



West of Ifield, Crawley Environmental Statement: Volume 1: Main Report

CHAPTER 11: LANDSCAPE AND VISUAL IMPACT
Version 1 - Planning submission

July 2025





11 LANDSCAPE AND VISUAL IMPACT

11.1 Introduction

11.1.1 This chapter of the ES reports on the identification and assessment of likely significant landscape and visual effects to arise from the demolition and construction stage and operational stage of the Proposed Development.

11.1.2 The chapter describes the legislation, policy and guidance framework; the methods used to assess the potential impacts and likely effects; the baseline conditions at the Site and within the study area; the likely landscape and visual effects and the setting out of proposed mitigation measures, where feasible, in respect of any identified likely significant effects; proposed additional mitigation and any enhancement measures where applicable; the significance of residual effects; and inter-project cumulative effects.

11.1.3 The assessment is based on the characteristics of the Site and surrounding area and the key parameters of the Proposed Development detailed in ES Volume 1, Chapter 4.

11.1.4 The chapter is supported by the following technical appendices in ES Volume 2:

- ES Volume 2 Technical Appendix 11.1 - Landscape and Visual Assessment Methodology: includes the methods used to determine the baseline conditions, the sensitivity of the landscape and visual receptors and the predicted magnitude of impact and sets out the approach to judging the level and significance of likely landscape and visual effects.
- ES Volume 2 Technical Appendix 11.2 – Landscape Character Assessment: provides more information on landscape character in addition to published landscape character assessments.
- ES Volume 2 Technical Appendix 11.3 – Viewpoint Assessment: includes an assessment of the effects of the Proposed Development on a series of representative viewpoints within the 2.5km study area.
- ES Volume 2 Technical Appendix 11.4 – Visualisations: includes a series of wirelines and post-construction visualisations for a selection of the representative viewpoints, produced in accordance with Landscape Institute guidance (Landscape Institute, 2019).
- ES Volume 2 Technical Appendix 11.5 – Figures.

11.2 Policy Context and Guidance

11.2.1 The assessment has been informed by the following legislation, guidance and policies:

- Legislation, guidance and Policy:
 - European Landscape Convention;
 - Tree protection measures in the Town and Country Planning Act 1990;
 - The National Planning Policy Framework 2024 (NPPF) with an emphasis on Chapter 15 conserving and enhancing the natural environment;
 - National Planning Policy Guidance - Natural Environment (2019);
 - Guidelines for Landscape Visual Impact Assessment 3rd Edition (GLVIA3);

- Landscape Institute Technical Guidance Note LITGN-2024-01 Notes and Clarifications on aspects of GLVIA3;
- Landscape Institute Technical Guidance Note 02/21 Assessing Landscape Value Outside National Designations; and
- Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals.
- Local Policy:
- Horsham District Council (2015) Horsham District Planning Framework:
 - Policy 4: Strategic Policy - Settlement Expansion;
 - Policy SD6: Landscape Buffer, Landscape Character, Biodiversity and Green Infrastructure;
 - Policy SD7: Design;
 - Policy 24: Strategic Policy - Environmental Protection;
 - Policy 25: Strategic Policy - The Natural Environment and Landscape Character;
 - Policy 26: Strategic Policy - Countryside Protection;
 - Policy 30: Protected Landscapes;
 - Policy 31: Green Infrastructure and Biodiversity; and
 - Policy 32: Strategic Policy - The Quality of New Development.
- Rusper Neighbourhood Plan 2018-2031
 - Policy RUS3: Design; and
 - Policy RUS5: Green Infrastructure and Biodiversity

11.3 Consultation

11.3.1 Horsham District Council (HDC) originally adopted a scoping opinion for a potential, outline application in November 2020 (HDC ref. EIA/19/0004). A revised scoping opinion request was submitted to HDC for a proposed hybrid application in autumn 2023. On 27th November HDC issued a revised scoping opinion (HDC ref. EIA/23/0007). An updated scoping opinion request was submitted to HDC to take account of changes to development proposals in May 2024. A formal ES Scoping Opinion for the updated proposed hybrid application was issued in July 2024 (HDC ref. EIA/24/0003). For the purposes of demonstrating the evolution of this chapter, all relevant scoping responses have been considered. Table 11-1 summarises the key ES Scoping Opinion responses and separate consultations that have been undertaken with respect to the LVIA.

Table 11-1: Summary of Consultation		
Consultee and Form/ Date of Consultation	Summary of Comments	Where in this Chapter Comments are addressed
Horsham District Council Scoping Opinion (ES Volume 2 Technical Appendix 2.2) received 30 November 2020	The setting of Ifield Conservation Area should also be included within the landscape assessment; The West Sussex Land Management Guidance and West Sussex Historic Landscape Characterisation studies should be included to the list of existing character assessments and guidance documents; Identify any change to the Horsham District Landscape Character Areas (in the HDC landscape character assessment) and also	Reference to Ifield Conservation Area has been made within the landscape and visual assessment, however issues of setting are reported in Chapter 10: Cultural Heritage. The West Sussex Land Management Guidance is referenced within the landscape assessment, the West Sussex Historic Landscape Characterisation is referenced in Chapter 10: Cultural Heritage.



Table 11-1: Summary of Consultation

	<p>examine the impact of development on distinctive local character areas within and immediately surrounding the development Site.</p> <p>The impact on specific landscape features should also be assessed e.g. field and boundary trees, hedges, woodlands and other historic landscape features which contribute to the landscape e.g. hedgerow/woodland banks, old country lanes, drove routes, old railway lines, etc.</p> <p>The EIA should include assessments of visual effects on the surrounding area and landscape together with any physical effects on the development, such as changes in topography. Changes in characteristic views e.g. to the High Weald AONB, to local landmarks may need to be considered, etc.</p> <p>Photomontages should be prepared for key viewpoints of the development - locations to be agreed with HDC. Any particularly tall elements of the development are likely to need to be shown on cross sections to understand their impact.</p> <p>The landscape and visual assessment should take account of the 'worst case scenario' in terms of winter views and also the effects of mitigation planting in year 1 of the development and after 15 years of establishment.</p>	<p>Landscape character is examined in Table 11-4 with regard to Horsham District Landscape Character Areas.</p> <p>ES Volume 2 Technical Appendix The landscape and visual assessment considers individual landscape elements within the Site in Table 11-4.</p> <p>The lack of intervisibility with High Weald National Landscape (AONB) and intervening settlement means there would be no significant effects on the special qualities of the AONB or the statutory purpose for its designation. Other local landmarks have been considered e.g. views towards St Margaret's Church from within the Site.</p> <p>Viewpoint locations have been agreed with HDC during pre-application meetings listed below. A series of wirelines and photomontages are provided in ES Volume 2 Technical Appendix 11.4. Wirelines have been used to illustrate the maximum parameters of the Proposed Development whilst photomontages have been provided for the detailed elements of the planning application.</p> <p>The landscape and visual assessment considers the effects of mitigation both Year 1 and Year 15. Winter views were included for worst case scenario.</p>
<p>Natural England Scoping Consultation received 07 December 2020</p>	<p>Generic comments received regarding:</p> <p>mapping of local landscape character areas at a scale appropriate to the development;</p> <ul style="list-style-type: none"> • include assessment of visual effects on the surrounding areas; • include a full assessment on local landscape character; • refer to the relevant National Character Areas; • use of GLVIA3; • consideration of character and distinctiveness and use of local materials in design; and • assessment of cumulative effects with other relevant developments. 	<p>This assessment chapter addresses all the points raised by Natural England, including landscape character, visual effects, character and cumulative effects. Refer to section 11.4 for details of the assessment scope.</p> <p>The assessment is in accordance with GLVIA3.</p>
<p>Pre-Application Consultation (21 January 2021)</p>	<p>Pre-application consultation took place with Crawley Borough Council, Horsham District Council and WSCC in July 2022. Included discussion on viewpoint locations.</p>	<p>Viewpoint locations are presented on Figure 11.10 and wirelines presented in ES Volume 2 Technical Appendix 11.4.</p>
<p>Pre-Application Consultation (24 February 2021)</p>	<p>Meeting with officers from Horsham District Council and Crawley Borough Council to discuss viewpoint locations and visualisation</p>	<p>Viewpoint locations are presented on Figure 11.10 and wirelines presented in ES Volume 2 Technical Appendix 11.4.</p>

Table 11-1: Summary of Consultation		
Horsham District Council Scoping Opinion (ES Volume 2 Technical Appendix 2.2) received 28 November 2023	<p>locations. Heritage also inputted to the discussions.</p> <p>The study area is proposed to be 2.5km. The Landscape Architect is aware that a while back viewpoints were agreed and presumably the 2.5km. Please submit the ZTV as part of the LVIA so that this can be double checked.</p> <p>Agree with the outline methodology but a detailed one must accompany the LVIA.</p> <p>The Landscape Architect notes the Ifield Conservation Area designation is scoped out of the landscape assessment and to be addressed in the Cultural Heritage Chapter. Whilst this is acceptable in principle, the officer considers that the landscape setting (in this case the Site to the western and part of the northern boundary of the CA) of the conservation area needs to be assessed as a landscape character receptor and as part of the LVIA assessment.</p> <p>The assessment needs to scope in the National Character Area (NCA) 121: Low Weald and assess the effects the proposed development will have on the character area. Given its scale and nature, it is highly likely that the development will have an adverse effect on the NCA 121. Its significance needs to be established and considered.</p> <p>The effect of the proposals on the Site itself and landscape features within (such as landform, structural vegetation, etc) also need to be assessed as a receptor.</p> <p>Para 10.5.4: The wider character area beyond the Site is scoped out due to high level of containment. Whilst it is agreed the Site may be visually well contained, it doesn't necessarily follow that there will be no effects on the wider landscape character, particularly considering the scale and nature of the development proposals. This must be scoped in as adverse effects are likely to be experienced beyond the red line boundary.</p> <p>The assessment will establish if these are significant or not.</p>	<p>A ZTV is provided on Figure 11.2.</p> <p>A detailed methodology is provided in ES Volume 2 Technical Appendix 11.1.</p> <p>Reference to Ifield Conservation Area has been made within the landscape and visual assessment, however issues of setting are reported in Chapter 10: Cultural Heritage. Landscape character is examined in Table 11-4.</p> <p>An assessment of NCA 121: Low Weald is provided in Table 11-4.</p> <p>The landscape and visual assessment considers individual landscape elements within the Site in Table 11-4.</p> <p>Landscape character areas within the 2.5km study area are considered in Table 11-4. This includes areas beyond the Site.</p>
Natural England Scoping Consultation Received 8 November 2025	The development Site is within or may impact on the High Weald Area of Outstanding Natural Beauty/National Park	High Weald National Landscape (AONB) is located 1.7 km to the south of the Site. Due to the intervening suburbs of Crawley there would be no intervisibility with the designation and therefore no significant effects on the special qualities or the statutory purpose for its designation. The ZTV provided on Figure 11.2 shows the high



Table 11-1: Summary of Consultation

		level of visual containment of the Site provided by the mature vegetation and areas of Ifield West, Bewbush, Kilnwood Vale and Broadfield, the latter of which abuts the boundary of the National Landscape (AONB).
Pre-Application Consultation (5 March 2025)	Updated HDC officers on the revised masterplan including the removal of homes from the southwestern edge.	No actions for the landscape and visual assessment.

11.4 Assessment Scope

11.4.1 The assessment of landscape effects considers physical changes to the landscape as well as changes in landscape character including indirect effects. It also considers changes to areas designated for scenic or landscape qualities.

11.4.2 The assessment of visual effects focuses on public views experienced by those groups of people who are likely to be most sensitive to change arising from the Proposed Development. These groups include:

- Local communities (where views contribute to the landscape setting enjoyed by residents in the area);
- People using recreational routes including public rights of way and cycle routes; and
- People visiting recreational features and attractions (some of which may have historic or cultural heritage importance).

11.4.3 This assessment considers the nature and scale of the Proposed Development, the existing landscape features, the visual impact on specific views, and the cumulative effects with other developments. Additionally, it considers how the Proposed Development might change the landscape over time and whether those changes would be beneficial or adverse.

11.4.4 Potentially significant landscape and visual effects (including cumulative effects) are identified, including those relating to the demolition and construction stage and the completed development stage. Reference is made throughout the assessment to Phase 1 which comprises the detailed (full) elements of the Proposed Development. The remaining phases are being applied for in outline and references made to the maximum parameters.

11.4.5 The approach and methodology presented in ES Volume 2 Technical Appendix 11.1 and used in the preparation of this landscape and visual impact assessment (LVIA) is based on guidance provided in the Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3) (Landscape Institute and Institute of Environmental Management and Assessment, 2013)¹.

11.4.6 GLVIA3 is the established best practice guidance for landscape and visual impact assessment.

11.4.7 In addition to GLVIA3, the following documents were used to inform aspects of the assessment:

- Landscape Institute (2021) Technical Guidance Note 02/21 Assessing Landscape Value Outside National Designations;
- Natural England (2019) An Approach to Landscape Sensitivity Assessment – to Inform Spatial Planning and Land Management; and
- Landscape Institute (2019) Technical Guidance Note 06/19 Visual Representation of Development Proposals.

¹ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3)

Technical Scope

11.4.8 The technical scope of the assessment has considered the following:

- Potential effects on landscape elements including field boundaries, woods and other features;
- Potential effects on sensitive landscape receptors including local landscape character areas; and
- Potential effects on sensitive visual receptors including views from the Ifield Conservation Area and its setting².

11.4.9 High Weald National Landscape (previously known as Area of outstanding Natural Beauty or AONB) is located within the study area 1.7km to the south of the Site. Due to the intervening suburbs of Crawley, Ifield West, Bewbush, the new development at Kilnwood Vale and mature woodland blocks and vegetation on field boundaries, there would be no intervisibility with the designation and therefore no significant effects on the special qualities or the statutory purpose. The ZTV for the maximum parameters for the Proposed Development provided on Figure 11.2 shows the high level of visual containment of the Site and therefore no further assessment is required.

Spatial Scope

11.4.10 The study area for the LVIA, which is shown on Figure 11.1 in ES Volume 2 Technical Appendix 11.5 extends 2.5km from the boundary of the Site. This distance was determined by the nature of the surrounding environment, and by the physical scale of the proposals and the likely distance over which they would be sufficiently visible to give rise to significant effects. It was also informed by the production of the following a Zone of Theoretical Visibility (ZTV) plan, shown on Figure 11.2 in ES Volume 2 Technical Appendix 11.5 which give an indication of potential visibility of the Proposed Development as described in Section 11.5 (Baseline Characterisation Method). A study area of 4km was previously considered at scoping stage. This distance was reviewed, as set out in the 2024 ES Scoping Opinion Request Report, and reduced to 2.5km after production of the ZTV using light detection and ranging (LiDAR) data, which shows that most areas beyond this distance would be screened by intervening vegetation and buildings. Even if the Proposed Development was visible from locations beyond 2.5km, at this distance the effects would not be considered significant.

Temporal Scope

11.4.11 The assessment has considered landscape and visual effects arising during the demolition and construction stage which would be of expected to be temporary and short to long term (i.e. 5-16 years) in nature and from the completed development stage which would be expected to be permanent and long-term in nature (i.e. more than 10 years).

11.5 Baseline Characterisation Method

11.5.1 This section summarises the methodology used for the landscape and visual assessment. It builds on the general assessment methodology presented in ES Volume 1 Chapter 2: EIA Process and ES Methodology, and is described in detail in ES Volume 2 Technical Appendix 11.1.

² The assessment of effects on the setting of the Conservation Area and its setting are presented in ES Volume, Chapter 10: Cultural Heritage.



Desk Study

Data Sources

11.5.2 The known or predicated current and future baseline environment described in this section has been informed by the following data sources:

- Natural England (2013) National Character Area Profile³: NCA 121: Low Weald;
- West Sussex County Council (2003) The West Sussex Landscape Land Management Guidelines;⁴
- Horsham District Council (2003) Horsham District Landscape Character Assessment⁵;
- Horsham District Council (2014) Horsham District Landscape Capacity Assessment Revision C May 2021⁶, and
- Rusper Neighbourhood Plan 2018-2031⁷.

Zone of Theoretical Visibility Mapping

11.5.3 A ZTV map was produced to inform the assessment. This illustrates theoretical visibility during the completed development stage is shown on Figures 11.2 in ES Volume 2 Technical Appendix 11.5. The ZTV was generated in Geographic Information System (GIS) using an Ordnance Survey Terrain 5 Digital Terrain Model and utilises LiDAR elevation data to account for screening by natural and built components in the landscape, such as woodland, individual trees, or buildings. As such the extent of visibility is reduced in comparison with a bare earth ZTV and gives a more realistic representation of the visibility of the development.

11.5.4 As the ZTV is theoretical, fieldwork was undertaken to identify local screening elements within the landscape and confirm locations from where the different elements of the project would actually be visible (i.e., a more realistic scenario). The results of the fieldwork informed the assessment.

Field Study

11.5.5 The findings of the initial desk-based study were supplemented with a programme of seasonal Site surveys. This included surveys undertaken during both the summer (2020 and 2022) and winter (2020/2021) months to fully understand the landscape and visual baseline and likely effects.

11.5.6 The purpose of the Site visits was to:

- Obtain baseline photographs;
- Confirm the extent of the study area;
- Verify information in the published landscape character assessments;
- Gain an understanding of perceptual landscape characteristics;
- Confirm viewpoint locations;
- Undertake the viewpoint survey; and
- Identify the likely significant landscape and visual effects.

11.5.7 In addition, winter photography was undertaken in 2023 and 2024 for the wirelines and photomontages. During this visit it was confirmed that existing photography from previous visits was still valid as there has been minimal change to the baseline environment in the intervening period.

³ Natural England (2013) National Character Area Profiles, viewed online at <https://nationalcharacterareas.co.uk>

⁴ West Sussex County Council (2003) The West Sussex Landscape Land Management Guidelines

⁵ Horsham District Council (2003) Horsham District Landscape Character Assessment

⁶ Horsham District Council (2014) Horsham District Landscape Capacity Assessment Revision C May 2021

⁷ Rusper Parish Council (2020) Rusper Neighbourhood Plan 2018-2031

11.6 Assessment Method

Methodology

11.6.1 The assessment of landscape and visual effects follows the methodology presented in ES Volume 2 Technical Appendix 11.1: Landscape and Visual Assessment Methodology. Effects during construction and the completed development stage are assessed and reported separately. Demolition is assumed to give rise to similar effects to construction.

11.6.2 The assessment has adopted the following general approach:

- Identify key legislation, policy and guidance relevant to the assessment approach and determination of baseline characteristics;
- Identify a study area, which includes the Site and the wider landscape around it which the Proposed Development may influence (the wider landscape);
- Establish baseline conditions (including future baseline) against which the changes resulting from the Proposed Development are assessed;
- Identify landscape and visual receptors and appraisal of the value of the existing landscape or view;
- Determine the sensitivity of the landscape and visual receptors to likely change arising from the Proposed Development through consideration of the value of the landscape or the view and the susceptibility of landscape and visual receptors to change arising from the Proposed Development;
- Assess each identified effect on landscape and visual receptors in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility. This assessment informs judgements regarding the magnitude of impact;
- Determine the level of each landscape and visual effect by considering the sensitivity of the receptor and the magnitude of impact to give an overall judgement on the level of effect applying informed professional judgment;
- Categorise each landscape or visual effect as beneficial, adverse, or neutral; and
- Define significance of identified effect based on professional judgement.

11.6.3 The assessment of landscape and visual effects within this Chapter has considered both the demolition and construction and completed development stages of the Proposed Development.

Demolition, Construction and Completed Development Stages

11.6.4 As explained in ES Volume 2 Technical Appendix 11.1, the landscape assessment was based on the character areas defined in published landscape character assessments and a Site-specific local landscape character assessment, whilst the visual assessment was informed by a viewpoint assessment from a selection of agreed representative public viewpoints.

11.6.5 Viewpoints were selected in consultation with HDC and CBC Officers, and approved through the Scoping process, to represent the following range of receptors and views:

- 'Representative viewpoints, selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the significant effects are unlikely to differ - for example, certain points may be chosen to represent the views of users of particular public footpaths and bridleways;
- Specific viewpoints, chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes

with statutory landscape designations, or viewpoints with particular cultural landscape associations; and,

- Illustrative viewpoints, chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations'. (GLVIA3 Paragraph 6.19).

11.6.6 The viewpoints are not intended to illustrate every possible location from where there might be a view of the Proposed Development, but rather to present a selection of representative, specific and illustrative views to inform decisions about the Proposed Development's likely landscape and visual effects.

11.6.7 The viewpoint assessment is presented in ES Volume 2 Technical Appendix 11.3: Viewpoint Assessment.

11.6.8 Each viewpoint includes baseline photography and a selection, locations agreed with the local planning authorities, have been taken forward as wireline visualisations. These provide an indication of the change in the view based on the maximum parameters of the Proposed Development. These are presented in ES Volume 2 Technical Appendix 11.4: Visualisations. Additionally, within this ES Appendix, a selection of viewpoints have a photomontage visualisation to illustrate the new Crawley Western Multi Modal Corridor (CWMCC) which is part of the detailed (full) component of the hybrid planning application.

Cumulative Stage

11.6.9 The cumulative stage visual impact assessment focused on the additional cumulative impact which may result from the introduction of the Proposed Development, when considered alongside the impacts of other cumulative schemes (existing and/or approved development) in the area. The objective of the assessment was to consider the Proposed Development in the context of other proposed developments, which individually might be insignificant, but could cumulatively result in a significant effect upon visual receptors.

11.6.10 The list of committed developments for inclusion within the cumulative assessment is presented in ES Volume 2 Technical Appendix 2.3 and effects were reviewed with respect to both landscape and visual receptors. The assessment is presented in Table 11.8.

11.6.11 The cumulative assessment excluded recently completed developments and schemes currently under construction and due to be completed prior to the completion of the Proposed Development. This is because these were accounted for in the baseline and future baseline conditions which were established as part of the main LVIA.

11.6.12 The approach to assessing the level of importance and potential significance of cumulative landscape or visual effects used the same principles as the approach to the LVIA set out in the methodology at ES Volume 2 Technical Appendix 11. 1.

11.7 Assessment Criteria

11.7.1 The general criteria used to assess whether an effect is significant or not is set out in Chapter 2, Section 2.8 and 2.9. Further details specific to landscape and visual assessment is outlined.

Receptor Sensitivity/Value Criteria

11.7.2 The sensitivity of both landscape and visual receptors has been defined on a scale of high, medium or low.

11.7.3 In accordance with GLVIA3 the determination of landscape receptor sensitivity has been informed by a consideration of the combination of the 'value' (defined as part of the baseline) of the landscape receptor and its 'susceptibility' to change. Professional judgement has been applied when considering the two aspects together.

- 11.7.4 Visual receptor sensitivity has been determined in a similar manner, through a consideration of the value attached to a particular view (identified as part of the baseline) and susceptibility to change. Again, professional judgement is applied when considering both aspects together.
- 11.7.5 Views can be experienced by several receptors with differing degrees of susceptibility. As such, where such instances occur for the purpose of assessment the overall sensitivity has been based on the visual receptor with the highest susceptibility.
- 11.7.6 Further details of the approach to determination of sensitivity of landscape and visual receptors, including indicative criteria are provided in ES Volume 2 Technical Appendix 11.1: Landscape and Visual Assessment Methodology.
- 11.7.7 Judgements on the value attached to the landscape or view are unrelated to the nature of the development being proposed, whilst judgements on susceptibility vary depending on the key characteristics of the landscape or the type of visual receptor.

Impact Magnitude Criteria

- 11.7.8 The magnitude of impact has been defined on a scale of high, medium or low.
- 11.7.9 As explained in ES Volume 2 Technical Appendix 11.1, the magnitude of impact was determined through consideration of the likely size and scale of the change, its duration and reversibility and its geographic extent. Professional judgment was applied to balance the various factors.
- 11.7.10 Further details of the approach to determination of sensitivity of landscape and visual receptors, including indicative criteria are provided in ES Volume 2 Technical Appendix 11.1: Landscape and Visual Assessment Methodology.

Scale of Effect Criteria

- 11.7.11 The final step in the assessment is to predict the level of effect and where likely significant landscape and visual effects that may arise.
- 11.7.12 Gillespies' method does not use matrices to determine the significance level of the effect but instead adopts the 'overall profile' approach whereby, 'all the judgements against the individual criteria can be arranged in a table to provide an overall profile of each identified effect'. GLVIA3 Page 92, para 5.55. This determination requires the application of professional judgement and experience to take on board the many different variables which are given different weight according to site-specific and location-specific considerations in every instance.
- 11.7.13 Once the judgements have been made, their distribution is analysed to take account of the geographical extent of the effects across the study area and their duration/ reversibility. Permanent effects of long-term duration are more considered more likely to have a greater level of effect be significant than short-term temporary effects.
- 11.7.14 The level of effect is described as major, moderate, minor, or negligible. Major and moderate effects are typically considered significant. Where effects are deemed to be between these judgements, then this will be stated e.g. minor/moderate.
- 11.7.15 Whilst a matrix has been included at ES Volume 2 Technical Appendix 11.1, in accordance with GLVIA3, judgements have been supported by clear and accessible narrative explanations of the rationale underlying the assessment made for each landscape or visual receptor. Example criteria for judgements are provided in ES Volume 2 Technical Appendix 11.1 Table A11.1.8: Indicative criteria for judging level of landscape and visual effect.
- 11.7.16 The scale of effect is defined as major, moderate, minor or negligible. It should be emphasised that because landscape and visual effects are not quantifiable, each of the four categories covers a broad range of effects and represents a continuum or sliding scale.



11.7.17 In accordance with Chapter 2: EIA Process and ES Methodology, moderate and major effects are considered significant in EIA terms.

11.7.18 Duration of effect has been described as short, medium or long-term, in accordance with the criteria set out in Chapter 2.

Nature of Effect Criteria

11.7.19 The direction of change for each landscape effect is categorised as beneficial, adverse, or neutral as follows:

- **Beneficial** – the Proposed Development, or part of it, would appear in keeping with existing landscape character and/ or would make a beneficial visual and/ or physical contribution to key landscape characteristics. Removal of uncharacteristic or unsightly features would also be a beneficial change;
- **Neutral** - this situation may arise if a characteristic element or feature of the landscape or view is replaced with a different element or feature of similar quality. Therefore, it is possible for there to be a major magnitude of impact but with a neutral effect overall as the new element or feature, although different in character and appearance, is of equal quality to that currently experienced in the landscape; or
- **Adverse** - the Proposed Development, or part of it, would be perceived as an uncharacteristic or detracting component in the context of existing landscape character and would have an adverse visual and/ or physical effect on key landscape characteristics.

11.8 Assumptions and Limitations

11.8.1 The assessment has relied on data provided by Homes England, Ramboll and Gillespies' landscape design team. It has been assumed that these data sets have been reported correctly.

11.8.2 For the purposes of the demolition and construction stage assessment, given that construction will take place over circa 14-years (see Chapter 5: Demolition and Construction), it is recognised that the landscape and visual effects will change as the Proposed Development is built out incrementally. Nonetheless, it has been assumed for the purpose of providing a 'worst-case' assessment in this Chapter that the peak construction period will comprise the full extent of the Proposed Development being developed simultaneously. As such, all construction effects are considered to constitute an absolute worst-case effect, and in many cases the effects will be less due to the screening and filtering from buildings and landscaping built out in earlier phases.

11.8.3 Completed Development effects within the Chapter have been assessed based on the completion of the Proposed Development, referred to as 'Year 1'. This assessment constitutes the perceived worst-case scenario and therefore reported as the pre-mitigation effects.

11.8.4 As is common for the assessment of landscape and visual effects a further completed development scenario has been reported, termed 'Year 15', which accounts for the maturity of the embedded landscaping described in Chapter 4: Proposed Development Description. This is not Year 15 in the construction programme, but refers to a future year, 15 years post construction when planting will have matured.

11.8.5 To inform the conclusions of the Year 15 scenario several assumptions have been in relation to growth rates for native tree species as set out in Table 11.2.

Table 11-2: Assumed growth rates for native tree species

Tree Sizes at Year 1	<ul style="list-style-type: none"> • Transplant planted at 0.6m height • Feathered planted at 1.5m height • Standard planted at 3.5m height • Extra heavy standards planted at 4.5m height
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Table 11-2: Assumed growth rates for native tree species

Tree Sizes at Year 15	<ul style="list-style-type: none"> • Transplant grown to 5m height • Feathered grown to 6m height • Standards grown to 8m height • Extra heavy standards grown to 9m height
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11.8.6 Night-time effects have been considered for both landscape and visual receptors. For visual, receptors considered include occupiers of residential properties, people travelling along rural roads and residents staying in hotels. Other receptors are excluded on the basis that either they would generally not be present late at night (e.g. recreational receptors) or their immediate context would be brightly lit if they were present at night (e.g. employment/formal sports).

11.9 Baseline Conditions

Existing Baseline

11.9.1 A general description of the Site and its surroundings is presented in Chapter 1: Introductory Chapter. This section provides baseline information related to landscape character and visual amenity of the study area.

Published Landscape Character Assessments

National Character Areas

11.9.2 Character areas at the national level have been reviewed as part of the assessment, the Site falling within National Character Area 121: Low Weald as shown on Figure 11.3 in ES Volume 2 Technical Appendix 11.5. It is considered that, whilst these assessments inform the context for county and local character assessments, they do not provide a sufficient level of detail appropriate to the nature of effects likely to arise at a local level as a result of the Proposed Development. Therefore, in line with the recommendations of GLVIA3, to ensure that the scale of assessment is appropriate and proportionate to the scale of the Proposed Development, National Character Areas have not been considered further as part of the assessment.

11.9.3 NCA 121: Low Weald, is a broad, gently sloping clay vale that encircles the northern, western, and southern borders of the High Weald. Predominantly agricultural, the area mainly supports pastoral farming due to its heavy clay soils, while lighter soils in the east support horticulture and some arable farming. The landscape is rich in woodland, particularly ancient woodlands. Around 9% of the Low Weald is located within designated National Landscape (AONB) including the Surrey Hills, Kent Downs, and High Weald, as well as the South Downs National Park. Approximately 23% of the region is designated as greenbelt land. Despite its proximity to London and continuing pressure for development, the Low Weald remains essentially rural in character, with small-scale villages nestled in woodland and many traditional farm buildings.

11.9.4 Natural England has highlighted several key pressures impacting the landscape. Beyond the decline of hedgerows and hedgerow trees, the Low Weald's farmland has seen a gradual fragmentation, particularly in areas surrounding residential developments. Here, land has often been converted into gardens or pony paddocks, frequently enclosed by conifer hedges. While development pressure in this area may be lower compared to other NCAs in south-east England, the demand for building land remains consistently high.

11.9.5 Natural England recognises in the NCA 121 description that new residential settlements present an opportunity in terms of landscape enhancement, stating that, '*Plan new landscapes within and around predicted growth areas across the region, especially around Ashford, Crawley, Horsham and Tonbridge, by encouraging the incorporation of high-quality green infrastructure and buffering of*



zones drawing on the existing strong landscape pattern for example, the incorporation, creation and restoration of traditional shaws and meadows within new development’.

Regional Landscape Character

11.9.6 In 2003, West Sussex County Council undertook an assessment of the landscape character of West Sussex and published The Landscape Character Assessment of West Sussex Land Management Guidelines⁸. This resulted in the identification of 42 unique areas and the production of land management guidelines for each character area. As shown on Figure 11.4, ES Volume 2 Technical Appendix 11.5, the Site falls within LW8 The Northern Vales, a narrow clay vale running north-east/south-west between low wooded ridges to the north, and the higher wooded ridges of the High Weald to the south. It is described as containing a mixed landscape of woodland, shaws and hedgerows, pasture, and low-lying areas, overlain by road and rail corridors, and pylon lines. The towns of Horsham and Crawley New Town have a dominant influence, as do the dual carriageways of the A24 and the A264, which cut through the landscape.

11.9.7 The area to the south-west and far west of the Site falls within LW4 Low Weald Hills and is described as having a pastoral and densely wooded character. Low wooded ridges are dissected by steep wooded gills and narrow lanes. Interspersed between the woodland is a patchwork of mostly small to medium sized pastures enclosed by thick hedgerows and shaws. Homes and farms are scattered throughout this area. Remnant parkland and field corner ponds are recurring features. Despite the relative proximity of Gatwick Airport and Crawley, the area retains a strong rural character.

11.9.8 To the east of the Site is Ifield with its Conservation Area and collection of listed buildings centred on Ifield Street and the church. The area sits within a valley location and has views towards the open areas of natural green space to the east and village green to the west. The many mature trees around the church, behind properties on Rectory Lane and generally within the street scene, gives the area a well maintained, open, green semi-rural character and creates a transitional green edge to the urban area of Crawley. Gardens vary in size dependent on plot size and most properties have gardens to the front and rear. Properties front onto the village green but have rear private gardens backing onto the natural areas to the west. Boundaries to the landscape are fenced or hedged.

Horsham District Landscape Character Assessment (2003)

11.9.9 The Horsham District Landscape Character Assessment, which was prepared in 2003, identifies and explains the unique combination of elements and features that make the Horsham District landscape distinctive. It identifies the landscape of the Site as being part of K1 Narrow Clay Vale Farmlands. These character areas as shown on Figure 11.5 in ES Volume 2 Technical Appendix 11.5.

11.9.10 The key characteristics of this area include:

- ‘Flat to very gently undulating landscape, crossed by the upper tributaries of the Upper Mole;
- Small to medium irregular field pattern divided by thick hedgerows;
- Predominantly pasture farmland;
- Occasional small blocks of woodlands and copses;
- Distinctive field trees and farm ponds;
- Noise and visual intrusion in the north of the area due to proximity of Crawley and Gatwick Airport; and
- Large golf course near Ifield’.

⁸ West Sussex County Council (2003) The Landscape Character Assessment of West Sussex Land Management Guidelines

11.9.11 The landscape condition in 2003 was recorded as being in decline due to visual impact of urban fringe uses including development of horse paddocks, smallholdings, untidy small scale industrial uses and fly tipping.

11.9.12 To the south of the Site is I2 Warnham and Rusper Wooded Ridge, the key characteristics of which are:

- Undulating wooded ridges;
- Distinct escarpment to the north of Horsham;
- Secretive wooded ghylls;
- Strong pattern of shaws and hedgerows;
- Intricate patchwork of small pasture fields;
- North to south running lanes, sunken in places;
- Linear ridgetop villages and hamlets with farms and cottages dispersed along lanes;
- Strong historic vernacular of half time with plaster/brick, tile hanging and weatherboarding; and
- Mostly rural character.

11.9.13 The landscape condition in 2003 was recorded as being mostly good.

Horsham District Landscape Capacity Assessment (2021)

11.9.14 In 2014, Horsham District Council undertook an assessment of the capacity of the landscapes around and between settlements to accommodate new large-scale housing and employment development was used to inform the preparation of the Local Plan. The was updated in 2021 to include additional areas, the original assessment from 2014 also updated.

11.9.15 Both desk-based and field survey analysis was used to identify discrete 'Local Landscape Character Areas' at a 1:10,000 scale for the purposes of the capacity assessment. These are subdivisions of the broader district scale Landscape Character Areas which were identified the Horsham District Landscape Character Assessment at a 1:25,000 scale. The Local Landscape Character Areas are distinctive units that reflect more localised variations in character based upon distinctive combinations of characteristics which may include field and settlement pattern, landform, extent of woodland, visual characteristics, and the relationship to existing settlement boundaries. The local landscape character areas are shown on Figure 11.6 in ES Volume 2 Technical Appendix 11.5.

11.9.16 The Site falls within Zone 1: North Horsham to Crawley and encompasses the following local landscape character areas. Further descriptions of the key characteristics of each character area are provided in Table 11-4.

Local Landscape Character Area 4: River Mole

11.9.17 The northern part of the Site falls within this character area. The capacity of the landscape for large scale housing or employment development is described in the study as '*no or very low*'. This is because the '*intact character of the landscape with its wooded and hedgerowed nature, and good condition of the landscape, together with relatively few urban influences are highly sensitive to large scale development. This means that there is no or very low capacity for large scale housing or employment development which would have unacceptable landscape character impacts*'.

Local Landscape Character Area 5: Land West of Ifield Brook

11.9.18 The central part of the Site falls within this character area. The study concludes that the landscape '*could absorb some large scale housing and employment scope without unacceptable adverse impacts*'. It does however note that '*there is a lower capacity close to the edge of Ifield*



due to the attractive landscape adjoining the Conservation Area. In addition, care would be needed to ensure impact of any development does not extend too far west which could be perceived as intrusion into the wider countryside'.

Local Landscape Character Area 6: Rusper Road

11.9.19 The western part of the Site lies within this character area. The capacity of the landscape for large scale housing or employment development is described in the study as '*limited*' with a low-moderate overall capacity for development. This is because the '*flat landscape, with relatively few distinctive features, means that there is some limited capacity for housing development in the east of the area. Some of the landscape features and qualities of the area are vulnerable to large scale development, particularly employment. The greater scale and visual impact of employment would be more adverse in open countryside and there is therefore only low-moderate capacity for this type of development. Towards the west of the area the rural character and good condition of the landscape mean that any housing development would be more damaging to the landscape*'.

Local Landscape Character Area 7: Ifield Golf Course

11.9.20 The southern part of the Site falls within this character area. The study concludes that the 'majority of landscape features and qualities of this area are less sensitive to large scale development. The relatively enclosed nature of this area, coupled with the nature of the land use and suburban influences mean that there is moderate capacity for large scale housing development in this area. Employment development could have a greater adverse impact on landform and depending upon its location, the capacity for employment development may be more limited. For example, it would be more visually sensitive, especially on the higher land in the centre of the golf course'. The study identified a moderate capacity for development.

11.9.21 The other local landscape character areas shown on Figure 11.6 in ES Volume 2 Technical Appendix 11.5 are described below. There may be some very limited intervisibility with these character areas and the Site, but this would not have significant effects on the character or quality of the landscape either during the demolition and construction stage or the completed development stage. They have therefore not been included in the assessment.

Local Landscape Character Area 1: River Mole North

11.9.22 This character area lies to the north-east of the Site. The study concludes that the 'highly sensitive landscape character of this area arises from a combination of its attractive semi-natural features and qualities which give it a strong sense of place and its good landscape condition. Key features and qualities of this area are highly sensitive to both large scale housing and employment. This means that there is no or very low capacity for the area to accommodate large scale development'.

Local Landscape Character Area 2: Ifield Hall and Bonnett's Lane

11.9.23 This character area lies to the north of the Site. The study concludes a moderate capacity for development and stated that 'relatively few characteristics and features of this area are sensitive to large scale development. It is therefore considered that the area could accommodate some larger scale housing development, particularly within the eastern part of the area. Further west it could be perceived as more of an intrusion into the countryside, and there may be potential impacts to the setting of Ifield Court. There may be some capacity for large scale employment development if care is taken with siting to avoid unacceptable landscape/visual impacts and there are significant landscape enhancement measures'.

Local Landscape Character Area 3: Land South of Gatwick Airport

11.9.24 This character area lies to the north of the Site. The study concludes a high capacity for development and states that the 'large scale fields and flat topography, together with the high level of urban influence in this area, means that the key landscape features and qualities of the area are less likely to be adversely affected by development. Consequently, the area could absorb large scale housing and employment development without unacceptable adverse landscape impacts'.

Local Landscape Character Area 8: Land North of Kilnwood

11.9.25 This character area lies to the south-west of the Site. The study concludes that 'key landscape features and qualities of this area are highly vulnerable to large scale development. The areas strongly wooded and mainly unspoilt character of this area, coupled with its high landscape value means no/low capacity for this landscape to accommodate large scale development'.

Project Landscape Character Assessment

11.9.26 In order to review and verify the published landscape character assessments above and provide additional information to the design team, a detailed audit of existing landscape character was undertaken by Gillespies in 2020. This report is presented in ES Volume 2 Technical Appendix 11.2. The landscape character areas identified within this study principally correspond to the local landscape character areas identified in the Horsham District Landscape Capacity Assessment (Rev B at the time of writing), although extended to cover areas outside the Horsham administrative boundary, as shown on Figure 11.6.

11.9.27 As the capacity study considered the value and susceptibility of the character areas to large scale development such as the Proposed Development, these character areas have been used for the landscape assessment of the Proposed Development, with an additional two areas identified by the Gillespies study which cover parts of the wider landscape to the east and north-west; Ifield Rural Fringe (RF) and Ifield Farmed Ridge (FR). The characteristics of these two areas are included in Table 11-4.

Site Character Overview

11.9.28 The Site topography is generally gently undulating and low-lying within the upper River Mole valley which drains to the north-east, with ridges to the south and west, as shown on Figure 11.7, ES Volume 2 Technical Appendix 11.5. The first of these ridges passes through the southern part of the Site within the golf course in an approximate east-west alignment creating some steeper north facing slopes and this rises up from 76m AOD in the south-west to approximately 85m Above Ordnance Datum (AOD) at Hyde Hill. The second ridge is located approximately 1km to the north-west at Russ Hill. It is orientated in an approximate south-west to north-east alignment which rises up from 68m AOD m on Site and extends up to 100m AOD at Russ Hill. The low-lying land between these two ridges lies at approximately 60-70m AOD and is dissected by the narrow watercourses of Ifield Brook and the River Mole.

11.9.29 The central and northern parts of the Site comprise mainly pastoral or arable farmland with a mixture of small, medium and large fields bordered by hedgerows with hedgerow trees. The field pattern varies across the Site with land to the west of Ifield Brook Wood and Meadows comprising large scale pattern of largely arable fields due to historic field amalgamation and associated loss of boundary hedgerows and trees. To the west of the Site adjacent to Rusper Road and to the north of the River Mole the historic field pattern is intact with small to medium sized pasture fields contained by wooded shaws. In the north-east of the Site adjacent to Ifield Court an area of more open former historic parkland exists with mature parkland trees within pasture fields. Hedgerows, hedgerow trees, wooded shaws and small copses are found through



the Site and create a rural and relatively enclosed rural landscape. The tree lined courses of Hyde Hill Brook, the River Mole and Ifield Brook define much of the boundary of the Site and further contribute to this being a visually contained Site. The southern part of the Site is currently occupied by Ifield Golf Course and Country Club, a highly maintained landscape of short mown fairways and a high cover of individual mature trees and small woodland copses. Within the golf course older mature trees remain as remnants of the original field boundaries that have been incorporated within the golf course landscape.

- 11.9.30 The eastern Site boundary abuts Ifield village Conservation Area, which is the historic core of Ifield and is focused upon the Church of St Margaret and public house. The Conservation Area has two important public open spaces: the Village Green and playing field; and the northern section of Ifield Brook Wood and Meadows. The former was designated for the 'exercise and leisure of the parish' in the 1940s and retains that status; the latter is a Site of Nature Conservation Importance and has footpaths and other pathways through it. In 2015 it was designated, along with the meadows further south, as a Local Green Space. Several views are identified as being of particular value. These include views out from the Conservation Area into the countryside, which could be affected by the Proposed Development. Designations are shown on Figure 11.8, ES Volume 2 Technical Appendix 11.5.
- 11.9.31 To the south of the Conservation Area, the housing density is relatively low, giving a relatively gentle transition from the urban areas of Ifield.
- 11.9.32 Although close to the edge of Crawley and Gatwick Airport which introduces regular noise and visual disturbance and reduces the tranquillity of the area, the majority of the Site has a rural character and quality. To the south, the areas of the golf course have a more suburban influence characterised by the manicured fairways and clubhouse buildings.

Visual Character

- 11.9.33 The Site is set within the low lying and gently undulating land adjoining Ifield Brook Wood and Meadows, which lies to the west of Ifield rising more steeply within the golf course to the ridge along Hyde Hill. The edge of Ifield is characterised by a high coverage of trees and woodland, both within and around the residential areas, along the course of Ifield Brook and within Ifield Brook Wood and Meadows. This restricts clear views out from the built-up area, including from Ifield Village Conservation Area. Where views are available, these are typically of enclosed pastures bordered by mature hedgerows with trees, or areas of larger more open arable fields, created by loss of hedgerows and fields amalgamation. To the south there are restricted views across the golf course landscape with its mature trees and manicured fairways.
- 11.9.34 The enclosed flat to gently undulating nature of the topography and high woodland and tree cover across and surrounding the Site, means that intervisibility with the surrounding countryside is also limited. There are however some locations on public rights of way or country lanes, particularly to the north and west, where the Site and buildings within Ifield can be seen above a treed rural foreground. This includes the Open Access Land adjoining Ifield Wood. For the most part, the Site is not very visible as shown by the ZTV on Figure 11.2, ES Volume 2 Technical Appendix 11.5.
- 11.9.35 Views across and out of the Site from the low-lying areas are similarly limited by the high tree and hedgerow cover. Some of the footpaths, shown on Figure 11.9, ES Volume 2 Technical Appendix 11.5, which cross the Site afford filtered views of the built-up area, but the most distinctive landmarks are the spire of St Margaret's Church to the east and the new housing area at the Maples to the south. The ridge in the south of the Site within the golf course offers long views down the golf course fairways north across the Mole Valley. Views south and west along and across the River Mole Valley are also possible from the land around Ifield Court. There are few visual detractors.

Sensitive Receptors

Landscape Receptors

11.9.36 Given the extent of containment of the Site described above, any change will mainly impact upon the character of the Site itself and the LCAs within which it lies, comprising:

- NCA 121 Low Weald;
- Landscape Character Assessment of West Sussex Land Management Guidelines - LW8: The Northern Vales;
- Horsham District Landscape Character Assessment (2003)- K1 Narrow Clay Vale Farmlands; and
- Horsham District Landscape Capacity Assessment (2014) and Gillespies Landscape Character Assessment (2020):
 - Local Landscape Character Area 4: River Mole (RM)
 - Local Landscape Character Area 5: Land West of Ifield Brook (IB)
 - Local Landscape Character Area 6: Rusper Road / Rusper Road Enclosed Fields (RR)
 - Local Landscape Character Area 7: Ifield Golf Course (GC)
 - Ifield Rural Fringe (RF)
 - Ifieldwood Farmed Ridge (FR).

11.9.37 These landscape character areas have been considered in the assessment, in addition to the individual landscape elements within the Site, such as the hedgerows and field patterns.

Visual Receptors

11.9.38 To illustrate the nature and extent of the potential visual effects arising from the Proposed Development on sensitive visual receptors, 37 publicly accessible viewpoint locations were selected. The viewpoint locations were selected, based on the combination of the visual envelope identified through the ZTVs and testing in the field and through consultation with Horsham District Council and Crawley Borough Council. The location and number of representative viewpoints is considered proportionate to the size of the Site and scale of the Proposed Development. The location of each representative viewpoint is shown on Figure 11.10, ES Volume 2 Technical Appendix 11.5.

11.9.39 The receptors identified as sensitive to the Proposed Development are listed in Table 11-3 together with the applicable representative viewpoints. A description of the baseline for each of the viewpoints is provided in ES Volume 2 Technical Appendix 11.3.

11.9.40 Baseline photographs and visualisations produced by AVR London from an agreed selection of viewpoints are included in ES Volume 2 Technical Appendix 11.4.

11.9.41 Views of the Site are mainly experienced by receptors from residential properties, public right of way (PRoW), public open spaces or the nearby road network. Those most likely to experience significant effects and which have therefore been included in the assessment are listed in Table 11-3.

Table 11-3: Summary of Sensitive Visual Receptors

Receptor	Existing Views
Residents and the wider community using roads and footpaths within Ifield Village	Existing views towards the Site are typically obscured or filtered by the intervening vegetation along Ifield Brook.



Table 11-3: Summary of Sensitive Visual Receptors

Conservation Area and Ifield Brook Wood and Meadows to the east of the Site (VPs 2, 32)	
Residents and the wider community using roads and footpaths within the built-up area of Ifield to the east of Ifield Brook Wood and Meadows (VP 1)	Existing views towards the Site are mainly obscured by the high tree cover both in gardens and within Ifield Brook Wood and Meadows.
Residents and the wider community using roads and footpaths within West Ifield close to the eastern boundary of the golf course (VPs 23, 24)	Existing views towards the Site are typically obscured or filtered by the high tree cover both in gardens and along the edge of the golf course.
Residents and the wider community using and living along Rusper Road, at Lower Barn and within the Maples development to the north and north-east of the golf course (VP 29A, 34, 35)	Views partially filtered by vegetation along Rusper Road and within gardens with some open views across the Site. A row of terraced cottages at Lower Barn which have clear views across the Site. Includes new properties at the Maples, some of which have clear views across the Site to the north.
Residents and the wider community using roads and footpaths along Ifield Wood to the north-west of the Site (VPs 10, 11, 12, 16)	Existing views towards the Site are typically obscured or filtered by the intervening vegetation including field boundary hedgerows and trees, the woodland belt along the River Mole.
Residents to the south of Ifield Court Hotel close to the western Site boundary (VPs 9, 36)	Existing views towards the Site are typically open or partially filtered by the intervening parkland trees and boundary hedgerows, the woodland belt along the River Mole screening views of western edges Crawley beyond.
Recreational users of PRoW close to the River Mole close to the north-west of the Site (VPs 13, 15)	Existing views towards the Site are typically open across fields, medium to long distance views obscured or filtered by the intervening vegetation along the River Mole.
Residents and the wider community using roads and footpaths along the River Mole close to the western edge of the Site (VPs 17, 19, 28)	Existing views towards the Site are typically obscured or filtered by the intervening vegetation including field boundary hedgerows and trees, the woodland belt around the edge of the golf course and vegetation within gardens.
Residents of dispersed properties and the wider community using roads and footpaths within the rising land to the west and southwest of the Site (VPs 20, 21, 22)	Existing views of the Site are typically partially or wholly obscured by the intervening vegetation or landform. Where there are more open views, the Site is distant and mainly seen in the context of the built-up area of Ifield.
Recreational users of PRoW on the edge or within the Site (VPs 3, 4, 14, 29B, 30, 31)	Several footpaths afford sequential views of the Site which are typically constrained to short distance views due to the high tree and hedgerow cover both within the Site and along its boundaries. PRoW cross the Site and afford sequential views towards Ifield. Most of the residential development is obscured but there are views of the steeple of St Margaret's Church, a key landmark which formed an important part of the design development as explained in the Design and Access Statement.
Recreational users of PRoW on the northern edge of the golf course (VPs 18, 25, 26, 27)	Footpaths afford sequential views of the Site which are typically across the suburban landscape of the golf course where medium distance views are constrained due to the mature tree within the Site and along its boundaries.
Recreational users of PRoW on the edge or within the northern parts of the Site (VPs 5, 6, 9, 36)	Several footpaths afford sequential views of the Site which are typically constrained to medium distance views due to the high tree and hedgerow cover both within the Site and along its boundaries.

Table 11-3: Summary of Sensitive Visual Receptors

Recreational users using Ifield Green Recreation Ground (VPs 33)	Existing views towards the Site are typically obscured or filtered by the intervening vegetation along Ifield Brook.
Pedestrians and drivers using Bonnets Lane and Charlwood Road and residents on Charlwood Road (VPs 7, 8)	Existing views of the Site from these roads which lie to the north of the Site, are typically experienced transiently and obliquely. A roadside hedgerow, and the many mature trees curtails long views across the Site.

11.9.42 The enclosure and screening created by the built-up area to the east and south-east, together with the extent of intervening vegetation and landform, significantly limits intervisibility with the Site from the surrounding area.

11.9.43 The sensitivity of the landscape and visual receptors is presented within Section 11.10 (Assessment of Effects) of this Chapter.

11.9.44 Following the baseline work and initial appraisal of the Proposed Development, the following considerations were scoped out of the assessment:

- Effects on views from the Sussex Border Path as although there may be some very limited intervisibility it lies too distant from the Site for users of the footpath to experience any significant effects;
- Effects on views from areas within Crawley and the settlements of Horsham, Lambs Green, Faygate, Kilnwood Vale, Norwood Hill, Charlwood and Hookwood as there is little or no intervisibility due to distance and/or the presence of intervening buildings and vegetation. Therefore, there would be no significant effects on views from these areas;
- Effects on Ifield Village Conservation Area and Rusper Road Area of Special Landscape Character as these are heritage assets and are assessed in Chapter 10: Cultural Heritage; and
- Effects on the High Weald National Landscape (AONB) due to the distance and lack of intervisibility there are no predicted significant effects on the special qualities or the statutory purpose for its designation.

11.10 Assessment of Effects

Demolition and Construction Stage Effects

11.10.1 The demolition and construction stage will involve initial activities such as enabling works (including tree removal), and introduction of infrastructure as well as ongoing construction activities necessary to implement the Proposed Development. The Proposed Development will be phased over a number of years. In accordance with the indicative phasing strategy, Phase 1 will comprise the CWMMC and Secondary School. During the remaining indicative phases (2-5), the emerging buildings would also be increasingly visible during construction. Construction activities will be controlled by a Construction Environmental Management Plan (CEMP). An Outline CEMP is provided for Phase 1 (10051123-ARC-XXX-ZZ-TR-CM-00001) which includes measures to reduce landscape and visual effects during construction e.g. controls on lighting and provision of hoarding.

11.10.2 Depending on the nature of construction activities and the associated logistics for moving material and plant on and off Site, it is likely that construction features and activities would be visible from locations close to the Site, largely between and above the surrounding existing vegetation and buildings. There would also be middle to long distance views from a limited number of elevated locations. Views of the construction activities from most middle to long



distance locations would be very limited or hardly perceptible, due to the influence of intervening topography and layering of mature vegetation.

11.10.3 Both initial and ongoing construction activities would generate a variety of vehicle movements in the local area. Off-Site movements are likely to include light and heavy haulage, commercial vehicles, and staff vehicles. On Site movements are likely to include haulage, general plant, forklifts, and mobile lifting equipment. Temporary signage, Site hoarding and marketing signage are likely to be erected and construction hazard warning lighting is likely to be visible. Whilst not exhaustive, the features and activities are likely to include:

- Site clearance and accommodation works (including removal of vegetation where required);
- Movement and presence of associated construction vehicles and plant including cranes;
- Presence of construction compounds and welfare facilities;
- Presence of Site hoarding/perimeter fencing;
- Earthworks/groundworks and construction of internal utilities and road infrastructure and development platforms;
- Presence of tree protection measures in accordance with BS5837:2012;
- Temporary construction lighting; and
- Alterations to the existing road network for new vehicular access points from both Charlwood Road and Rusper Road.

Completed Development Effects

11.10.4 Impacts at the completed development stage are concerned with the long-term alteration to the baseline from rural farmland and a golf course to the future scenario of suburban residential development. Once completed, the Proposed Development would be seen as a permanent part of the landscape.

11.10.5 The main change would be associated with the Site and the replacement of rural farmland and a golf course to residential, commercial and educational development set within a strong landscape framework and connected by a new CWMMC providing access from Charlwood Road. The topography of the Site would be largely retained other than localised modifications to accommodate building platforms within each plot and along the CWMMC for noise attenuation. The Proposed Development seeks to protect, retain and enhance existing vegetation on the Site in line with the Tree Parameters Plan and integrate it into an extensive framework of new green infrastructure, improving the value and connectivity of vegetation and habitats on and beyond the Site.

11.10.6 The incorporation of various valuable ecological habitats would also be beneficial for enriching biodiversity, which contributes to the degree of tranquillity within the landscape.

11.10.7 The new buildings would be situated within an existing landscape setting of mature hedgerow and hedgerow tree boundaries and an already strong presence of nearby built development from existing residential developments. The design has evolved through consultation with Natural England to provide strategic ecological buffers against valuable ecological areas on the Site edges including alongside Ifield Brook Wood and Meadows, ancient woodlands, and Hyde Hill woodland which is home to rare bat species. These ecological buffers and edge landscapes serve to strengthen the green infrastructure links across the site and protect adjacent habitats. In addition, an area to the south-west of the Site adjacent to Hyde Hill Wood has been identified as important for foraging bats. Housing has been removed from this area completely creating a new area of woodland and glades to be managed for the benefit of nature conservation and kept as a dark corridor. This also serves to strengthen the woodland cover along the Hyde Hill ridge.

11.10.8 The Proposed Development would represent an extension to the residential edge of Ifield but its influence on the wide landscape would be lessened due to the high level of containment of the Site

from the high existing tree and woodland cover along its boundaries. New boundary vegetation would further assimilate the Proposed Development into the immediate and wider landscape.

Assessment of Landscape Effects

11.10.9 The assessment of landscape effects during demolition, construction and completed development are set out in Table 11-4 below and take account of the embedded mitigation described in ES Chapters 4 and 5. It is assumed that the landscape proposals would be implemented as early as possible in the construction programme however, it is unlikely that this would be sufficiently established during the construction phase to contribute to the mitigation of impacts on landscape receptors. Therefore, the assessment of likely effects during construction assumes the worst-case scenario, without landscape mitigation.

11.10.10 The completed development effects are assessed at Year 1 and Year 15 following completion of the Proposed Development. By Year 15 it is assumed that the landscape proposals would be sufficiently mature to contribute to the mitigation of impacts on landscape receptors.

Table 11-4: Assessment of Landscape Effects

National Character Area (NCA) 121 Low Weald

The Site lies within this NCA. The key characteristics of the landscape are summarised as follows:

- Broad clay vales with limestone and sandstone outcrops.
- Historic industries (iron, brick, glass) left quarries and kilns.
- Predominantly pastoral with arable farming and urban areas near Gatwick, Horley, and Crawley.
- Hedgerows, shaws, and small fields with rural lanes.
- Small towns and villages, with 20th-Century growth along transport routes.
- Frequent north-south routeways, originally drove roads for livestock.
- Heathland on commons, historic houses with parkland.
- Ancient woodlands, coppices, and veteran trees.
- Rivers, streams, water meadows, and wet woodlands.
- Ponds from historic industries (brickmaking, ironworking).
- Traditional architecture with brick, weatherboard, and distinctive roofing materials.

The value of this NCA is considered medium due to the moderate condition of both the overall landscape and its individual elements. The farmland has experienced some decline in hedgerows and hedgerow trees, leading to gradual fragmentation, particularly near residential areas where land has been converted into gardens or pony paddocks, often enclosed by conifer hedges. The introduction of a golf course has further diminished the landscape's character. Additionally, small-scale, incremental changes near Crawley have weakened the rural character, while the proximity of Gatwick Airport results in regular visual and noise disturbance which reduces the tranquillity of the area.

The landscape's susceptibility to change from the Proposed Development is also considered medium, as several key elements could be lost or degraded by new built development and by proximity to settlement and infrastructure, including main roads and Gatwick Airport. Thick hedgerows, hedgerow trees, woodlands, and tree-lined streams are particularly vulnerable.

Demolition and Construction:

The phased construction would cause direct and indirect adverse effects, altering the landscape's character with visual and noise disturbance. Vehicle and plant movement on temporary routes would temporarily contribute to existing traffic and aircraft noise, reducing scenic quality, although woodland cover would help mitigate the wider impacts.

Locally, within 500m of the Site, the large magnitude of change results in a **Moderate Adverse (Significant)** effect. Across the wider NCA, the impact diminishes to **Minor Adverse (Not Significant)** due to the landscape's medium sensitivity.

Completed Development:



Table 11-4: Assessment of Landscape Effects

The replacement of fields and a golf course with the CWMMC, housing, and other developments would permanently alter the landscape's character, with artificial lighting adding to night-time effects. Within and immediately around the Site, the large magnitude of change would result in a **Moderate Adverse (Significant)** effect, reducing to **Minor Adverse (Not Significant)** across the wider NCA. Due to the screening effects of existing trees and hedgerows there would be little intervisibility and therefore indirect effects are limited. Over time, the incorporation of high-quality green infrastructure through the development and along the Mole valley linking to the wider countryside along with the provision of strategic ecological buffers against Ifield Brook Wood and Meadows, Hyde Hill Wood and adjacent ancient woodlands would help mitigate landscape impacts by reinforcing the wider landscape character. This will also be supported through the incorporation, creation, and restoration of traditional shaws and meadows within the Proposed Development. As a result, by Year 15, the effect would reduce to **Minor Adverse (Not Significant)** within the Site and across the wider NCA.

Landscape Character Assessment of West Sussex Land Management Guidelines (2003) - LW8: The Northern Vales

The Site lies within the central part of this regional character area. The key characteristics of the landscape which contribute to judgements on value and susceptibility identified in the Landscape Character Assessment of West Sussex Land Management Guidelines (2003) are:

- Flat to gently undulating narrow clay vale, with floodplain and upper tributaries of the River Mole in the north-east.
- Pattern of small, medium and large fields with a variable density of hedgerows.
- Predominantly pasture farmland in the north-east.
- Scattered tree cover, isolated woodlands and copses.
- Distinctive field trees and farm ponds.
- Major road and rail corridors and pylon lines.
- Strong suburban and urban fringe influences of Crawley, Horsham and Gatwick Airport.
- Some localities retain an enclosed rural character, for instance, west of Ifield.
- Large golf course near Ifield.

The value of this regional character area is considered to be medium as the condition of the landscape and its individual elements are in moderate condition, hedgerow density is described as variable and the presence of the golf course has eroded the character of the landscape. Small scale incremental changes relating to proximity to Crawley have eroded rural character and the presence of Gatwick Airport introduces regular visual and noise disturbance.

The susceptibility of the landscape to change arising from the Proposed Development is considered to be high as it displays several landscape elements which could be lost or eroded through new built development. The thick hedgerows, hedgerow trees and woodlands are particularly susceptible, as are the tree lined streams.

Based on the above, the overall sensitivity is considered to be high, although this varies across the character area, with those parts that display some loss of landscape condition being less sensitive to change.

Demolition and Construction:

The part of LW8: The Northern Vales that lies within the Site would experience direct and indirect adverse effects resulting from phased construction of the Proposed Development. The nature and scale of the works to construct the Proposed Development would alter the appearance and character of the landscape, further diluting its rural qualities.

Overall, the magnitude of impact would be high. When this is considered alongside the factors contributing to sensitivity and despite the short-term and temporary nature of the construction activity, the effect would be **Major Adverse (Significant)** but would be limited geographically to those areas to the east of the character area. The wider character area would not experience significant effects, due to the high level of containment of the Site from existing boundary trees and hedgerows.

Completed Development:

The replacement of rural farmland and golf course by the new CWMMC, housing, employment and educational development would substantially alter the character and key attributes of the central part of this character

Table 11-4: Assessment of Landscape Effects

area, causing direct and indirect, permanent adverse effects. Artificial lighting would introduce additional night-time effects.

Overall, the magnitude of impact would be high. When this is considered alongside the factors contributing to sensitivity, there would be a direct and indirect adverse effect which is considered to be **Major Adverse (Significant)** at Year 1. The wider character area beyond the Site would not experience significant effects. Due to the screening effects of existing trees and hedgerows there would be little intervisibility and therefore indirect effects are limited.

Over time, the extensive areas of new green infrastructure and enhancement to areas of existing green infrastructure, which form an integral part of the Proposed Development would be maturing and help to soften the appearance of the buildings. The proposed tree planting would be well established and offer a stronger coverage to further enhance the existing well vegetated landscape character and boundaries. As a result, the effects would reduce to **Moderate Adverse (Significant)** by Year 15. This effect would be permanent.

Horsham District Landscape Character Assessment (2003) - K1 Narrow Clay Vale Farmlands

The Site lies within this district character area. The key characteristics of the landscape which contribute to judgements on value and susceptibility identified in the Horsham District Landscape Character Assessment (2003) are:

- Flat to very gently undulating landscape, crossed by the upper tributaries of the River Mole.
- Small to medium scale irregular field pattern divided by thick hedgerows.
- Predominantly pasture farmland.
- Occasional small blocks of woodland and copses.
- Distinctive field trees and farm ponds.
- Noise and visual intrusion in the north of the area from proximity of Crawley and Gatwick Airport.
- Large golf course near Ifield.

The value of this district character area is considered to be medium as the condition of the landscape is described as declining due to localised replacement of hedgerow field boundaries by post and wire fencing, the localised visual impact of rural fringe land uses, increasing traffic eroding road verges and new housing development. The moated farmstead at Ifield Court Farm is a Scheduled Monument but the monument is surrounded by trees and adjacent to a hotel with associated car park. It makes little contribution to the wider landscape of the character area.

The susceptibility of the landscape to change arising from the Proposed Development is considered to be high as it displays several landscape elements which could be lost or eroded through new built development. The thick hedgerows, hedgerow trees and woodlands are particularly susceptible, as are the tree lined streams.

Based on the above, the overall sensitivity is considered to be high, although this varies across the character area, with those parts that display some loss of landscape condition being less sensitive to change.

Demolition and Construction:

The landscape within this character area would experience direct and indirect adverse effects resulting from phased construction of the Proposed Development. The nature and scale of the works would alter the appearance and character of the landscape and introduce substantial visual and noise disturbance.

Overall, the magnitude of impact would be high. When this is considered alongside the factors contributing to sensitivity and despite the short-term and temporary nature of the construction activity, the effect would be **Major Adverse (Significant)**.

Completed Development:

The replacement of fields and a golf course by the new CWMMC, housing, employment and educational development would substantially alter the character and key attributes of much of this character area, causing direct and indirect, permanent adverse effects. Artificial lighting would introduce additional night-time effects.

Overall, the magnitude of impact would be high. When this is considered alongside the factors contributing to sensitivity, there would be a direct and indirect adverse effect which is considered to be **Major Adverse (Significant)** at Year 1. The wider character area beyond the Site would not experience significant effects. Due to



Table 11-4: Assessment of Landscape Effects

the screening effects of existing trees and hedgerows there would be little intervisibility and therefore indirect effects are limited.

Over time, the extensive areas of new green infrastructure including the landscape strategy for the CWMMC and enhancement to areas of existing green infrastructure, which form an integral part of the Proposed Development would be maturing and help to soften the appearance of the buildings. The proposed tree planting would be well established and offer a stronger coverage to further enhance the existing well vegetated landscape character and boundaries. As a result, the effects would reduce to **Moderate Adverse (Significant)** by Year 15. This effect would be permanent.

Horsham District Landscape Capacity Assessment (2014) - Local Landscape Character Area 4 and Gillespies Landscape Character Assessment (2020): River Mole

Much of the Site north of the River Mole falls within this local character area. The key characteristics of the landscape which contribute to judgements on value and susceptibility identified in the Horsham District Landscape Capacity Assessment (2014) are:

Landscape Value

- The area has low – moderate tranquillity. There is a higher level of noise intrusion in the north of the area from Gatwick airport in particular, but along the river and in the woodland there is still a strong sense of naturalness which counteracts this.
- Ancient woodland and shaws and the riverside habitat provide a good level of ecological interest in the area.
- Attractive countryside with good public footpath access.

Landscape Character Sensitivity

- Broad valley of the River Mole. It has a distinctive meandering course with dense riverside vegetation.
- There are small-medium scale pasture fields and pockets of woodland linked by thick hedgerows or shaws.
- Low ridgeline with extensive woodland and small clearings in the north-west of the area.
- Scattered historic cottages and farmsteads.
- Medieval field pattern.
- Generally unspoilt rural character and in overall in good condition.

Visual Sensitivity

Much of the area is generally well enclosed by a combination of woodlands, shaws and mature hedgerows, which would limit the visual sensitivity of the landscape to the Proposed Development.

The value of this local character area is considered to be medium as although much of the farmland is attractive and there is a strong sense of naturalness to the woodland along the course of the River Mole, there is regular visual and noise intrusion from planes taking off and landing at Gatwick Airport which reduces the tranquillity of the area.

The susceptibility of the landscape to change arising from the Proposed Development is considered to be high as it displays several landscape elements which could be lost or eroded through new built development. The thick hedgerows, hedgerow trees and woodlands are particularly susceptible, as is the tree lined course of the River Mole.

Based on the above, the overall sensitivity is considered to be high.

Demolition and Construction:

There would be direct and indirect effects on the landscape within this character area in Phase 1 resulting from construction of the CWMMC and noise bund through the farmland and consequent loss of mature trees and hedgerow, including a section of the woodland along the River Mole to make way for a bridge. There would also be indirect effects resulting from phased construction of the Proposed Development to the south of the River Mole in the adjoining LCA. The nature and scale of the works would alter the appearance and character of the landscape and introduce substantial visual and noise disturbance, which would add to that already experienced due to proximity to Gatwick Airport.

Overall, the magnitude of impact would be high. When this is considered alongside the factors contributing to sensitivity and despite the short-term and temporary nature of the construction activity, the effect would be **Major Adverse (Significant)**.

Completed Development:

Table 11-4: Assessment of Landscape Effects

There would be direct effects on the landscape resulting from the presence of the new CWMMC within the farmland which is proposed to be converted into semi-natural parkland. The presence of the noise bund will subtly change the landform adjacent to the new CWMMC, reducing views currently experienced. There is also the potential for long-term changes to the perception and appreciation of views to the south as the road would create a gap in the woodland along the River Mole which would open up a view corridor towards the new main part of the Proposed Development. There would also be filtered views through the remaining vegetation along the course of the river, particularly in winter when the vegetation is not in leaf. Street lighting would introduce additional night-time effects as would the sky glow from the main development to the south.

The existing areas of trees within the character area would be retained, integrated and enhanced as part of the Proposed Development in line with the Tree Removal Parameter Plan (WOI-APP-PP06) and within the new parkland which will be for the benefit of recreation and wildlife rather than agriculture. At completion, embedded mitigation and enhancement measures as per the landscape strategy would have introduced extensive tree, shrub and hedgerow planting both along the CWMMC and within the areas of built development, which would help to integrate the Proposed Development into its wider landscape setting. Nevertheless, the permanent loss of open space along the road alignment farmland and presence of the new CWMMC, noise bund and associated traffic movements through the character area, represents an adverse change in landscape character.

Overall, the magnitude of indirect change would be medium. When this is considered alongside the factors contributing to sensitivity, there would be a direct and indirect adverse effect which is considered to be **Moderate Adverse (Significant)** at Year 1.

Over time, the extensive areas of new green infrastructure including the landscape strategy for the CWMMC and enhancement to areas of existing green infrastructure, which form an integral part of the Proposed Development would be maturing and help to soften the appearance of the buildings. The proposed tree planting would be well established and offer a stronger coverage to further enhance the existing well vegetated landscape character and boundaries. As a result, the effects would reduce to **Minor Adverse (Not Significant)** by Year 15. This effect would be permanent.

Horsham District Landscape Capacity Assessment (2014) - Local Landscape Character Area 5 and Gillespies Landscape Character Assessment (2020): Land West of Ifield Brook

Much of the eastern part of the Site adjoining Ifield Brook Wood and Meadows and south of the River Mole falls within this local character area. The key characteristics of the landscape which contribute to judgements on value and susceptibility identified in the Horsham District Landscape Capacity Assessment (2014) are:

Landscape Value:

- Low tranquillity due to proximity of the area to Gatwick Airport and the urban edge of Crawley.
- Generally, there is a lack of distinctive characteristics or strong scenic qualities, although there are views to Ifield Conservation Area.
- The area has a high amenity value and is well used by nearby residents of Ifield e.g. for dog walking.
- There is some ecological interest, as the landscape character area adjoins Ifield Brook Wood and Meadows Site of nature conservation interest (SNCI).

Landscape Character Sensitivity:

- A broad vale containing a medium to large scale field pattern of mainly arable fields.
- Forms part of a green edge to Crawley and includes attractive views of surrounding countryside outside the character area including views, towards Ifield Church.
- Landscape condition is moderate due to some loss of hedgerows to create arable fields.

Visual Sensitivity:

Overall, there is an open character, visible from the wooded ridge to the west but the area is partly enclosed by belts of woodland and thick hedgerows along Ifield Brook giving moderate visual sensitivity to the Proposed Development.

The value of this local character area is considered to be medium as there has been a decline in landscape condition due to loss of hedgerows and field amalgamation and regular visual and noise intrusion from planes taking off and landing at Gatwick Airport. This character area does, however, play an important role informing



Table 11-4: Assessment of Landscape Effects

part of a green edge of Crawley and affords some attractive outward views, including to Ifield Village Conservation Area and St Margaret's Church. It is also well used by local residents for dog walking.

The susceptibility of the landscape to change arising from the Proposed Development is considered to be medium due to the general lack of distinctive characteristics or strong scenic qualities. The tree lined course of Ifield Brook which forms the eastern boundary of the character area is however susceptible to loss or degradation from the Proposed Development.

Based on the above, the sensitivity of the landscape to Proposed Development is considered to be medium.

Demolition and Construction

There would be direct and indirect effects on much of the landscape within this character area resulting from phased construction of the Proposed Development. During Phase 1 this would comprise the construction of the new CWMMC through the farmland and bridge over the River Mole, and would continue into the construction of the remaining phases. Trees would be retained in line with the Tree Parameters Plan. The nature and scale of the works would alter the appearance and character of the landscape and introduce substantial visual and noise disturbance. Views to and from Ifield Village Conservation Area and St Margaret's Church would also be adversely affected.

Overall, the magnitude of impact would be high. When this is considered alongside the factors contributing to sensitivity and despite the short-term and temporary nature of the construction activity, the effect would be

Major Adverse (Significant).

Completed Development:

As noted in the Horsham District Landscape Character Assessment, the quality of the farmland within Area 5 has been affected by proximity to the urban area, but the replacement of arable fields by housing, employment and educational development would completely alter its character and key attributes. Artificial lighting would introduce additional night-time effects.

The tree lined courses of the River Mole and Ifield Brook which form the northern and eastern boundaries of the character area and many of the existing trees and hedgerows would be retained, and the existing field pattern would be reflected in the layout of the Proposed Development. Together with the extensive tree, shrub and hedgerow planting which is embedded into the design including the landscape strategy for the CWMMC, this would create an attractive setting for the new buildings, give the development a sense of maturity from the outset and help to integrate the Proposed Development into the surrounding landscape. Nevertheless, at a local landscape character area scale, the Proposed Development would completely change the character of Local Landscape Character Area 5: Land West of Ifield Brook as it would become a suburban extension to the western edge of Ifield. Views to and from Ifield Village Conservation Area and St Margaret's Church would also be affected. This represents a permanent adverse change in landscape character.

Overall, the magnitude of impact would be high. When this is considered alongside the factors contributing to sensitivity, there would be a direct and indirect adverse effect which is considered to be **Major Adverse (Significant)** at Year 1.

Over time, the extensive areas of new green infrastructure and enhancement to areas of existing green infrastructure, which form an integral part of the Proposed Development would be maturing.. The proposed tree planting would be well established and offer a stronger coverage to further enhance the existing well vegetated landscape character and boundaries. As a result, the effects would reduce to **Moderate Adverse (Significant)** by Year 15. This effect would be permanent.

Horsham District Landscape Capacity Assessment (2014) - Local Landscape Character Area 6 and Gillespies Landscape Character Assessment (2020): Rusper Road

Much of this local character area falls within the western part of the Site. The key characteristics of the landscape which contribute to judgements on value and susceptibility identified in the Horsham District Landscape Capacity Assessment (2014) are:

Landscape Value:

- Low tranquillity due to proximity of the area to Gatwick Airport and the urban edge of Crawley.
- Generally there is a lack of distinctive characteristics or strong scenic qualities, although there are views to Ifield Conservation Area.
- The area has a high amenity value and is well used by nearby residents of Ifield e.g. for dog walking.

Table 11-4: Assessment of Landscape Effects

- The is some ecological interest, as the landscape character area adjoins Ifield Brook Wood and Meadows SNCI.

Landscape Character Sensitivity:

- A broad vale containing a medium to large scale field pattern of mainly arable fields.
- Forms part of a green edge to Crawley and includes attractive views of surrounding countryside outside the character area including views, towards Ifield Church.
- Landscape condition is moderate due to some loss of hedgerows to create arable fields.

Visual Sensitivity:

Overall, there is an open character, visible from the wooded ridge to the west but the area is partly enclosed by belts of woodland and thick hedgerows along Ifield Brook giving moderate visual sensitivity to the Proposed Development.

The value of this local character area is considered to be medium as there has been a decline in landscape condition due to loss of hedgerows and field amalgamation and regular visual and noise intrusion from planes taking off and landing at Gatwick Airport.

The susceptibility to change arising from the Proposed Development is considered to be high due to the general lack of distinctive characteristics or strong scenic qualities. The rural character and sense of tranquillity currently experienced is however susceptible to further dilution from the Proposed Development.

Based on the above, the sensitivity of the landscape to Proposed Development is considered to be medium.

Demolition and Construction

There would be direct and indirect effects on much of the landscape within this character area resulting from phased construction of the Proposed Development. The nature and scale of the works would alter the appearance and character of the landscape and introduce substantial visual and noise disturbance.

Overall, the magnitude of impact would be high. When this is considered alongside the factors contributing to sensitivity and despite the short-term and temporary nature of the construction activity, the effect would be **Major Adverse (Significant)**.

Completed Development:

At a local landscape character scale, the replacement of arable fields by housing, employment and educational development would completely alter the character and key attributes of much of this local landscape character area through extension of the suburban edge of Ifield, causing a direct and permanent adverse effect. Artificial lighting would introduce additional night-time effects.

Many of the existing trees and hedgerows would be retained, and the existing field pattern would be reflected in the layout of the Proposed Development making best use of the existing visual enclosure. Together with the extensive tree, shrub and hedgerow planting, which is embedded into the design, this would create an attractive setting for the new buildings, give the development a sense of maturity from the outset and help to integrate the Proposed Development into the surrounding landscape. Nevertheless, at a local landscape character area scale, the Proposed Development would completely change the character of Local Landscape Character Area 6: Rusper Road as it would become a suburban extension to the western edge of Ifield. This represents a permanent adverse change in landscape character.

Overall, the magnitude of impact would be high. When this is considered alongside the factors contributing to sensitivity, there would be a direct and indirect adverse effect which is considered to be **Major Adverse (Significant)** at Year 1.

Over time, the extensive areas of new green infrastructure and enhancement to areas of existing green infrastructure, which form an integral part of the Proposed Development would be maturing. The proposed tree planting would be well established and offer a stronger coverage to further enhance the existing well vegetated landscape character and boundaries. As a result, the effects would reduce to **Moderate Adverse (Significant)** by Year 15. This effect would be permanent.

Horsham District Landscape Capacity Assessment (2014) - Local Landscape Character Area 7 and Gillespies Landscape Character Assessment (2020): Ifield Golf Course



Table 11-4: Assessment of Landscape Effects

Much of this local character area falls within the southern part of the Site. The key characteristics of the landscape which contribute to judgements on value and susceptibility identified in the Horsham District Landscape Capacity Assessment (2014) are:

Landscape Value

- Low tranquillity due to proximity of airport and the proximity to the edge of Crawley.
- The golf course is privately run which limits public access to the land.
- There may be some ecological interest in the woodland and hedges on the Site.

Landscape Character Sensitivity

- Gently undulating topography.
- Golf course which includes pockets of woodland.
- Suburban development along the eastern boundary.
- The landscape condition is moderate – some landscape features have been retained but overall, a suburban character.

Visual Sensitivity

Enclosure within the area is provided by woodland and hedgerows. The value of this local landscape character area is considered to be low as there has been a decline in landscape condition due to the suburban character of the golf course landscape, proximity to the Proposed Development and the edge of Ifield and regular visual and noise intrusion from planes taking off and landing at Gatwick Airport. It is also not fully open to public access which reduces its recreational value.

The susceptibility to change arising from the Proposed Development is considered to be medium. The landscape of the golf course comprises a series of low ridges and valley sides which are visually prominent and provide views within the landscape which could be lost through development. The high tree cover and enclosing woodland is also vulnerable to loss or damage.

Based on the above, the sensitivity of the landscape to Proposed Development is considered to be medium.

Demolition and Construction

There would be direct and indirect effects on much of the landscape within this character area resulting from phased construction of the Proposed Development. The nature and scale of the works would alter the appearance and character of the landscape and introduce substantial visual and noise disturbance.

Overall, the magnitude of impact would be high. When this is considered alongside the factors contributing to sensitivity and despite the short-term and temporary nature of the construction activity, the effect would be

Major Adverse (Significant).

Completed Development:

At a local landscape character scale, the replacement of the golf course by housing, employment and educational development would alter the character and key attributes of much of this local landscape character area through extension of the suburban edge of Ifield, causing a direct and permanent adverse effect. Artificial lighting would introduce additional night-time effects.

The higher land along Hyde Hill in the centre of the golf course would not be developed and many of the existing trees and copse would be retained. Together with the landscape buffer along Hyde Hill Brook, this would create an attractive setting for the new buildings and give the development a sense of maturity from the outset. Nevertheless, at a local landscape character area scale, the Proposed Development would completely change the character of Local Landscape Character Area 7: Ifield Golf Course. This would be a permanent change, but the direction of change is considered to be neutral as although different elements and features would be introduced, it would continue to be suburban in character.

Overall, the magnitude of impact would be medium. When this is considered alongside the factors contributing to sensitivity, there would be a direct and indirect neutral effect which is considered to be **Moderate Adverse (Significant)** at Year 1.

Over time, the extensive areas of new green infrastructure and enhancement to areas of existing green infrastructure, which form an integral part of the Proposed Development would be maturing and would help to soften the appearance of the buildings. The proposed tree planting would be well established and offer a stronger coverage to further enhance the existing well vegetated landscape character and boundaries. As a result, the effects would reduce to **Minor Adverse (Not Significant)** by Year 15. This effect would be permanent.

Table 11-4: Assessment of Landscape Effects

Gillespies Landscape Character Assessment (2020): Ifield Rural Fringe

Ifield Rural Fringe is situated to the west of Ifield and extending from Ifield Park in the south to Ifield Green in the north, the character area encompasses the undeveloped land to the shared administrative boundary. This character lies wholly within Crawley Borough.

The key characteristics of the landscape which contribute to judgements on value and susceptibility are:

Landscape Value

- Moderate tranquillity due to proximity of airport and the proximity to the edge of Crawley.
- Some historic interest from Ifield conservation area located to the north of the character area.
- Much of the character area is designated as a Site of Nature Conservation Importance providing a level of ecological interest in the area.
- Much of the character area is designated as 'Local Green Space'. The area has a high amenity value and is well used by nearby residents of Ifield.

Landscape Character Sensitivity

- Predominantly flat topography.
- Formal recreation facilities located to the north and south of the character area are in contrast to the informality found elsewhere.
- Forms an important green edge to Crawley.
- The landscape condition is moderate however pressure from recreational use are evident.

Visual Sensitivity

Enclosure within the area is provided by woodland and hedgerows, which limit views into adjacent character areas and urban areas.

The value of this local character area is considered to be medium as although much of the area is attractive and there is a strong sense of naturalness to the woodland along the course of Ifield Brook, there is regular visual and noise intrusion from planes taking off and landing at Gatwick Airport.

The susceptibility of the landscape to change arising from the Proposed Development is considered to be high as it displays several landscape elements which could be lost or eroded through new built development. The thick hedgerows, hedgerow trees and woodlands are particularly susceptible, as is the tree lined course of Ifield Brook.

Based on the above, the overall sensitivity is considered to be high.

Demolition and Construction

There would be direct and indirect effects on the landscape within this character area resulting from phased construction of the Proposed Development. There would only be limited effects from Phase 1 including CWMMC due to the vegetation along Ifield Brook and River Mole. There would be direct effects from the construction of the cycle link which is located within this character area but these effects would be localised.

Overall, the magnitude of impact would be low. When this is considered alongside the factors contributing to sensitivity and despite the short-term and temporary nature of the construction activity, the effect would be **Minor Adverse (Not Significant)**.

Completed Development:

At a local landscape character scale, the introduction of the Proposed Development to the west would surround this character area between areas of settlement, however, would continue to form the green edge to Crawley, informing an important recreational resource. Existing trees and hedgerows would be retained.

Overall, the magnitude of impact would be low. When this is considered alongside the factors contributing to sensitivity, there would be a direct and indirect neutral effect which is considered to be **Minor Adverse (Not Significant)** at Year 1.

Over time, the extensive areas of new green infrastructure and enhancement to areas of existing green infrastructure to the west will be maturing and would help to soften the appearance of the buildings further, there would still be some effects from surrounding this character area with areas of settlement. As a result, the effects would remain **Minor Adverse (Not Significant)** by Year 15. This effect would be permanent.



Table 11-4: Assessment of Landscape Effects

Gillespies Landscape Character Assessment (2020): Ifieldwood Farmed Ridge

Ifieldwood Farmed Ridge is situated to the west of the Site and to the north of the settlement of Ifieldwood and extends from Prestwood Lane aligned north-east to south-west. This character lies wholly within Horsham District.

The key characteristics of the landscape which contribute to judgements on value and susceptibility are:

Landscape Value

- Low tranquillity due to proximity of the area to Gatwick Airport.

Landscape Character Sensitivity

- Area of rising ground forming a ridgeline of 100m AOD to the north-west of the study area.
- Fields are medium in size and generally regular in form, aligned to the fall of the ridge.
- Landcover is predominantly grazed pasture with areas of woodland (some of it ancient) and shaws present along the upper reaches of the ridge.
- Field boundaries vary across the character area, gappy and supplemented by post and wire in the north-east, thick hedgerows in the south-west, the presence of mature hedgerow trees are consistent however.
- The condition of the landscape is generally good, erosion of field boundaries and increasing influence of 'horsiculture' do detract however.

Visual Sensitivity

A high level of amenity value with long distance views possible across the wider landscape that include St Leonards Forest and the Mole valley. Views of Gatwick airport are also possible especially close to the ridgeline. There are limited views of built form within Crawley, tree cover at the urban fringe contains the majority. St Anne's Church, Crawley town centre and Maples housing estate are notable areas of development evident from the character area.

The value of this local character area is considered to be medium as although much of the area is attractive with longer distance views, there is regular visual and noise intrusion from planes taking off and landing at Gatwick Airport.

The susceptibility of the landscape to change arising from the Proposed Development is considered to be high as it displays several landscape elements which could be lost or eroded through new built development. The mature woodland blocks, hedgerow trees and landform are susceptible to development.

Based on the above, the overall sensitivity is considered to be high.

Demolition and Construction

There would be indirect effects on the landscape within this character area resulting from phased construction of the Proposed Development. There would only be limited effects from Phase 1 including CWMMC due to the vegetation which would screen the views of lower level activity. There would be no direct effects. During the remaining phases of construction, taller equipment may affect the longer distance views from this character area, but tranquillity already affected by the air traffic from Gatwick Airport.

Overall, the magnitude of impact would be low. When this is considered alongside the factors contributing to sensitivity and despite the short-term and temporary nature of the construction activity, the effect would be **Minor Adverse (Not Significant)**.

Completed Development:

At a local landscape character scale, the introduction of the Proposed Development to the east would have indirect effects through the introduction of additional settlement in the longer distance views which are characteristic of this area. However, the majority of the character area would be unaffected due to the mature vegetation.

Overall, the magnitude of impact would be low. When this is considered alongside the factors contributing to sensitivity, there would be an indirect adverse effect which is considered to be **Minor Adverse (Not Significant)** at Year 1.

Over time, the extensive areas of new green infrastructure and enhancement to areas of existing green infrastructure to the east will be maturing. There would still be some indirect effects from the introduction of settlement in closer proximity but only from very limited areas within the character area. As a result, the effects would remain **Minor Adverse (Not Significant)** by Year 15. This effect would be permanent.

Table 11-4: Assessment of Landscape Effects
Individual landscape elements within the Site (e.g., fields, hedgerows, trees, boundary vegetation, watercourses).
The individual elements and characteristics of the Site are considered to be of medium value. The Site does not contain any trees which are protected by a Tree Protection Order (TPO). The Site contains some features considered by the local landscape character assessments to be detractors, such as the fragmented hedgerows and amalgamated arable fields.
The susceptibility of the mature trees and hedgerows to change arising from the Proposed Development, particularly the tree lined watercourses around the edge of the Site, is considered to be high as these elements are not replaceable in the short to medium term.
Based on the above, the sensitivity of the landscape to Proposed Development is considered to be high.
Demolition and Construction
The magnitude of direct change to individual landscape elements within the Site would be low as most of the existing trees and hedgerows would be retained and protected during construction. Some vegetation will be required along the River Mole to enable the construction of the bridge for the new CWMMC during Phase 1. Construction activities would be kept away from the boundary of the Site to ensure that the tree line courses of the rest of the River Mole, Ifield Brook and Hyde Hill Brook any retained vegetation would be suitably protected. Overall, the magnitude of impact would be medium. When this is considered alongside the factors contributing to sensitivity, there would be a direct and indirect, permanent adverse effect which is considered to be Minor Adverse (Not Significant) .
Completed Development:
The main change would be associated with the change from rural farmland and a golf course to residential, commercial and educational development set within a strong landscape framework, with the new CWMMC from Charlwood Road. The topography of the Site would be largely retained other than localised modifications to accommodate building platforms. The Proposed Development seeks to protect, retain existing vegetation on the Site and integrate it into an extensive framework of new green infrastructure, so there would be limited impact on trees and hedgerows. Some trees will require removal to allow for access to the Site, for example along the new CWMMC. Similarly, the existing field pattern would as far as possible be reflected in the layout of the plots and the framework of the new green infrastructure.
Overall, the magnitude of impact would be medium. When this is considered alongside the factors contributing to sensitivity, there would be a direct and indirect, permanent adverse effect which is considered to be Minor Adverse (Not Significant) at Year 1.
By Year 15, the proposed tree planting would be well established and offer a stronger coverage to further enhance the retained landscape elements. As a result, the effects would reduce slightly but the effects would remain Minor Neutral (Not Significant) by Year 15. This effect would be permanent.

11.10.11 The assessment of visual effects during demolition, construction and the completed development stage are set out in Table 11-5 and take account of the embedded mitigation described in ES Chapters 4 and 5. It is assumed that the landscape proposals would be implemented as early as possible in the construction programme however, it is unlikely that this would be sufficiently established during the demolition and construction stage to contribute to mitigation of impacts on visual receptors. Therefore, the assessment of likely effects during construction assumes the worst-case scenario, without landscape mitigation in place.

11.10.12 The completed development effects are assessed at Year 1 and Year 15 following completion of the Proposed Development. By Year 15, it is assumed that the landscape proposals would be sufficiently mature to contribute to mitigation of impacts on visual receptors.

11.10.13 The assessment refers to the viewpoint assessment which is included at ES Volume 2 Technical Appendix 11.3. A summary of this assessment is presented in Table 11-6. Please note that the visual assessment uses the same approach as the landscape assessment. It is set out in an ES Volume 2 Technical Appendix due to its length and because it includes illustrative material and



photographs. For information on how the judgements of significance have been made including the sensitivity and predicted magnitude of impact for each of the viewpoints, please refer to ES Volume 2 Technical Appendix 11.3.

Table 11-5: Assessment of Visual Effects

Receptor	Summary of Effects on Views During Construction and the Completed Development Stage
Residents and the wider community using roads and footpaths within Ifield Village Conservation Area and Ifield Brook Wood and Meadows to the east of the Site (VPs 2, 32)	Existing views towards the Site are typically obscured or filtered by the high coverage of mature trees and vegetation along Ifield Brook and within Ifield Brook Wood and Meadows. However, due to the proximity of this area to the Site, residents and the wider community may experience some limited (not significant) effects on views both during construction (Negligible Adverse) and the completed development stage (Minor Adverse at Year 1 and Year 15), particularly in winter when the vegetation is not in leaf. The level of effect would depend on the precise location of the viewer and the amount of screening vegetation but based on the viewpoint assessment, none of the effects either at construction or the completed development stage is predicted to be significant.
Residents and the wider community using roads and footpaths within the built-up area of Ifield to the east of Ifield Brook Wood and Meadows (VP 1)	Existing views towards the Site are mainly obscured by the high tree cover both in gardens, along Ifield Brook and within Ifield Brook Wood and Meadows. However, due to the proximity of this area to the Site, residents and the wider community may experience some limited (not significant) effects on views both during construction (Negligible Adverse) and the completed development stage (Negligible Adverse at Year 1 and Year 15), particularly in winter when the vegetation is not in leaf. The level of effect would depend on the precise location of the viewer and the amount of screening vegetation but based on the viewpoint assessment, none of the effects either at construction or the completed development stage is predicted to be significant.
Residents and the wider community using roads and footpaths within West Ifield close to the eastern boundary of the golf course (VPs 23, 24)	Existing views towards the Site are typically partially obscured or filtered by the high tree cover both in gardens and along the edge of the golf course. However, due to the proximity of this area to the Site, residents and the wider community would experience effects on views both during construction and the completed development stage, particularly in winter when the vegetation is not in leaf. Significant effects are predicted during construction (Moderate to Major Adverse) for viewpoints 23 and 24. Effects on views from viewpoint 23 are predicted to be not significant (Minor Adverse) at Year 1 and Year 15. Effects on views from viewpoint 24 are predicted to be significant (Moderate Neutral) at Year 1, reducing to not significant (Minor Neutral) by Year 15. Viewpoint 24 represents the views experienced by people accessing or passing by the golf course entrance. Here the current arrangement of buildings and car parking set within an area of mature trees would be replaced by views along a new access road with landscaped areas to either side. Most of the existing trees would be retained. The direction of effect would therefore be adverse during construction but would be neutral on completion as it would still be a suburban landscape, albeit with different components. Over time the maturing planting would reduce the effects to not significant.
Residents and the wider community using and living along Rusper Road, at Lower Barn and within the Maples development to the north and north-east of the golf course (VP 29A, 34, 35)	Existing views towards the Site are typically partially filtered by the high tree cover both in gardens and along Rusper Road, but there are also some open views across the Site to the north. Due to the proximity of this area to the Site, residents and the wider community would experience effects on views both during construction and the completed development stage, particularly in winter when the vegetation is not in leaf. Significant effects are predicted during construction (Major Adverse) and at Year 1 of the completed development stage for all the viewpoints as they currently have open views across the Site. Effects at Year 15 of the completed development stage would reduce (Moderate Adverse) but would remain significant.

Table 11-5: Assessment of Visual Effects

Residents and the wider community using roads and footpaths along Ifield Wood to the north-west of the Site (VPs 10, 11, 12, 16)	Existing views of the Site are typically partially or wholly obscured by the intervening vegetation or landform. Where there are more open views, the Site is distant and mainly seen in the context of the built-up area of Ifield. As a result, no significant effects are predicted either during construction (Minor Adverse) or for Year 1 or Year 15 of the completed development stage (Negligible to Minor Adverse).
Residents to the south of Ifield Court Hotel close to the western Site boundary (VPs 9, 36)	Existing views towards the Site are typically open or partially filtered by the intervening parkland trees and boundary hedgerows, the woodland belt along the River Mole screening views of western edges Crawley beyond. Due to the proximity of this area to the Site, residents and the wider community would experience effects on views both during construction and the completed development stage, particularly in winter when the vegetation is not in leaf. Significant effects are predicted during construction (Major Adverse) due to the construction of the new CWMMC and noise bund in Phase 1. At Year 1 of the completed development, the presence of the noise bund and fencing will alter the composition of views, screening views to the south from ground level. Although the bund would help to screen traffic, the presence of traffic on the new CWMMC would affect the rural qualities (Moderate Adverse). Effects at Year 15 of the completed development stage would reduce, the planting softening the appearance of the noise bund, but would remain significant due to the foreshortening of views (Moderate Adverse).
Recreational users of PRoW close to the River Mole close to the north-west of the Site (VPs 13, 15)	Existing views towards the Site are typically open across fields, medium to long distance views obscured or filtered by the intervening vegetation along the River Mole. These footpaths afford sequential views of the Site but look towards the taller buildings proposed. As these footpaths either cross the Site or are close to its boundaries, they would afford medium range views of the Proposed Development above vegetation associated with the River Mole. The level of effect would depend on the precise location of the viewer and the amount of screening vegetation but based on the viewpoint assessment, the effects are predicted to be significant and adverse both during construction (Major Adverse) and at Year 1 of the completed development stage (Major Adverse). Effects at Year 15 of the completed development stage would reduce (Moderate Adverse) but would remain significant.
Residents and the wider community using roads and footpaths along the River Mole close to the western edge of the Site (VPs 17, 19, 28)	Existing views towards the Site are typically obscured or filtered by the intervening vegetation including field boundary hedgerows and trees, the woodland belt around the edge of the golf course and vegetation within gardens. Significant effects are predicted during construction and for the completed development from all the viewpoints which represent this area. Due to the proximity of this area to the Site, residents and the wider community would experience effects on views both during construction and once the development is completed, particularly in winter when the vegetation is not in leaf. The level of effect would depend on the precise location of the viewer and the amount of screening vegetation. Based on the viewpoint assessment, the effect is predicted to be significant and adverse during construction (Moderate Adverse) and for the completed development stage at Year 1 for all the viewpoints which represent this area (Moderate Adverse). By Year 15, the effect is predicted to reduce to not significant (Minor Adverse) for all the viewpoints. This is due to the additional screening afforded by the maturing landscape associated with the Proposed Development, including the tree buffer along the western edge of the Proposed Development.
Residents of dispersed properties and the wider community using roads and footpaths within the	Existing views of the Site are typically partially or wholly obscured by the intervening vegetation or landform. Where there are more open views, the Site is distant and mainly seen in the context of the built up area of Ifield. As a result, no significant effects are predicted either during construction (Negligible Adverse) or for Year 1 or Year 15 of the completed development stage (Negligible Adverse).



Table 11-5: Assessment of Visual Effects

rising land to the west and south-west of the Site (VPs 20, 21, 22)	
Recreational users of PRoW on the edge or within the Site (VPs 3, 4, 14, 29B, 30, 31)	<p>Several PRoW afford sequential views of the Site which are typically short distance views as they are restricted by the high tree and hedgerow cover both within the Site and along its boundaries. As these footpaths either cross the Site or are close to its boundaries, they would afford close range views of the Proposed Development. The level of effect would depend on the precise location of the viewer and the amount of screening vegetation but based on the viewpoint assessment, the effects predicted to be significant and adverse both during construction (Major Adverse) and for Year 1 and Year 15 of the completed development stage (Moderate or Major Adverse).</p> <p>Viewpoint 30 is located on a footpath which crosses the Site. Users of this footpath slightly to the east of this viewpoint are afforded glimpses of the spire of St Margaret's Church through the trees. The Proposed Development has been set back to maintain views of St Margaret's Church with a new area of landscaped green space located along the vista to preserve views of the spire. Nevertheless, the effects are still considered significant adverse as the outlook to either side of the footpath would be substantially altered.</p>
Recreational users of PRoW on the northern edge of the golf course (VPs 18, 25, 26, 27)	<p>Existing views towards the Site are typically across the suburban landscape associated with the golf course, medium to longer distance views along fairways contained by mature trees.</p> <p>Significant effects are predicted during construction (Moderate or Major Adverse) and for Year 1 and Year 15 of the completed development stage (Moderate or Major Adverse) due to the proximity to the Proposed Development. The exception to this is viewpoint 18 which reduces to not significant in Year 15 (Minor Adverse) as at this location views will remain open over sports pitches being slightly further from buildings.</p>
Recreational users of PRoW on the edge or within the northern parts of the Site (VPs 5, 6, 9, 36)	<p>Existing views are relatively open across the northern areas of the Site. Views from these locations would be affected by the construction and operation of the new CWMMC in Phase 1, views of the rest of the Proposed Development would be limited. Significant effects are predicted during construction (Moderate to Major Adverse) and for Year 1 of the completed development stage (Moderate Adverse) due to the views along the new CWMMC. Effects at Year 15 of the completed development stage would reduce (Moderate Adverse) but would remain significant.</p> <p>The exception is viewpoint 5 which represents the views from the footpath which links Rectory Lane to Ifield Wood on the edge of Ifield Village Conservation Area. During construction of the proposed CWMMC there would be significant adverse effects on views from this footpath. During the completed development stage however, the effects would not be significant (Minor Adverse) as trees along the course of the River Mole would obscure most views of the new CWMMC.</p>
Recreational users using Ifield Green Recreation Ground (VPs 33)	<p>Existing views towards the Site are typically obscured or filtered by the intervening vegetation along Ifield Brook. During construction there may be some limited effects on views from taller equipment visible above the tree line during construction, but this would not be significant (Negligible Adverse). During the completed development stage, no part of the Proposed Development would be visible and therefore there would be No Effect.</p>
Pedestrians and drivers using Bonnets Lane and Charlwood Road (VPs 7, 8)	<p>Existing views of the Site from the roads which lie to the north of the Site, are typically experienced transiently and obliquely although viewpoint 8 also represents the views experienced from a footpath which leads into the Site and therefore affords more prolonged views. Due to the proximity of this area to the Site and the proposed CWMMC, receptors users may experience some effects on views both during construction and the completed development stage, particularly in winter when the vegetation is not in leaf. Significant effects are predicted during construction</p>

Table 11-5: Assessment of Visual Effects

	(Moderate to Major Adverse) for both the representative viewpoints due to the scale and proximity of the construction activities associated with the CWMMC. Once completed, significant effects are only predicted for viewpoint 8 (Moderate Adverse) which represents the views looking into the Site from the footpath. Overall, effects on people using Bonnets Lane and Charlwood Road would reduce to not significant (Minor Adverse) as the planting along the new road matures by year 15.
Night-time effects on residential receptors (VPs 1, 7, 9, 11, 12, 16, 19, 23, 24, 29A, 34, 35, 36)	The visual assessment considered the effects of the completed development at night-time from viewpoints relating to residential receptors. This included properties on Charlwood Road (VP7), at The Druids south of Ifield Court Hotel (VP9), Ifield Court Farm (VP36) properties within the wider landscape to the west of the Site (VPs 11, 12, 16, 19), properties in the residential areas to the east of the Site along Peverel Road (VP23) and Rusper Road (VPs 1, 24, 29A, 35) and properties within the new Maples development (VP34). Most night-time effects during and the completed development stage are not considered to be significant (Negligible to Minor Adverse) either because the receptors are already located within the well-lit suburban area or because the controls put in place in the lighting strategy mean lighting levels would be low. This includes controls such as that the lighting would comply with the West Sussex County Council (WSCC) Adoptable Specification. This includes a requirement to dim lighting by 40% light output between midnight and 5.30am (GMT) which would reduce the effects of night-time street lighting. The only significant (Moderate Adverse) effects would be at Lower Barn (VP 29A) and Rusper Road (VP35). These are locations where properties are within areas that currently do not currently contain street lighting and do not have direct views of the surrounding residential areas screened by vegetation. The Proposed Development would be close to these locations and would introduce new light sources in several directions.

Table 11-6: Summary of Viewpoint Assessment

Viewpoint Number	Construction Effects	Completed Development Effects Year 1	Completed Development Effects Year 15	Night-time Effects ⁹
1	Negligible Adverse	Negligible Adverse	Negligible Adverse	Negligible Adverse
2	Negligible Adverse	Minor Adverse	Minor Adverse	Not assessed
3	Major Adverse	Moderate Adverse	Moderate Adverse	Not assessed
4	Major Adverse	Moderate Adverse	Moderate Adverse	Not assessed
5	Moderate Adverse	Minor Adverse	Minor Adverse	Not assessed
6	Major Adverse	Major Adverse	Moderate Adverse	Not assessed
7	Moderate Adverse	Moderate Adverse	Minor Adverse	Minor Adverse
8	Major Adverse	Moderate Adverse	Minor Adverse	Not assessed
9	Major Adverse	Major Adverse	Moderate Adverse	Minor Adverse
10	Minor Adverse	Minor Adverse	Minor Adverse	Not assessed
11	Minor Adverse	Minor Adverse	Negligible Adverse	Not assessed
12	Minor Adverse	Minor Adverse	Minor Adverse	Minor Adverse
13	Major Adverse	Major Adverse	Moderate Adverse	Not assessed
14	Major Adverse	Major Adverse	Moderate Adverse	Not assessed

⁹ As per the assumptions and limitations in section 11.8, night-time effects are not considered for recreational receptors on the basis they would not be present at night e.g. users of public rights of way.

**Table 11-6: Summary of Viewpoint Assessment**

15	Major Adverse	Major Adverse	Moderate Adverse	Not assessed
16	Minor Adverse	Minor Adverse	Minor Adverse	Minor Adverse
17	Moderate Adverse	Moderate Adverse	Minor Adverse	Not assessed
18	Moderate Adverse	Moderate Adverse	Minor Adverse	Not assessed
19	Moderate Adverse	Moderate Adverse	Minor Adverse	Minor Adverse
20	Negligible Adverse	Negligible Adverse	Negligible Adverse	Not assessed
21	Negligible Adverse	Negligible Adverse	Negligible Adverse	Not assessed
22	Negligible Adverse	Negligible Adverse	Negligible Adverse	Not assessed
23	Moderate Adverse	Minor Adverse	Minor Adverse	Negligible Adverse
24	Major Adverse	Moderate Neutral	Minor Neutral	Minor Adverse
25	Major Adverse	Moderate Adverse	Moderate Adverse	Not assessed
26	Major Adverse	Major Adverse	Moderate Adverse	Not assessed
27	Major Adverse	Major Adverse	Moderate Adverse	Not assessed
28	Moderate Adverse	Moderate Adverse	Minor Adverse	Not assessed
29A	Major Adverse	Major Adverse	Moderate Adverse	Moderate Adverse
29B	Major Adverse	Major Adverse	Moderate Adverse	Not assessed
30	Major Adverse	Major Adverse	Moderate Adverse	Not assessed
31	Major Adverse	Major Adverse	Moderate Adverse	Not assessed
32	Negligible Adverse	Minor Adverse	Minor Adverse	Not assessed
33	Negligible Adverse	No Effect	No Effect	Not assessed
34	Major Adverse	Major Adverse	Moderate Adverse	Minor adverse
35	Major Adverse	Major Adverse	Moderate Adverse	Moderate Adverse
36	Major Adverse	Moderate Adverse	Moderate Adverse	Minor adverse

11.11 Assessment of Residual Effects

Additional Mitigation

11.11.1 There are no further measures proposed to mitigate the landscape or visual effects of the Proposed Development. The landscape strategy for the Proposed Development including the detailed landscape plans associated with Phase 1 and the CWMMC have been embedded within the design assessed. As such, the residual effects of the Proposed Development remain as reported in the assessment of effects section.

Demolition and Construction Stage

11.11.2 As no additional mitigation would be required, the residual demolition and construction effects remain as reported in the assessment of effects section.

Completed Development Stage

11.11.3 As no additional mitigation would be required, the residual effects remain as reported in the assessment of effects section.

Enhancement Measures

11.11.4 No enhancement measures are proposed in respect of the Proposed Development.

11.12 Summary of Residual Effects

11.12.1 Table 11-7 provides a tabulated summary of the outcomes of the landscape and visual assessment of the Proposed Development. The residual effect shown in the table is the predicted Year 15 effect when the landscape proposals associate with the Proposed Development have had chance to mature and help integrate the Proposed Development into their surroundings.

Table 11-7: Summary of Residual Landscape and Visual Effects

Receptor	Description of Residual Effect	Additional Mitigation	Scale and Significance of Residual Effect **	Nature of Residual Effect*				
				+	D	P	R	St Mt Lt
Demolition and Construction								
NCA 121 Low Weald	A small part of NCA 121 Low Weald would experience direct and indirect adverse effects resulting from phased construction.	None required	Moderate Adverse (significant) within 500m of the Site reducing to Minor Adverse (not significant) for the wider NCA within the study area.	-	D/I	T	R	Lt
LCA LW8: The Northern Vales	The part of LW8: The Northern Vales that lies within the Site would experience direct and indirect adverse effects resulting from phased construction.	None required	Major Adverse (significant)	-	D/I	T	R	Lt
LCA K1: Narrow Clay Vale Farmlands	Much of the landscape within this character area would experience direct and indirect adverse effects resulting from phased construction.	None required	Major Adverse (significant)	-	D/I	T	R	Lt
LLCA 4: River Mole	There would be direct and indirect effects on the landscape within this character area resulting from construction of the CWMCC through the farmland and consequent loss of mature trees and hedgerow, including a section of the woodland along the River Mole.	None required	Major Adverse (significant)	-	D/I	T	R	Lt
LLCA 5: Land West of Ifield Brook	There would be direct and indirect effects on much of the landscape within this character area resulting from phased construction.	None required	Major Adverse (significant)	-	D/I	T	R	Lt
LLCA 6: Rusper Road	There would be direct and indirect effects on much of the landscape within this character area resulting from phased construction.	None required	Major Adverse (significant)	-	D/I	T	R	Lt



Table 11-7: Summary of Residual Landscape and Visual Effects

LLCA 7: Ifield Golf Club	There would be direct and indirect effects on much of the landscape within this character area resulting from phased construction.	None required	Major Adverse (significant)	-	D/I	T	R	Lt
Ifield Rural Fringe	There would be indirect effects on much of the landscape within this character area and a small area of direct effects from construction of cycle link.	None required	Minor Adverse (not significant)	-	D/I	T	R	St
Ifieldwood Farmed Ridge	There would be indirect effects on limited areas of landscape within this character area.	None required	Minor Adverse (not significant)	-	I	T	R	Lt
Individual landscape elements (e.g., fields, hedgerows, trees, boundary vegetation, watercourses).	Many of the individual landscape elements would be protected and retained during construction e.g. trees and watercourses.	None required	Minor Adverse (not significant)	-	D	P	IR	Lt
Residents and the wider community using roads and footpaths within Ifield Village Conservation Area and Ifield Brook Wood and Meadows to the east of the Site (VPs 2, 32)	Typically views that are screened and filtered by vegetation but glimpses of construction activities may be possible	None required	Negligible Adverse (not significant)	-	I	T	R	Lt
Residents and the wider community using roads and footpaths within the built-up area of Ifield to the east of Ifield Brook Wood and Meadows (VP 1)	Typically views that are screened and filtered by vegetation but glimpses of construction activities may be possible.	None required	Negligible Adverse (not significant)	-	I	T	R	Lt
Residents and the wider community using roads and footpaths within West Ifield close to the eastern boundary of the golf course (VPs 23, 24)	Filtered views but in close proximity to the Site and would be visible in winter months.	None required	Moderate to Major Adverse (significant)	-	I	T	R	Lt
Residents and the wider community using and living along Rusper Road, at Lower Barn and within the Maples development to the north and north-east of the golf course (VP 29A, 34, 35)	Open close proximity views of construction.	None required	Major Adverse (significant)	-	I	T	R	Lt
Residents and the wider community using roads and footpaths along Ifield	Existing views of the Site are typically partially or wholly obscured by the	None required	Minor Adverse (not significant)	-	I	T	R	Lt

Table 11-7: Summary of Residual Landscape and Visual Effects							
Wood to the north-west of the Site (VPs 10, 11, 12, 16)	intervening vegetation or landform.						
Residents to the south of Ifield Court Hotel close to the western Site boundary (VPs 9, 36)	Open close proximity views of construction.	None required	Major Adverse (significant)	-	I	T	R
Recreational users of PROW close to the River Mole close to the north west of the Site (VPs 13, 15)	Footpaths within on very close to Site which would be in close proximity to construction.	None required	Major Adverse (significant)	-	I	T	R
Residents and the wider community using roads and footpaths along the River Mole close to the western edge of the Site (VPs 17, 19, 28)	Existing views of the Site are typically partially or wholly obscured by the intervening vegetation but in close proximity to construction.	None required	Moderate Adverse (significant)	-	I	T	R
Residents of dispersed properties and the wider community using roads and footpaths within the rising land to the west and south-west of the Site (VPs 20, 21, 22)	Typically views that are screened and filtered by vegetation but glimpses of construction activities may be possible.	None required	Negligible Adverse (not significant)	-	I	T	R
Recreational users of PROW on the edge or within the Site (VPs 3, 4, 14, 29B, 30, 31)	Footpaths within on very close to Site which would be in close proximity to construction.	None required	Major Adverse (significant)	-	I	T	R
Recreational users of PROW on the northern edge of the golf course (VPs 18, 25, 26, 27)	Footpaths close to Site which would be in close proximity to construction.	None required	Moderate to Major Adverse (significant)	-	I	T	R
Recreational users of PROW on the edge or within the northern parts of the Site (VPs 5, 6, 9, 36)	Footpaths within on very close to Site which would be in close proximity to construction of the CWMMC	None required	Moderate to Major Adverse (significant)	-	I	T	R
Recreational users using Ifield Green Recreation Ground (VPs 33)	Typically views that are screened and filtered by vegetation but glimpses of construction activities may be possible.	None required	Negligible Adverse (not significant)	-	I	T	R
Pedestrians and drivers using Bonnets Lane and Charlwood Road (VPs 7, 8)	Footpaths within on very close to Site which would be in close proximity to construction of the CWMMC.	None required	Moderate to Major Adverse (significant)	-	I	T	R
Completed Development							



Table 11-7: Summary of Residual Landscape and Visual Effects

NCA 121 Low Weald	Introduction of the CWMMC. Replacement of a small part of this large character area by housing, employment and educational development.	None required	Minor Adverse (significant) at Year 15 within the Site and across the wider NCA.	-	D	P	IR	Lt
LCA LW8: The Northern Vales	Replacement of rural farmland and a golf course by housing, employment and educational development would substantially alter the character and key attributes of the central part of this character area.	None required	Moderate Adverse (significant) at Year 15	-	D	P	IR	Lt
LCA K1: Narrow Clay Vale Farmlands	Replacement of fields and a golf course by housing, employment and educational development would substantially alter the character and key attributes of much of this character area	None required	Moderate Adverse (significant) at Year 15	-	D	P	IR	Lt
LLCA 4: River Mole	Indirect effects on the landscape resulting from the presence of the proposed CWMMC within the farmland	None required	Minor Adverse (significant) at Year 15	-	I	P	IR	Lt
LLCA 5: Land West of Ifield Brook	Replacement of arable fields by housing, employment and educational development would completely alter its character and key attributes.	None required	Moderate Adverse (significant) at Year 15	-	D	P	IR	Lt
LLCA 6: Rusper Road	Replacement of arable fields by housing, employment and educational development would completely alter its character and key attributes.	None required	Moderate adverse (significant) at Year 15	-	D	P	IR	Lt
LLCA 7: Ifield Golf Club	Replacement of arable fields would alter its character and key attributes but already more of a suburban character, new elements and features added which would not be out of character.	None required	Minor Adverse (not significant) at Year 15	-	D	P	IR	Lt

Table 11-7: Summary of Residual Landscape and Visual Effects

Ifield Rural Fringe	Indirect effects on the landscape resulting from the presence of the Proposed Development to the west	None required	Minor Adverse (not significant) at Year 15	-	D/I	P	IR	Lt
Ifieldwood Farmed Ridge	Indirect effects on the landscape resulting from the presence of the Proposed Development to the east	None required	Minor Adverse (not significant) at Year 15	-	D/I	P	IR	Lt
Residents and the wider community using roads and footpaths within Ifield Village Conservation Area and Ifield Brook Wood and Meadows to the east of the Site (VPs 2, 32)	Typically views that are screened and filtered by vegetation but glimpses of Proposed Development may be possible	None required	Minor Adverse (not significant) at Year 15	-	I	P	IR	Lt
Residents and the wider community using roads and footpaths within the built-up area of Ifield to the east of Ifield Brook Wood and Meadows (VP 1)	Typically views that are screened and filtered by vegetation but glimpses of Proposed Development may be possible	None required	Negligible Adverse (not significant) at Year 15	-	I	P	IR	Lt
Residents and the wider community using roads and footpaths within West Ifield close to the eastern boundary of the golf course (VPs 23, 24)	Views filtered by vegetation but in locations where new accesses (road and cycle ways) would be created.	None required	Minor Adverse (not significant) at Year 15	-	I	P	IR	Lt
Residents and the wider community using and living along Rusper Road, at Lower Barn and within the Maples development to the north and north-east of the golf course (VP 29A, 34, 35)	Close proximity open views of the Proposed Development in a number of directions.	None required	Moderate Adverse (significant) at Year 15	-	I	P	IR	Lt
Residents and the wider community using roads and footpaths along Ifield Wood to the north-west of the Site (VPs 10, 11, 12, 16)	Typically, partially or wholly obscured by the intervening vegetation or landform. Where there are more open views, the Proposed Development would be distant and mainly seen in the context of the built-up area of Ifield.	None required	Negligible to Minor Adverse (not significant) at Year 15	-	I	P	IR	Lt
Residents to the south of Ifield Court Hotel close to	Receptors in close proximity where the Proposed Development	None required	Moderate Adverse (significant) at Year 15	-	I	P	IR	Lt



Table 11-7: Summary of Residual Landscape and Visual Effects

the western Site boundary (VPs 9, 36)	will substantially change views.							
Recreational users of PROW close to the River Mole close to the north-west of the Site (VPs 13, 15)		None required	Moderate Adverse (significant) at Year 15	-	I	P	IR	Lt
Residents and the wider community using roads and footpaths along the River Mole close to the western edge of the Site (VPs 17, 19, 28)	Receptors in close proximity where the Proposed Development will substantially change views.	None required	Minor Adverse (not significant) at Year 15	-	I	P	IR	Lt
Residents of dispersed properties and the wider community using roads and footpaths within the rising land to the west and south-west of the Site (VPs 20, 21, 22)	Typically, partially or wholly obscured by the intervening vegetation or landform. Where there are more open views, the Proposed Development would be distant and mainly seen in the context of the built up area of Ifield.	None required	Negligible Adverse (significant) at Year 15	-	I	P	IR	Lt
Recreational users of PROW on the edge or within the Site (VPs 3, 4, 14, 29B, 30, 31)	Open views across the Site or in very close proximity to Site where views would be substantially changed.	None required	Moderate to Major Adverse (significant) at Year 15	-	I	P	IR	Lt
Recreational users of PROW on the northern edge of the golf course (VPs 18, 25, 26, 27)	Open views across the Site or in very close proximity to Site where views would be substantially changed.	None required	Moderate to Major Adverse (significant) at Year 15	-	I	P	IR	Lt
Recreational users of PROW on the edge or within the northern parts of the Site (VPs 5, 6, 9)	View towards the new CWMMC which will benefit from new tree planting	None required	Minor Adverse (significant) at Year 15	-	I	P	IR	Lt
Recreational users using Ifield Green Recreation Ground (VPs 33)	Views obscured by existing vegetation	None required	No Effect					
Pedestrians and drivers using Bonnets Lane and Charlwood Road (VPs 7, 8)	Effects from the proposed CWMMC and traffic movements across the view. VP7 is lower sensitivity as located on the main road.	None required	Minor Adverse (VP7) (not significant) at Year 15 Moderate Adverse (VP8) at Year 15	-	I	P	IR	Lt
<p>Notes: * - = Adverse/ + = Beneficial/ +/- Neutral; D = Direct/ I = Indirect; P = Permanent/ T = Temporary; R=Reversible/ IR= Irreversible; St- Short term/ Mt –Medium term/ Lt –Long term.</p> <p>**Negligible/Minor/Moderate/Major</p>								

11.13 Cumulative Effects

Intra-Project Effects

11.13.1 As explained in ES Volume 1 Chapter 2: EIA Process and ES Methodology, intra-project cumulative effects are discussed in ES Volume 1 Chapter 16: Cumulative Effects.

Inter-Project Effects

11.13.2 The purpose of the inter-project cumulative assessment is to identify whether effects from several developments, which individually might be insignificant, could cumulatively result in a significant effect upon landscape and/or visual receptors.

11.13.3 The assessment considered all other schemes that have potential to give rise to significant cumulative landscape or visual effects when seen alongside the Proposed Development. It excluded existing developments, as these were accounted for in the baseline conditions which were established as part of the main LVIA.

11.13.4 The list of cumulative schemes for inclusion within the cumulative assessment is set out below, and has been agreed in consultation with HDC as described in ES Volume 1 Chapter 2. Only those developments that are of a sufficient scale to be of influence on the landscape or views (i.e., greater than 100 houses, or a commercial/industrial scheme with equivalent massing) are included.

11.13.5 The cumulative effects from each of the viewpoints are included in ES Volume 2 Technical Appendix 11.3. The cumulative assessment of the viewpoints in ES Volume 2 Technical Appendix 11.3 demonstrates no cumulative effects from any of the viewpoints.

11.13.6 Table 11-8 provides a summary of the likely cumulative effects resulting from the Proposed Development and the cumulative developments.

Table 11-8: Inter-Project Cumulative Effects				
Cumulative Development	Demolition and Construction		Completed Development	
	Cumulative Effects Likely?	Reason	Cumulative Effects Likely?	Reason
CR/2018/0894/OUT – Residential 185 dwellings (Danescroft (RLP Crawley) LLP)	No	No intervisibility between developments	No	No intervisibility between developments
DC/16/1677 – Mixed use including 2750 dwellings (Liberty Property Trust)	No	No intervisibility between developments	Yes	Although no intervisibility between developments, both developments are located within NCA 121 Low Weald.
CR/2021/0355/OUT – Residential 138 dwellings, sports and open spaces (Agent Redcliff Quay)	No	No intervisibility between developments	No	No intervisibility between developments
CR/2020/0192/RG3 – Residential 85 dwelling, parking and open spaces (Bailey Partnership LLP)	No	No intervisibility between developments	No	No intervisibility between developments



Table 11-8: Inter-Project Cumulative Effects

Cumulative Development	Demolition and Construction		Completed Development	
	Cumulative Effects Likely?	Reason	Cumulative Effects Likely?	Reason
Development Consent Order for Gatwick Airport to support dual runway operations through the routine use of the existing northern runway (Gatwick Airport Limited)	No	No intervisibility between developments	Yes	The amendment to the airport will allow for additional aircraft to use the runways and therefore additional aircraft would be passing over the Site potentially affected tranquillity.
EIA/24/0006 – Residential. New Garden Village with 2125 dwellings (North Horsham Estates Ltd)	No	No intervisibility between developments	Yes	Although no intervisibility between developments, both developments are located within NCA 121 Low Weald.

Demolition and Construction Cumulative Effects

11.13.7 No developments have been identified which would result in cumulative landscape and visual effects on the receptors identified in this chapter.

Completed Development Cumulative Effects

11.13.8 Three developments have been identified with the potential for cumulative effects.

11.13.9 Gatwick Airport propose to use the existing additional runway to accommodate additional aircraft. This additional air traffic would pass over the Site and may have effects on the tranquillity for the landscape character areas identified in the assessment above. However, the tranquillity in this area is already affected by existing aircraft passing overhead. It is considered that the increase in air traffic would not add to the effects identified for the landscape assessment in Table 11-4 and therefore no cumulative effects are identified.

11.13.10 Two large housing developments are proposed to the north of Horsham; a new garden village at Kingfold and a large housing development to the north of the A264. Currently these two developments are at an early stage and the assessments are not available, but both are located within NCA 121 Low Weald and are likely to have localised effects on landscape character. Together with the Proposed Development, these developments would further erode characteristics of NCA 121 Low Weald.

11.13.11 Natural England recognises an opportunity in terms of landscape enhancement, stating that, 'Plan new landscapes within and around predicted growth areas across the region, especially around Ashford, Crawley, Horsham and Tonbridge, by encouraging the incorporation of high-quality green infrastructure and buffering of zones drawing on the existing strong landscape pattern for example, the incorporation, creation and restoration of traditional shaws and meadows within new development'.

11.13.12 As the Proposed Development proposes the above, and it is assumed the other developments will also propose high-quality green infrastructure, this will moderate the effects on the wider NCA. Therefore, effects are not considered to be more than the **Minor Adverse (not significant)** identified for the Proposed Development for the wider NCA.

11.14 Summary of Assessment

Background

11.14.1 This chapter has detailed the nature and scale of the development, the existing landscape features, the visual impact on specific views and the cumulative effects (both existing or planned) with other developments. It considers the potential landscape and visual effects due to the construction and completed development stages of the Proposed Development. The assessment of construction and completed development stages has taken into account the relevant national and local guidance and regulations.

Demolition and Construction Effects

11.14.2 During demolition and construction works, there would be significant adverse effects on the character of the landscape within the Site. In many cases, these effects would be temporary, although there would be some longer terms effects from construction activities such as vegetation removal. Due to the retention of many of the existing trees and hedgerows which has been a key element of the proposed Scheme, the effects on individual landscape elements within the Site would not be significant.

11.14.3 There would be significant adverse effects on the views experienced by receptors both within and close to the Site. This includes people living along Rusper Road which would be surrounded by activity over a long period of time and for people living within the Maples development which currently have open views across the Site. There would not, however, be a significant effect on views from Ifield Village Conservation Area, Ifield Green Recreation Ground, Ifield Brook Wood and Meadows and the built up area of Ifield to the east of the Site, residents and the wider community using roads and footpaths along Ifield Wood to the north-west of the Site and within the rising land to the west and south-west of the Site. The vegetation being retained within the Site and along its boundaries will heavily filter views with many receptors only being affected by construction in closest proximity.

11.14.4 Overall, it is considered that demolition and preparation of the existing Site and construction of the Proposed Development would result in some significant effects on the landscape and identified receptors, and as such would give rise to significant effects on landscape and visual, however, the significant effects are contained to the immediate Site and receptors in close proximity due to the high level of containment provided by the landform and existing mature vegetation.

Completed Development Effects

11.14.5 During the completed development stage there would be significant adverse effects on the landscape within the Site, although due to the retention of many of the existing trees and hedgerows and the retention of 50% of the Site as open space, the effects on individual landscape elements within the Site is considered to be not significant as they are in a large part protected within areas of open space. Over time and with the maturing of the new landscape proposals associated with each phase of the Proposed Development, the level of adverse effect would reduce slightly but would remain significant and adverse, with the exception of the Local Landscape Character Area 4: River Mole. The landscape along the River Mole would benefit from the maturing of the new landscape proposals and green infrastructure associated with the Proposed Development for Phase 1 which includes the CWMMC with associated landscape strategy and provision of the country park.



11.14.6 The wider character area beyond the Site would not experience significant effects. Due to the high level of visual containment of the Site from existing boundary trees and hedgerows, there would be little intervisibility and therefore limit indirect effects on landscape character.

11.14.7 Turning to visual impact, at completion there would be significant adverse effects on the views experienced by receptors both within and close to the Site. In particular, residents along Rusper Road, Lower Barn and properties within the Maple development, residents south of Ifield Court and people using PRoW within Site would be significantly affected. Over time and with the maturing of the new landscape proposals, the level of adverse effect would reduce but with a few exceptions would remain significant and adverse, either as the Proposed Development would remain visible in close proximity or that open views would be screened by bunds or vegetation which would change the character of views.

11.14.8 There would not, however, be a significant effect on views from Ifield Village Conservation Area, Ifield Green Recreation Ground, Ifield Brook Wood and Meadows and the built up area of Ifield to the east of the Site, residents and the wider community using roads and footpaths along Ifield Wood to the north-west of the Site and within the rising land to the west and south-west of the Site. The vegetation being retained within the Site and along its boundaries will heavily filter views, in addition to the new green infrastructure proposed as part of the Proposed Development.

11.14.9 Overall, it is considered that the completed Proposed Development would result in some significant effects on the landscape and identified receptors, and as such would give rise to significant effects for landscape and visual. However, these effects are constrained to receptors within and immediately adjacent the Site and for a Proposed Development of this scale are limited.

11.14.10 The only significant adverse night-time effects would be experienced by receptors at Lower Barn and Rusper Road which, after completion, will be essentially located within the Proposed Development. The Proposed Development would be close to these locations and would introduce new light sources in several directions.

Cumulative Effects

11.14.11 There are no cumulative visual effects from the Proposed Development with any of the cumulative developments identified due to a lack of intervisibility.

11.14.12 There are potential cumulative effects on landscape character. There is a potential effect from a further reduction in tranquillity from the Proposed Development and the extension of Gatwick Airport which would result in additional aircraft passing over the area, but this is not considered to add to the effects on landscape character as identified than the Proposed Development in isolation.

11.14.13 There are potential cumulative effects on NCA 121 Low Weald from the Proposed development and the large scale residential developments proposed to the north of Horsham. However, with high-quality green infrastructure, these effects would not be significant for the NCA as a whole.