would not encroach onto the root protection areas. Existing trees and hedges would be protected in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction;
 - Construction and security lighting would be shielded, where possible, and directed downwards to minimise light pollution.

Additional Mitigation of Operational Impacts

- 6.11 All proposed landscape and visual mitigation measures are considered to be primary mitigation, as they are embedded in the design proposal. The proposed landscape strategy has been carefully designed to reflect the character of the Site but also its surroundings, presence of vegetation and location on the edge of an existing settlement. This primary mitigation also takes account of ecological and arboricultural input.
- 6.12 For all design details please see the Design and Access Statement (DAS) and design drawings.

7 Assessment of Landscape Effects

- 7.1 This section of the report assesses landscape effects after implementation of all mitigation measures.

Sensitivity of Landscape Receptors

Landscape susceptibility to change

- 7.2 The susceptibility to change of the LCA G2: Itchingfield & Barns Green Wooded Farmlands within the study area is assessed as **medium**, as the proposed development type (residential housing) is already present within the surrounding landscape, including new residential development under construction at Sumners Fields in Barns Green, at the time of writing this report. This LCA is of good scenic quality however is an evolving landscape and within the context of the existing land uses, has capacity to accommodate the proposed development without undue consequences for the overall maintenance of the baseline situation.
- 7.3 Whilst the development would introduce built form in a currently open field, the location is visually contained within the existing character of the village settlement due to existing development to the south of the site; across the road and also to the north of the site, albeit separated by a small area of agricultural land, surrounding the crossroads between Chapel Road, Muntham Drive, Two Mile Ash Road and Sandhills Road. The development is proposed on grazing land, which is not a rare feature in this landscape area, and the important boundaries to the west, north and to a lesser extent, the south will all be retained; with a significant enhancement proposed to the village character via the community green space landscaped area proposed to front Chapel Road.
- 7.4 The susceptibility to change of the LCA H1 Southwater & Christs Hospital Farmlands a character area to the north-east of the Site is assessed as **medium**. The character is rural farmland with scattered hamlets and farmstead, however the presence of minor yet fairly busy roads and visible development from many areas means that this is not an un-touched or remote landscape, rather a working and evolving landscape. There is no potential for any physical change to this landscape area as the Site is located outside its boundary and there is limited potential for intervisibility even in winter. The LCA has high capacity to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.
- 7.5 The susceptibility to change of the LCA G4: Southwater & Shipley Wooded Farmlands, a character area to the south-east of the Site, beyond the railway line is assessed as **medium-high**, as there is limited amounts of the proposed development type present in this landscape. This LCA has a more remote and rural character, with an absence of defined villages and instead a dispersed settlement pattern of linear rural development at Brooks
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Green, and scattered hamlets and farmsteads, separated by woodland blocks and farmland. A mobile home park at Brooks Green is prominent in aerial views, however is fully concealed by woodland from the surrounding lanes, demonstrating some capacity for change. However, there is no potential for any physical change to this landscape area as the Site is located outside its boundary and intervisibility is unlikely. Therefore this LCA has high capacity to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.

Sensitivity of landscape receptors

- 7.6 Table 1 summarises the relevant landscape receptors within and around the Site that have the potential to be materially affected by the proposed development.

Table 1 Landscape receptors and sensitivity

Receptor	Sensitivity
LCA G2: Ichingfield & Barns Green Wooded Farmland	Medium
LCA H1: Southwater & Christs Hospital Farmlands	Medium
LCA G4: Southwater & Shipley Wooded Farmlands	Medium-High

Construction Effects

LCA G2: Ichingfield & Barns Green Wooded Farmland

- 7.7 The proposed development would cause both physical and perceptual impact on the Ichingfield & Barns Green Wooded Farmland LCA, which covers the application Site.
- 7.8 During construction, the Site will undergo change whilst it is predominantly entirely occupied by construction, except for the Ancient Woodland buffer and the retained hedgerows to the north and south, which will be protected.
- 7.9 Whilst the key landscape features will be retained and protected, the proposed additional construction mitigation measures cannot meaningfully limit the transformation of the existing development into a construction zone with all the associated equipment, materials storage and construction of buildings or earthworks.
- 7.10 However, in the wider landscape of the LCA G2, the construction impact will be relatively limited, as it will not affect the area's most valuable landscape features and intervisibility between adjacent areas will be limited, even during winter, with the exception of adjacent land including Chapel Road.
- 7.11 The visibility of construction activities from this LCA would therefore be fairly localised.
- 7.12 The magnitude of construction impact on the character of the LCA G2 is assessed as **medium**. This is due to the addition of urbanising features and large construction machinery

to the village landscape but also temporary nature of this effect and its limited geographical area) and the construction effect is assessed as **moderate adverse (temporary, very short-term)**.

LCA H1 Southwater & Christs Hospital Farmlands

- 7.13 The construction of the proposed development would cause no physical impact on the Southwater & Christs Hospital. This LCA has limited (if any) intervisibility with the site.
- 7.14 During construction, the application Site will be completely transformed into a construction zone. Whilst its visibility from this character area would be low, depending on the nature of the construction plant used, there may be potential for some minor and occasional visual intrusion seen from Sandhills Roads.
- 7.15 The magnitude of construction impact on the character of the LCAH1 is assessed as **negligible**, due to no physical impact on this landscape, very limited change (if any) in views from this area and the temporary nature of this effect; and the construction effect is assessed as **negligible (temporary, very short-term)**.

LCA G4 Southwater & Shipley Wooded Farmlands

- 7.16 The construction of the proposed development would cause no physical impact on the Southwater & Shipley Wooded Farmlands. This has limited (if any) intervisibility with the site.
- 7.17 During construction, the application Site will be completely transformed into a construction zone. Whilst its visibility from this character area would be low, depending on the nature of the construction plant used, there may be some limited potential for some minor and occasional visual intrusion from private land directly south of the railway line.
- 7.18 The magnitude of construction impact on the character of the LCAG4 is assessed as **negligible**, due to no physical impact on this landscape, very limited change (if any) in views from this area and the temporary nature of this effect; and the construction effect is assessed as **negligible (temporary, very short-term)**.

Operational Effects

LCA G2: Ichingfield & Barns Green Wooded Farmland

- 7.19 Once the development is operational, the application Site will be transformed from agricultural land to development. Whilst the nature of this change is adverse due to a localised urbanising effect of the development, the proposed development is designed to mitigate this adverse effect by setting its parameters within acceptable limits and by proposing a landscape-led layout with significant benefits to the village character and amenity, to create a high quality contribution to the village, providing with recreational opportunities and biodiversity enhancements.

- 7.20 In particular, the proposed development would not materially affect the surrounding woodlands and farmlands, which form an important part of the local landscape, and proposes to protect and enhance the setting to the Ancient Woodland, by changing the existing grazing land to a protected woodland edge ecotone, set aside for habitat creation. The retained hedgerows to the north and south maintain green infrastructure integrity, and the poorer quality hedgerow to Chapel Road would be replaced whilst creating the opportunity for a new public open space, formed as a community green space.
- 7.21 Similarly to the construction phase, the operational development's visibility from this LCA would be generally localised due to landform and trees, hedgerows and woodland in the surrounding landscape. At the local level, the proposed development would be visible, but not out of keeping with its context, and the proposals would be well accommodated within the existing village form.
- 7.22 Overall, once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as **low**, and the overall significance of effect is assessed as **minor adverse (permanent, long-term)**.

LCA H1 Southwater & Christs Hospital Farmlands

- 7.23 Once the development is operational, the application Site will be transformed from agricultural land to development, however, it would cause no physical impact on the Southwater & Christs Hospital Farmlands LCA. It is similarly unlikely to cause any perceptual impact on this character area due to very limited opportunities for views over the site from this LCA.
- 7.24 The visibility of the operational development from this landscape character area would be limited and glimpsed, where views are available.
- 7.25 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as **negligible**, and the overall significance of effect is assessed as **negligible adverse (permanent, long-term)**.

LCA G4 Southwater & Shipley Wooded Farmlands

- 7.26 Once the development is operational, the application Site will be transformed from agricultural land to development, however, it would cause no physical impact on the Southwater & Shipley Wooded Farmlands LCA. It is similarly unlikely to cause any perceptual impact on this character area due to very limited (if any) opportunities for views over the site from this LCA.
- 7.27 The visibility of the operational development from this landscape character area would be limited and glimpsed, If and where views are available.

7.28 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as **negligible**, and the overall significance of effect is assessed as **negligible adverse (permanent, long-term)**.

8 Assessment of Visual Effects

- 8.1 This section of the report assesses landscape effects after implementation of all mitigation measures.

Sensitivity of Visual Receptors

Susceptibility to change

- 8.2 Due to differing responses to changes in views and visual amenity depending on the context and purpose for being in a particular place, the susceptibility of each receptor group to change is assessed separately.
- 8.3 The assessment of susceptibility of visual receptors to the proposed development takes account of the nature of the proposed development (residential housing).
- 8.4 Users of PRoV have generally a strong relationship with their surroundings and their attention is well focussed on the views and visual amenity, particularly in case of recreational walkers who enjoy views at a walking pace. Their overall susceptibility to change in views is assessed as **high**.
- 8.5 Whilst some road users, such as motorists and cyclists, have generally **low** susceptibility to change in views as their views have transient nature and their activity (driving at speed) which does not allow for full appreciation of the surrounding landscape, other road users (pedestrians) have slightly more elevated (**medium**) susceptibility due to walking pace and more possibilities of enjoying their surroundings.
- 8.6 Local residents adjacent to the Site have **medium-high** susceptibility due to their likely appreciation of the rural village setting.
- 8.7 People using the local amenities are assessed as **medium** due to the presence of seating outside the shop and pub, demonstrating the amenity enjoyed at these services which will likely include an appreciation of the village setting.
- 8.8 Visitors to Sumners Ponds are assessed as having **medium-high** susceptibility due to a high interest in the surrounding landscape; although it is taken into account that the recreational fishing on site is also a key attractor for staying in this location.

Sensitivity of visual receptors

- 8.9 Table 3 summarises the relevant visual receptors within the detailed study area that were considered to have the potential to be materially affected by the proposed development.

Table 2 Visual receptors and sensitivity

Receptor	Viewpoints	Sensitivity
Users of PRow	1,2,3,4,5,6,7,8,9,12,13	High
Motorists and cyclists on local roads	10,11	Low
Pedestrians on local roads	10,11	Medium
Local residents	10	Medium
Users of Local amenities	10	Medium
Visitors Sumners Ponds Camping & Fishing	8,9	Medium-High

Predicted Visibility and Changes to Views

- 8.10 As described in the baseline sections, most of the landscape within the wider context of the Site would be unlikely to receive any material views of the proposed development, either during the construction, or during the operation of the scheme.
- 8.11 Views are concentrated locally to the site. The views included in this report are not intended to be exhaustive and instead provide an overview of the typical views to be expected, with greater focus on the recreational routes outside of the developed settlement edge as the receptors of the highest sensitivity. The following publicly accessible areas would receive views of the Site and experience material changes to visual amenity due to the construction or operation of the proposed development:
- Viewpoints 6 and 7, from PRow west of site, where the gate access currently allows clear views into the site.
 - Viewpoint 9, from PRow, view through existing campsite infrastructure and in the context of new development as currently under construction at Sumners Fields.
 - Viewpoint 10 and 11 will have a definite change in the nature of the view from this location, which will see development set behind a new community green space supported by significant green infrastructure.

Viewpoints

- 8.12 The following section sets out the potential for views, or otherwise at each Viewpoint location. Where sensible to do so, for example due to proximity or similarity of view, descriptions are grouped.

Viewpoints 1 and 2 – PRow west of Plumtree Cross Lane

- 8.13 Viewpoints 1 and 2 are located on rising ground to the north east of the site. Viewpoint 1 is taken from the PRow alongside the southern boundary of a residence with land called 'Marlands'; whilst Viewpoint 2 is taken further to the west at a crossroads between two

PRoW routes. All routes in this area appear to be well used as they are open, well signposted and not overgrown.

- 8.14 Viewpoint 1 affords a wide vista across a well-wooded landscape, with the South Downs escarpment forming the distant skyline. The intermediate view is of successive agricultural/grazing fields contained within mature hedges and woodland blocks, screening and filtering views. The scene predominantly rural pastoral, with pylons punctuating the landscape and indicating the presence of settlements. Glimpsed rooflines are seen occasionally within the wooded landscape, however are a minor feature of the landscape.
- 8.15 Viewpoint 2 affords a similar view, however the presence of visible development reduces the perception of remoteness.
- 8.16 Whilst this area is indicated on the ZVI as having intervisibility with the site, the extent of trees and woodland significantly reduces this likelihood. Whilst glimpses of roof lines cannot be ruled out, the probability is that these would be set within the wooded context, and seen from a distance that would not materially affect the overall views from either of these Viewpoints.

Viewpoint 3 – north of site on PRoW through recreation field.

- 8.17 Receptors at Viewpoint 3 would be likely to experience a very low level of visual change, during construction and operation. The Sports and Social Club and Village Hall buildings screen views, along with mature trees and hedgerows along Muntham Drive and field hedgerows to the south. Occasional and glimpsed winter views of building ridge lines maybe possible but are unlikely and overall it is considered that the visual perception of the development would be very limited from this viewpoint.

Viewpoints 4 and 5 – north-west of site on PRoWs south of Muntham House School.

- 8.18 Views towards the site from Viewpoint 4 are heavily screened by linear woodland along the PRoW to the east.
- 8.19 Viewpoint 5 allows glimpsed views into the site. This is due to a length of lost hedge to the field boundary on the west side of the PRoW and gaps in the Ancient Woodland tree line bounding the western edge of the Site. The site proposals include significant planted enhancements to the Ancient Woodland buffer which will reduce the visibility of the built form. Nevertheless, in winter some views will still remain, albeit filtered through vegetation.

Viewpoints 6 and 7 – on PRoW on western site boundary.

- 8.20 Receptors at Viewpoints 6 and 7, located on Bubb Lane and a PRoW south-west of the Site, respectively, would experience a moderate level of visual change, during construction and operation. Woodland and proposed woodland edge planting along the western Site

boundary would filter view of the proposed development (or its construction), however some filtered views will remain, and in particular during winter and from these access points, especially where proposed to stay open as retained routes.

Viewpoints 6 and 7 – on PRow on western site boundary.

- 8.21 Receptors at Viewpoints 6 and 7, located on Bubb Lane and a PRow south-west of the Site, respectively, would experience a moderate level of visual change, during construction and operation. Woodland and proposed woodland edge planting along the western Site boundary would filter view of the proposed development (or its construction), however some filtered views will remain, and in particular during winter and from access points where proposed to stay open as retained routes.

Viewpoint 8 – on PRow through Sumners Pond Campsite

- 8.22 Receptors at Viewpoint 8 would be visitors to the Campsite and fishing lakes; and walkers on the PRow. Views from this location are fully screened by high and dense hedges that contain the footpath; the experience shown in the representative viewpoint is consistent through the length of this route as it passes through the campsite.

Viewpoint 9 – on PRow through Sumners Pond Campsite

- 8.23 Receptors at Viewpoint 9 would be visitors to the Campsite and fishing lakes; and walkers on the PRow. Views from this location into the site are currently possible, however this is within the context of an already developed vista; with significant visual clutter at the campsite entrance, and the presence of the holiday cabins towards the site boundary.
- 8.24 Changes to the view may include views of the proposed development ridgelines, whilst gaps in the hedge will be planted to help mitigate any views directly in. Given the already disturbed nature of the view from this location, it is not considered that changes to the view will be of material significance from this location.

Viewpoints 10 and 11 – east of the Site

- 8.25 These Viewpoints represent views experienced by pedestrians, cyclists and motorists using Chapel Road, as well as indicative of the views of local residents.
- 8.26 Viewpoint 10 shows that Chapel Road as well contained by the verge and hedgerow to the site whilst most of the residential dwellings are located side-on Chapel Road and set back behind 1.8metre high close board fences. Only the Grade II Listed residential dwellings opposite Smugglers Lane (at the Village Store) and the Queens Head pub face on to the road opposite the site.
- 8.27 Viewpoint 11 is taken from the existing gate access into the site, it is included for the sake of completeness however is the only current view directly into the site from this road.

8.28 Views from Chapel Road are therefore currently predominantly screened by the existing hedgerow, and the tops of trees are seen on the skyline. The design proposals for the site will see the opening up of this view, to provide an open yet wooded vista across the new community green space, with dwellings set well back from Chapel Road and behind a substantial hedgerow with trees. This will create a high-quality village core, and setting to the Village Store, Queens Head Pub and listed buildings.

Viewpoints 12 north of the Site on Smugglers Lane PRow

8.29 Currently, views into the site are well screened by the proximity of the existing hedgerow and trees. Some views are available though the hedge where there are gaps. It will be possible to see the development through and over the hedge during construction and in operation. Proposals will include the planting of additional hedgerow within the site boundary to help reduce the invisibility.

Viewpoints 13 south east of the Site on PRow

8.30 The ZVI indicates views could be available on this footpath, which follows rising agricultural land to the south of the site and north of Brooks Green.

8.31 The fields are bound by substantial mature hedgerows and trees, and any views from this area, even in winter, a very unlikely.

Visual Effects on Receptor Groups

8.32 Following the appraisal of visual baseline, the following receptor groups have been brought forward to the appraisal of visual effects:

- Users of PRow
- Motorists and cyclists on local roads
- Pedestrians on local roads
- Local residents
- Users of local amenities
- Visitors to Sumners Ponds Camping & Fishing.

8.33 There are no other receptors likely to be materially affected by the proposed development.

8.34 The appraisal of visual effects on visual receptor groups is presented below.

Users of PRow

8.35 The magnitude of construction impact on users of PRow is assessed as **medium-low** due to a limited geographical area being affected and the scale and duration of the temporary

impact. The overall construction effect is assessed as **moderate/minor adverse (temporary, very short-term)**.

- 8.36 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as **low**, and the overall significance of effect is assessed as **minor adverse (permanent, long-term)**. This is due to the landscape mitigation and enhancements providing benefits to the quality of the village edge, and the improvements to the Ancient Woodland buffer, which balance against the change in very limited geographical area, few receptors affected, and the small scale of the changes in views.

Motorists and cyclists on local road

- 8.37 The magnitude of construction impact on motorists and cyclists on local roads is assessed as **low** due to a very limited geographical area being affected alongside the very limited and localised area which will be affected. The overall construction effect is assessed as **minor/negligible adverse (temporary, very short-term)**.
- 8.38 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as **negligible**, and the overall significance of effect is assessed as **negligible (permanent, long-term)**. Although the development proposals include a change in terms of the hedgerow being removed, the overall perception of the character of the village by motorists and cyclists is not expected to be meaningful. This is because the proposals, including the proposed green space, tree and hedgerow planting, is designed to be in keeping with the existing landscape character to mitigate harm to local distinctiveness and provide a positive landscape setting to the heart of the village.
- 8.39 It is also worth noting that the area from which views will change for this receptor group are highly localised to the site.

Pedestrians on local roads

- 8.40 The magnitude of construction impact on pedestrians on local roads is assessed as **medium-low** due to a limited geographical area being affected and duration of the temporary impact. The overall construction effect is assessed as **minor adverse (temporary, very short-term)**.
- 8.41 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as **negligible**, and the overall significance of effects on pedestrians on local roads is assessed as **negligible adverse (permanent, long-term)**.
- 8.42 As discussed above, whilst the development proposals include a change in terms of the hedgerow to Chapel Road being removed, the proposals are designed to be in keeping

with the existing landscape character and thereby to mitigate harm to local distinctiveness and provide a positive landscape setting to the heart of the village.

- 8.43 It is also worth noting that the area from which views will change for this receptor group are highly localised to the site.

Local residents

- 8.44 The magnitude of construction impact on local residents is assessed as low due to a very limited geographical area being affected and the scale and duration of the temporary impact. The overall construction effect is assessed as **minor adverse (temporary, very short-term)**.
- 8.45 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as **low**, and the overall significance of effect is assessed as **minor adverse (permanent, long-term)**. This is due to a very limited geographical area being affected and the enhancements and additional public open space created by the development balanced against the localised changes to views.

Users of local amenities (pub and shop)

- 8.46 The magnitude of construction impact on users of local amenities is assessed as low due to a very limited geographical area being affected and the scale and duration of the temporary impact. The overall construction effect is assessed as **minor adverse (temporary, very short-term)**.
- 8.47 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as **low**, and the overall significance of effect is assessed as **negligible (permanent, long-term)**. This is due to the character of the village being maintained and enhanced, and the resulting views over additional public open space created by the development balanced against the increase in visible development.

Visitors to Sumners Ponds Camping and Fishing

- 8.48 The magnitude of construction impact on visitors to the campsite and fishing ponds is assessed as low due to a very limited views of the site being available from this location, and the scale and duration of the temporary impact. The overall construction effect is assessed as **minor adverse (temporary, very short-term)**.
- 8.49 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as **negligible**, and the overall significance of effect is assessed as **negligible (permanent, long-term)**. This is

due to the character of the village being maintained and enhanced, and the nature of the views from the camping site and amenities remaining in character with the existing setting.

9 Summary and Conclusions

- 9.1 This Landscape and Visual Impact Appraisal considers the effects of the proposed development on physical landscape features and elements, landscape character and effects on views and visual amenity.
- 9.2 The visibility of the Site in the surround landscape is limited by landform, woodland and hedgerows, both locally and in the wider landscape. Views from public vantage points are predominantly filtered or screened by these features, although inevitably greater change is likely to be seen from the PRoW which lie directly on the western and northern boundaries.
- 9.3 The greatest change will be from Chapel Road where the existing hedge is proposed to be replaced by a de-culverted watercourse and the creation of a sweeping open space, setting the development into the contextual landscape. The changes are intended to be positive contributions to the village character and amenity.
- 9.4 Views into the site are limited geographically to very localised PRoW, Chapel Road and local residents and amenities in the direct vicinity. Due to the enhancement of existing mature boundaries and proposed design of the development which takes account of Site constraints and opportunities to make positive landscape improvements to the village the overall result is expected to be a limited level of landscape and visual effects from the proposed development.
- 9.5 The summary of key landscape and visual effects is provided below.

Landscape Effects

- 9.6 During construction, the magnitude of construction effects on the character area of the LCA G2: Itchingfield & Barns Green Wooded Farmland is assessed as **moderate adverse (temporary, very short-term)**. The magnitude of construction effects on all other character areas within the study area are negligible to negligible adverse (**temporary, very short-term**).
- 9.7 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the overall significance of effect on the character of the LCA G2: Itchingfield & Barns Green Wooded Farmland is assessed as **minor adverse (permanent, long-term)**. The magnitude of construction effects on all other character areas within the study area are negligible to negligible adverse (**temporary, very short-term**).

Visual Effects

- 9.8 In visual amenity terms, whilst the proposed development will replace undeveloped agricultural land with a residential scheme, it has been designed to integrate well within the

- surrounding village and landscape. Beyond the immediate vicinity, its visibility will be limited by landform and vegetation.
- 9.9 Although the development proposals include a change in terms of the hedgerow being removed, the overall perception of the character of the village expected to be meaningful. This is because the proposals, including the proposed new community green space, tree and hedgerow planting, is designed to be in keeping with the existing landscape character to mitigate harm to local distinctiveness. Once established this area will provide a positive landscape setting this part of the village.
- 9.10 The highest level of visual effect will be experienced by walkers on the PRow network, due to their high sensitivity to changes in views, which result in elevated level of effect even at relatively low magnitude of impact.
- 9.11 Overall, users of Public Rights of Way will experience a **moderate/minor adverse (temporary, very short-term)** effect during the construction phase, which will lower to **minor adverse (permanent, long-term)**, once the development is operational and the proposed vegetation has established and begun to mature.
- 9.12 Motorists and cyclists on local roads, who have low sensitivity to the proposed development, will experience **minor/negligible adverse (temporary, very short-term)** effects during construction, and **negligible adverse (permanent, long-term)** once the development is operational.
- 9.13 Pedestrians on local roads will experience **minor adverse (temporary, very short-term)** effects during the construction phase and **negligible adverse (permanent, long-term)** effects once the development is operational and the proposed vegetation has established and begun to mature.
- 9.14 Local residents will experience minor adverse effects during both the construction phase and once operational. This reflects the change in view from a hedgerow and open field to one containing development; balanced against the major new open space provided to the development frontage and the set-back aspect of the proposed development.
- 9.15 Users of local amenities will experience **minor adverse (temporary, very short-term)** effects during construction and once the works are completed and landscape has begun to mature these are expected to reduce to **negligible (permanent, long-term)** effects due to the character of the village being maintained and enhanced and the overall improvement to the village core.
- 9.16 Once the proposed development is operational and the proposed landscaping has established and begun to mature, the magnitude of change is assessed as low, and the overall significance of effect is assessed as negligible (permanent, long-term). This is due to the character of the village being maintained and enhanced, and the resulting views over additional public open space created by the development balanced against the increase in visible development.
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9.17 Finally, visitors to Sumners Fields the campsite and fishing ponds will experience **minor adverse (temporary, very short-term)** effects during the construction phase, reducing to **negligible (permanent, long-term)** effects once operational.

10 References

Horsham District Council Planning Framework November 2015
Landscape Character Assessment of West Sussex 2003
Horsham District Landscape Character Assessment October 2003
Itchingfield Parish Landscape Character Assessment October 2017
Landscape Institute and Institute of Environmental Management and Appraisal (2013) Guidelines for Landscape and Visual Impact Appraisal 3rd Edition
National Planning Policy Framework, 2024
National Planning Policy Guidance (NPPG)
Natural England, 2014, National Character Area Profile 121 Low Weald
Natural England, 2014, An Approach to Landscape Character Appraisal

Appendix 1

Glossary of LVIA Terms

Appendix 1 Glossary of LVIA Terms

Source: GLVIA3, pp. 155-159

Access land	Land where the public have access either by legal right or by informal agreement.
Baseline studies	Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.
Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Characteristics	Elements, or combinations of elements, which make a contribution to distinctive landscape character.
Compensation	Measures devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced
Competent authority	The authority which determines the application for consent, permission, licence or other authorisation to proceed with a proposal. It is the authority that must consider the environmental information before granting any kind of authorisation.
Consultation bodies	Any body specified in the relevant EIA Regulations which the competent authority must consult in respect of an EIA, and which also has a duty to provide a scoping opinion and information.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Development	Any proposal that results in a change to the landscape and/or visual environment.
Direct effect	An effect that is directly attributable to the proposed development.
'Do nothing' situation	Continued change or evolution in the landscape in the absence of the proposed development.
Ecosystem services	<p>The benefits provided by ecosystems that contribute to making human life both possible and worth living. The Millennium Ecosystem Assessment (www.unep.org/maweb/en/index.aspx) grouped ecosystem services into four broad categories:</p> <ol style="list-style-type: none">1. supporting services, such as nutrient cycling, oxygen production and soil formation - these underpin the provision of the other 'service' categories;2. provisioning services, such as food, fibre, fuel and water;3. regulating services, such as climate regulation, water purification and flood protection;4. cultural services, such as education, recreation, and aesthetic value.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings
Enhancement	Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.

Environmental Impact Assessment (EIA)	The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.
Environmental Statement	A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal.
Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Heritage	The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.
Historic Landscape Characterisation (HLC) and Historic Land-use Assessment (HLA)	Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place
Land cover	The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.

Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCAs)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment (LCA)	The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.
Landscape Character Types (LCTs)	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.
Landscape classification	A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.
Landscape effects	Effects on the landscape as a resource in its own right.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape strategy	The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.
Landscape value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception	Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.

Receptors	See Landscape receptors and Visual receptors.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Seascape	Landscapes with views of the coast or seas, and coasts and adjacent marine environments with cultural, historical and archaeological links with each other.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Stakeholders	The whole constituency of individuals and groups who have an interest in a subject or place.
Strategic Environmental Assessment (SEA)	The process of considering the environmental effects of certain public plans, programmes or strategies at a strategic level.
Susceptibility	The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
Time depth	Historical layering - the idea of landscape as a 'palimpsest', a much written-over manuscript.
Townscape	The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of a development
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.

Appendix 2

LVIA Methodology

Appendix 2 LVIA Methodology

Introduction

- 1.1 This Landscape and Visual Impact Appraisal (LVIA) aims to determine the likely effects of the proposed development on the existing landscape and visual receptors within the study area.
- 1.2 The LVIA assesses the effects on:
- Landscape as a resource (including its character and physical landscape elements/features); and
 - Views and visual amenity experienced by visual receptors (people).

Guidance and Approach

Guidance

- 1.3 This assessment methodology for assessing landscape and visual effects is based on the following best practice guidance:
- Guidelines for Landscape and Visual Impact Assessment 3rd Edition, Landscape Institute and Institute of Environmental Management and Assessment, 2013;
 - Landscape Character Assessment Guidance for England and Scotland, Countryside Agency, 2002;
 - An Approach to Landscape Character Assessment, Natural England, 2014;
 - Technical Guidance Note (TGN) 06/19 Visual Representation of Development Proposals, Landscape Institute, 2019;
 - GLVIA3 Statement of Clarification 1/13, Landscape Institute, 2013.
- 1.4 Other reference documents used to understand the baseline position in landscape terms comprise published landscape character assessments appropriate to the Site's location and the nature of the proposed development.

Approach

- 1.5 The following approach is used to assess landscape and visual effects:
- Determine the scope of the assessment;
 - Collate landscape and visual baseline information;
 - Describe and review the proposed development and the likely impacts associated with it and identify mitigation measures to prevent, reduce or, if possible, offset (for example by planting outside the site) the likely adverse impacts;
 - Assess the sensitivity of the receptors likely to be affected by the proposed development by judging value and susceptibility;

- Assess the magnitude of change for these receptors by combining judgements on scale/size of impact, its duration and reversibility;
- Assess the overall degree of significance of effects by combining judgements on receptor sensitivity and magnitude of impact.

Determining the Scope and Baseline

Study Area

- 1.6 The study area should be proportional to the scale and nature of the proposed development.
- 1.7 For landscape effects it includes the site itself and the full extent of the wider landscape around it, which the development may influence in a significant manner (directly or indirectly). For visual effects, the study area is typically associated with the extent of the potential visibility of the proposed development.
- 1.8 The study area is determined in 2 stages:
 - Preliminary study area is identified at the scoping stage. It can be based on the extent of Landscape Character Areas likely to be significantly affected by the proposed development, a Zone of Theoretical Visibility (ZTV) analysis or an analysis of the site context through desk study and field work.
 - A preliminary study area is then refined during field work and takes account of the assessor's experience, including the actual site visibility, the scale and nature of the proposed development, and the likelihood of significant landscape and visual effects in the wider landscape.

Baseline information

- 1.9 Baseline information is collated using desk study and field survey.
- 1.10 Desk study uses all available studies and materials (i.e. Ordnance Survey maps, existing landscape character assessments, planning policy documents or local guidance) that enable the identification of key baseline information, including potential landscape and visual receptors likely to be affected by the proposed development.
- 1.11 Detailed field survey of the site and its context is carried out in order to review/refine the information collated during the desk study, identify the key landscape and visual receptors that may be affected by the proposed development and attribute value to the landscape receptors.
- 1.12 Site photographs are taken using a full frame digital single lens reflex (DSLR) camera with 50mm lens and viewpoint photographs conform to the Landscape Institute's TGN 6/19 guidance for Type 1 visualisations (Annotated Viewpoint Photograph).

Assessment of Landscape Effects

- 1.13 Sensitivity of landscape receptors is assessed by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape. Although landscape has some intrinsic sensitivity, different landscape receptors have different elements and features that can accommodate a variety of development types. Therefore, in LVIA, sensitivity is specific to the particular project or development that is being proposed and to the location in question.

Landscape value

- 1.14 The description of value of the potentially affected landscape receptors (areas of landscape, or individual elements, features or perceptual aspects) is undertaken as part of the baseline study.
- 1.15 A review of designations is a starting point in understanding the landscape value but other factors will be also taken account of, especially if existing studies on value of the landscape in question are not available or are limited. These factors include (see Box 5.1, page 84 of the GLVIA3):
- Landscape quality (condition);
 - Scenic quality;
 - Rarity;
 - Representativeness;
 - Conservation interests;
 - Recreation value;
 - Perceptual aspects;
 - Associations.
- 1.16 Table A-1 provides indicative criteria for determining the value of landscape receptors.

Table A-1 Determining landscape value

Value	Criteria
High	<p>Predominantly nationally/Internationally designated/valued landscape. All or most criteria indicating higher landscape value are met including good condition and scenic quality; rare elements of features, strong/distinctive/important landscape characteristics; high nature conservation and/or heritage interest, high recreation value and perceptual qualities/tranquillity, historic associations. No detracting features.</p> <p>In some cases, landscapes designated on the local and community levels or undesignated landscapes which are of exceptional quality and meet all of most of the above criteria can also be determined as having high value.</p>

Value	Criteria
Medium	<p>Landscapes designated on the county or local (e.g. Areas of High Landscape Value, Regional Scenic Areas) which meet some of the criteria outlined in paragraph 1.15.</p> <p>For example, high nature conservation and/or heritage interest, high recreation value and perceptual qualities/tranquillity, historic associations, but lack of rare elements of features or important landscape characteristics. Some detracting features.</p> <p>In some cases, a part of internationally or nationally designated landscapes can be also attributed locally medium value if the only some of the criteria are met, for example if a part of such landscape is in very poor condition and is not representative of the wider character.</p> <p>Undesignated landscapes can also be attributed medium value if most of the criteria outlined in paragraph 1.15 are met.</p>
Low	<p>Predominantly undesignated landscape.</p> <p>Few criteria outlined in paragraph 1.15 are met. For example, landscape is in poor condition and of average or poor scenic quality; no rare elements of features, weak landscape characteristics; limited nature conservation and/or heritage interest, average or low recreation value and few perceptual qualities/ low tranquillity, no historic associations.</p> <p>Many detracting features.</p> <p>In some cases, locally designated landscape can also be attributed low value if its condition is very poor and it is not representative of the wider character, or it does not meet most of the criteria outlined in paragraph 1.15.</p>

- 1.17 The final judgement on landscape value is guided by the criteria outlined in the Table A-1 and should be supported by a clear and transparent justification.

Susceptibility to change

- 1.18 Susceptibility of landscape receptors is assessed as high, medium or low and is based on the combination of a range of factors (based on GLVIA3, para 5.40 to 5.43):
- Landscape capacity;
 - Nature of the development (or presence of similar developments and the degree of contribution to existing landscape character);
 - Nature of landscape components (whether that can be easily substituted or not).
- 1.19 The guiding criteria for assessing landscape susceptibility to change/development proposed are provided in the Table A-2.

Table A-2 Susceptibility of landscape receptors to change/development

Susceptibility	Criteria
High	Low capacity of the receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.

Susceptibility	Criteria
	The proposed development type is not present within the landscape and its addition would be out of character. Components of the landscape cannot be easily substituted.
Medium	Average capacity of the receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation. The proposed development type has some presence within the surrounding landscape. Components of the landscape can be easily substituted.
Low	High capacity of the receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline situation. The proposed development type is present within the landscape and its addition would be completely in line with the existing character. Components of the landscape can be easily substituted or their substitution is highly desirable (components with negative contribution to character).

Sensitivity of landscape receptors

- 1.20 Once the landscape value and receptors' susceptibility to the type of change or development proposed have been determined, the overall sensitivity of the landscape receptors can be evaluated. Table A-3 contains a guide to combining value and susceptibility in order to determine the overall sensitivity.

Table A-3 Matrix for assessing sensitivity of landscape receptors

Value	Susceptibility		
	High	Medium	Low
High	Very high	High	Medium
Medium	High	Medium	Low
Low	Medium	Low	Very low

- 1.21 Table A-4 summarises landscape sensitivity levels used in the assessment of landscape effects.

Table A-4 Landscape sensitivity definitions

Item	Description
Very high	Landscape receptor of high value and high susceptibility to change / proposed development.

Item	Description
	Typical examples include nationally/internationally designated landscapes or locally designated landscapes of exceptional quality with low capacity for the type of development proposed.
High	Landscape receptor of high value and medium susceptibility to change / proposed development or medium value and high susceptibility to change / proposed development. Typical examples include valuable landscapes (such as nationally/internationally designated landscapes or locally designated landscapes of exceptional quality) with some capacity for the type of development proposed or landscapes of average value with low capacity for the type of development proposed.
Medium	Landscape receptor of medium value and medium capacity for the type of development proposed. Landscape receptor of high / low value but low / high capacity for the type of development proposed, respectively. Examples include a variety of landscapes, such as locally designated landscapes of medium value with some capacity for the type of development proposed; nationally and internationally designated landscapes with high capacity for the type of development proposed or landscapes of low value with limited susceptibility to change.
Low	Landscape receptor of medium value and low susceptibility to change / proposed development of low value and medium susceptibility to change / proposed development. Typical examples include locally designated landscapes or undesignated landscapes with some value and high capacity for the type of development proposed or undesignated landscapes of low value with medium capacity for the type of development proposed.
Very low	Landscape receptor of low value and low susceptibility to change / proposed development. Typical examples include undesignated landscapes of low quality with high capacity for the type of development proposed.

Magnitude of landscape effects

1.22 Once the sensitivity of landscape receptor is established, the magnitude of change to landscape receptor is determined according to the following key criteria:

- Size or scale of impact;
- Geographical extent of the area over which the landscape effects will occur;
- Duration and the reversibility of the impact.

1.23 In assessing the size or scale of impact the judgements are made based on the:

- The extent of existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape;

- The degree to which aesthetic and perceptual aspects of the landscape are altered;
 - Whether the effect changes the key characteristics of this landscape, which are critical to its distinctive character.
- 1.24 Size and scale of impact are described as total/major, large, medium, small, negligible (very low).
- 1.25 The geographical extent of impact refers to the geographical area over which the landscape effects will be felt. It can be perceived at site level, immediate setting of the site, local/community level, landscape type or area level, large scale (several landscape types or areas), regional scale.
- 1.26 The duration and reversibility of effects are separate but interlinked terms which are considered in assessing the magnitude of landscape effects. For the purpose of this LVIA, the duration of effects is described as:
- Very long term (more than 20 years);
 - Long term (10 to 20 years);
 - Medium term (5 to 10 years);
 - Short term (2 to 5 years);
 - Very short term (up to 2 years).
- 1.27 Each landscape effect is also assessed based on its reversibility. For example, housing developments are considered as irreversible, but wind farm or solar farm developments have usually a limited life and the changes to the landscape are reversible following their decommissioning.
- 1.28 The assessment of magnitude of landscape effects takes account of all three groups of criteria (and their sub criteria) and is based on a professional judgement, guided by the examples of the application of the criteria provided in Table A-5. Due to the complexity of the criteria used in the assessment of magnitude it is impossible to provide precise definitions of each degree of magnitude. Instead, typical examples are provided of how the criteria are applied at each level of magnitude.

Table A-5 Magnitude of landscape effects

Magnitude	Application of criteria – typical examples
Very High	Total/major or very large loss or addition of landscape elements and/or alteration to perceptual aspects that have crucial contribution to key characteristics on a very large/regional scale.
High	Large loss or addition of landscape elements and/or alteration to perceptual aspects that contribute to key characteristics on a landscape area/type level or large scale (several landscape areas/types). OR Total/major loss or addition of landscape elements on a local/community level or a medium loss of landscape features on a large scale.

Magnitude	Application of criteria – typical examples
Medium	Medium loss or addition of landscape elements and/or alteration to perceptual aspects that affect a limited number of key characteristics over a local/community or landscape area/type level. OR Total/major loss or addition of landscape elements and/or alteration to perceptual aspects that affect a limited number of key characteristics in the immediate site setting. OR Small loss or addition of landscape elements and/or alteration to perceptual aspects that affect a limited number of key characteristics on a very large/regional scale.
Low	Small loss or addition of landscape elements and/or alteration to perceptual aspects that have limited contribution to key characteristics on an immediate site setting or site level. OR Very small loss or addition of landscape elements on a local/community level or landscape type/area level.
Negligible	Negligible (very low) loss or addition of landscape elements and/or alteration to perceptual aspects that have limited contribution to key characteristics within the site, its immediate setting or a landscape character area/type.

Assessment of Visual Effects

- 1.29 Visual receptors are individuals and/or defined groups of people who have the potential to be affected by a proposal. The assessment of visual effects looks at the sensitivity of visual receptors to change in the landscape or townscape caused by the proposed development type.
- 1.30 Sensitivity of visual receptors is a function of the value attached to views and the susceptibility of visual receptors (people) to change in views.

Susceptibility of visual receptors

- 1.31 People generally have differing responses to changes in views and visual amenity depending on the context (location, time of day, season, degree of exposure to views) and purpose for being in a particular place. The susceptibility of visual receptors therefore depends on:
- The occupation or activity of people experiencing the view at particular locations; and
 - The extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations.

- 1.32 The susceptibility of visual receptors is described as high, medium or low. Table A-6 provides criteria and examples of visual susceptibility levels.

Table A-6 Susceptibility of visual receptors to change/development

Susceptibility	Criteria and examples
High	<p>The occupation/activity of visual receptors has strong relationship with the experience of the surroundings. The attention of viewers is well focussed on the views and visual amenity.</p> <p>Examples: Views from open and elevated positions, views from rights of way, where landscape is the primary focus of the receptor, views from designated viewpoints where viewer's full attention is on views and visual amenity</p>
Medium	<p>The occupation/activity of visual receptors has some relationship with the experience of the surroundings. The attention of viewers is partially focussed on the views and visual amenity.</p> <p>Examples: Views from rights of way (or roads, other footpaths, public areas), where receptors' are only partially focussed on the landscape, receptors' activity does not allow for full appreciation of the landscape or is primarily directed elsewhere (travelling at speed, poor condition of a footpath, etc).</p>
Low	<p>The occupation/activity of visual receptors has very little or no relationship with the experience of the surroundings. The attention of viewers is barely focussed or not focussed at all on the views and visual amenity.</p> <p>Examples: Transient views, views from enclosed locations where wider landscape is a secondary focus, receptors' activity/occupation does not allow for appreciation of the landscape, people at their place of work etc.</p>

Value of views

- 1.33 As part of the overall assessment of visual sensitivity, the LVIA makes judgements about the value of views. It takes account of:
- Recognition of value attached to particular views, for example in relation to heritage assets, or through planning designations.
 - Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, presence of interpretation boards, or references in literature.
- 1.34 Value of views is described as high, medium or low. For example, views of high value are likely to be from designated landscapes (such as National Parks, Areas of Outstanding Natural Beauty or Countryside Parks) where the condition or scenic quality of the view is higher and where distinctive elements or features form a prominent part of a

view. Views of lower value are likely to be from an undesignated area of landscapes in poor condition where the scenic quality of the view is low, detracting features are present in the view and only limited value can be attached to it by visitors.

Sensitivity of visual receptors

- 1.35 The assessment of visual sensitivity takes account of susceptibility of visual receptors and the value attached to their views.
- 1.36 Once the value attached to views and visual receptors' susceptibility have been determined, the overall sensitivity of the visual receptors can be evaluated. Table A-7 contains a guide to combining value and susceptibility in order to determine the overall visual sensitivity.

Table A-7 Matrix for assessing sensitivity of visual receptors

Value	Susceptibility		
	High	Medium	Low
High	Very high	High	Medium
Medium	High	Medium	Low
Low	Medium	Low	Very low

- 1.37 Table A-8 summarises visual sensitivity criteria used in the assessment of effects on visual receptors.

Table A-8 Sensitivity of visual receptors

Sensitivity	Descriptions and Examples
Very High	Views of high value appreciated by visual receptors with high susceptibility. Examples: - Visitors to promoted viewpoints (often with interpretation boards) within highly valued, designated landscapes; - Visitors to recreational hilltops and peaks or walkers on important public footpaths within highly valued, designated landscapes.
High	Views of high value appreciated by medium susceptibility receptors. OR Views of medium value appreciated by high susceptibility receptors. Examples: - Occupiers of residential properties; - People engaged in outdoor recreation whose attention is likely to be focussed on the landscape, such as golf, fishing; - Themed rights of way with a local association; - Panoramic viewpoints marked on OS maps;

Sensitivity	Descriptions and Examples
	- People travelling through landscape on roads, rail or other transport passing through promoted or designated scenic areas.
Medium	<p>Visual receptors with medium susceptibility experiencing views of medium value. OR Highly susceptible receptors experiencing views of low or no value. OR Receptors with low susceptibility experiencing views of high value.</p> <p>Examples: - Residential locations with lower susceptibility; - General users of local PRoV and other recreational, undesignated routes with views of some local value; - Visitors to local viewpoints and resting places; - People travelling through undesignated, general landscape on roads, rail or other transport.</p>
Low	<p>Views of medium value experienced by low susceptibility receptors. OR Views of low value appreciated by medium susceptibility receptors.</p> <p>Examples: - Major road routes where receptors have low susceptibility due to travelling at speed, busy major roads; - Receptor at a place of work where visual surroundings have limited relevance; - People engaged in outdoor sport and recreation not especially influenced by an appreciation of the wider landscape e.g. pitch sports or play areas;</p>
Very Low	<p>Views of low value experienced by visual receptors with low susceptibility.</p> <p>Examples: - Users of more transitory routes such as cycle routes on roads with no scenic value; - Users of the local road network and major highways in unattractive, undesignated landscapes with many detractors; - People at their place of work but visual surroundings very limited relevance; - Users of indoor or sporting recreational facilities.</p>

Magnitude of visual effects

- 1.38 Once the sensitivity of visual receptors is established, the magnitude of change is determined according to the following key criteria:
- Size or scale of impact;
 - Geographical extent;
 - Duration and the reversibility of the impact.
- 1.39 In assessing the size or scale of impact the judgements are made based on the:

- The scale of the change in view as a result of loss/addition of features and changes in their composition, including the proportion of the view occupied by the proposed development;
 - The degree of contrast or integration of any new features with the remaining characteristics of the view in terms of form, scale and mass, line, height, colour and texture;
 - The nature of the view of the proposed development in terms of the relative amount of time it will be experienced and whether views will be full, partial or glimpses.
- 1.40 Size and scale of impact are described as total/major, large, medium, small, negligible (very low).
- 1.41 The geographical extent of impact depends on the location of viewpoints and may reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 1.42 The geographical extent is described as extensive, large, medium, limited, barely perceptible.
- 1.43 The duration and reversibility of effects are separate but interlinked terms which are considered in assessing the magnitude of visual effects. For the purpose of this LVIA, the duration of effects is described as (same as for landscape effects):
- Very long term (more than 20 years);
 - Long term (10 to 20 years);
 - Medium term (5 to 10 years);
 - Short term (2 to 5 years);
 - Very short term (up to 2 years).
- 1.44 As with landscape effects, each visual effect is also assessed based on its reversibility.
- 1.45 The assessment of magnitude of visual effects takes account of all three groups of criteria (and their sub criteria) and is based on a professional judgement, guided by the examples of the application of the criteria provided in Table A-9. Due to the complexity of the criteria used in the assessment of magnitude it is impossible to provide precise definitions of each degree of magnitude. Instead, typical examples are provided of how the criteria are applied at each level of magnitude.

Table A-9 Magnitude of Visual Effects

Magnitude	Application of criteria – typical examples
Very high	Total/major or large change in the view as a result of loss or addition of landscape features within the view, change in composition, high contrast with the existing features. Typically applied to a full view, where changes are well visible. Extensive geographical extent in relation to the angle, distance and proportion of the view that is affected.

Magnitude	Application of criteria – typical examples
	Long to very long term duration with irreversible changes to the view.
High	Large change in the view as a result of loss or addition of landscape features within the view, change in composition, high contrast with the existing features with large extent in relation to the angle, distance and proportion of the view that is affected. Duration is typically long to very-long term and the effect is irreversible.
Medium	A partial (medium) change in the view as a result of loss or addition of landscape features within the view, change in composition, limited contrast with the existing features. Medium extent in relation to the angle, distance and proportion of the view that is affected. Duration may vary. Effect can be reversible or not.
Low	A small change in the view as a result of loss or addition of landscape features within the view, change in composition, very limited contrast with the existing features. Limited extent in relation to the angle, distance and proportion of the view that is affected. Duration may vary. Effect can be reversible or not.
Negligible	Negligible change in the view as a result of loss or addition of landscape features within the view, change in composition, barely perceptible contrast with the existing features. Barely perceptible extent in relation to the angle, distance and proportion of the view that is affected. Duration may vary. Effect can be reversible or not.

Significance of Effects

- 1.46 The significance of effects is determined by assessing the sensitivity of the landscape and visual receptors to change / proposed development, against the magnitude of change predicted upon them. In line with the current guidance, the assessment is made using professional judgement, as landscape and visual effects often cannot be quantified and over-reliance on matrices is discouraged.
- 1.47 However, the use of a significance matrix (see Table A-10) provides a useful guide for the initial appraisal of the significance level based of the assessed sensitivity and magnitude and the results are then refined using professional judgement with a clear and transparent justification.
- 1.48 Effects can be positive, adverse or neutral (when no change arises).
- 1.49 Effects are assessed during the construction and operational phase of the development with the assumption that all proposed landscape mitigation has established and begun to mature.
- 1.50 Table A-10 provides a significance matrix used as a guide in the final assessment of the significance of landscape and visual effects, which is carried out using professional judgement.

Table A-10 Significance Matrix

Overall Sensitivity	Overall Magnitude				
	Very High	High	Medium	Low	Very Low
Very High	Major	Major	Major/ Moderate	Moderate	Moderate/ Minor
High	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
Very Low	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible

- 1.51 Table A-11 provides definitions of landscape and visual effects. In Landscape and Visual Impact Assessments forming a part of an Environmental Impact Assessment (EIA), all effects above moderate level are assessed as ‘significant’

Table A-11 Definitions of landscape and visual effects

Item	Description
Major	Fundamental changes resulting in a complete or near complete variance with the landscape resource or visual amenity.
Moderate	A material but non-fundamental change to the landscape resource or visual amenity.
Minor	A slight but non-material change to the landscape resource or visual amenity.
Negligible	A detectable but non-material change to the landscape resource or visual amenity or a non-detectable change to the landscape resource or visual amenity.

Non-EIA appraisals

- 1.52 Standalone LVIA reports which do not form part of an Environmental Impact Assessment follow the same principles and methodology as LVIA reports prepared for EIA purposes.
- 1.53 However, in a standalone LVIA effects are not assessed as ‘significant’ or ‘not significant’, which is in line with Landscape Institute’s GLVIA3 Statement of Clarification 1/13. In such standalone LVIA, which are typically called ‘appraisals’, only a degree/level of effect is provided according to the table A-11, above.

Appendix 3

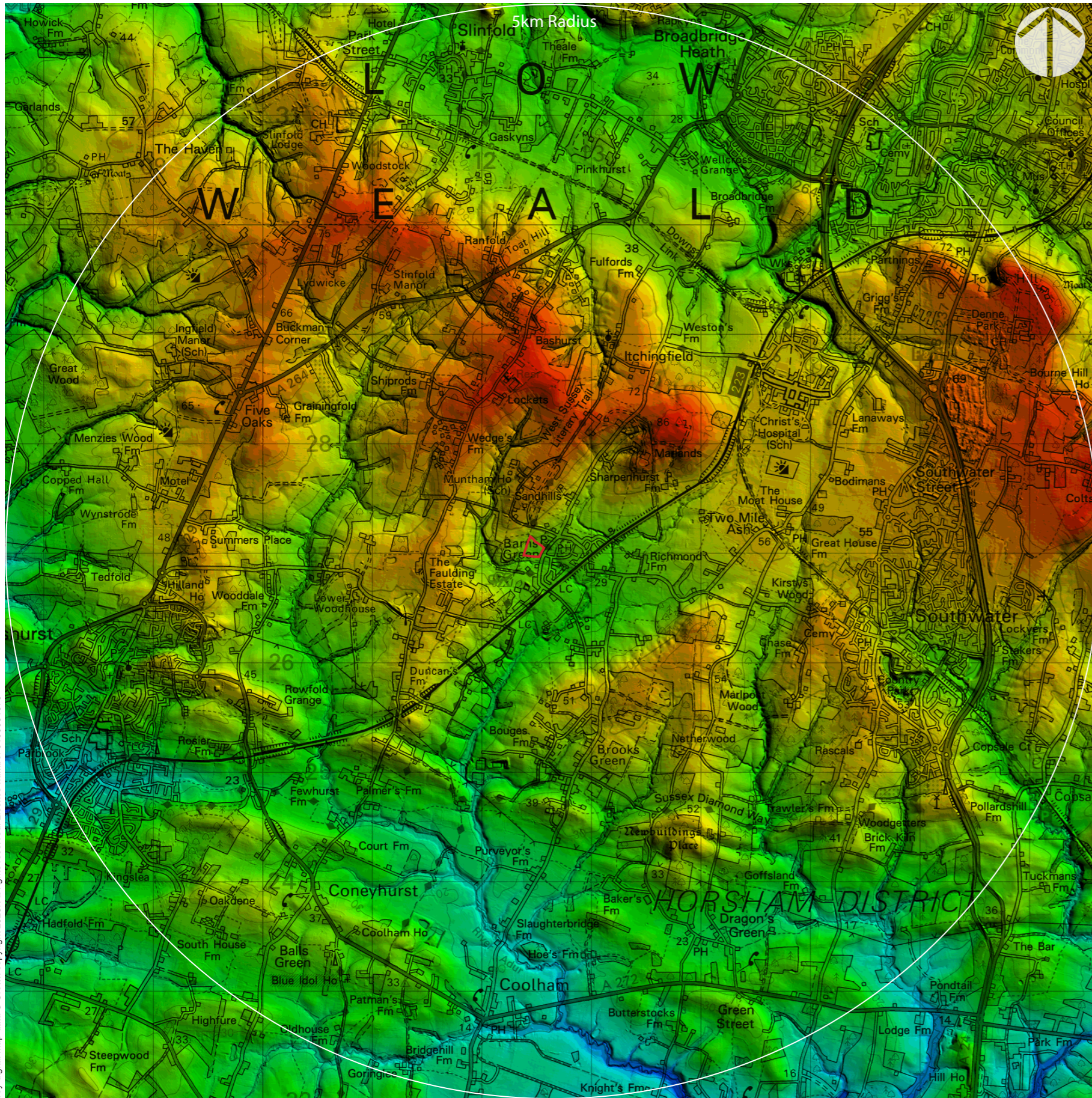
ZTV Calculations

Calculation of Theoretical Visibility ZTV/ZVI

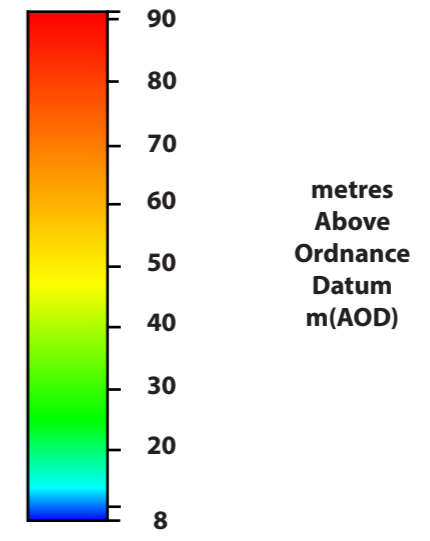
Land West of Barns Green Horsham

July 2025





Key:



Layout Information

The terrain data used EA LIDAR 2 m DTM.



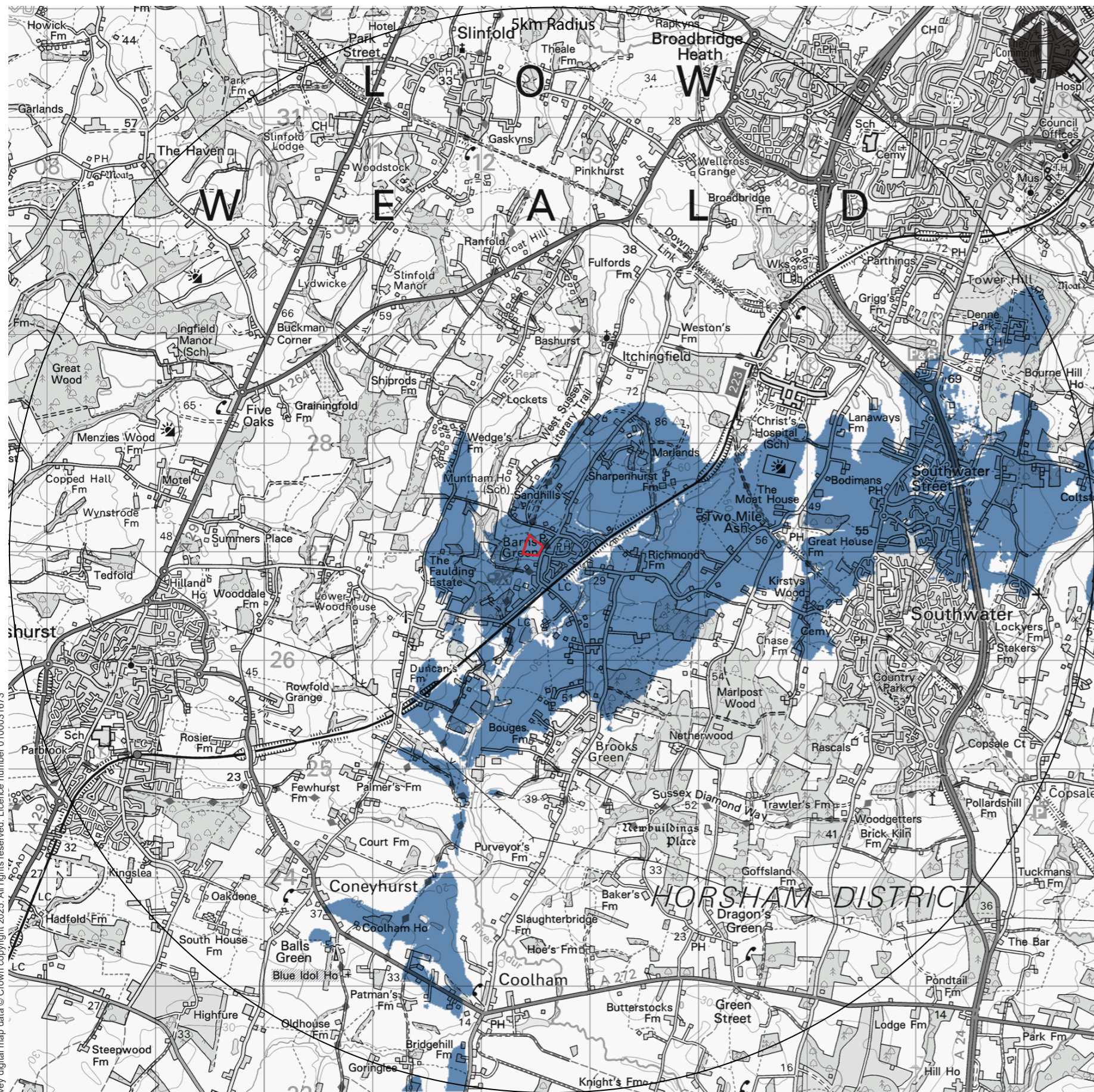
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Landform

Land West of Barns Green, Horsham

Landscape and Visual Impact Appraisal





Key:

 Site Location

 Theoretical Visibility

Layout Information

The terrain data used EA LIDAR 2 m DTM.

Viewer height used in calculation 1.60 m.

Target height of 9.5 mAGL for all proposed dwellings (60 target points).

This ZTV does not include the screening effects of buildings or vegetation in the study area.

The calculation takes into account the effects of the curvature of the earth and light refraction. The calculation does not use mathematically approximate methods.

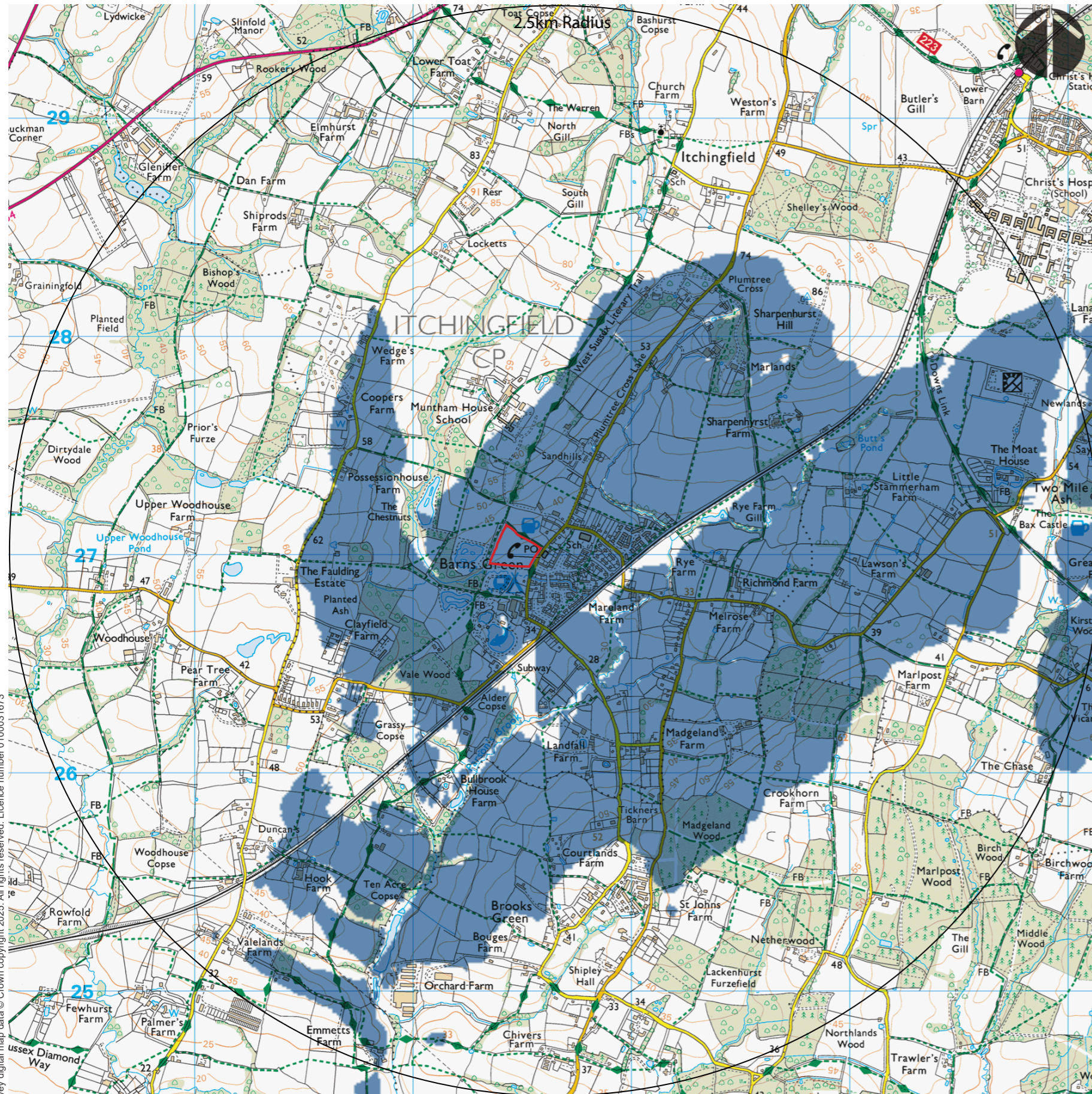


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Zone of Visual Influence - Bare Earth Calculation

Land West of Barns Green, Horsham
Landscape and Visual Impact Appraisal

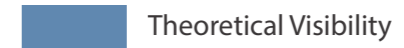




Key:



Site Location



Theoretical Visibility

Layout Information

The terrain data used EA LIDAR 2 m DTM.

Viewer height used in calculation 1.60 m.

Target height of 9.5 mAGL for all proposed dwellings (60 target points).

This ZTV does not include the screening effects of buildings or vegetation in the study area.

The calculation takes into account the effects of the curvature of the earth and light refraction. The calculation does not use mathematically approximate methods.

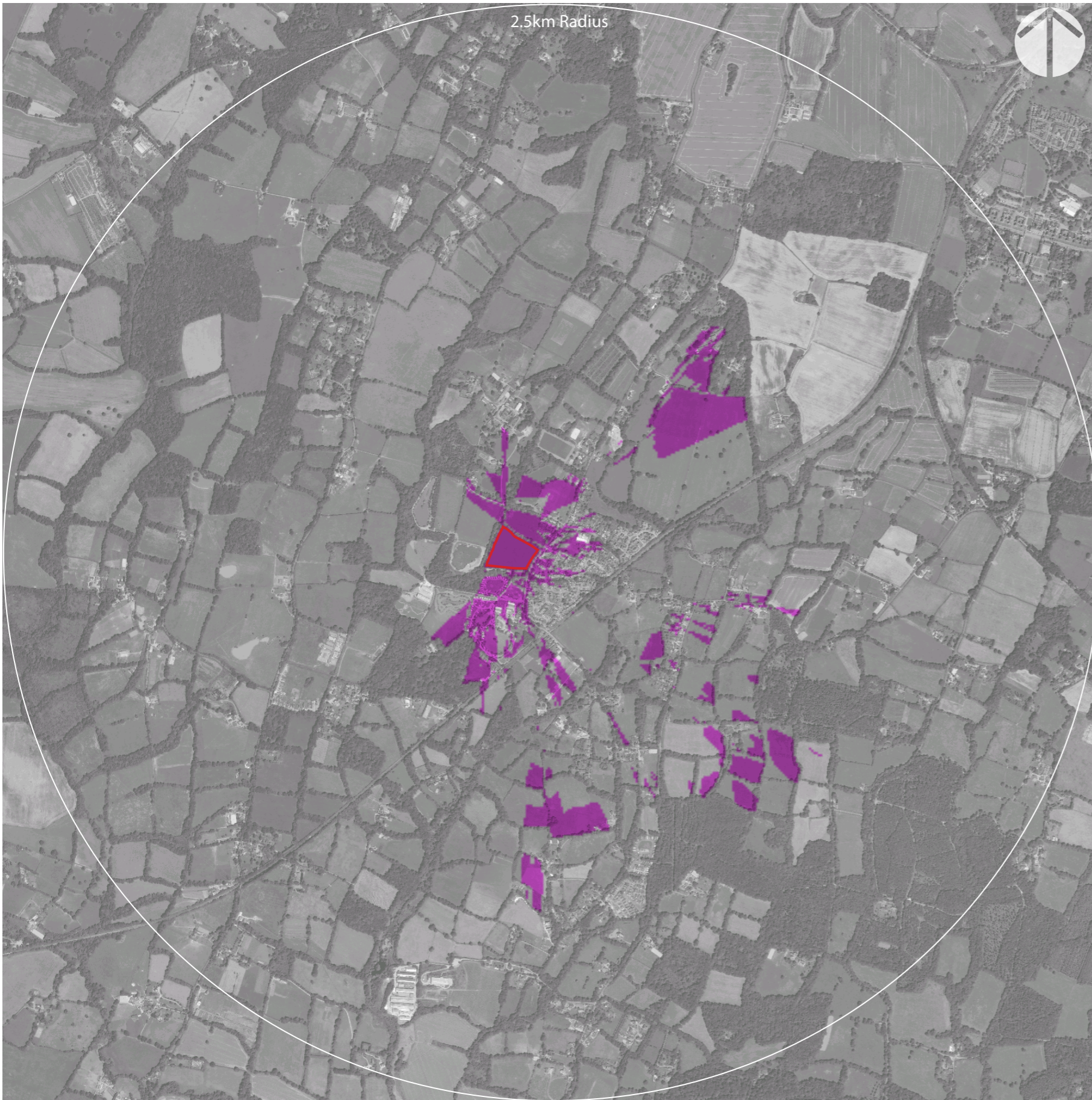


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Zone of Visual Influence - Bare Earth Calculation

Land West of Barns Green, Horsham
Landscape and Visual Impact Appraisal






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Key:

 Site Location

 Theoretical Visibility

Layout Information

The terrain data used EA LIDAR 2 m DTM.

Viewer height used in calculation 1.60 m.

Target height of 9.5 mAGL for all proposed dwellings (60 target points).

This ZTV includes the screening effects of buildings and vegetation in the study area (AGL):

- Buildings:** Up to 19.2 m
- Woodland:** Up to 34.2 m
- Unmanaged Hedgerows:** 5 m
- Managed Hedgerows:** 2 m

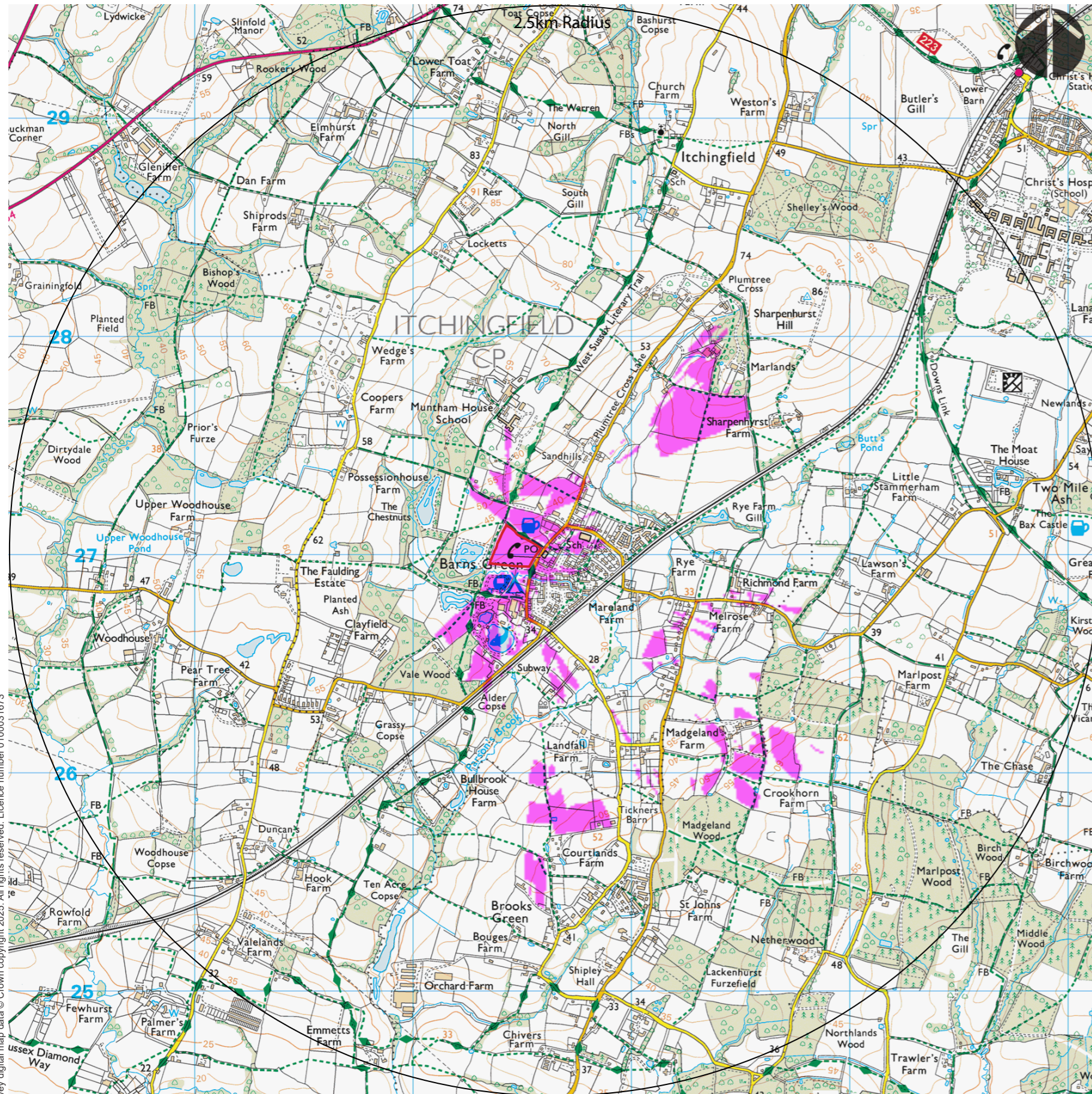
The calculation takes into account the effects of the curvature of the earth and light refraction. The calculation does not use mathematically approximate methods.



Zone of Visual Influence - Visual Buffers Calculation


Land West of Barns Green, Horsham
Landscape and Visual Impact Appraisal





Key:

 Site Location

 Theoretical Visibility

Layout Information

The terrain data used EA LIDAR 2 m DTM.

Viewer height used in calculation 1.60 m.

Target height of 9.5 mAGL for all proposed dwellings (60 target points).

This ZTV includes the screening effects of buildings and vegetation in the study area (AGL):

- Buildings:** Up to 19.2 m
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- Unmanaged Hedgerows:** 5 m
- Managed Hedgerows:** 2 m

The calculation takes into account the effects of the curvature of the earth and light refraction. The calculation does not use mathematically approximate methods.



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Zone of Visual Influence - Visual Buffers Calculation

Land West of Barns Green, Horsham
Landscape and Visual Impact Appraisal




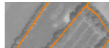


Key:

 Site Location

 Buildings (< 19.2 m)

 Woodland (< 34.2 m)

 Unmanaged Hedgerows (5 m)

 Managed Hedgerows (2 m)

Layout Information

The terrain data used DEFRA LIDAR 2 m DTM.

Viewer height used in calculation 1.60 m.

Shapefiles digitised from Hi Res aerial photography. Building height and Woodland height added from DEFRA LIDAR DSM 1 m data.

This is a complex GIS calculation using Industry Standard software.

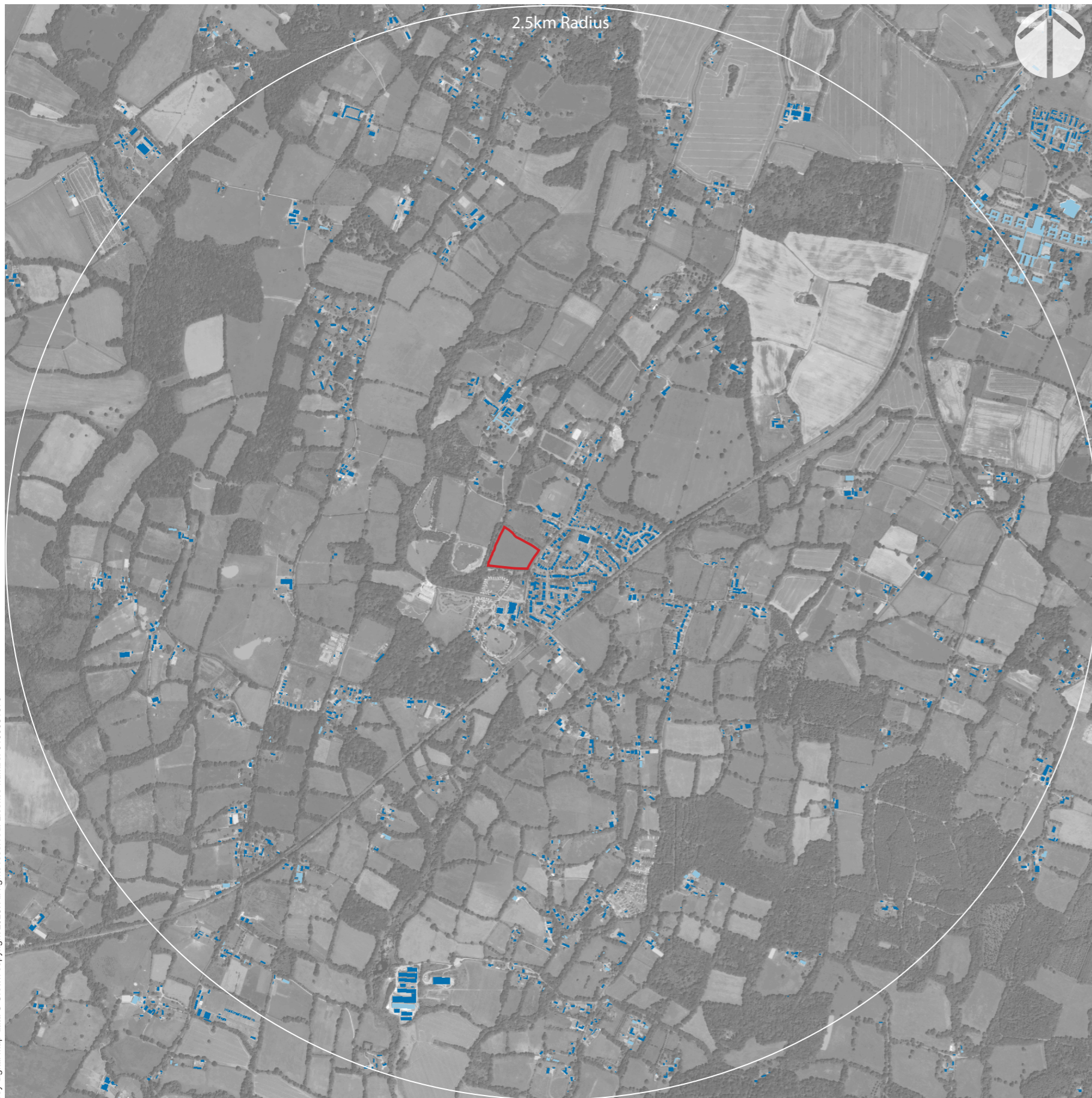
Target Point Locations: ●



Zone of Visual Influence - Shapefiles used in Visual Buffers Calculation

Land West of Barns Green, Horsham
Landscape and Visual Impact Appraisal





Key:

 Site Location

 Buildings

 < 9 m

 10 - 19 m

Layout Information

The terrain data used DEFRA LIDAR 2m DTM.

Viewer height used in calculation 1.60m.

Shapefiles digitised from Hi Res aerial photography. Building height (maximum) added from DEFRA LIDAR DSM 1m data.

This is a complex GIS calculation using Industry Standard software.

Target Point Locations: ●



Zone of Visual Influence - Maximum Building Heights used in Visual Buffers Calculation

Land West of Barns Green, Horsham





Landscape and Visual Impact Appraisal





Key:

 Site Location

-  Woodland < 9 m
-  10 - 19 m
-  20 - 29 m
-  > 30 m

Layout Information

The terrain data used DEFRA LIDAR 2 m DTM.

Viewer height used in calculation 1.60 m.

Shapefiles digitised from Hi Res aerial photography. Woodland heights (maximum) added from DEFRA LIDAR DSM 1 m data.

This is a complex GIS calculation using Industry Standard software.

Target Point Locations: ●



Zone of Visual Influence - Maximum Woodland Heights used in Visual Buffers Calculation

Land West of Barns Green, Horsham

Landscape and Visual Impact Appraisal

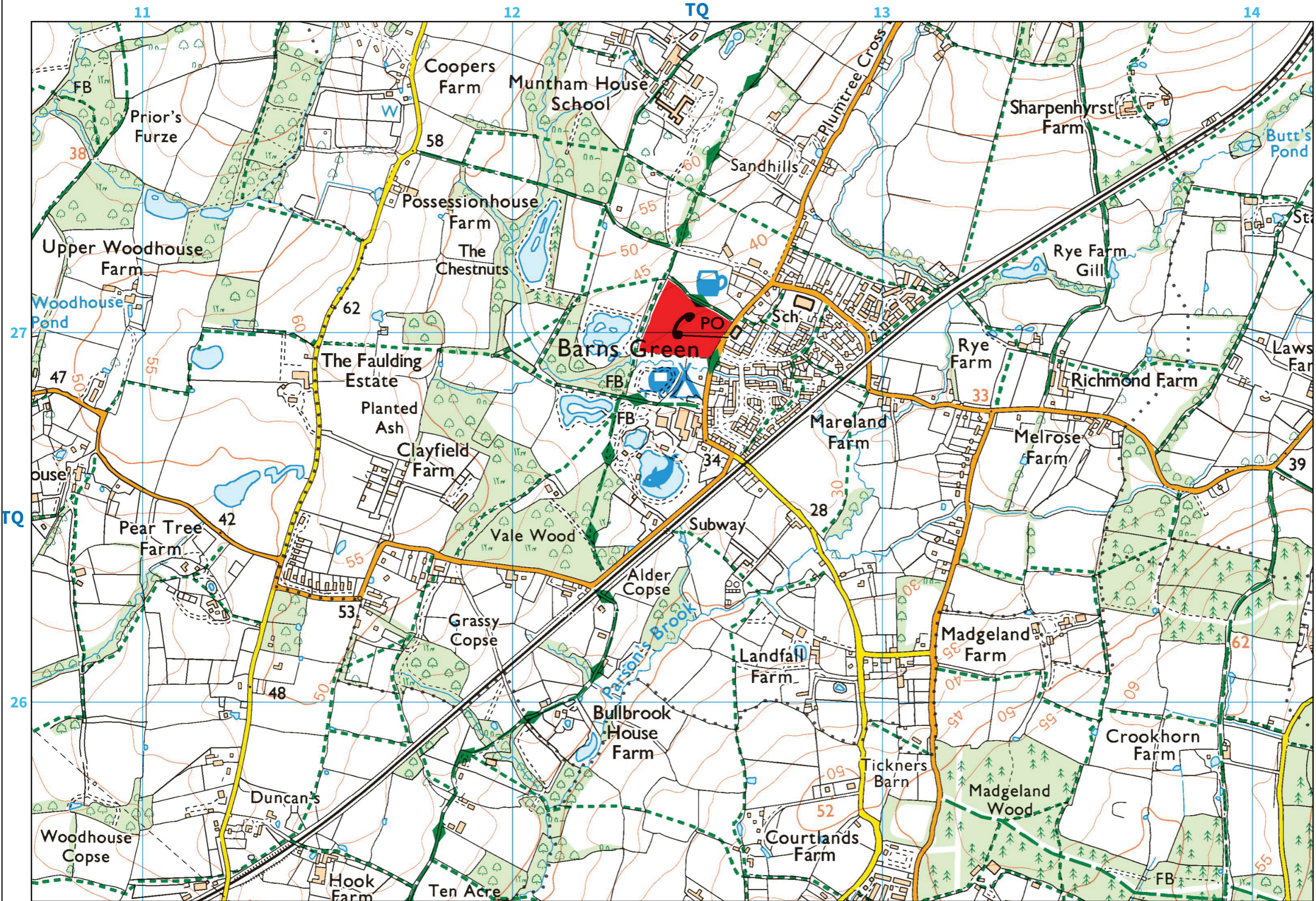


Supporting Figures

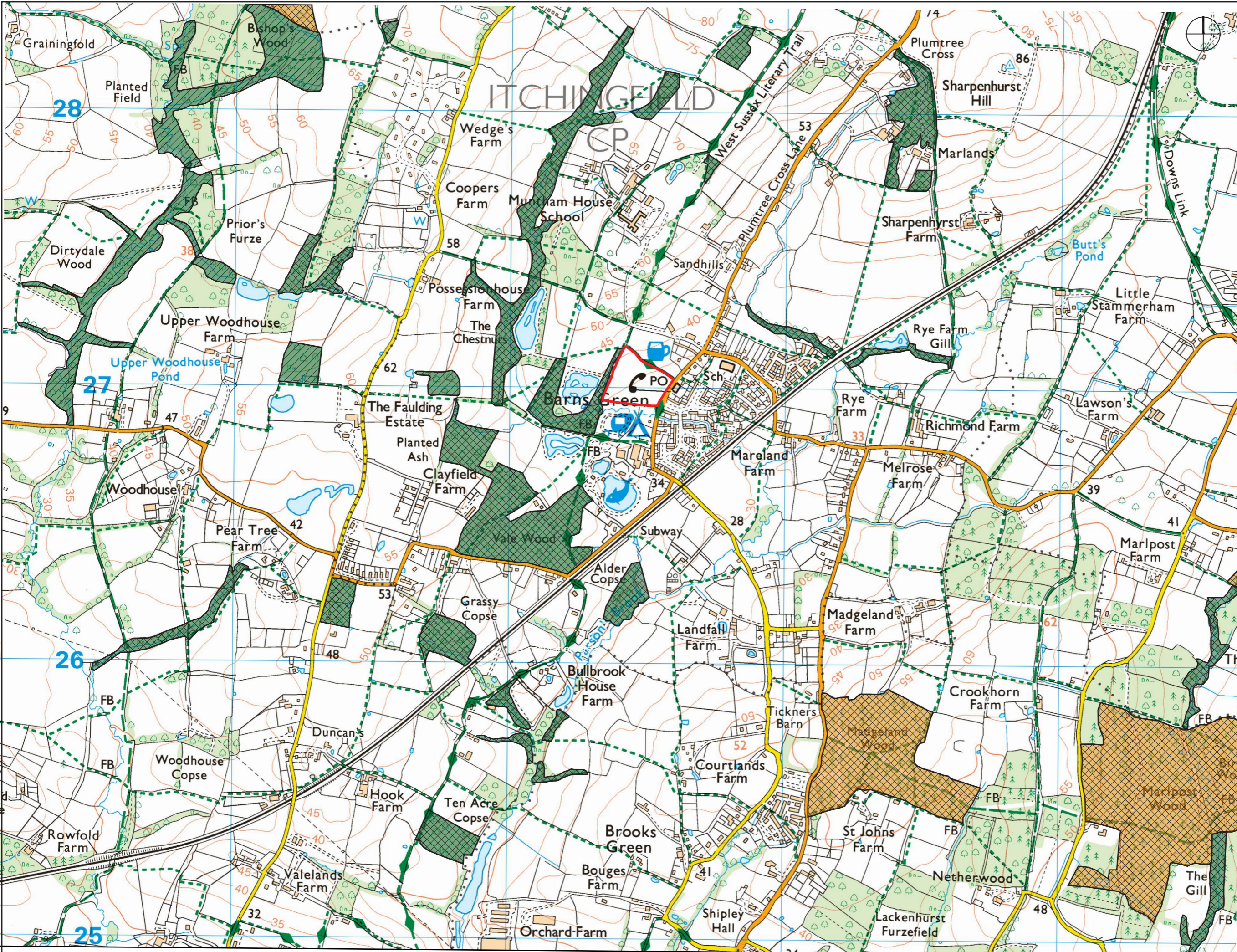


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 3. All given dimensions in mm.

KEY:
 Development site



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DRAWING SCALE: NTS	APPROVED BY: AH
PAPER SIZE: A3	DRAWN BY: AH
DRAWING TITLE: Site location	
DRAWING NUMBER: DD715PLO1	REVISION LETTER:
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KEY:

- Site boundary
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland



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**South of Smugglers Lane
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PROJECT NUMBER:
 DD715

PLOT DATE:
 02.07.2025

DRAWING SCALE:
 1:12500

PAPER SIZE:
 A3

APPROVED BY:
 AH

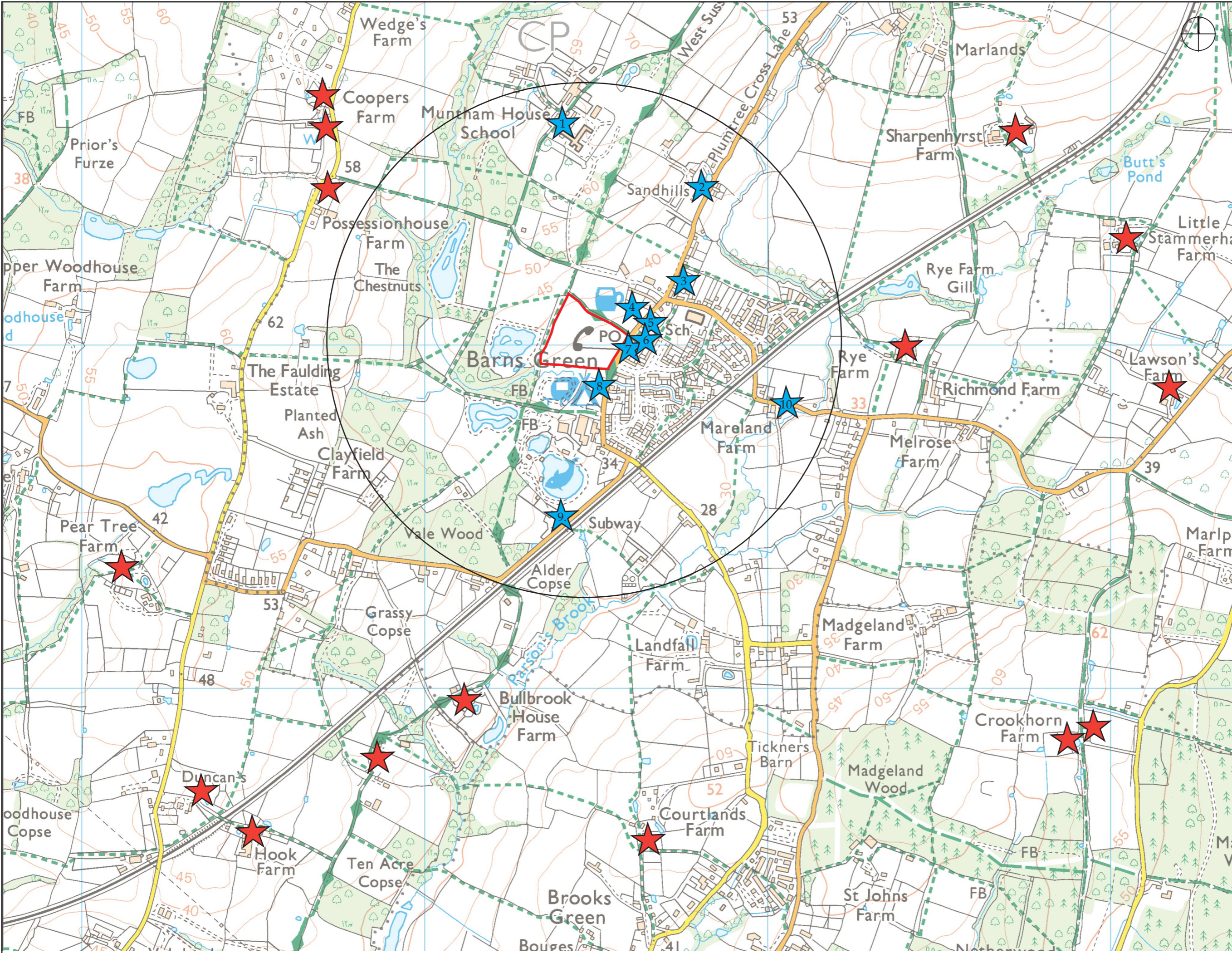
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DRAWING TITLE:
 Designations Map

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KEY:

— Site boundary

Listed buildings

- ★ Listed buildings outside the 1.5km radius of the site
- ★ Listed building within a 1.5km radius of the site

- Grade 2***
1. Muntham House School
- Grade 2**
2. Sandhills
 3. Old Home
 4. Bennetts
 5. Blacksmith's Cottage
 6. The Queen's Head Pub
 7. Barns Green Village Store
 8. Little Slaughterford Farmhouse
 9. Valewood
 10. Mareland Farmhouse



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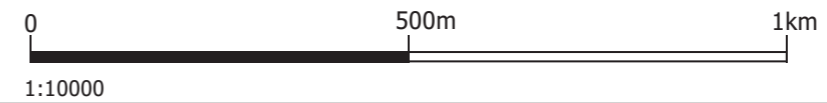
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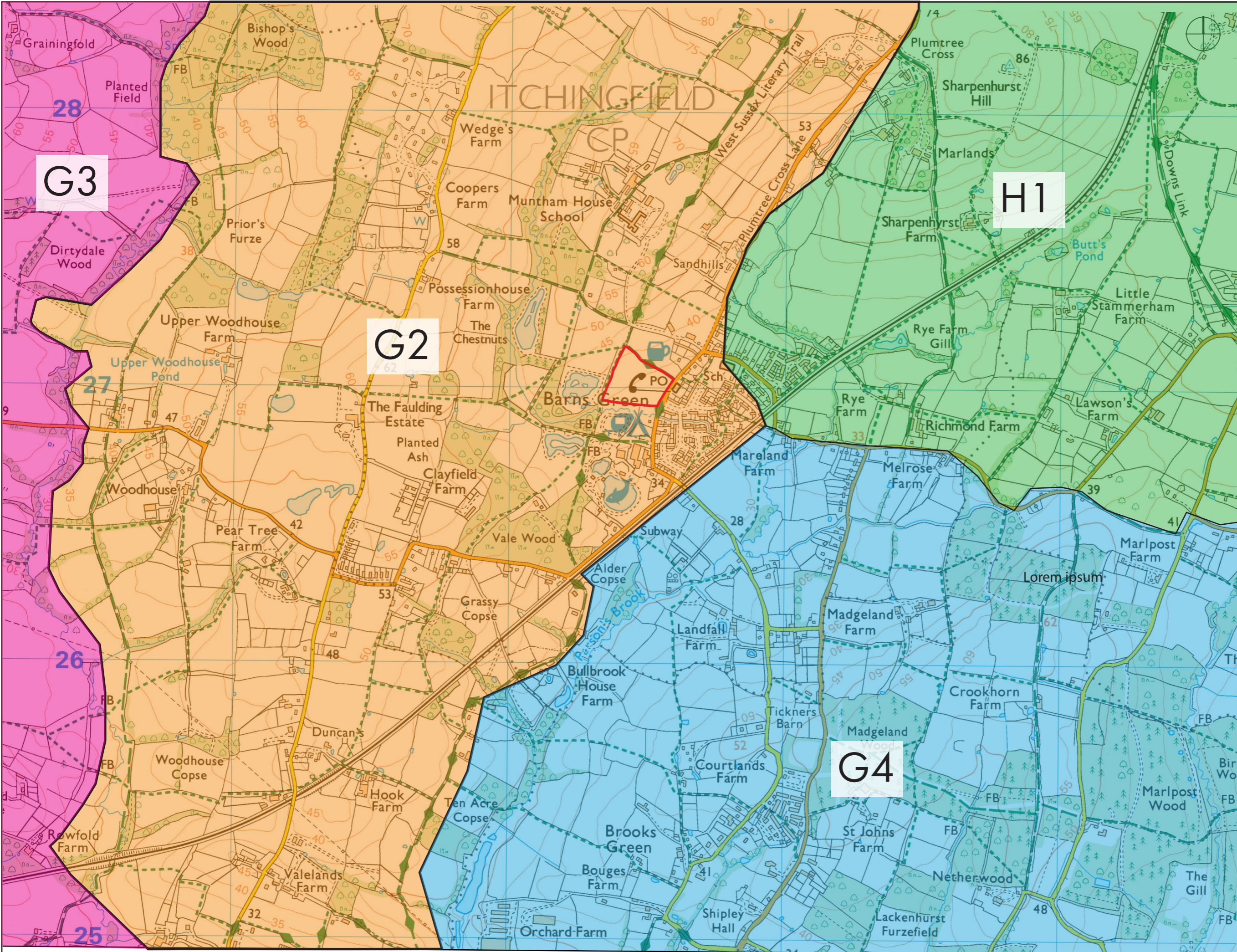
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DRAWING TITLE:
 Listed Buildings Map

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- KEY:
- Site boundary
- Landscape Character Areas
- Wooded Small Scale Farmlands
 - G2 - Itchingfield & Barns Green
 - G3 - Slinfold & Five Oaks
 - G4 - Southwater & Shipley
 - Plateau Farmlands
 - H1 - Southwater & Christs Hospital

G3

G2

H1

G4

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PROJECT NUMBER:
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 17.07.2025

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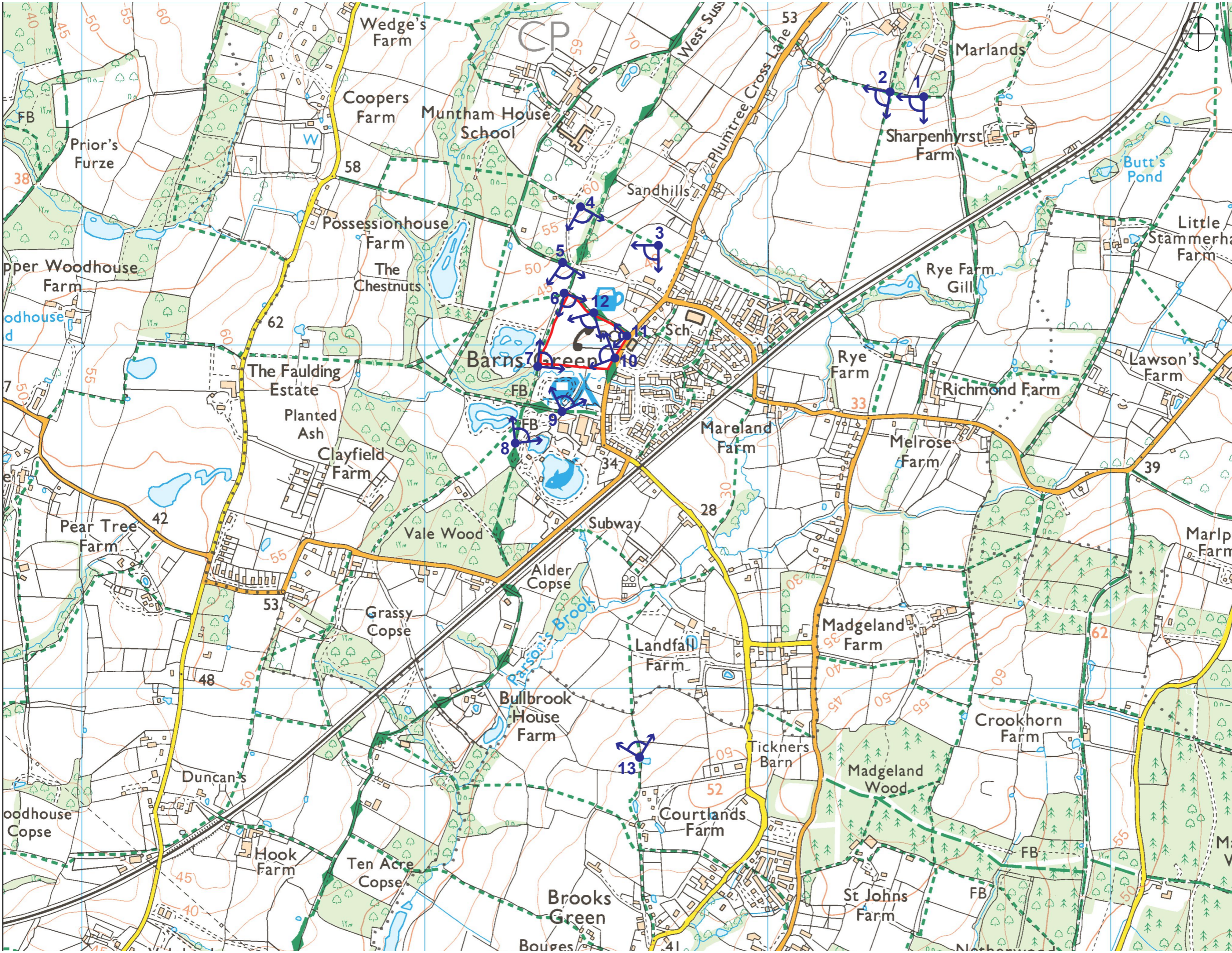
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DRAWING TITLE:
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REVISION LETTER:
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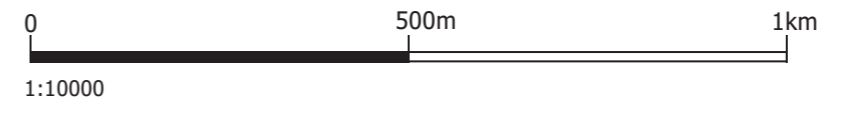
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- KEY:
- Site boundary
- Photographic Viewpoints
- As numbered - see corresponding page sheets



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PROJECT NUMBER: DD715	PLOT DATE: 15.07.2025
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DRAWING TITLE: Viewpoints Map	
DRAWING NUMBER: DD715PLO5	REVISION LETTER: -
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Viewpoint Sheets



VIEWPOINT 1



VIEWPOINT 1, CONTEXT PHOTOGRAPH PANORAMA LOOKING SOUTH WEST



VIEWPOINT 1, CONTEXT PHOTOGRAPH PANORAMA LOOKING SOUTH EAST



VIEWPOINT 2



VIEWPOINT 2, CONTEXT PHOTOGRAPH PANORAMA LOOKING SOUTH WEST



VIEWPOINT 2, CONTEXT PHOTOGRAPH PANORAMA LOOKING SOUTH



VIEWPOINT 3



VIEWPOINT 3, CONTEXT PHOTOGRAPH PANORAMA LOOKING SOUTH



VIEWPOINT 4



VIEWPOINT 5



VIEWPOINT 5 CONTEXT PHOTOGRAPH



VIEWPOINT 6



VIEWPOINT 6 CONTEXT PHOTOGRAPH



VIEWPOINT 7



VIEWPOINT 7 - CONTEXT PHOTOGRAPH



VIEWPOINT 7 - CONTEXT PHOTOGRAPH LOOKING NORTH



VIEWPOINT 8



VIEWPOINT 9



VIEWPOINT 10



VIEWPOINT 10 CONTEXT PHOTOGRAPH LOOKING EAST



VIEWPOINT 10 CONTEXT PHOTOGRAPH LOOKING WEST



VIEWPOINT 11



VIEWPOINT 11 CONTEXT PHOTOGRAPH LOOKING WEST



VIEWPOINT 12



VIEWPOINT 12 CONTEXT PHOTOGRAPH



VIEWPOINT 13



VIEWPOINT 13 CONTEXT PHOTOGRAPH LOOKING NORTH EAST



VIEWPOINT 13 CONTEXT PHOTOGRAPH LOOKING SOUTH



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