



fabrik

FORMER THAKEHAM
MUSHROOM SITE,
THAKEHAM

**LANDSCAPE & VISUAL IMPACT
ASSESSMENT
FEBRUARY 2026**

ISSUE SHEET

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1.0 INTRODUCTION

1.1 SCOPE

Fabrik Chartered Landscape Architects have been appointed by Bellway Strategic to carry out a Landscape and Visual Impact Assessment (LVIA) of the Site at Land West of Storrington Road, Thakeham, and its surrounding area, in order to consider the likely physical and visual impacts arising as a result of the proposed development. Refer to figure 1.1 for Site location.

This LVIA sets out pertinent landscape policy, supporting guidance documents and describes the baseline landscape elements of the Site itself and its context including the existing, landform, drainage, vegetation cover, land use, settlement, the history of the landscape and the way that landscape is experienced. Together these elements inform landscape character, landscape condition and value. The LVIA then describes the baseline character and amenity of the identified visual receptors (considering the visual envelope, the different groups of people, places affected, the nature of the view and the visual amenity). The landscape constraints and opportunities are set out to inform the proposed development. The effects of the proposed development are then considered against those pertinent landscape and visual receptors. The penultimate section of this LVIA comprises a landscape policy assessment.

The methodology for the LVIA is based on the 'Guidelines for Landscape and Visual Impact Assessment' (third edition) by the Landscape Institute and Institute of Environmental Management and Assessment (Routledge, 2013). A full methodology is set out at Appendix 1.

1.2 DESKTOP RESEARCH AND FIELD WORK

The desktop survey carried out as part of the LVIA included the review of Ordnance Survey maps, interactive maps, aerial photography, published landscape character assessment documents, planning policy and the emerging development proposals. The extent of the baseline and therefore the impact appraisal is broadly defined by the Zone of Theoretical Visual Influence (ZTVI) as determined by the initial desk study and verified in the field and therefore extends to 5km from the Site.

The field work was carried out originally in May 2023 and updated in December 2025 and recorded the existing landscape elements within the Site; the contextual landscape elements; and identified a series of key visual receptors. The visual assessment element include a photographic survey of the Site taken from a series of representative key views, chosen to reflect a range of locations including both public and private views, distances and directions around the Site.

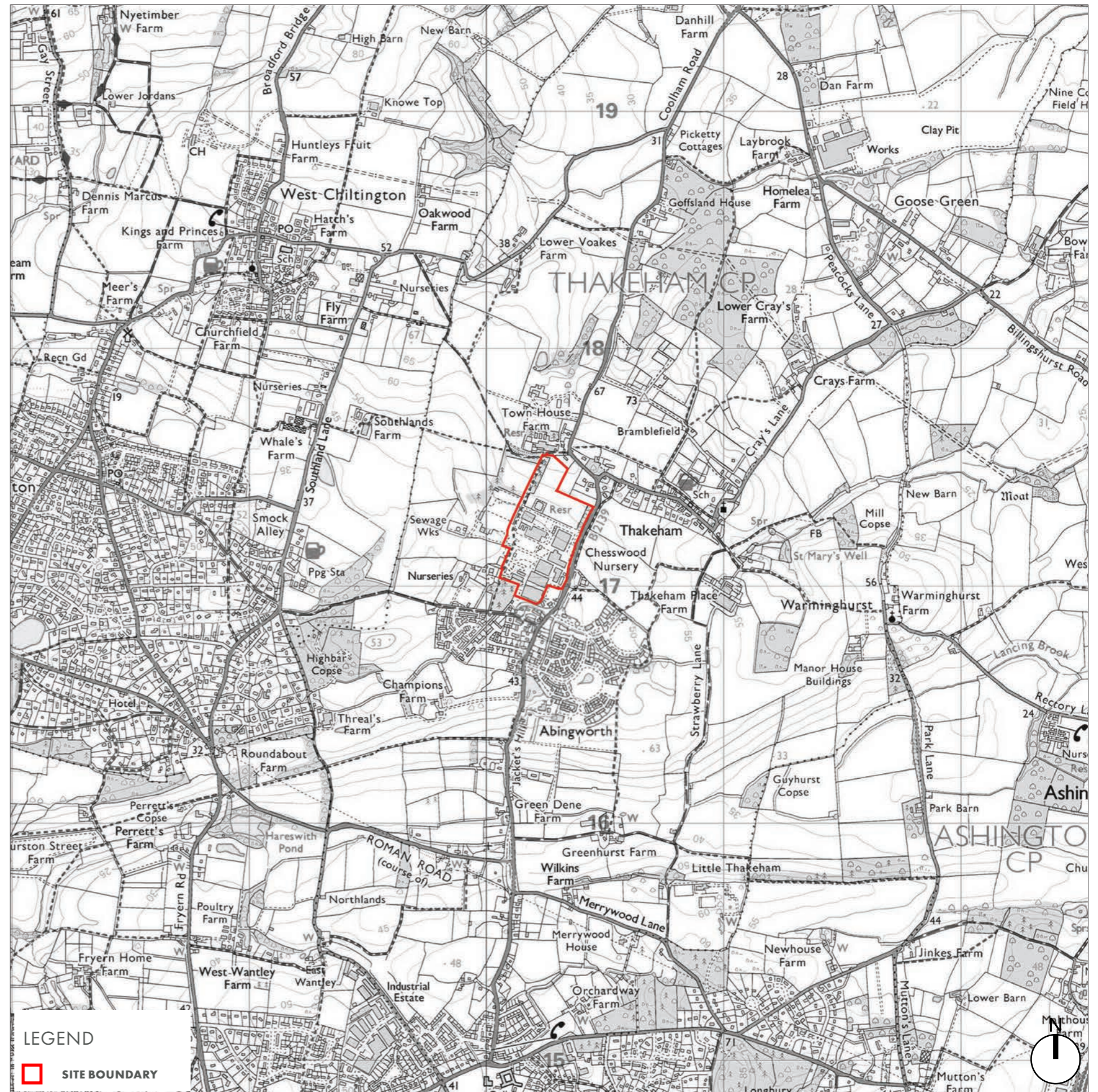


FIGURE 1.1 – SITE LOCATION AND EXTENT OF STUDY AREA (FABRIK, 2026)

1.0 INTRODUCTION

1.3 PLANNING HISTORY

This LVIA was originally prepared in 2023 and 2024 to accompany the planning application for: *'the demolition of existing buildings and the phased redevelopment of the site as a residential led development comprising 247 dwellings and flexible non-residential floorspace (Use Class E), with works to public right of way and associated landscaping, open space and infrastructure.'* The scheme associated with the original application was refused permission and dismissed at Appeal. The main issues as identified at Appeal included:

- whether the scale and location of the proposal accord with the development plan;
- whether the proposal would be sustainably located in relation to facilities and services to minimise the reliance of future residents on private vehicles; and
- whether the proposed development would be in a suitable location with regard to flood risk.

Landscape and visual matters were not a determining factor in the original application or the appeal.

The design team have addressed the matters raised through the Appeal process and a new masterplan has been prepared, which proposes a reduced scheme of 150 homes. The detailed drawings and Design and Access Statement as submitted with the application describe the proposals in detail, with section 8.0 of this LVIA providing a summary of pertinent considerations from a landscape and visual perspective.

The principles of the development remain the same in landscape and visual terms, in that the existing large scale buildings are proposed to be demolished, and the site redeveloped to provide new homes. The zone of development extends no further north than previous proposals and generous green infrastructure and open space proposals (in excess of policy requirements) are again proposed. As such, the assessment of effects as set out at section 8.0 remains consistent with the previous application.

To assist the reader, updates and amendments to the previously submitted LVIA have been highlighted in blue text.

1.4 CONSULTATIONS

Formal pre-application discussions were held in July 2023 relating to the original application and specifically relating to landscape. At this time the key views and methodology was presented to Officers. Confirmation was received on their acceptability and no further feedback was provided.

The table below sets out the comments made by Place Services relating to the LVIA for the original application, along with how these comments were addressed.

TABLE 3.1 CONSULTATIONS	
COMMENTS FROM PLACE SERVICES	FABRIK RESPONSE
As acknowledged in the LVIA (Section 6.0), the site visits and field work used to inform the assessment were undertaken in May (Spring) during full leaf cover. For a development of this scale and in such a prominent location, we would expect field work and photography to be undertaken between December-February (winter) to ensure that a 'worst-case scenario' is being appraised. Therefore, it is noted that the visibility of the Site would be greater in winter (where deciduous trees have little leaf cover) than illustrated in some of the photography presented in the LVIA.	Winter photography has been carried out (in early March 2024) and is provided at Section 6.0, together with the original photography as carried out in May 2023.
Although identified as Landscape Receptors (Table 9.1 – Page 39), the two relevant LCAs have not been assessed using the format outlined within the methodology. We disagree with the LVIA justification (Para 9.1) that these LCAs are omitted from the assessment "due to the Site's inherent characteristics and associated limited visual envelope" and therefore having a limited-negligible change to these LCAs. We judge that applying the methodological approach to assessed landscape impacts should apply to all relevant LCAs and this should have been evidenced within the assessment. ...For ease of review, we would have appreciated the inclusion of a summary table which outlines the assessed value, susceptibility, sensitivity, magnitude of change and significance of effects for each of the individual receptors.	The assessment of landscape and visual effects at Section 10.0 has been updated to include a thorough analysis of effects on the F1 Pulborough Chilton and Thakeham Farmlands Landscape Character Area (LCA) of the Horsham District Landscape Character Assessment (2003). The assessment of landscape character is in accordance with the methodology as provided during pre-app discussions and which Place Services describe as: "Appendix 1 provides a robust outline of the methodology used to undertake the assessment, including descriptions of sensitivity (value and susceptibility), magnitude of change and resulting significance of effects for both landscape and visual receptors. Matrices are also included combining judgements of value and susceptibility to form the judgement of sensitivity and combining judgements of sensitivity and magnitude of change to form the judgement of significance of effect." The assessment of landscape and visual effects has been updated to be presented in a summary table, for ease of review.
The Site and the surrounding area possess a number of key characteristics within the named LCAs, including [for example] leafy sunken lanes on Storrington Road, undulating landform which rises towards Thakeham village, small networks of woodland on the western boundary of the site ownership and extensive horticultural uses associated with mushroom farms. Although the assessment judges landscape character on landform and drainage, vegetation, land use, built form, time depth, function and site landscape character, these are compartmentalised assessments of individual features and do not assess the landscape character holistically and as a whole.	Site landscape character is (and was previously) assessed as a whole at section 10.0.
Whilst the submitted Viewpoint Photography provides annotation of existing features within the view, we would also have expected the full proposed site extent to have been outlined and identified.	Additional annotations have been added to the photographs within the visual assessment at Section 6.0.
Paragraph 10.2 provides an assessment of the Effects on Visual Receptors. However, we judge that this assessment is insufficient and does not provide a breakdown of the assessed value, susceptibility, sensitivity, magnitude of change and significance of effect for each of the individual viewpoint receptors. Beyond the judgements of value in Table 9.2 which largely groups viewpoints into receptor types, no other form of detailed assessment in accordance with the methodology has been submitted. We therefore judge that the assessment of visual impacts is insufficient.	Additional assessment information, to supplement the summary text, has been provided in table form at the updated section 10.0.

2.0

EXECUTIVE SUMMARY

The Site is situated within a settled and well vegetated low-lying and undulating landscape, heavily influenced by the prominence of trees, and settlements, with areas of more rural character. The local landscape includes local heritage designations and The South Downs National Park is situated approximately 2km to the west and 3km to the south of the Site, with its distinct escarpment located approximately 4km to the south of the Site.

A thorough review and analysis of national and local level planning policy and published landscape character assessments has been carried out to inform the baseline assessment and the embedded mitigation strategy. Pertinent policy and landscape character guidelines are listed below:

- Horsham District Planning Framework 2015
 - Policy 25: The Natural Environment and Landscape Character
 - Policy 26: Countryside Protection
 - Policy 27: Settlement Coalescence
 - Policy 30: Protected Landscapes
 - Policy 31: Green Infrastructure and Biodiversity
 - Policy 32: Quality of New Development
- Thakeham Parish Neighbourhood Plan
 - Spatial plan for the village
 - Policy 6: Design
 - Policy 10: Green Infrastructure and Valued Landscapes
- West Sussex Landscape Character Assessment
 - WG7: Storrington Woods and Heaths
- Horsham District Landscape Character Assessment
 - F1: Pulborough, Chiltington and Thakeham Farmlands.

A landscape appraisal of the Site has been undertaken. Comprising of former mushroom growing, packaging and storage sheds, it has a character informed by derelict large scale buildings - utilitarian and of low quality, and which form detracting features. In addition to the built elements, the northern field set to pasture informs a more open and green character, from where views to the escarpment within the South Downs National Park, can be appreciated. The Site is strongly influenced by the existing settlement of Abingworth to the south, in which it forms part of the northern fringes and whilst there is no intervisibility between the Site and Thakeham to the north, the northern part of the Site forms a gap between built areas.

Landscape features of the Site include the mature trees and hedgerows at the boundaries, plus the open field within the north and all contribute positively to the sites setting.

An appraisal of the visibility of the Site has been carried out with respect to views from publicly accessible vantage points within the landscape and townscape, as well as views from private homes. The Site benefits from a degree of visual containment as a result of vegetation. The landform, vegetation and pattern of publicly accessible routes of the local landscape allow for limited views from within the local landscape north, east, and south. However, wider views to the north, east and south are well screened by intervening vegetation and undulating landform. The settlement pattern and vegetation from within the local landscape to the west allows for limited views of

the Site's western boundaries. Views from more distant, elevated vantage points are limited to the raised southern extent of the study area, where the Site is discernible - through an understanding of the local landscape and set within a wide panorama comprising of settlement, woodland, tree belts and fields.

A comprehensive series of measures has been developed to result in landscape and visual betterment, embedded in the proposed development. These include:

- The positioning of new homes within the centre and south of the Site, in locations where there is currently built form and associated infrastructure.
- The retention of the open character of the northern field parcels.
- Extensive planting throughout the development and open spaces.
- Improvements to the route of the PRoW, with the incorporation of a linear park / green corridor, to improve the character and amenity of views from along this route.
- Lower densities on the northern edge to reflect the rural interface, with greater spacing and gaps between homes.
- Introducing planting within the street scenes and amongst the attenuation basins to soften and filter views of new built features.

An assessment of the likely landscape and visual effects of the proposed development has been undertaken.

Regarding landscape effects, given the small scale of the Site and the limited geographic extent of the proposals, only those landscape character receptors at the Site and immediate context level are considered. The assessment has identified that one receptor, time depth, is judged as likely to be subject to a Moderate Negative effect. The remainder of landscape receptors will be subject to beneficial effects that are of minor or moderate significance, including:

- Landform and drainage - Minor Positive effect
- Vegetation - Moderate Positive effect
- Land Use - Moderate Positive effect
- Built Form - Moderate Positive effect
- Function - Moderate Positive effect
- (Overall) Site Landscape Character - Moderate Positive.

Visual effects are considered to range from negligible to minor beneficial due to the change in character and amenity from large scale buildings associated with mushroom production and infrastructure to a high quality place, with small scale homes and associated open space and green infrastructure. Effects are anticipated to become more positive as proposed vegetation matures and the new homes assimilate into the receiving landscape.

The proposed development is therefore considered to be in accordance with national and local planning policy and guidance in that it:

- Sensitively locates development in a way that is consistent with local landscape character and within the current extent of the Site occupied by existing built form and hard-standing. This is set back from but well related to the adjacent existing homes and with consideration of the existing trees on Site;
- Retains the alignment of the PRoW within the west of the Site and improves the immediate setting through the creation of a green corridor - thus enhancing the

character and amenity of views for those walking the route;

- Retains the existing trees wherever possible;
- Retains views through the Site from the east to a green backdrop;
- Restores and enhances the existing vegetation structure on Site in a manner that seeks to bolster the mature definitive vegetated boundaries;
- Provides substantial additional tree, native shrub and mixed native hedgerow planting, bolstering green corridors and the key characteristic landscape elements; and
- Proposes new dwellings, replacing existing built form, set within and amongst a treed landscape, thus limiting views of the development, whilst retaining the openness of those fields within the north of the Site and protecting their use as publicly accessible green space.

Due to the redevelopment of the Site, of the Site which displays brownfield characteristic, the proposals will result in predominantly positive landscape effects at the Site level, pertinent to land use, vegetation and built form. Furthermore as the alignment of the PRoW is retained and its setting improved, and as the northern field parcels are retained and incorporated into the open space strategy, effects pertinent to function are also positive. Whilst the majority of effects on character are positive, negative effects are anticipated relative to time depth, due to the loss of the mushroom growing buildings, with which Abingworth has a long history. Whilst the overall effect on this receptor is deemed adverse, the proposals seek to restore historic hedgerows and with the incorporation of interpretation boards, the history of the mushroom and heritage of mushroom growing in this location can be incorporated into the character of the Site and can therefore still be appreciated.

Visual effects will occur in close proximity to the Site and for those receptors immediately adjacent to or passing by the Site, where there will be a change in the character and amenity of the view, where the existing character comprised of large mushroom growing sheds, will be replaced by that including new small scale homes, bound by retained green space and new tree and hedgerow planting, bolstering the existing landscape structure. The positive effects will be further enhanced over time as the landscape proposals mature.

In conclusion, it is considered that with the sensitive approach to development as proposed, which is responsive to its settlement edge position and which carefully balances the landscape and visual constraints and opportunities, the proposals positively utilise brownfield land, arresting its decline and overall provided an enhancement to the character of the village's northern rural fringe whilst maintaining visual and physical separation with Thakeham to the north.

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3.1 LANDSCAPE, ECOLOGICAL AND HERITAGE DESIGNATIONS

Landscape and Ecology

The Site is not subject to a landscape designation at the national, regional or local level and does not lie within a viewing corridor protected by policy. The South Downs National Park (SNDP) extends into the southern parts of the study area.

There are two Registered Parks and Gardens within the study area, the Grade II* Listed Little Thakeham, located 1.4km to the southeast of the Site and the Grade II* Parham, located 3.5km to the west of the Site.

To the south and west of Site are Sites of Special Scientific Interest (SSSI), at Sullington Warren SSSI, located 2.1km to the south of the Site, Hurston Warren SSSI located 2.3km to the west of the Site, Parham Park SSSI located 3.6km south west of the Site and Marehill Quarry located 3.6km northwest of the Site.

Historic and Cultural Landscape

Thakeham Conservation Area lies approximately 0.1km to the northeast of the Site and covers the majority of Thakeham built up area, focused along The Street. There are a number of Listed Buildings along The Street and within the Conservation Area, listed below:

- Mansion House (Grade II)
- Martins (Grade II)
- Holmwood H J Skinners Stores Norbury with the House attached Thakeham Post Office (Grade II)
- Cootes Cottage (Grade II)
- Barn adjoining the White Lion Inn to the north west (Grade II)
- Bottom Cottage, Mouse Cottage (Grade II)
- The White Lion Inn (Grade II)
- Fran Cottage (Grade II)
- Thakeham First School (Grade II)
- Church View (Grade II)
- Gate Cottage (Grade II)
- Cumberland House and the Garden wall and railings to the east (Grade II)
- Church House (Grade II)
- The Parish Church of St Mary (Grade I)

There is an archaeological site within the northern part of the Site.

Scheduled Ancient Monuments lie to the south of the Site within the Within Sullington Warren SSSI area and further afield to the east and west of the Site.

Refer to Figure 3.1.

Public Rights of Way Context

There is a good network of Public Rights of Way (PRoW) within and around Thakeham connecting the Site to areas beyond Thakeham including Abingworth in the south adjacent to the South Downs National Park further south and to the west. Those PRoW crossing the Site and those within proximity include:

- Footpath 2474 crosses north to south through the centre of the Site,
- Footpath 2472 adjacent to the northwestern corner of the Site,
- Bridleway 2404 adjacent to the northern boundary of the Site,
- Footpath 2476 to the northeast of the Site,
- Footpath 2479 to the east of the Site,
- Footpath 2487 to the southeast of the Site,
- Bridleway 3780 to the southeast of the Site,
- Bridleway 3676 to the south of the Site.

Public open spaces in proximity to the Site are listed below, extracted from the Local Green Spaces Report, Thakeham Neighbourhood Plan (2014).

- Glebe Field, 0.3km northeast of the Site,
- High Bar Lane Playing Field, 0.2km southwest of the Site,
- Storrington Roadside woodland Abingworth, 0.1km to the east of the Site,
- Thakeham Sports Field, 0.3km to the east of the Site,
- Abingworth Meadows Cricket Ground, 0.5km east of the Site,
- Hardborough/High Bar Copses, 0.7km to the southwest of the Site,
- Linfield Copse Green Space, 0.2km southwest of the Site,
- Linfield Copse Playground, 0.3km southwest of the Site.

Refer to Figure 3.1.

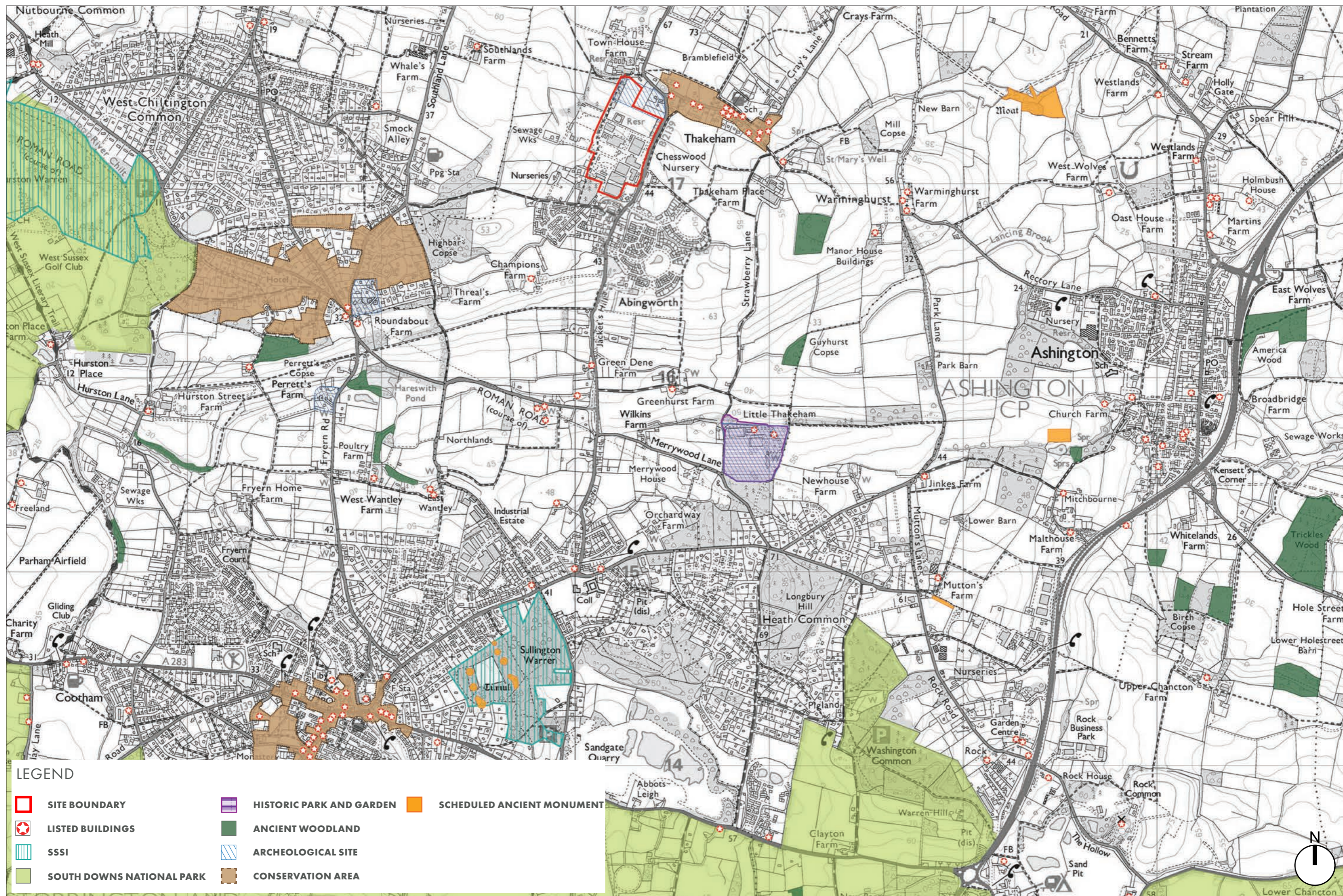


FIGURE 3.1 – LOCAL DESIGNATIONS (FABRIK, 2026)

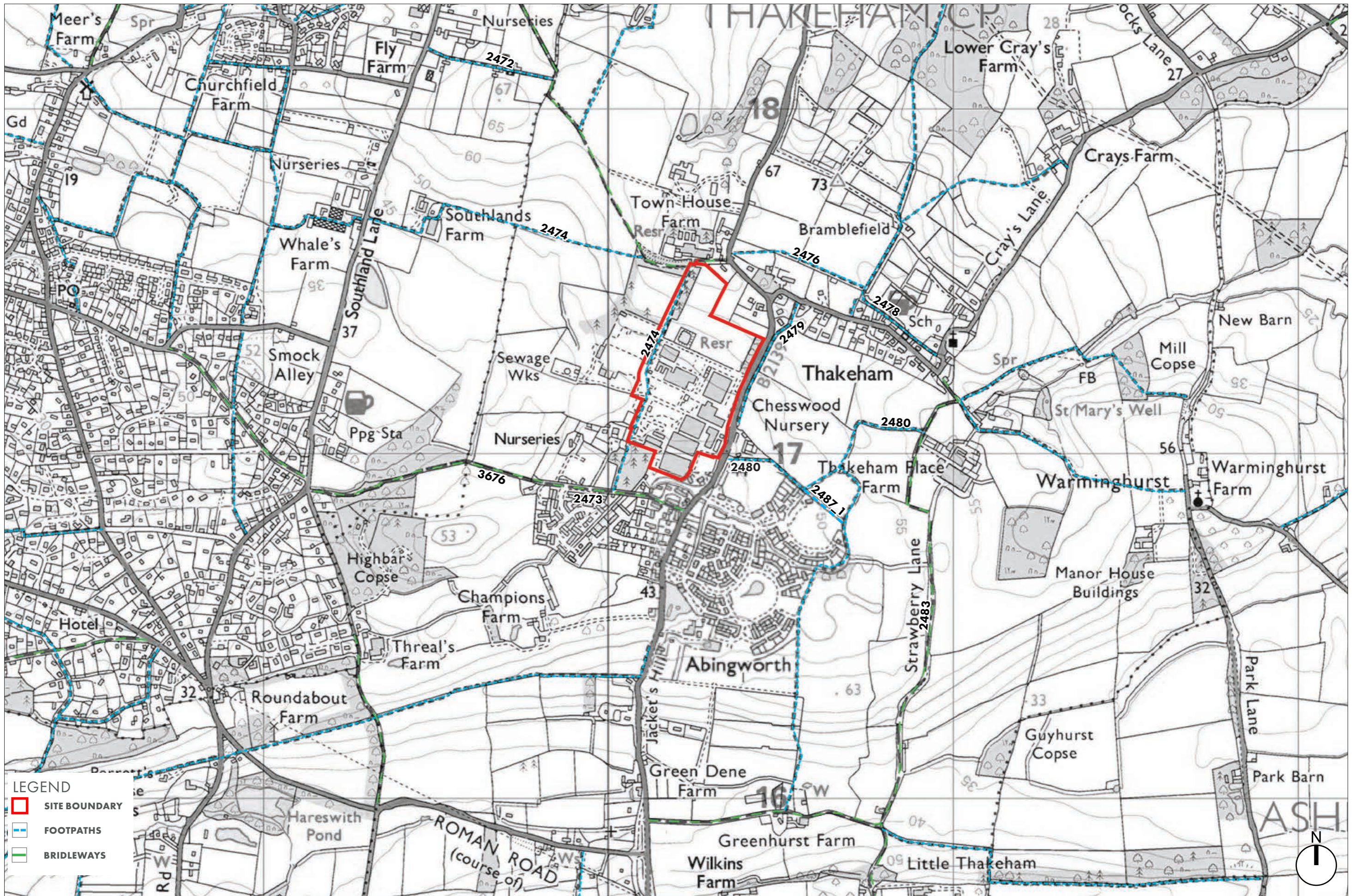


FIGURE 3.2 – PUBLIC RIGHTS OF WAY (FABRIK, 2026)

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LANDSCAPE PLANNING CONTEXT

3.2 NATIONAL LEVEL POLICY AND GUIDANCE

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The December 2024 NPPF seeks the presumption in favour of sustainable development. The following issues and policies of the NPPF are pertinent to the proposed development and this assessment.

Section 2 - achieving sustainable development, para 8, subsection c relating to an environmental objective, states: *“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change...”*

Section 8 - promoting healthy and safe communities, para 103 under the open space and recreation sub-heading states: *“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support effects to address climate change...”*

Para 105 goes on to state that: *“Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing public rights of way networks including National Trails.”*

Section 12 - achieving well-designed places. Para 131: *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”*

Para 132: *“... Design policies should be developed with local communities so that they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics...”*

Para 135: *“Planning policies and decisions should ensure that developments:*

a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

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

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

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

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

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

Para 136 relates to trees and states: *“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”*

Para 137: *“Design quality should be considered throughout the evolution and assessment of individual proposals...”*

Para 139: *“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:*

a. development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or

b. outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

Section 15 - conserving and enhancing the natural environment. Para 187: *“Planning policies and decisions should contribute to and enhance the natural and local environment by:*

a. protecting and enhancing valued landscapes... (in a manner commensurate with their statutory status or identified quality in the development plan);

b. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the nest and most versatile agricultural land, and of trees and woodland.

c. maintaining the character of the undeveloped coast, while improving public access to it...”

Section 16 - conserving and enhancing the historic environment, para 202 states: *“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”*

Under the subsection on considering potential impacts, para 213: *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

a. grade II listed buildings, or grade II registered parks and gardens, should be exceptional;

b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and grade II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

A new version of the NPPF has been issued for consultation (until 10th March 2026), the key draft sections are as follows:

- Sustainable development.
- Creating high quality sustainable places.
- Conserving and enhancing the environment.

PLANNING PRACTICE GUIDANCE

The NPPF is supported by the on-line resource Planning Practice Guidance (PPG) There are a number of sections that relate to this LVAIS as set out below.

Climate change is considered in para 001 (ID 6-001-20140306) states: *“... local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. Planning can also help increase resilience to climate change impact through the location, mix and design of development.*

Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking...”

Planning for well-designed places and the sub-section on 'How are well-designed places achieved through the planning system?' are set out at para 001 (ID: 26-001-20191001) which states: *“Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage... To be read alongside this guidance, the National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice.*

... significant weight should be given to: a) development which reflects local design

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policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Good design is set out in the National Design Guide under the following 10 characteristics:

- context
- identity
- built form
- movement
- nature
- public spaces
- uses
- homes and buildings
- resources
- lifespan

The National Design Guide can be used by all those involved in shaping places including in plan-making and decision making."

Green infrastructure is the topic of para 004 (ID: 8-004-20190721) and states: "Green infrastructure can embrace a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies. References to green infrastructure in this guidance also apply to different types of blue infrastructure where appropriate."

Para 006 (ID: 8-006-20190721) then sets out that green infrastructure can help in:

- "Building a strong, competitive economy: Green infrastructure can drive economic growth and regeneration, helping to create high quality environments which are attractive to businesses and investors.
- Achieving well-designed places: The built environment can be enhanced by features such as green roofs, street trees, proximity to woodland, public gardens and recreational and open spaces. More broadly, green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty.
- Promoting healthy and safe communities: Green infrastructure can improve the wellbeing of a neighbourhood with opportunities for recreation, exercise, social interaction, experiencing and caring for nature, community food-growing and gardening, all of which can bring mental and physical health benefits. Outdoor Recreation Value (ORVal) is a useful online tool that can be used to quantify the recreational values provided by greenspace. Green infrastructure can help to reduce health inequalities in areas of socio-economic deprivation and meet the needs of families and an ageing population. It can also help to reduce air pollution and noise.
- Mitigating climate change, flooding and coastal change: Green infrastructure can contribute to carbon storage, cooling and shading, opportunities for species migration to more suitable habitats and the protection of water quality and other natural resources. It can also be an integral part of multifunctional sustainable

drainage and natural flood risk management.

- Conserving and enhancing the natural environment: High-quality networks of multifunctional green infrastructure contribute a range of benefits, including ecological connectivity, facilitating biodiversity net gain and nature recovery networks and opportunities for communities to undertake conservation work.'

Guidance on trees and woodland is set out under the natural environment is set out within para 029 (ID 8-20190721) and states: 'Well-placed and well-chosen trees on streets and in urban spaces can provide a range of benefits: encouraging walking and enhanced physical and mental health; contributing to local environmental character and distinctiveness; providing habitats for wildlife; reducing noise and excessive heat; and supporting sustainable drainage. Changing climate, in particular hotter summers and more frequent periods of dry weather, and unknown pests and diseases, will place new pressures on green infrastructure in the long-term, so trees of the right species and age profile are essential'.

Para 036 (ID: 8-036-20190721) considers landscape and sets out that: 'The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside. Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence...The cumulative impacts of development on the landscape need to be considered carefully.'

Open space, sports and recreation facilities are considered under para 001 (ID: 37-001-20140306) which states: 'Open space should be taken into account in planning for new development and considering proposals that may affect existing open space (see National Planning Policy Framework paragraph 96). Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure (see National Planning Policy Framework paragraph 171, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development (see National Planning Policy Framework paragraphs 7-9).'

National Design Guide

The National Design Guide (30 January 2021) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. Paragraph 20 sets out the components of good design, including layout, form and scale, appearance, landscape, materials and detailing. The 10 characteristics of a well designed place are described in paragraph 36 as follows:

- Context - enhances the surroundings.
- Identity - attractive and distinctive.
- Built form - a coherent pattern of development.
- Movement - accessible and easy to move around.
- Nature - enhanced and optimised.
- Public spaces - safe, social and inclusive.

- Uses - mixed and integrated.
- Homes and buildings - functional, healthy and sustainable.
- Resources - efficient and resilient.
- Lifespan - made to last'.

National Model Design Code

The National Model Design Code forms part of the Planning Practice Guidance expanding on the characteristics of good design set out in the National Design Guide.

3.3 LOCAL LEVEL POLICY AND GUIDANCE

HORSHAM DISTRICT PLANNING FRAMEWORK

The following policies from the Horsham District Planning Framework (2015) are of relevance to the Site and this LVIA (including those policies that have an influence on design):

Strategic Policy 4: Settlement Expansion

'The growth of settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs. Outside built-up area boundaries, the expansion of settlements will be supported where:

1. The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.
2. The level of expansion is appropriate to the scale and function of the settlement type...
5. The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced'.

Strategic Policy 24: Environmental Protection

'The high quality of the district's environment will be protected through the planning process and the provision of local guidance documents. Taking into account any relevant Planning Guidance Documents, developments will be expected to minimise exposure to and the emission of pollutants including noise, odour, air and light pollution'.

Strategic Policy 25: The Natural Environment and Landscape Character

'The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which:

1. Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.
2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.

3.0

LANDSCAPE PLANNING CONTEXT

3. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.

4. Conserve and where possible enhance the setting of the South Downs National Park’.

Strategic Policy 26: Countryside Protection

‘Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;
3. Provide for quiet informal recreational use; or
4. Enable the sustainable development of rural areas’.

Strategic Policy 27: Settlement Coalescence

Set out within Chapter 9, policy 27 states that:

‘Landscapes will be protected from development which would result in the coalescence of settlements’.

Strategic Policy 30: Protected Landscapes

‘1. The natural beauty and public enjoyment of the High Weald AONB and the adjoining South Downs National Park will be conserved and enhanced and opportunities for the understanding and enjoyment of their special qualities will be promoted. Development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages.

2. Proposals should have regard to any management plans for these areas and must demonstrate:
 - a. How the key landscape features or components of natural beauty will be conserved and enhanced. This includes maintaining local distinctiveness, sense of place and setting of the protected landscapes, and if necessary providing mitigation or compensation measures.
 - b. How the public enjoyment of these landscapes will be retained.
 - c. How the proposal supports the economy of the protected landscape and will contribute to the social wellbeing of the population who live and work in these areas’.

Strategic Policy 31: Green Infrastructure and Biodiversity

‘Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure.

Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks’.

Strategic Policy 32: The Quality of New Development

‘High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development’.

Strategic Policy 33: Development Principles

‘In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land...
3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,
7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality’.

Policy 34 Strategic Policy: Cultural and Heritage Assets

‘The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record
2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;
3. Reinforce the special character of the district’s historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;
4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;
5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;
6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;
7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and

8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate’.

3.4 NEIGHBOURHOOD LEVEL POLICY & GUIDANCE

THAKEHAM PARISH NEIGHBOURHOOD PLAN (2017)

The Thakeham Parish Neighbourhood plan published by Thakeham Parish Council sets out the vision objectives and specific policy proposals for the Parish, including the area of Abingworth to the south of Thakeham. The Site is identified as ‘*Horticultural Land off Storrington Road*’ and is referenced in policy - Thakeham 3 described below.

The objectives relevant to the Site are as follows:

- ‘1. To ensure the scale of development is in keeping with the Parish.
2. To ensure any new development within the built-up area is designed to a high quality which is sustainable, reflects the local character, density and distinctiveness of the area and contributes positively to the visual character of its local surroundings.
6. To offer greater protection to the retention of features important to the visual appearance and character of the area, including its built heritage, cherished views, woodlands, hedgerows, sunken lanes, natural habitats and watercourses’.

The land use policies of relevance to the Site and this LVIA are listed below.

Thakeham 1- A Spatial Plan for the Parish

‘Proposals must not undermine the visual and physical integrity of the gap between the built-up area of Thakeham (‘The Street’) and the new development at Abingworth Nurseries as identified on the Policies Map’.

Thakeham 3 - Horticultural Land off Storrington Road

(The Site)

‘Provided that it can be demonstrated that all reasonable efforts have been made to secure an agricultural and horticultural use of the site, redevelopment for one or more of the following uses will be permitted:

- ‘a D2 recreational use compatible with the countryside location;
- a solar array use;
- a B1 light industrial/commercial use and/or tourism use within the existing developed area of the site with the remainder returned to an open agricultural use.’

Thakeham 6 - Design

‘The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, should reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area.’

3.0

LANDSCAPE PLANNING CONTEXT

Thakeham 7- Heritage Assets

'Development proposals within the designated Thakeham Conservation Area, as shown on the Policies Map, will be supported provided they can clearly demonstrate that:

- i. any harm to the historic significance of the Conservation Area and its setting will be less than substantial; and that any such harm is outweighed by the provision of a clear and sustained community benefit; and*
- ii they preserve the special contribution of the rural character of heritage assets to their special interest, including the green setting of the Conservation Area and historic farmsteads.'*

Thakeham 10 - Green Infrastructure & Valued Landscapes

'Development proposals will be supported, provided they protect and retain and, wherever possible, enhance the following green infrastructure and valued landscape features of the Parish:

- i. sunken lanes;*
- ii. prominent ridges;*
- iii. public rights of way and their settings;*
- iv. land designated for nature conservation;*
- v. ecological corridors between designated and non-designated areas of nature conservation;*
- vi. hedgerows;*
- vii. copses and woods, including ancient woodland; and*
- viii. exposed areas of geological rock layers.'*

THAKEHAM PARISH NEIGHBOURHOOD PLAN, SITE ASSESSMENT REPORT (2014)

The Site Assessment Report shows the results of a site assessment of all sites on the Horsham District Council SHLAA (Strategic Housing Land Availability Assessment) as it relates to Thakeham in 2014.

The Site is identified as Site 18-Horticultural Land off Storrington Road and is described as follows:

- *'This site has been assessed for employment use, not for dwellings. It is situated off Storrington Road and is currently used as a mushroom farm (horticultural/agricultural use). This site is partly occupied by mushroom farming buildings.*
- *The land has greenfield agricultural/ horticultural status.*
- *As it is a horticultural employment site it has a relatively low impact on the character and amenity of the location.*
- *The site is not next to any built up area boundaries.*
- *The part of the land without buildings is on Grade 2 agricultural soil.*
- *The land with buildings upon may be contaminated from its intensive horticultural use.*
- *Developing this land would have an impact on an employment site.*
- *Developing on this land would close the gap between The Street and the High*

Bar Lane settlements, leading to coalescence.

- *The site is relatively close to the Thakeham conservation area. A public footpath intersects the site.*
- *The site is within groundwater source protection Zone 3 catchment area.*
- *The site is partly on a site designated for archaeological importance.*
- *The site is close to a designated site of geological and geomorphological value'.*

Concluding that: *'As a consequence of the low impact nature of the existing employment, it has not been selected as a suitable site for change of use to large scale or intensive commercial or industrial development in the Thakeham Neighbourhood Plan'.*

4.0

PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS

The term 'landscape' commonly refers to the view or appearance of the land as perceived by people. Landscape applies to any natural, rural, urban or urban edge areas, in land, water and seascape areas.

Landscape character is the combination of both natural / physical, cultural / social and perceptual / aesthetic influences, which give rise to a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse and which define the 'sense of place'. The landscape is not therefore simply a visual phenomenon.

The following sections set out the landscape character framework of the study area from the borough level through to the district and parish scale based upon existing character assessments undertaken by West Sussex County Council and Horsham District Council.

4.1 COUNTY CHARACTER ASSESSMENT

WEST SUSSEX LANDSCAPE CHARACTER ASSESSMENT (2003)

This Assessment identifies 42 unique character areas and sets out their land management and guidelines.

The Site lies within the character area WG7: Storrington Woods and Heaths which is part of The Wealden Greensand, located between the Low Weald and the South Downs, stretching from the edge of Petersfield to the River Adur at Steyning.

The key characteristics and of relevance to the Site and this LVIA are as follows:

- "Low ridges with shallow valleys (ridge and vale).
- Heavily wooded ridges of large pine plantations and oak-birch woodland to the south around Storrington and Parham
- Smaller broadleaved woods.
- Wooded northern escarpment.
- Mixed arable and pasture farmland with predominantly small to medium-sized fields with a variable density of hedgerows. Hedgerows tend to be more fragmented around arable farmlands.
- Small patches of heathland.
- Numerous small streams with fringing woodland.
- Orchards and vineyards.
- Many narrow, winding lanes, some sunken with exposed sandstone outcrops.
- Major historic parkland of Parham.
- Sand quarries.
- Small villages with many stone buildings (purple ironstones and honey coloured sandstones) and scattered cottages linked by narrow lanes.
- Localised suburban development around Storrington and West Chiltington.
- Extensive rights of way network"

The land management guidelines of relevance to the Site and this LVIA are as follows:

- "Conserve, manage and link up existing heathland and woodland. Maintain and manage a varied heathland landscape including bare areas, woodland, scrub and wet heath.
- Maintain historic character, including patterns of small irregular fields and historic parks.
- Conserve and enhance the predominately undeveloped character.
- Conserve the character of narrow sunken lanes.
- Conserve and retain orchards and vineyards, and plant new ones.
- Maintain and manage existing woodlands, heathlands, and streamside woodlands to create a mosaic of heathland habitats.
- Recreate heathland wherever possible, prioritising areas which will increase connectivity.
- Encourage woodland, tree belt, hedgerow and hedgerow tree planting in arable farmland and around urban and village edges, farm buildings, industrial sites and along major roads. Aim for a wooded network.
- Encourage woodland tree planting on the low Folkestone Sand ridge along the Storrington to Washington stretch of the A283...
- Consider the cumulative impact on landscape character of small developments and land use change. Avoid the introduction of suburban styles and materials.
- Ensure any new development is well integrated into the wider landscape. Use woodland and hedgerow planting as appropriate".

Value: Medium

A STRATEGY FOR THE WEST OF SUSSEX LANDSCAPE (2005)

This study, completed by West Sussex County Council, sets out the landscape strategy for the area including five key Strategy objectives to be implemented.

The objectives are as follows:

- "Objective 1: ensure high quality new development which contributes to and reinforces landscape character
- Objective 2: conserve and enhance historic landscape character
- Objective 3: ensure the maintenance and renewal of the agricultural landscape.
- Objective 4: conserve and enhance semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features.
- Objective 5: promote and celebrate the value and variety of the West Sussex landscape".

4.2 DISTRICT CHARACTER ASSESSMENT

HORSHAM DISTRICT LANDSCAPE CHARACTER ASSESSMENT (2003)

The Site lies within the character area F1: Pulborough Chiltington and Thakeham Farmlands. The key characteristics of the LCA of relevance to the Site and this LVIA are as follows:

- "Undulating sandstone ridge.
- Partly wooded low scarp.
- Extensive arable and some horticultural land use with glasshouses and mushroom farms.
- Small orchards and vineyards.
- Leafy sunken lanes with sandstone exposures.
- Small historic villages built of sandstone and half timber such as West Chiltington and Thakeham.
- Scattered small cottages and farmsteads mainly along lanes.

The planning and land management guidelines of relevance to the Site and this LVIA are as follows:

- "Conserve the character of the leafy sunken lanes of the area.
- Ensure any small scale housing development in the villages responds to traditional street patterns and local design and building materials...
- Conserve and manage the existing hedgerow pattern.
- Restore hedgerows and plant new hedgerow trees, particularly in areas of arable farmland.
- Manage existing woodlands.
- Extend existing woodlands and establish new ones
- Encourage significant native woodland planting integrated with existing hedgerow network south of Thakeham.
- Support the retention of orchards as a distinctive feature of the area.
- Encourage the planting of new orchards".

Value: Medium

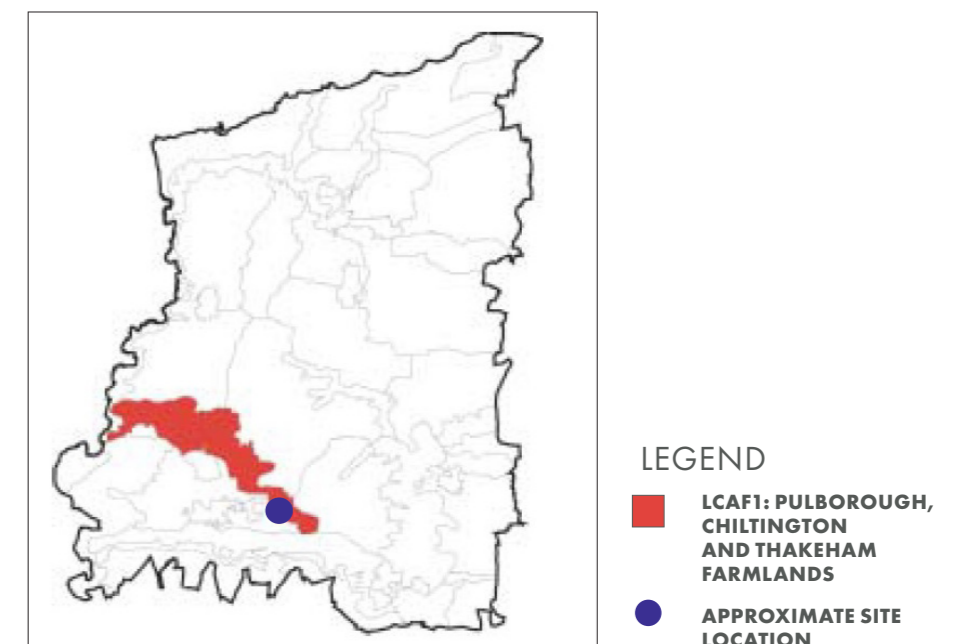


FIGURE 4.1 – LANDSCAPE CHARACTER AREAS - EXTRACT FROM HORSHAM DISTRICT LANDSCAPE CHARACTER ASSESSMENT (2003)

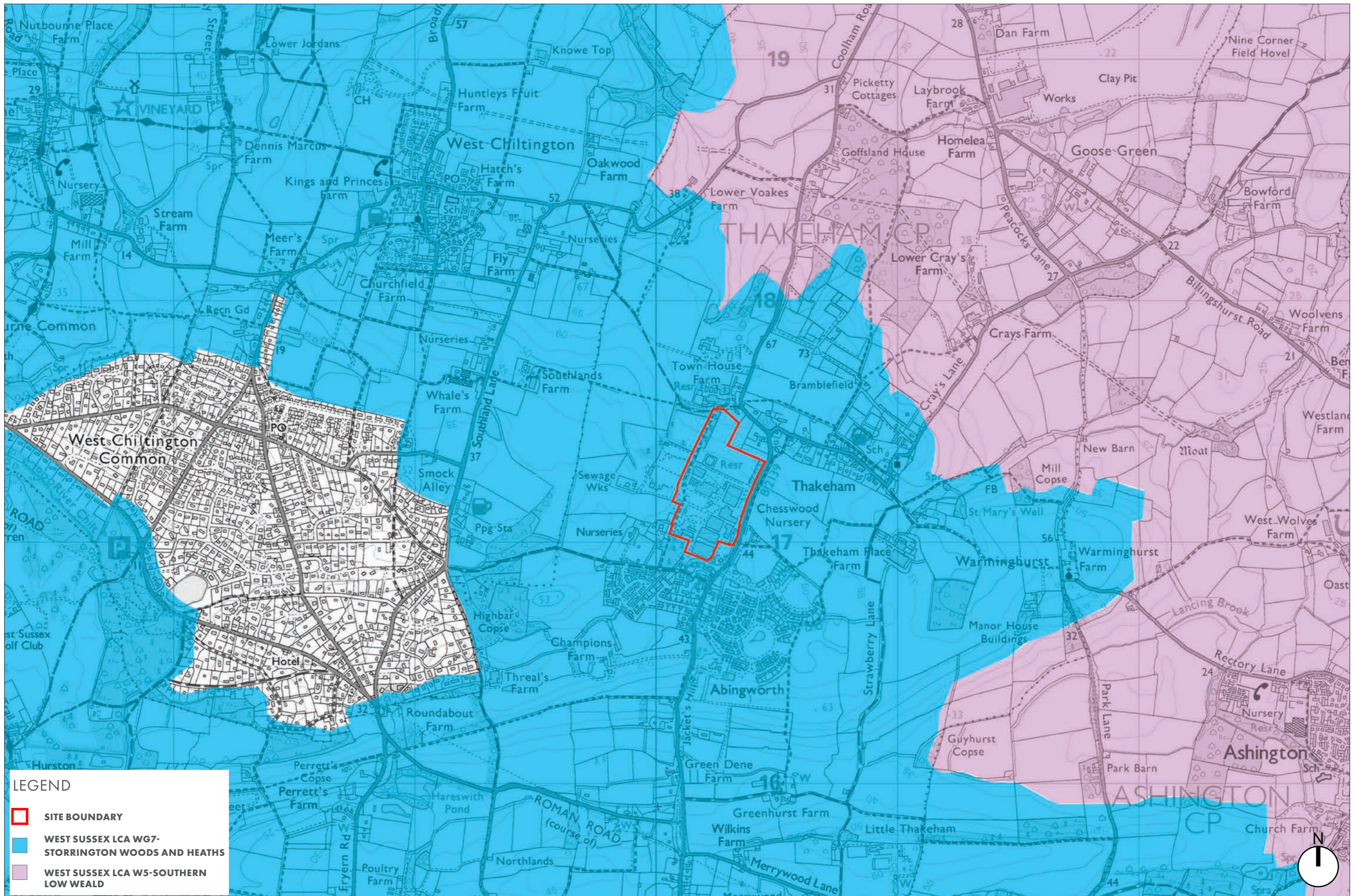


FIGURE 4.1 – WEST SUSSEX LANDSCAPE CHARACTER ASSESSMENT - LANDSCAPE CHARACTER AREAS (FABRIK, 2026)

5.0

LANDSCAPE ANALYSIS

5.1 CONTEXTUAL LANDSCAPE

NATURAL

Geology and Soils

The geology of the study area comprises of sandstone and mudstone, with the soils within the Site and its immediate setting identified by Soilscape England as-freely draining, slightly acid and loamy. They are considered to have low fertility and their characteristic semi-natural habitats are described as neutral and acid pastures and deciduous woodlands with main land covers being arable and grassland.

The wider study area to the northeast of the Site are classified as slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soils. They are further described as loamy and clayey with impeded drainage, with moderate fertility. Their characteristic semi-natural habitats are seasonally wet pastures and woodlands with main land covers being grassland and arable with some woodland.

Value: Medium

Landform and drainage

As illustrated in figure 5.1, the landform of the study area has a gently undulating topography resulting from the network of localised valleys and hills, whereby watercourses are typically located in valley bottoms. Low points include levels at approximately 20m AOD at Nutbourne in the northwest of the study area and 25m AOD northwest of Ashington in the east of the study area. High points include Woodshill Farm within the northwest of the study area at approximately 85m AOD and Rock Common in the southeast of the study area at approximately 75m AOD. Beyond the study area, south of Storrington, the landform rises steeply to approximately 200m AOD at Chantry Hill and Sullington Hill, within the South Downs National Park.

Value: Medium

Vegetation

The study area comprises of predominantly in tact field hedgerows, trees within hedgerows, linear tree belts and woodland blocks, some of which are classified as Ancient Woodland. The large quantum of hedgerows and trees contributes to a verdant and intimate character. Refer to aerial photo on figure 5.1.

Value: Medium

CULTURAL / SOCIAL

Settlement Pattern and Land Use

The small settlements of Thakeham / Abingworth and West Chiltington, are clustered within the centre of the study area, whilst the larger settlements of West Chiltington Common and Storrington situated within the west and south of the study area.

Open spaces associated with the settlements of Thakeham and Abingworth include Glebe fields, and Thakeham sports fields, Abingworth Meadows Cricket ground and High Bar Lane playing fields.

As illustrated in figure 5.1, farmland and woodland is situated in those locations between built up areas, with arable and pastoral fields being typically regular in shape and small to medium size.

Those small settlements within the centre of the study area include Thakeham and Abingworth. Dwellings within Abingworth are typical of the twentieth century, mostly being semi-detached and arranged within cul-de-sac layouts. New homes have recently been constructed at Pavilion close, arranged in and amongst sports pitches, a pavilion and village hall. The village is well contained by trees and hedgerows associated with arable and pastoral fields. In addition to those small scale, typically two storey residential properties, the village additionally comprises of large scale warehouses and sheds, west of Storrington Road. These structures, located within the centre and east of the Site, are derelict and are a considerable detracting feature to the character of the Abingworth.

Thakeham, situated approximately 100m northeast of Abingworth, is similarly well contained by trees and hedgerows. Linear in form, dwellings are typically two storeys, detached or terraced and are set back from The Street, which extends eastwards from Duke's Hill in the west. St. Mary's Church is situated at the junction with Cray's Lane and The Street, in the southeast of the village, with arable fields to the east rising northeastward beyond the village.

A number of transport corridors dissect the landscape, including the key route of the B2139 Storrington Road which connects the A272 in the north to Storrington in the south. A network of subordinate roads connect with the B2139 and weave through the settlements and rural landscape. Those routes pertinent to this study include:

- The Street, which connects Thakeham with the B2139 to the northeast;
- High Bar Lane, which connects Abingworth with the B2139 to the south;
- Greenhurst Lane, which connects West Chiltington with the B2139 to the west;

Value: Medium

Time Depth

Historic maps demonstrate that the settlement of Abingworth developed from a hamlet in the 1950s with the construction of the dwellings at Furze Common Road and to the south of High Bar Lane. The 1955-61 map data additionally illustrates that the large scale built form at the Site included greenhouses and additionally extended west of the PRoW that crosses parallel to Storrington Road.

Value: Medium

PERCEPTUAL AND AESTHETIC

Associations

Thakeham parish has a strong and interesting historical link with the production of mushrooms. Jomo Kenyatta, the first President of Kenya, worked as an agricultural labourer at Thakeham nurseries in the 1940s, when he was unable to return to Kenya and was persuaded by a friend to move to Sussex to avoid the bombing raids in London. Returning to Kenya in 1946, he led the movement for independence.

Value: Medium - High

Natural Beauty

Woodland and trees along the B2139, create an intimate and enclosed character upon arrival at Abingworth and Thakeham from the north and south. Within those more rural areas of the settlement and away from major transport corridors, there is a sense of tranquillity and remoteness, due to the prevalence of trees, woodland and arable fields. Sunken lanes provides a sense of the areas natural history. Where gaps in vegetation allow for views to the landscape beyond, the escarpment landform of the South Downs National Park escarpment, south of Storrington is a prominent feature on the horizon.

Value: Medium

Pattern and Form

The pattern and form of the study area is informed by the network of woodland and agricultural land, connected in turn by treed hedgerows and tree belts. Small settlements are discretely positioned in and amongst these other land uses, creating an intricate and balanced landscape.

Value: Medium

SUMMARY OF CONTEXTUAL LANDSCAPE CHARACTER

The landscape character of the study area is defined by its landform, vegetation, land use and time depth. These factors have all informed the historic settlement pattern and growth. The rural character, field patterns and landform are characteristic of the local area and contribute to the landscape quality and scenic quality of the study area. The study area is broadly representative of the character area within which it sits. It has medium recreation value and conservation value with a number of areas designated for their ecological and heritage importance.

Considering the above factors, the overall value of the contextual landscape character is considered to be Medium.



FIGURE 5.1 – LAND COVER (FABRIK, 2026)

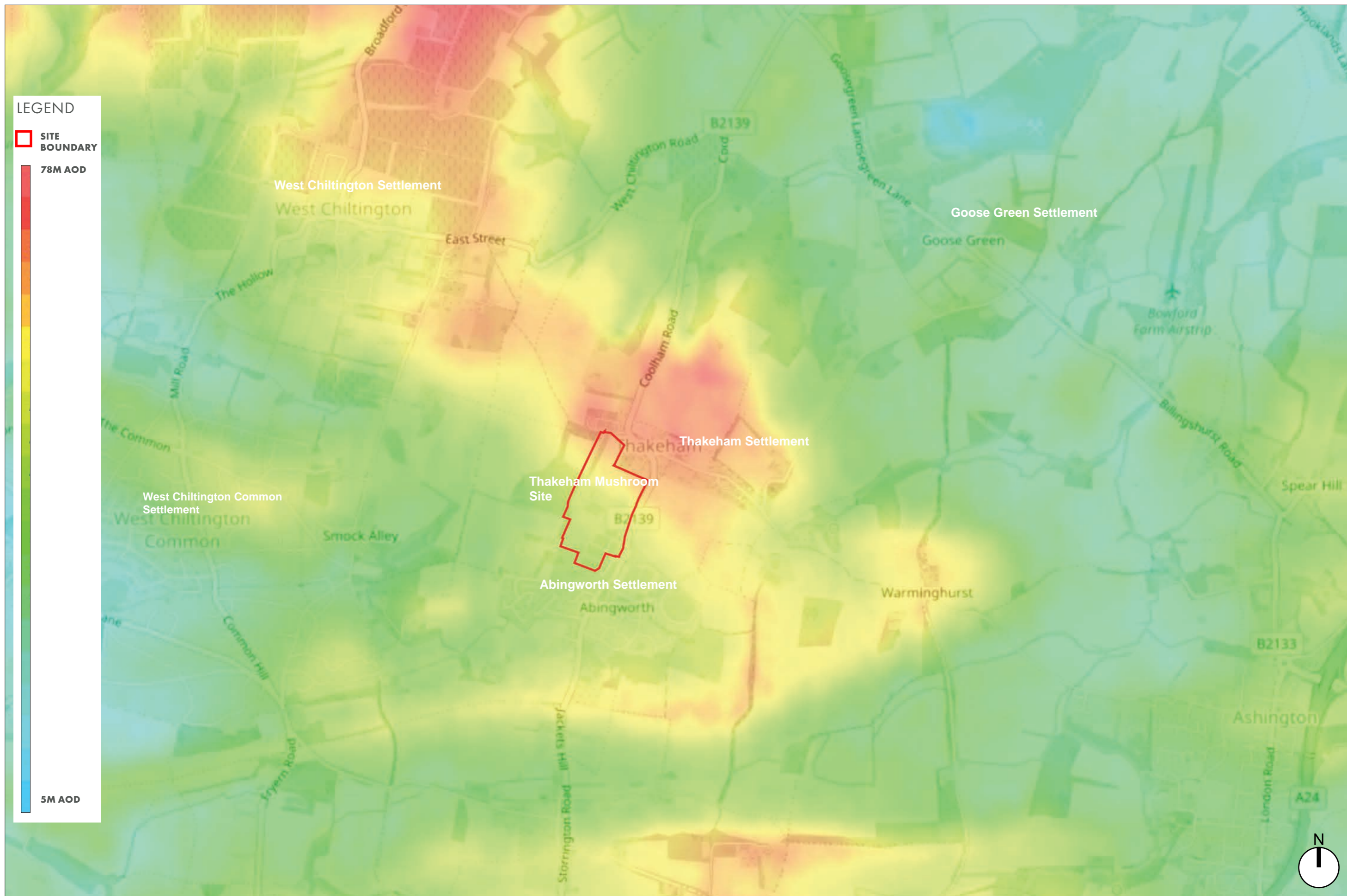


FIGURE 5.2 – TOPOGRAPHY AND DRAINAGE (FABRIK, 2026)

5.0

LANDSCAPE ANALYSIS

5.2 SITE LANDSCAPE

The Site is bound by Town House Farm and Dukes Hill to the north, fields to the northwest, Storrington Road to the east and High Bar Lane to the southeast. To the southwest and west the Site is framed by fields. A PRow footpath crosses north-south through the Site.

The Site varies in character, and comprises of large scale mushroom growing buildings in the centre and south of the Site, within proximity to adjacent dwellings in Abingworth. Within the north of the Site, agricultural fields frame the former mushroom Site and form the peripheries of the Site, situated in an elevated position.

NATURAL

Landform and drainage

Whilst there are no watercourses that cross the Site, a water treatment facility associated with the former land use is located within the southeastern field parcel. The Site slopes gently down from the northern boundary at 60m AOD to the centre of the Site at 50m AOD where part of the land has been excavated to form a steep bank to accommodate the existing large scale built form. The built form and areas of hard-surfacing are relatively flat, 45m-50m AOD within the centre of the site and then the land gently falls to the southern and western boundary at 40m AOD.
Value: Low

Vegetation Cover

Mature treed hedgerows border the north, northeast, and south of Site. Within the north and west of the Site the field parcels are not maintained and as such, the vegetation is overgrown in appearance, with long grassland and brambles. Furthermore, overgrown hedgerows border the northern part of the PRow footpath running through the west of the Site.

There are a number of trees within the Site. Those of merit include the row of mature oak trees at the eastern boundary, to the south of the Site entrance; and distinct poplar trees along the southern Site boundary. The poplars are prominent on the local and distant (elevated) skyline, forming tall fastigate features above the other tree canopies.
Value: Medium

CULTURAL / SOCIAL

Land Use

East of the PRow and accessed from Storrington Road, the central and southern parts of the Site contain the large scale disused sheds / warehouses and mushroom farm buildings and expanses of hard standing, previously used for vehicular movement and parking. Fields are situated within the north of the Site, in an elevated position.
Value: Low

Built form

The built form on the Site comprises of 1-3 storey large-scale sheds used for the growing, packing and storage of mushrooms.

The large scale built form is incongruous with the immediate adjacent dwellings, which comprises of semi-detached and detached dwellings. Town House Farm to the north of the Site includes 2-3 storey agricultural /commercial sheds.

The built form within the Site is no longer in use, is of a poor condition and quality.
Value: Low

Time Depth

The central and southern areas of the Site were part of Chesswood Farm Nurseries. Historically, glass houses were situated on the Site from 1934. By 1950 the glasshouses were converted to buildings and in 1958 expanded to include a Cannery. In the 1970s new blocks of mushroom houses were built, within proximity to the eastern entrance and central areas of the Site. Historically buildings extended westwards close to the alignment of the Public Right of Way. The northern part of the Site have remained as agricultural fields for some time.

The composting facilities on Site were shut down in 2013 and mushroom production stopped in 2022. The site has since been disused.

The Public Right of Way, which is a historic route, frames the Site to the west and a sunken lane is situated at Storrington Road to the immediate east of the northern part of the Site. The lane sits below the general level of the surrounding land, at its deepest - by more than a metre. Whilst difficult to date, the route connects the low lying village of Abingworth with the wider landscape to the north. The Site's entrance is situated at the southern extent of the sunken lane. It is evident that at the time of the establishment of the entrance to the Site, localised earthworks occurred to create a level approach with appropriate visibility splays for vehicles. Value: Low

PERCEPTUAL AND AESTHETIC

Associations

As discussed at Section 5.1, Thakeham parish has a strong and interesting historical link with the production of mushrooms, of which notable international figures are associated.

Value: High

Natural Beauty

Due to the presence of the built form within the central and southern parts of the Site, there is a limited sense of tranquillity here. The overgrown agricultural fields within the north of the Site are more tranquil and have visual links with the escarpment of the South Downs National Park to the south.
Value: Low

Pattern and Form

The large scale built form within the Site, is incongruous with the small scale dwellings characteristic of the village. Security fencing frames the PRow through the Site, adversely influencing the amenity of views within proximity and contributing to a disused character. Mounds of rubble, piles of crates and areas of overgrown hard surfaces associated with former use of the Site, to the west of the PRow (and outside of the red line) are detracting features and of a prominent form.

Within the north of the Site, the pattern of the landscape is informed by the fields and boundary vegetation, which contributes to a rural character within the north of the Site.
Value: Low

Function

The Site lies to the immediate north of Abingworth. The field parcel within the north of the Site forms part of the open gap between the existing built up areas. Whilst this is evident in plan form, when looking at the aerial photography or mapping datum, the experience on the ground, of leaving one settlement and arriving at another, is influenced by the following:

- the sunken lane at Storrington Road, whereby the carriageway is set down into the landscape with tall and steep embankments located between the road level and adjacent fields.
- the topographical position of the village of Thakeham, which is nestled within a east facing localised valley.
- substantial mature trees and linear woodland belts which frame the sunken lane, field boundaries and which form the southern extents of the village of Thakeham.

These combined components contribute to the sense of separation between the settlements, with limited visual intervisibility between Thakeham and Abingworth and indeed, Thakeham and the Site, during the summer months.

A PRow crosses north to south through the centre. The remainder of the Site is not publicly accessible and has no recreational function.
Value: Medium - High

SUMMARY OF SITE LANDSCAPE CHARACTER

The above elements combine to inform the landscape character of the Site, the key characteristics of which are as follows:




- Derelict large scale buildings associated with mushroom growing within the centre and south of the Site adjacent to Storrington Road. There are some localised changes in topography, with engineered banks cut into the sloping landform to accommodate the large level plateau on which buildings and hard standing are located.
- Agricultural fields, in the north of the Site which occupy an elevated position, with views of the existing built form, mature vegetation and distant views to the SDNP escarpment.
Value: Low

5.0 LANDSCAPE ANALYSIS

5.3 INTERNAL VISUAL SURVEY

A visual inspection of the Site was originally conducted on 23rd May 2023. Field work was then updated on 17th December 2025, which confirmed that the condition of the Site remains as captured in 2023. Site photographs A-J on the following pages illustrate the existing character of the Site. No significant changes to the character of the Site has taken place since May 2023.

LEGEND

	SITE BOUNDARY		EXISTING SITE ACCESS
	EXISTING WOODLAND		PRIORITY HABITAT
	EXISTING SCRUB / BRAMBLES		CONTOURS
	EXISTING BUILT FORM		ROAD CORRIDOR
	PUBLIC RIGHTS OF WAY		RECENTLY COMPLETED RESIDENTIAL DEVELOPMENT
	THAKEHAM CONSERVATION AREA		VIEWPOINT LOCATION
	SUNKEN LANE		

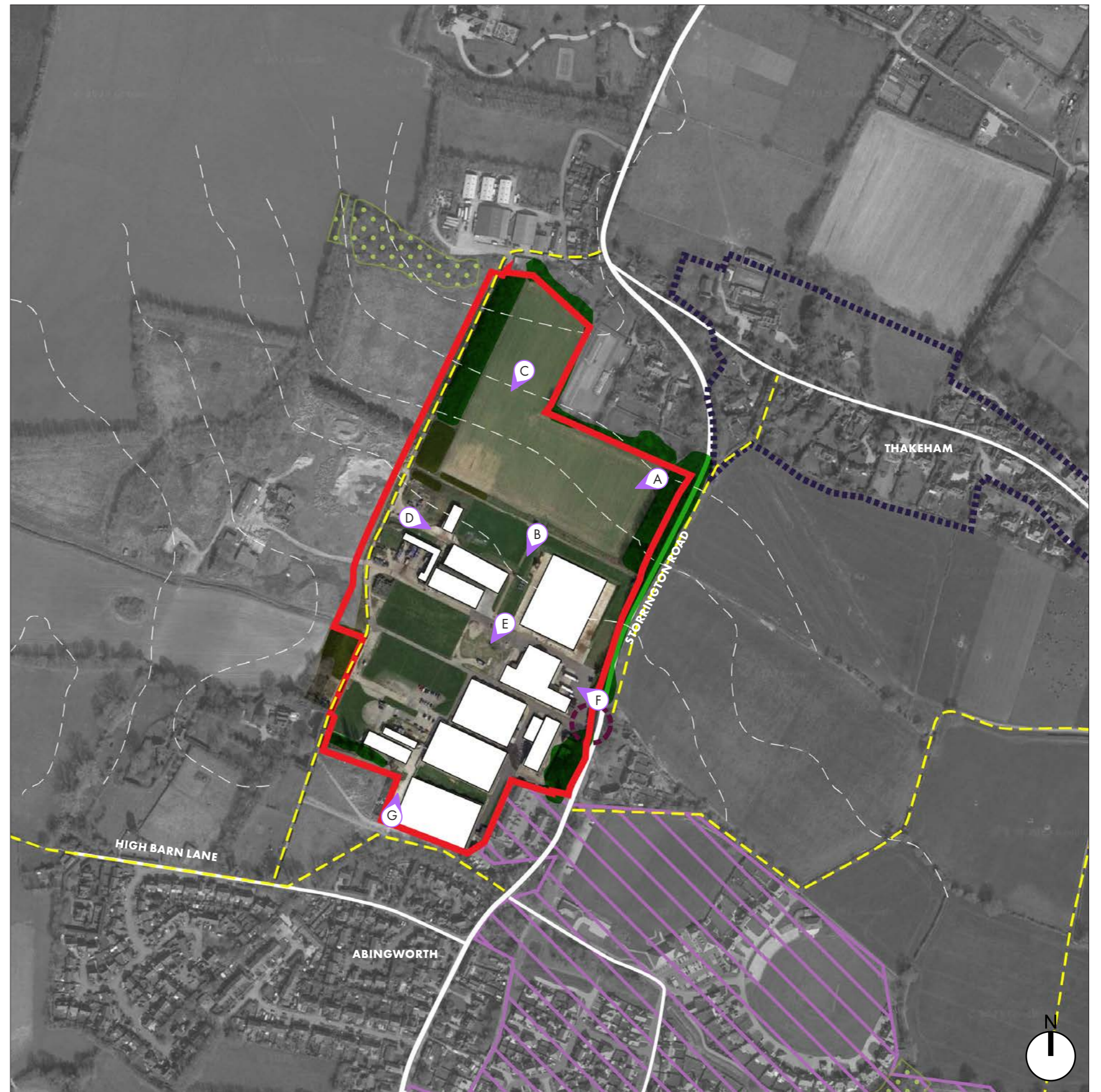
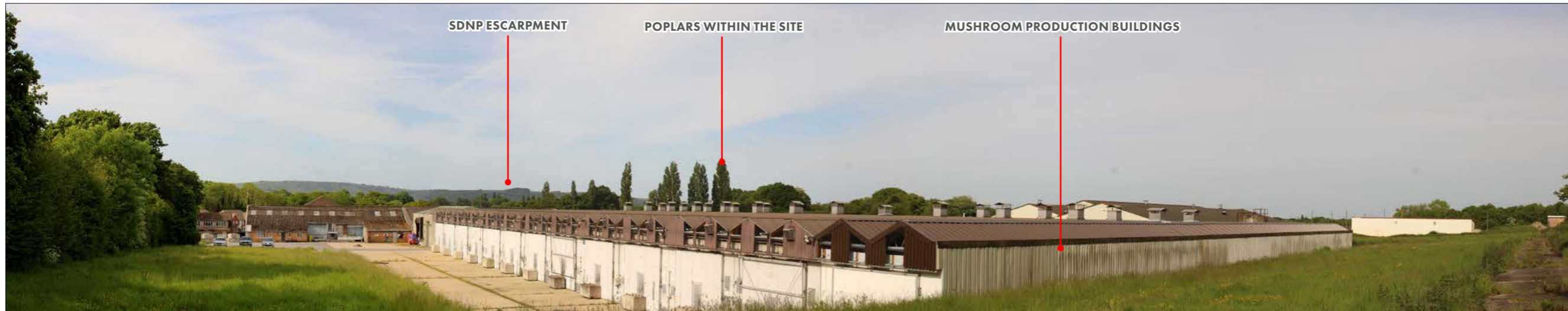


FIGURE 5.3 – EXISTING SITE LANDSCAPE (FABRIK, 2026)



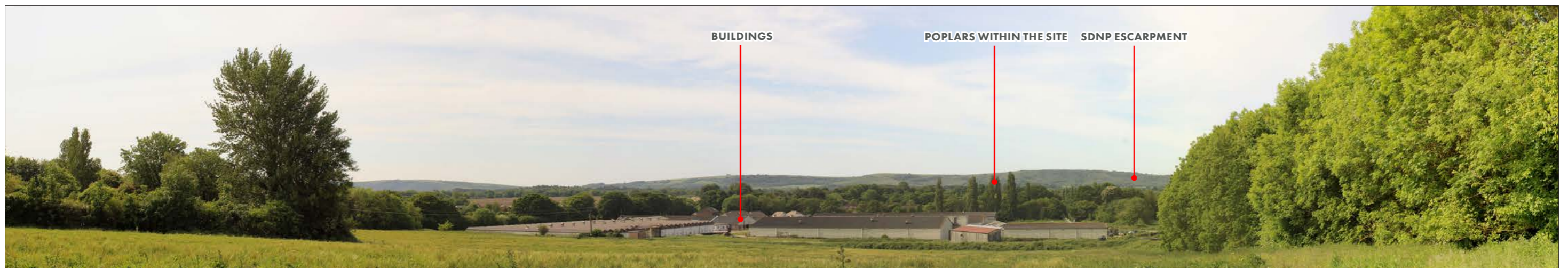
UPDATED PHOTOGRAPH – VIEWPOINT A

VIEW LOOKING SOUTHWEST FROM THE NORTHEASTERN CORNER OF THE SITE. THE BUILDINGS ARE VISIBLE IN THE CENTRE OF THE SITE. POPLAR TREES ON THE SOUTHERN BOUNDARY ARE VISIBLE BEYOND AND FORM DISTINCT SKYLINE FEATURES. FROM THIS LOCATION THERE ARE LONG DISTANCE VIEWS TO THE SOUTH DOWNS NATIONAL PARK (SDNP). THE BUILT FORM LIES ON AN EXCAVATED LEVEL PLATEAU, CUT INTO THE SLOPING LANDFORM.



UPDATED PHOTOGRAPH – VIEWPOINT B

VIEW LOOKING SOUTH FROM THE CENTRAL PART OF THE SITE. FROM THIS ELEVATED LOCATION, THE ROOFSCAPE OF THE EXISTING BUILT FORM ON SITE IS APPARENT AS WELL AS LONG DISTANCE VIEWS TOWARD THE SDNP ESCARPMENT.



UPDATED PHOTOGRAPH – VIEWPOINT C

VIEW LOOKING SOUTH FROM THE NORTHERN PART OF THE SITE. FROM THIS ELEVATED LOCATION, THE ROOFSCAPE OF THE EXISTING BUILT FORM ON SITE IS APPARENT AS WELL AS LONG DISTANCE VIEWS TOWARD THE SDNP ESCARPMENT.



UPDATED PHOTOGRAPH – VIEWPOINT D
 VIEW LOOKING EAST FROM THE CENTRE OF THE SITE. FROM THIS LOCATION THE LARGE SCALE BUILT FORM IS APPARENT AS IS INDUSTRIAL EQUIPMENT AND SCRUB VEGETATION.



UPDATED PHOTOGRAPH – VIEWPOINT E
 VIEW LOOKING SOUTH FROM THE CENTRE OF THE SITE. THE EXISTING BUILDINGS, SOUTHERN BOUNDARY VEGETATION (WITH POPLAR TREES) AND HARD STANDING IS APPARENT. SECURITY FENCING AND DISUSED CRATES FORM DETRACTING FEATURES. THE SDNP ESCARPMENT IS VISIBLE IN THE DISTANT HORIZON.



UPDATED PHOTOGRAPH – VIEWPOINT F
 VIEW LOOKING WEST FROM THE EASTERN EDGE OF THE SITE, ADJACENT TO THE JUNCTION AT STORRINGTON ROAD. VIEWS ARE LIMITED TO THE BUILT FORM WITHIN THE CENTRE AND EAST OF THE SITE.



UPDATED PHOTOGRAPH – VIEWPOINT G

VIEW LOOKING NORTH FROM THE SOUTHERN EDGE OF THE SITE, ADJACENT TO THE WOODLAND AND REAR GARDENS OF THOSE DWELLINGS AT HIGH BAR LANE. THE DISTINCT POPLAR TREES ARE APPARENT, - INCLUDING ONE WHICH HAS FALLEN ON THE BUILDING ON SITE. SECURITY FENCING AND MUSHROOM GROWING AND STORAGE BUILDINGS ARE ADDITIONALLY VISIBLE..

6.0

VISUAL ASSESSMENT

6.1 INTRODUCTION

The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the Site and its context from roads, public rights of way and neighbouring properties.

Seasonal change in existing deciduous plant material will affect the available views. Typically views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf. The fieldwork was completed on 23rd May 2023. The plans that follow show the actual visual summary of the existing Site from the immediate environs. The photographs 1-23 then describe each of these views.

The photographs have been taken in line with the Landscape Institute's Technical Guidance Note 6/19 Visual Representation of Development Proposals (Landscape Institute, 2019) and are presented at the same scale and resolution, with viewpoint location plans for reference. Panoramic views have been taken and presented for information. Full size extracts, presented in accords with TGN 6/19 can be provided at request.

The winter photography was updated in December 2025, with winter views presented for each view, alongside the summer photography captured in May 2023.

The Landscape Institute's Technical Guidance Note 2/19 Residential Visual Amenity Assessment (Landscape Institute, 2019) has informed the approach to the assessment of residential visual amenity, within the scope of an LVIA.

6.2 VISUAL ASSESSMENT FROM REPRESENTATIVE RECEPTORS

A visual summary from key receptor types are set out below, whilst the character and amenity of views are described in the captions below photographs 1- 23.

Fieldwork established that the Site has a limited visual envelope. Public views of the Site are experienced from the PRoW that crosses the Site and from limited locations within the local landscape. These include views from:

- Storrington Road, to the immediate east of the Site.
- those PROW to the east of Storrington Road.
- Southlands Lane to the west of the Site.
- High Bar Lane to the south of the Site.

Those residential receptors that experience views of the Site are located at:

- Storrington Road, east of the Site.
- Massey Close, to the east.
- Pavilion Close, to the east.
- Hardbarrow Woods to the south.
- High Barn Lane to the south.

Views of the Site diminish and become difficult to distinguish further away from the local environment due to a combination of intervening vegetation, built form and undulating topography. However there are long distance views of the Site from the prominent elevated position atop of the escarpment of the South Downs National Park long distance path, to the south of the Site.

Views of the Site are wholly truncated from viewpoints 3 - 6, 8 - 10, 13, 15, 16, 18 and 19.

Residential

Views of the Site occur from residential properties within Abingworth, to the immediate east and south of the Site - notably those at Storrington Road, Massey Close, Hardbarrow Woods and High Barn Lane.

Viewpoints 12 and 14 are representative of views available from the properties located along High Bar Lane, Storrington Road within the immediate environment to the south and southeast of the Site, from where there are open and partial views of the Site's southern and eastern boundary vegetation and built form. Where views are partial, the Site is filtered by intervening vegetation and built form.

Viewpoint 4 is representative of views available from residential properties within the west of Thakeham, and from where views of the Site are truncated due to the intervening vegetation.

Transport Corridors

Receptors using transport corridors are limited to those within immediate proximity at Storrington Road, Massey Close and High Barn Lane. Views are open and partial from these locations, with some of the Site's built form and boundary vegetation apparent. Refer to viewpoints 11 and 12.

There are views of the Site's western boundary vegetation from Southlands Lane to the west. Refer to viewpoint 17. Views of the Site's buildings are truncated from this location during the summer months, but it is anticipated that the buildings are apparent during the winter months when trees are not in leaf.

Views from viewpoint 16 along Greenhurst Lane to the south of the Site are wholly truncated due to the intervening vegetation and distance between the viewpoint and the Site.

Public Rights of Way

Those receptors using footpath 2474 that crosses through the centre of the Site, in a north to south orientation experience open views of the built form, vegetation and field parcels within the north of the Site, visible through the security fencing. Refer to viewpoint 1, 2, 20 and 21.

Within the local landscape views of the Site are limited to those receptors using:

- a small section of footpath 2479 to the east of the Storrington Road, from where there are views of the Site's eastern boundary trees and buildings. Refer to viewpoint 11.
- a small section of footpath 2480 to the east of Storrington Road, from where there

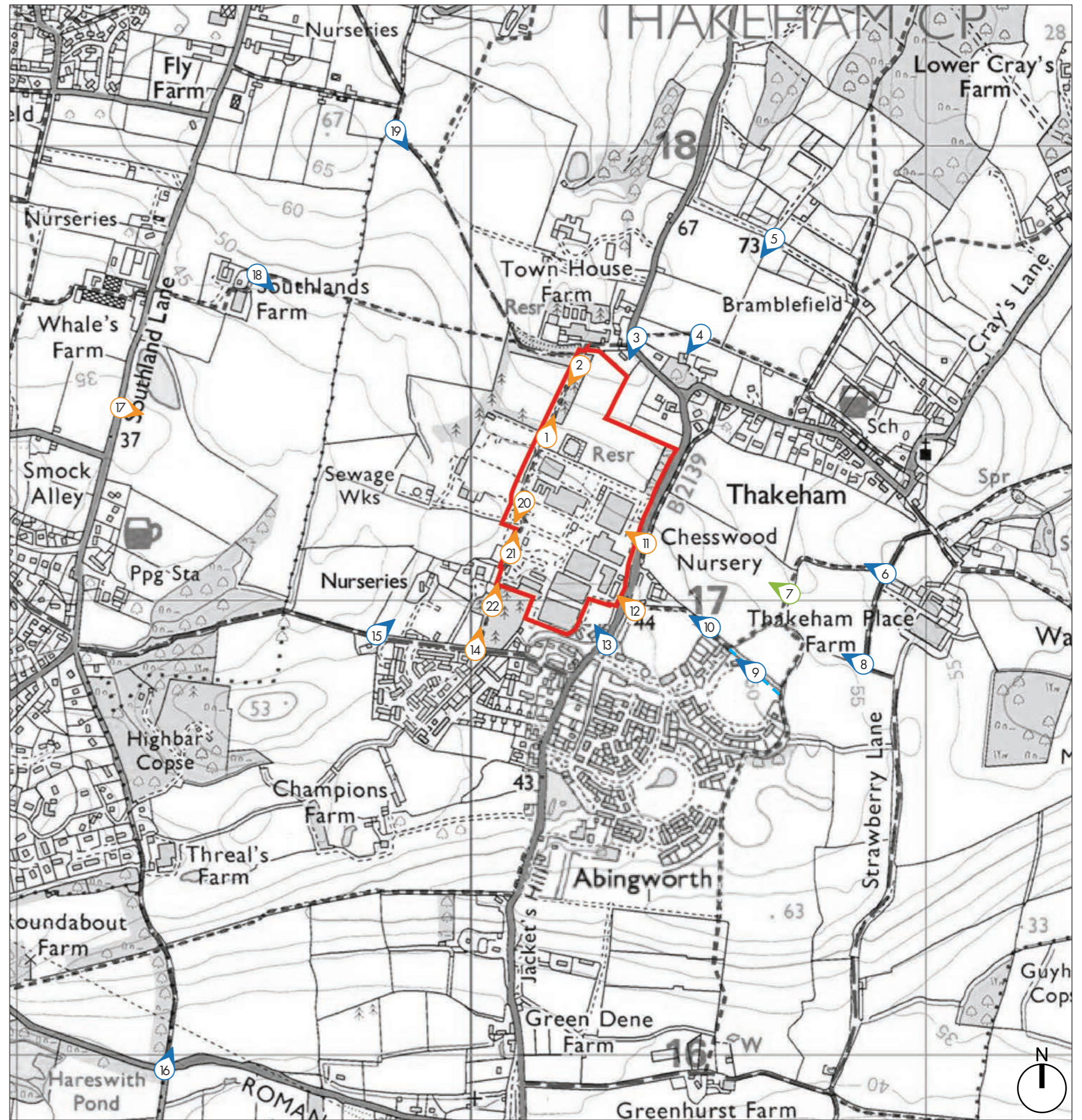
are partial views of the rooftops of the barns within the Site, which can be discerned above the intervening vegetation. Refer to viewpoint 7.

- footpath 2476 to the south of the Site, from where there are open views of the Site's vegetation and built form. Refer to viewpoint 14.

Viewpoint 23 is representative of the long distance views from the South Downs National Park. Views of the northern fields within the Site and some of the built form within the centre of the Site are discerned from this location. The Site forms a small part of the wider panorama, in which the recently constructed dwellings at east of Storrington Road, are apparent within the context of additional built form, woodland and fields.

SUMMARY OF ALL VISUAL RECEPTORS	
VISUAL RECEPTOR TYPE	KEY VIEWPOINT REFERENCE
RESIDENTIAL	12, 14
TRANSIENT FROM TRANSPORT CORRIDORS	11, 12, 14, 17
TRANSIENT FROM PUBLIC RIGHTS OF WAY AND PUBLIC OPEN SPACE	1, 2, 7, 20, 21, 22, 23

6.0 VISUAL ASSESSMENT



LEGEND

- SITE BOUNDARY
- ① VIEWPOINT LOCATION - OPEN VIEW
(OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).
- ⑦ VIEWPOINT LOCATION - PARTIAL VIEW
(A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).
- ③ VIEWPOINT LOCATION - TRUNCATED VIEW
(OBSURED, OR DIFFICULT TO PERCEIVE).

FIGURE 6.1 – VISUAL SUMMARY FROM LOCAL AREA (FABRIK, 2026)



VIEWPOINT 1 (UPDATED DECEMBER 2025)

RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	55M AOD	PROW THAT CROSSES THE SITE	LOOKING NORTH ALONG FOOTPATH 2474 WHICH RUNS NORTH TO SOUTH THROUGH THE WEST OF THE SITE, CONNECTING TOWN HOUSE FARM IN THE NORTH TO HIGH BAR LANE IN THE SOUTH. OPEN VIEWS OF THE PROW AND VEGETATION TO THE IMMEDIATE EAST OF THE ROUTE ARE EXPERIENCED THROUGH SECURITY FENCING.

LEGEND

- SITE BOUNDARY**
- VIEWPOINT LOCATION - OPEN VIEW (OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).**
- VIEWPOINT LOCATION - PARTIAL VIEW (A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).**
- VIEWPOINT LOCATION - TRUNCATED VIEW (OBSCURED, OR DIFFICULT TO PERCEIVE).**



VIEWPOINT 1 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATION



VIEWPOINT 2 (UPDATED DECEMBER 2025)

RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	60M AOD	AT SITE BOUNDARY	LOOKING SOUTH AND ALONG THE ALIGNMENT OF FOOTPATH 2474. FROM THIS LOCATION, THERE ARE LONG DISTANCE VIEWS TO THE ESCARPMENT WITHIN THE SOUTH DOWNS NATIONAL PARK. VIEWS OF THE NORTH-EASTERN PARCEL ARE FILTERED BY THE INTERVENING VEGETATION AT THE SITE'S BOUNDARY.

LEGEND

- SITE BOUNDARY**
- 21 **VIEWPOINT LOCATION - OPEN VIEW**
(OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).
- 21 **VIEWPOINT LOCATION - PARTIAL VIEW**
(A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).
- 21 **VIEWPOINT LOCATION - TRUNCATED VIEW**
(OBSCURED, OR DIFFICULT TO PERCEIVE).



VIEWPOINT 2 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATION



VIEWPOINT 3 (UPDATED DECEMBER 2025)

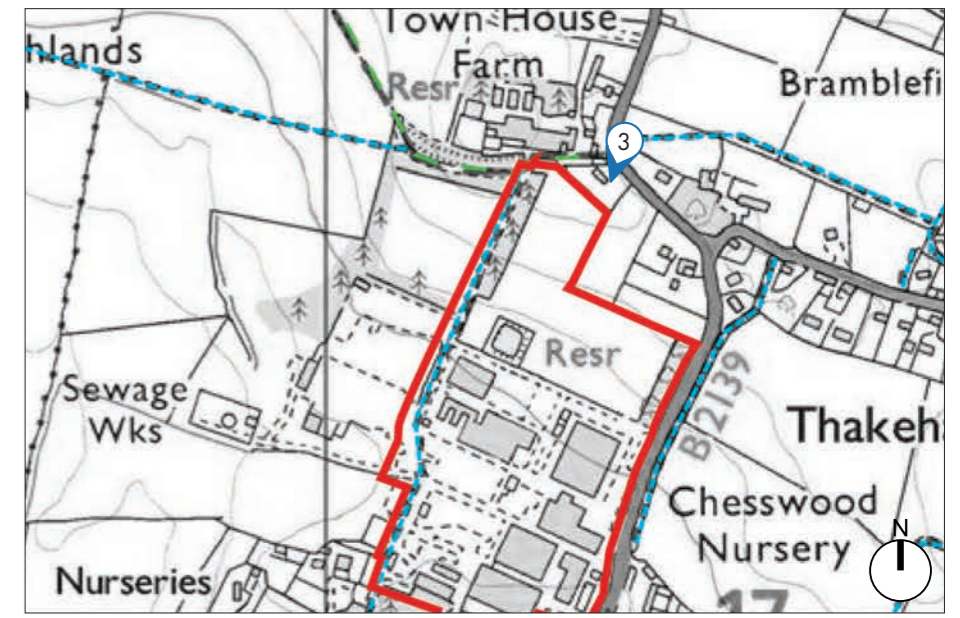
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
ROAD USERS	65 M AOD	50 M	LOOKING SOUTHWEST TOWARDS THE SITE FROM B2139 DUKES HILL TO THE NORTHEAST OF THE SITE ON THE EDGE OF THAKEHAM. VIEWS OF THE SITE ARE WHOLLY TRUNCATED DUE TO THE INTERVENING VEGETATION AND BUILT FORM.

LEGEND

- **SITE BOUNDARY**
- ②1 **VIEWPOINT LOCATION - OPEN VIEW**
(OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).
- ②1 **VIEWPOINT LOCATION - PARTIAL VIEW**
(A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).
- ②1 **VIEWPOINT LOCATION - TRUNCATED VIEW**
(OBSCURED, OR DIFFICULT TO PERCEIVE).



VIEWPOINT 3 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATION

APPROXIMATE SITE EXTENT



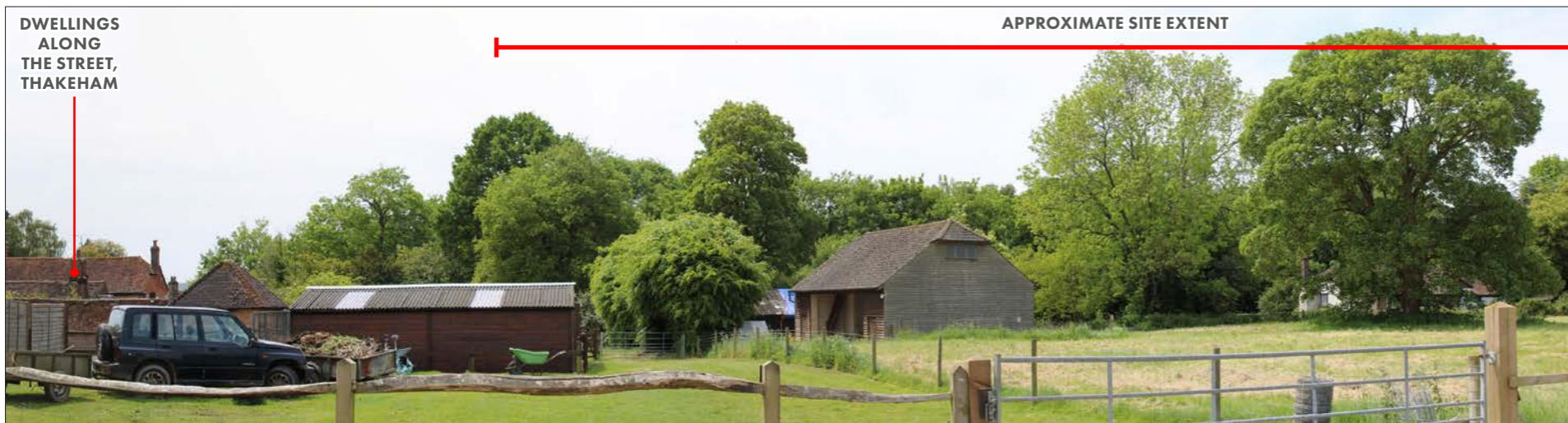
VIEWPOINT 4 (UPDATED DECEMBER 2025)

RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	65M AOD	170M	LOOKING SOUTHWEST TOWARDS THE SITE FROM PROW FOOTPATH 2476. VIEWS OF THE SITE ARE TRUNCATED BY VEGETATION OUTSIDE THE SITE.

LEGEND

- **SITE BOUNDARY**
- ②1 **VIEWPOINT LOCATION – OPEN VIEW**
(OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).
- ②1 **VIEWPOINT LOCATION – PARTIAL VIEW**
(A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).
- ②1 **VIEWPOINT LOCATION – TRUNCATED VIEW**
(OBSCURED, OR DIFFICULT TO PERCEIVE).

APPROXIMATE SITE EXTENT



DWELLINGS ALONG THE STREET, THAKEHAM

VIEWPOINT 4 (MAY 2023)
SUMMER VIEW







VIEWPOINT LOCATION



VIEWPOINT 5 (UPDATED AND SLIGHTLY ALTERED LOCATION, DECEMBER 2025)

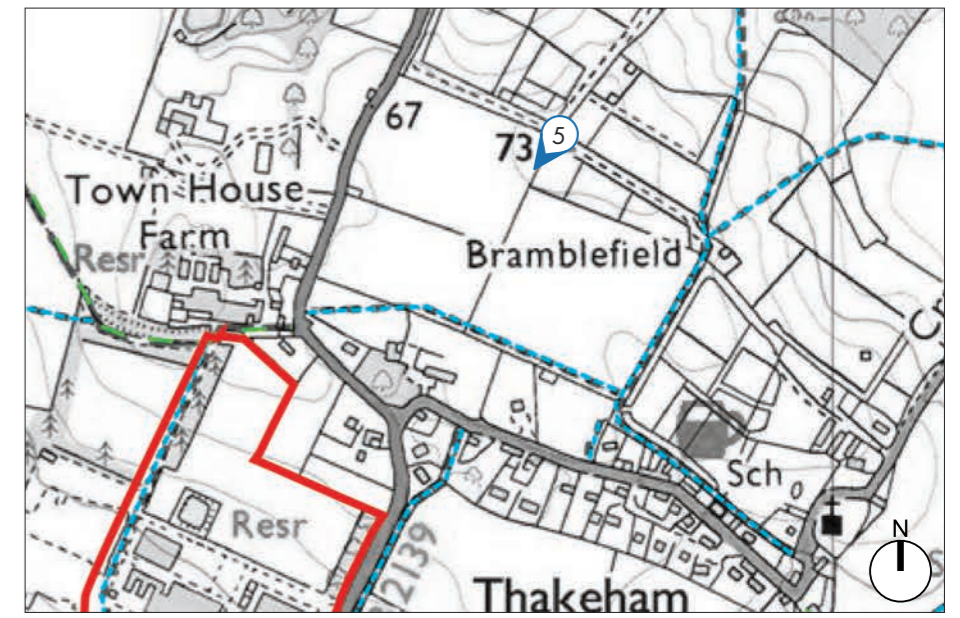
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	65M AOD	450 M	LOOKING SOUTHWEST TOWARDS THE SITE FROM THE ACCESS TRACK BETWEEN STORRINGTON ROAD AND BRAMBLEFIELD. VIEWS OF THE SITE ARE TRUNCATED BY MATURE VEGETATION.

LEGEND

-  **SITE BOUNDARY**
-  **VIEWPOINT LOCATION - OPEN VIEW (OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).**
-  **VIEWPOINT LOCATION - PARTIAL VIEW (A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).**
-  **VIEWPOINT LOCATION - TRUNCATED VIEW (OBSCURED, OR DIFFICULT TO PERCEIVE).**



VIEWPOINT 5 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATIONS

APPROXIMATE SITE EXTENT



VIEWPOINT 6 (UPDATED DECEMBER 2025)

RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	55M AOD	520 M	LOOKING WEST TOWARDS THE SITE FROM THE JUNCTION OF FOOTPATH 2480 AND BRIDLEWAY 2483, TO THE EAST OF THE SITE. VIEWS OF THE SITE ARE WHOLLY TRUNCATED DUE TO A COMBINATION OF MATURE VEGETATION AND TOPOGRAPHY.

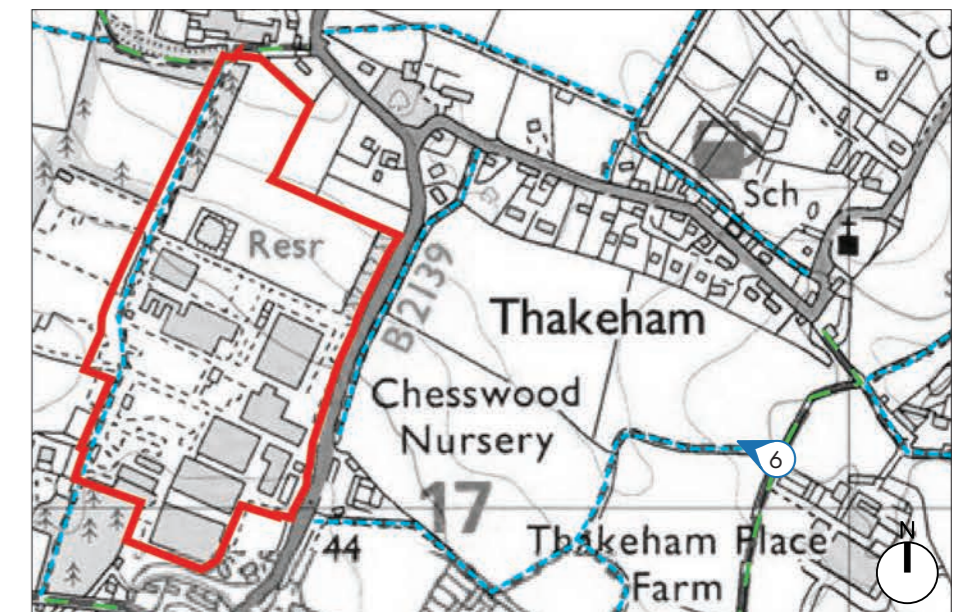
LEGEND

- SITE BOUNDARY
- ②1 VIEWPOINT LOCATION – OPEN VIEW (OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).
- ②1 VIEWPOINT LOCATION – PARTIAL VIEW (A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).
- ②1 VIEWPOINT LOCATION – TRUNCATED VIEW (OBSCURED, OR DIFFICULT TO PERCEIVE).

APPROXIMATE SITE EXTENT



VIEWPOINT 6 (MAY 2023)
SUMMER VIEW







VIEWPOINT LOCATIONS



VIEWPOINT 7 (UPDATED DECEMBER 2025)

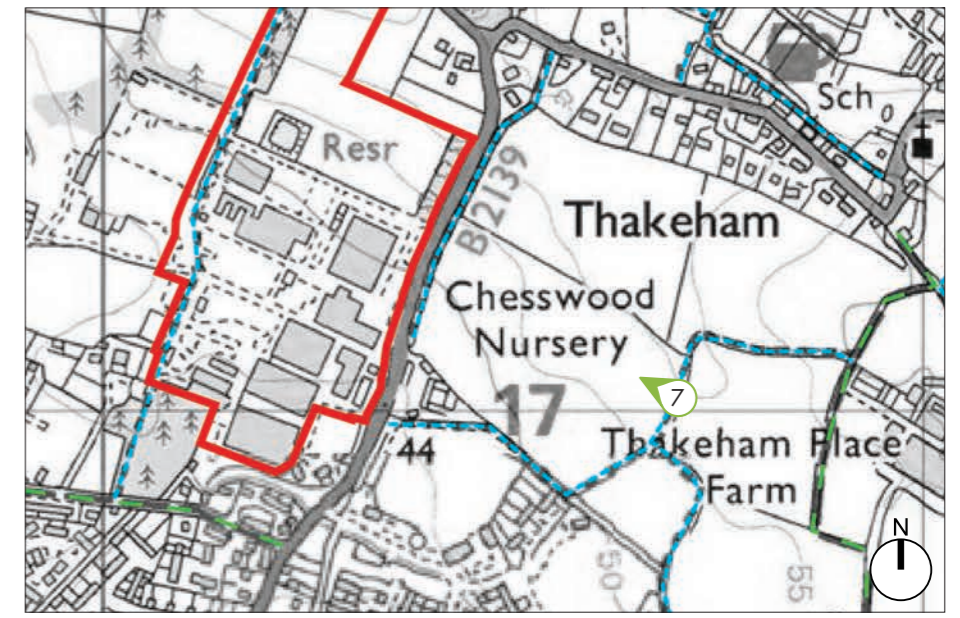
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	55M AOD	330 M	LOOKING WEST TOWARDS THE SITE FROM FOOTPATH 2480. SIMILAR TO VIEWPOINT 7, PART OF THE ROOFS OF THE BUILDINGS ON SITE ARE VISIBLE, AS ARE THE POPLAR TREES ON SITE. HOMES AT STORRINGTON ROAD AND PAVILION CLOSE ARE ALSO APPARENT IN THIS VIEW.

LEGEND

-  **SITE BOUNDARY**
-  **VIEWPOINT LOCATION - OPEN VIEW (OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).**
-  **VIEWPOINT LOCATION - PARTIAL VIEW (A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).**
-  **VIEWPOINT LOCATION - TRUNCATED VIEW (OBSCURED, OR DIFFICULT TO PERCEIVE).**



VIEWPOINT 7 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATION



VIEWPOINT 8 (UPDATED DECEMBER 2025)

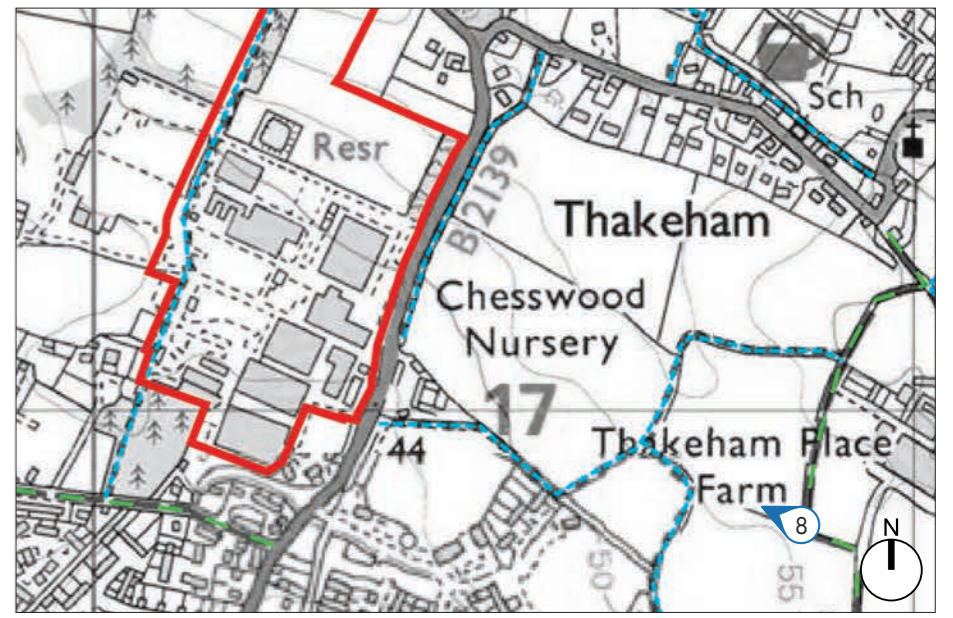
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	55M AOD	535M	LOOKING WEST TOWARD THE SITE FROM BRIDLEWAY 2483 . VIEWS OF THE SITE ARE TRUNCATED FROM THIS LOCATION DUE TO INTERVENING VEGETATION AND SLOPING LANDFORM.

LEGEND

- SITE BOUNDARY**
- 21 **VIEWPOINT LOCATION - OPEN VIEW**
(OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).
- 21 **VIEWPOINT LOCATION - PARTIAL VIEW**
(A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).
- 21 **VIEWPOINT LOCATION - TRUNCATED VIEW**
(OBSCURED, OR DIFFICULT TO PERCEIVE).



VIEWPOINT 8 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATION

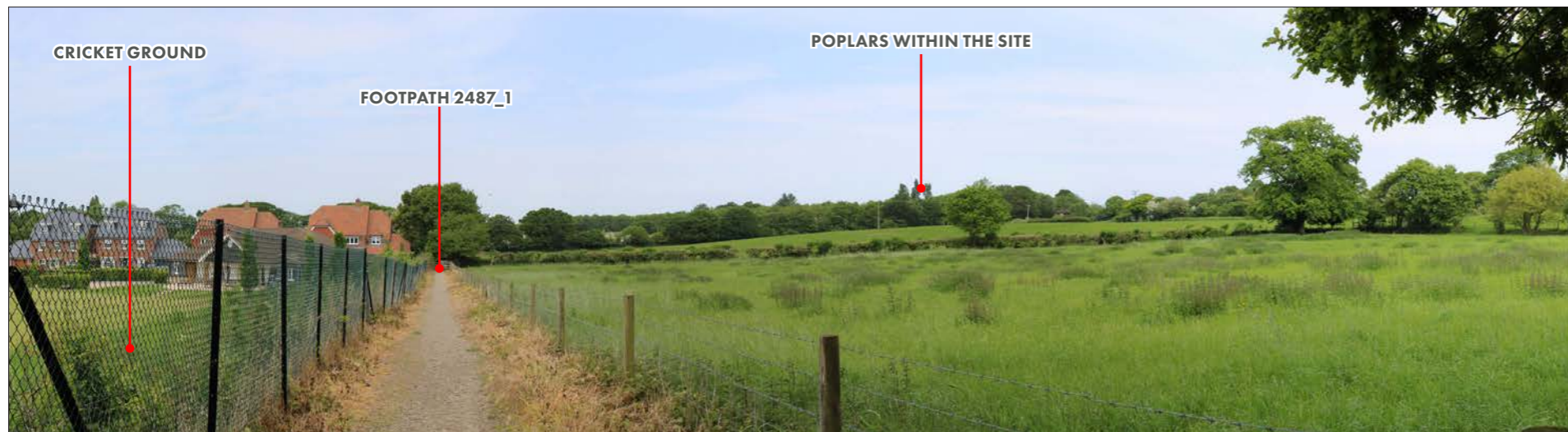


VIEWPOINT 9 (UPDATED DECEMBER 2025)

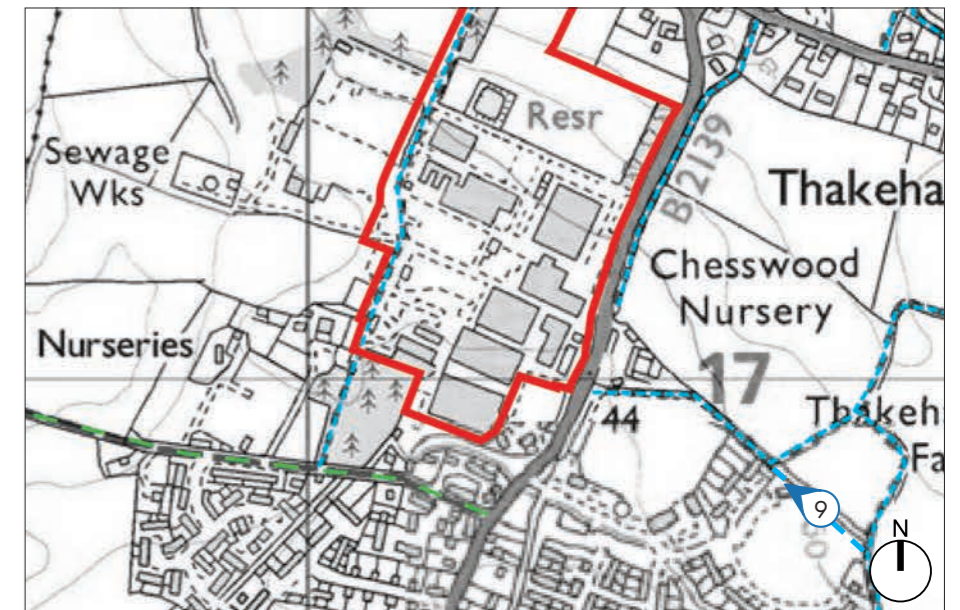
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	50M AOD	280M	LOOKING NORTHWEST TOWARD THE SITE FROM NEW FOOTPATH 2487_1 ADJOINING PROW FOOTPATH 2487. VIEWS OF THE SITE ARE PREDOMINANTLY TRUNCATED BY INTERVENING VEGETATION, YET THE POPLAR TREES WITHIN THE SOUTHERN PART OF THE SITE ARE VISIBLE ABOVE THE INTERVENING TREE LINE. NEW HOMES AT PAVILION CLOSE AND THE CRICKET GROUND ARE APPARENT AND, TOGETHER WITH THE POST AND WIRE FENCING, FORM THE RURAL / SETTLEMENT INTERFACE.

LEGEND

- **SITE BOUNDARY**
- ②1 **VIEWPOINT LOCATION - OPEN VIEW (OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).**
- ②1 **VIEWPOINT LOCATION - PARTIAL VIEW (A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).**
- ②1 **VIEWPOINT LOCATION - TRUNCATED VIEW (OBSCURED, OR DIFFICULT TO PERCEIVE).**



VIEWPOINT 9 (MAY 2023)
VIEW



VIEWPOINT LOCATION



VIEWPOINT 10 (UPDATED DECEMBER 2025)

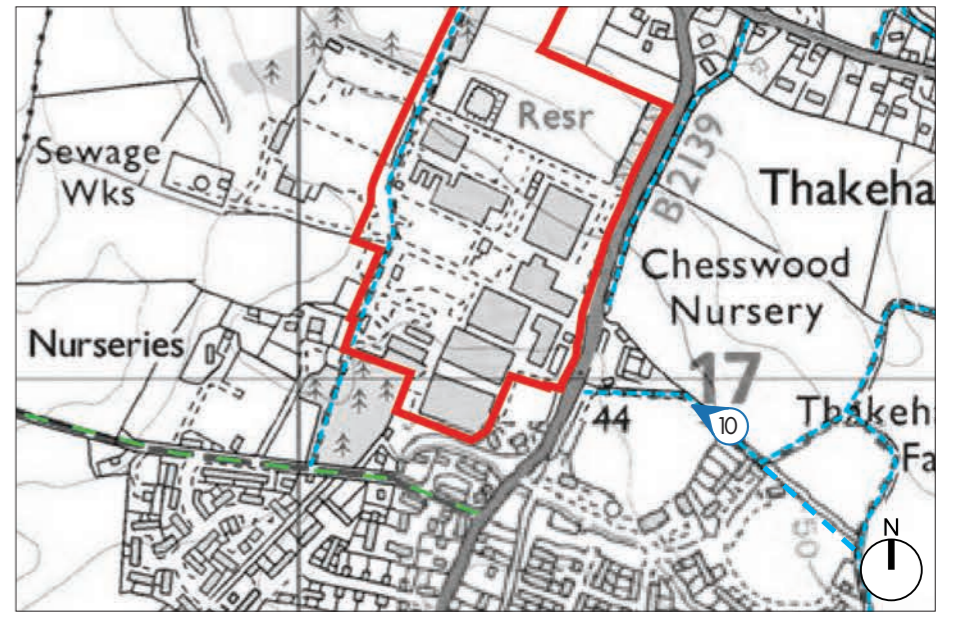
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	50M AOD	150M	LOOKING WEST TOWARD THE SITE FROM PROW FOOTPATH 2480, EAST OF THE SITE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING LAYERS OF VEGETATION.

LEGEND

- **SITE BOUNDARY**
- 21 **VIEWPOINT LOCATION – OPEN VIEW**
(OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).
- 21 **VIEWPOINT LOCATION – PARTIAL VIEW**
(A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).
- 21 **VIEWPOINT LOCATION – TRUNCATED VIEW**
(OBSCURED, OR DIFFICULT TO PERCEIVE).



VIEWPOINT 10 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATION

EXTENT OF SITE APPARENT



VIEWPOINT 11 (UPDATED DECEMBER 2025)

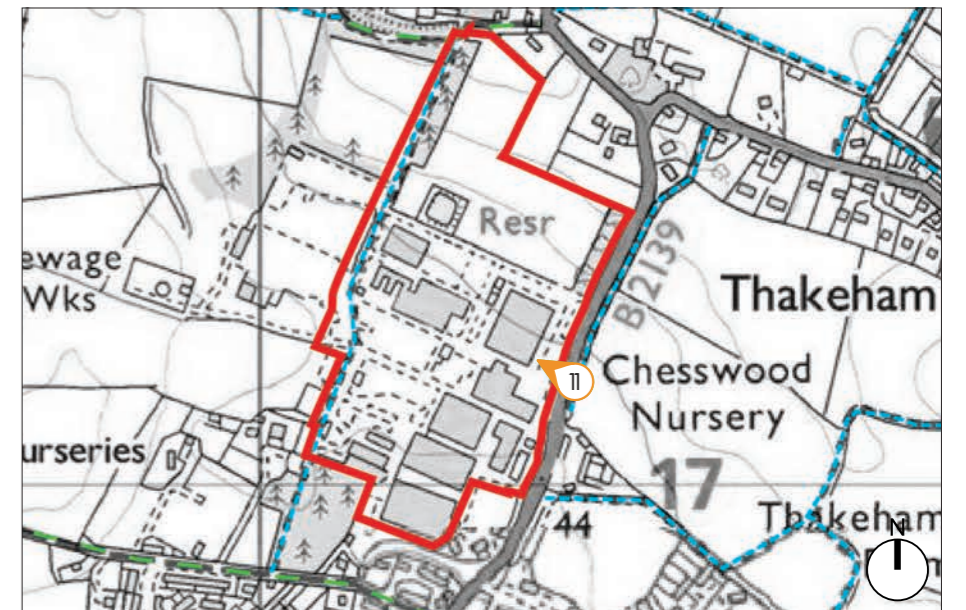
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PEDESTRIANS AND ROAD USERS	45 M AOD	AT SITE ENTRANCE	LOOKING WEST TOWARD THE SITE FROM THE SITE ENTRANCE AT STORRINGTON ROAD. OPEN VIEWS OF THE BUILDINGS WITHIN THE EAST OF THE SITE DOMINATE THE VIEW.

LEGEND

- SITE BOUNDARY
- ⑪ VIEWPOINT LOCATION - OPEN VIEW (OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).
- ⑪ VIEWPOINT LOCATION - PARTIAL VIEW (A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).
- ⑪ VIEWPOINT LOCATION - TRUNCATED VIEW (OBSCURED, OR DIFFICULT TO PERCEIVE).



VIEWPOINT 11 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATIONS



VIEWPOINT 12 (UPDATED DECEMBER 2025)

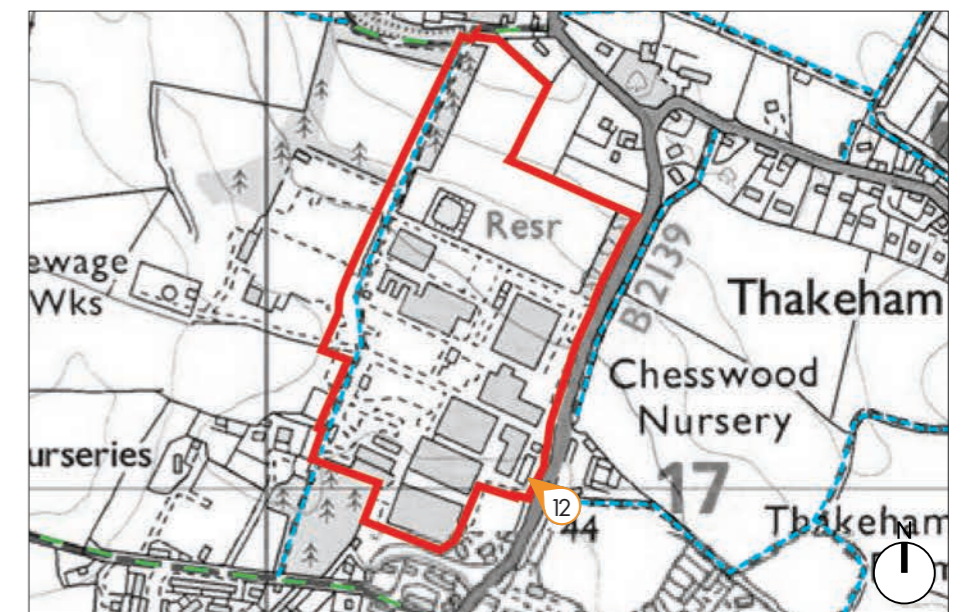
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PEDESTRIANS AND ROAD USERS	45M AOD	30 M	LOOKING NORTH WEST TOWARDS THE SITE FROM THE JUNCTION OF STORRINGTON ROAD AND THE ROAD TO THE SPORTS GROUND. FROM THIS LOCATION, THERE ARE OPEN VIEWS OF THE BOUNDARY VEGETATION AND BUILT FORM WITHIN THE EAST OF THE SITE, SET WITHIN THE CONTEXT OF ADJACENT HOMES AND GARDENS CLOSE TO STORRINGTON ROAD.

LEGEND

- SITE BOUNDARY**
- 21 **VIEWPOINT LOCATION - OPEN VIEW (OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).**
- 21 **VIEWPOINT LOCATION - PARTIAL VIEW (A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).**
- 21 **VIEWPOINT LOCATION - TRUNCATED VIEW (OBSCURED, OR DIFFICULT TO PERCEIVE).**



VIEWPOINT 12 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATIONS



VIEWPOINT 13 (UPDATED DECEMBER 2025)

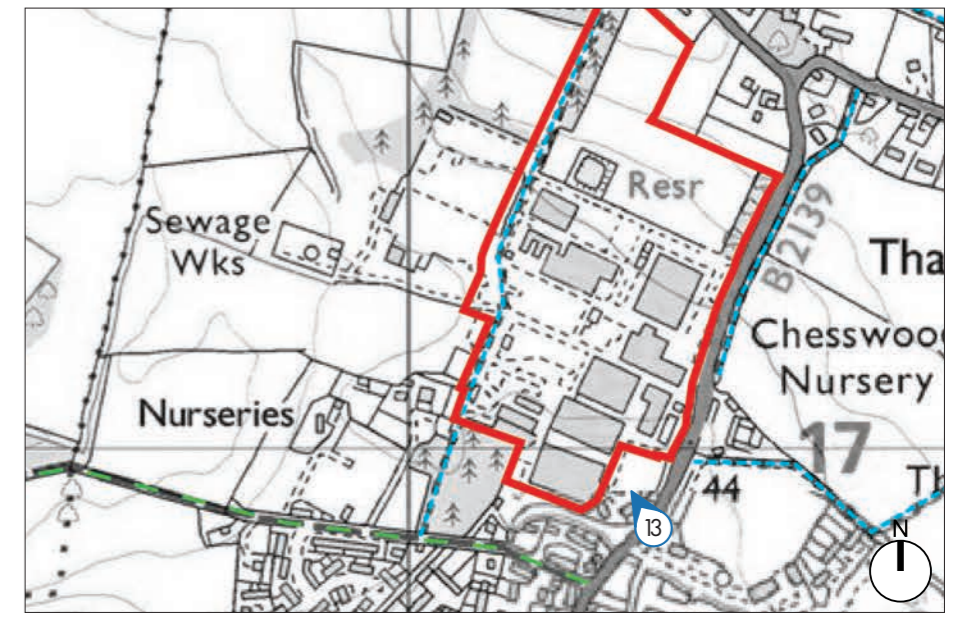
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PEDESTRIANS AND ROAD USERS	45M AOD	245M	LOOKING NORTHWEST TOWARDS THE SITE FROM THE JUNCTION OF STORRINGTON ROAD AND ABINGWORTH CRESCENT. THE LAYERS OF INTERVENING VEGETATION AND BUILT FORM TRUNCATE VIEWS OF THE SITE FROM THIS LOCATION.

LEGEND

- **SITE BOUNDARY**
- 21 **VIEWPOINT LOCATION - OPEN VIEW (OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).**
- 21 **VIEWPOINT LOCATION - PARTIAL VIEW (A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).**
- 21 **VIEWPOINT LOCATION - TRUNCATED VIEW (OBSCURED, OR DIFFICULT TO PERCEIVE).**



VIEWPOINT 13 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATIONS



VIEWPOINT 14 (UPDATED DECEMBER 2025)

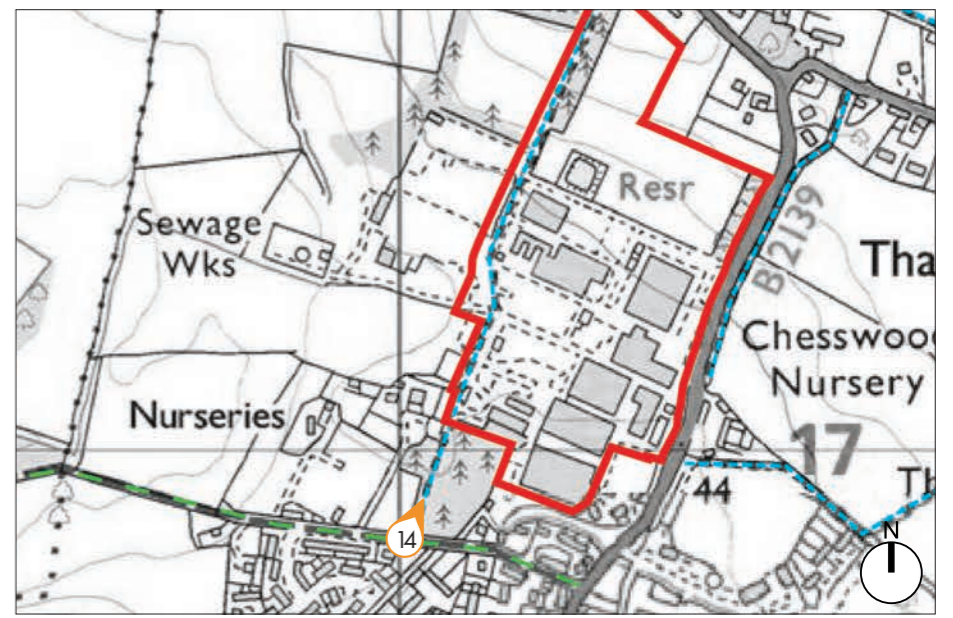
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	40M AOD	150M	LOOKING NORTH TOWARDS THE SITE FROM THE JUNCTION OF HIGH BAR LANE AND FOOTPATH 2474 TO THE SOUTH OF THE SITE. FROM THIS LOCATION THERE ARE OPEN VIEWS OF THE BUILT FORM WITHIN THE SOUTHEAST OF THE SITE, APPARENT THROUGH GAPS IN VEGETATION.

LEGEND

- **SITE BOUNDARY**
- ②1 **VIEWPOINT LOCATION - OPEN VIEW (OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).**
- ②1 **VIEWPOINT LOCATION - PARTIAL VIEW (A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).**
- ②1 **VIEWPOINT LOCATION - TRUNCATED VIEW (OBSCURED, OR DIFFICULT TO PERCEIVE).**



VIEWPOINT 14 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATIONS



VIEWPOINT 15 (UPDATED DECEMBER 2025)

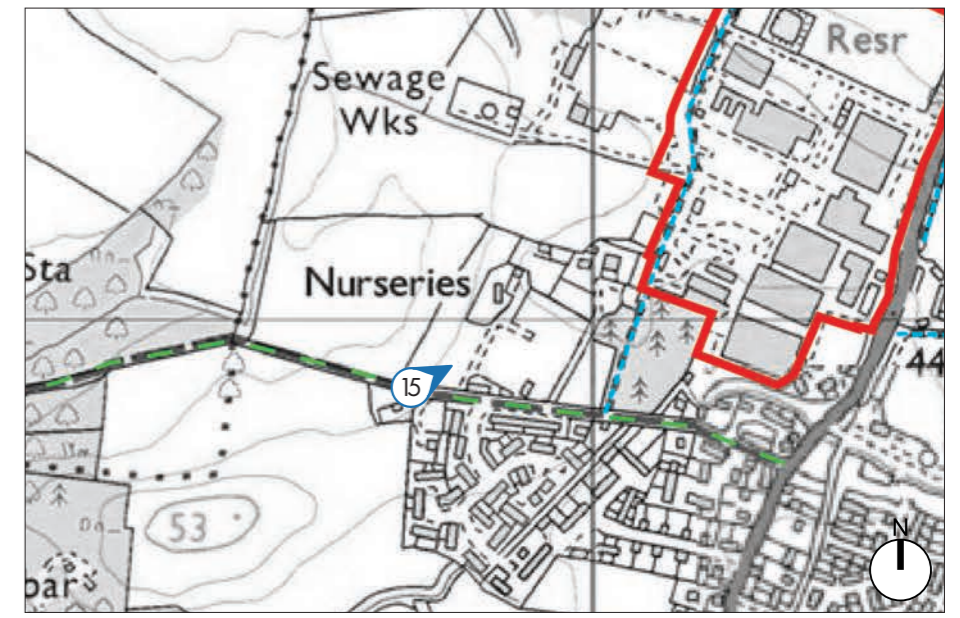
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	45M AOD	300M	LOOKING NORTHEAST TOWARD THE SITE FROM BRIDLEWAY 3676. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.

LEGEND

- **SITE BOUNDARY**
- ②1 **VIEWPOINT LOCATION - OPEN VIEW**
(OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).
- ②1 **VIEWPOINT LOCATION - PARTIAL VIEW**
(A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).
- ②1 **VIEWPOINT LOCATION - TRUNCATED VIEW**
(OBSCURED, OR DIFFICULT TO PERCEIVE).



VIEWPOINT 15 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATION



VIEWPOINT 16 (UPDATED DECEMBER 2025)

RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW AND ROAD USERS	30M AOD	1.2KM	LOOKING NORTHEAST TOWARD THE SITE FROM THE JUNCTION OF BRIDLEWAY 2791 AND GREENHURST LANE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.

LEGEND

- SITE BOUNDARY**
- 21 **VIEWPOINT LOCATION - OPEN VIEW**
(OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).
- 21 **VIEWPOINT LOCATION - PARTIAL VIEW**
(A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).
- 21 **VIEWPOINT LOCATION - TRUNCATED VIEW**
(OBSCURED, OR DIFFICULT TO PERCEIVE).



VIEWPOINT 16 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATION



VIEWPOINT 17 (UPDATED DECEMBER 2025)

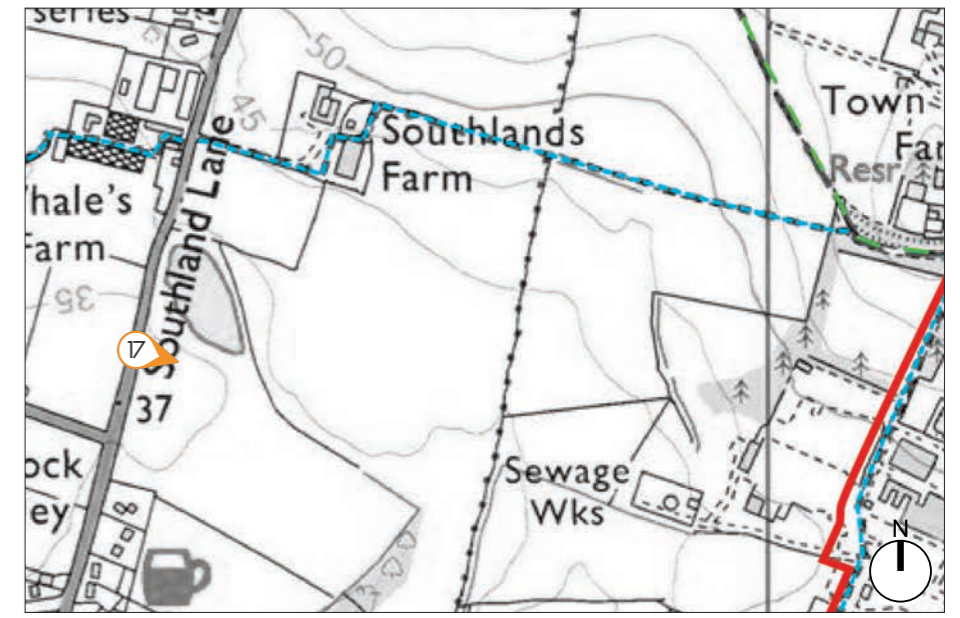
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	40M AOD	0.9KM	LOOKING EAST TOWARDS THE SITE FROM SOUTHLAND LANE TO THE WEST OF THE SITE. FROM THIS LOCATION THERE ARE OPEN BUT FLEETING VIEWS OF THE SITE'S WESTERN BOUNDARY VEGETATION.

LEGEND

- **SITE BOUNDARY**
- 21 **VIEWPOINT LOCATION - OPEN VIEW (OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).**
- 21 **VIEWPOINT LOCATION - PARTIAL VIEW (A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).**
- 21 **VIEWPOINT LOCATION - TRUNCATED VIEW (OBSCURED, OR DIFFICULT TO PERCEIVE).**



VIEWPOINT 17 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATION



VIEWPOINT 18 (UPDATED DECEMBER 2025)

RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	50M AOD	0.7 KM	LOOKING SOUTHEAST TOWARDS THE SITE FROM FOOTPATH 2472. THE SITE IS DIFFICULT TO DISCERN FROM THIS LOCATION DUE TO THE INTERVENING LAYERS OF VEGETATION.

LEGEND

- **SITE BOUNDARY**
- ②1 **VIEWPOINT LOCATION – OPEN VIEW**
(OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).
- ②1 **VIEWPOINT LOCATION – PARTIAL VIEW**
(A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).
- ②1 **VIEWPOINT LOCATION – TRUNCATED VIEW**
(OBSCURED, OR DIFFICULT TO PERCEIVE).



VIEWPOINT 18 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATION



VIEWPOINT 19 (UPDATED DECEMBER 2025)

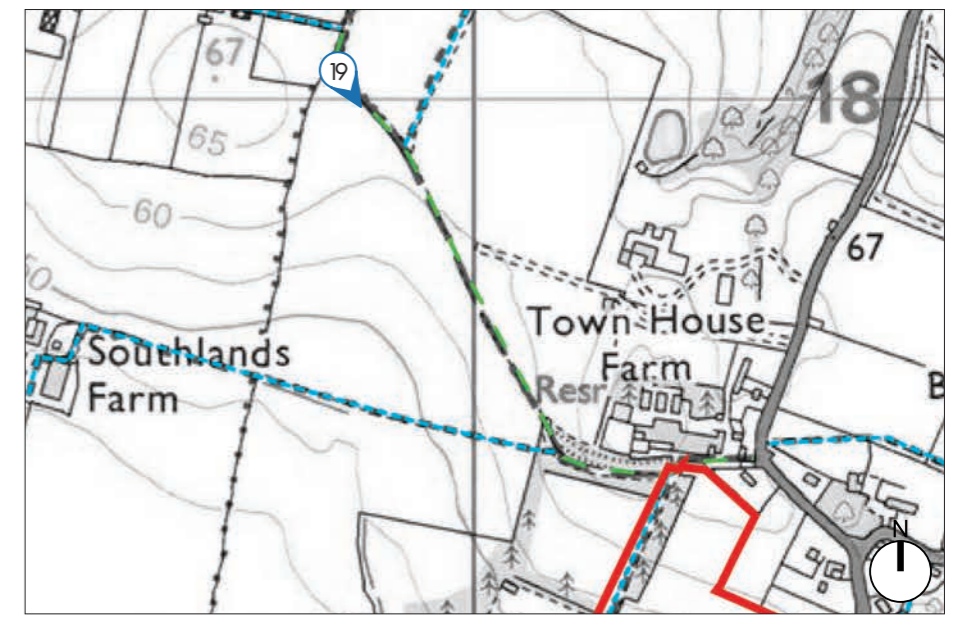
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	60M AOD	600M	LOOKING SOUTHEAST TOWARDS THE SITE FROM FOOTPATH 2404. VIEWS OF THE SITE FROM THIS LOCATION ARE TRUNCATED BY INTERVENING VEGETATION.

LEGEND

- **SITE BOUNDARY**
- ②1 **VIEWPOINT LOCATION – OPEN VIEW**
(OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).
- ②1 **VIEWPOINT LOCATION – PARTIAL VIEW**
(A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).
- ②1 **VIEWPOINT LOCATION – TRUNCATED VIEW**
(OBSCURED, OR DIFFICULT TO PERCEIVE).



VIEWPOINT 19 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATION



VIEWPOINT 20 (UPDATED DECEMBER 2025)

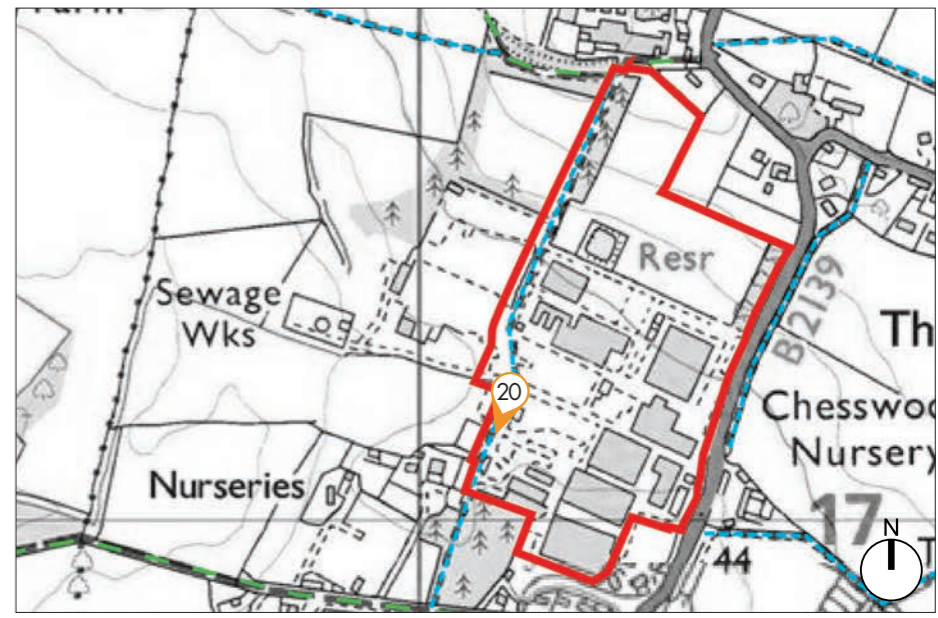
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	45M AOD	SITE BOUNDARY	LOOKING SOUTH ACROSS THE SITE FROM FOOTPATH 2474. OPEN VIEWS OF THE SOUTHERN SECTION OF THE SITE ARE APPARENT THROUGH THE HERAS FENCING.

LEGEND

- **SITE BOUNDARY**
- ②1 **VIEWPOINT LOCATION - OPEN VIEW (OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).**
- ②1 **VIEWPOINT LOCATION - PARTIAL VIEW (A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).**
- ②1 **VIEWPOINT LOCATION - TRUNCATED VIEW (OBSCURED, OR DIFFICULT TO PERCEIVE).**



VIEWPOINT 20 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATION



VIEWPOINT 21 (UPDATED DECEMBER 2025)

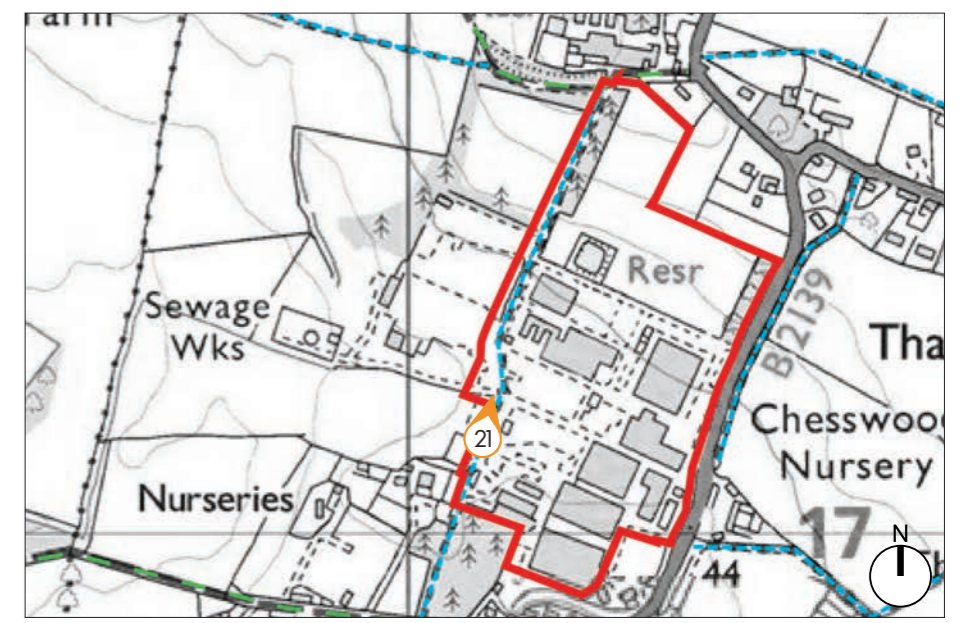
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	45M AOD	ON SITE	LOOKING NORTH ACROSS THE SITE FROM FOOTPATH 2474. OPEN VIEWS OF THE SITE ARE EXPERIENCED, INCLUDING THE LARGE SCALE BUILDINGS EAST OF THE PROW, MATURE BOUNDARY TREES AND FIELD PARCEL RISING ABOVE THE INTERVENING BUILT FORM IN THE NORTH OF THE SITE.

LEGEND

- **SITE BOUNDARY**
- ②1 **VIEWPOINT LOCATION - OPEN VIEW (OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).**
- ②1 **VIEWPOINT LOCATION - PARTIAL VIEW (A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).**
- ②1 **VIEWPOINT LOCATION - TRUNCATED VIEW (OBSCURED, OR DIFFICULT TO PERCEIVE).**



VIEWPOINT 21 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATION



VIEWPOINT 22 (UPDATED DECEMBER 2025)

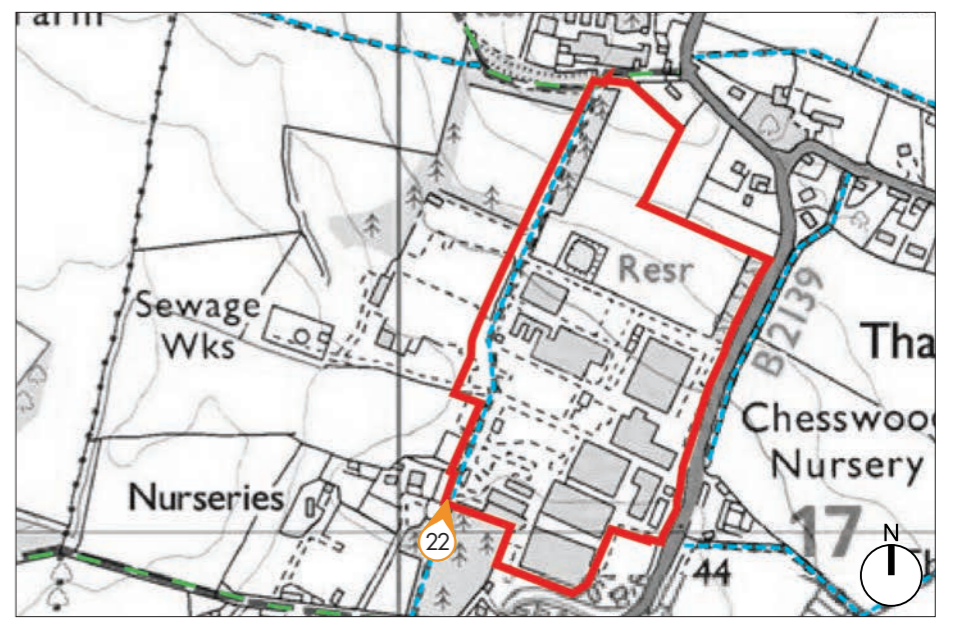
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	45M AOD	100 M	LOOKING NORTHEAST TOWARD THE SITE FROM PROW FOOTPATH 2474. OPEN VIEWS OF THE BUILDINGS AND VEGETATION WITHIN THE SOUTH OF THE SITE ARE EXPERIENCED FROM THE STRETCH OF FOOTPATH TO THE IMMEDIATE SOUTH OF THE SITE.

LEGEND

- **SITE BOUNDARY**
- ②1 **VIEWPOINT LOCATION - OPEN VIEW (OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).**
- ②1 **VIEWPOINT LOCATION - PARTIAL VIEW (A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).**
- ②1 **VIEWPOINT LOCATION - TRUNCATED VIEW (OBSCURED, OR DIFFICULT TO PERCEIVE).**



VIEWPOINT 22 (MAY 2023)
SUMMER VIEW



VIEWPOINT LOCATION



VIEWPOINT 23 (UPDATED DECEMBER 2025)			
RECEPTORS	ELEVATION	DISTANCE FROM SITE	DESCRIPTION OF VIEW
PROW USERS	195M AOD	5.2 KM	LOOKING NORTH TOWARD THE SITE FROM THE SOUTH DOWNS WAY, NATIONAL TRAIL. THE NORTHERN FIELDS WITHIN THE SITE ARE APPARENT AS ARE THE DISTINCT POPLAR TREES AND SOME BUILT FORM. THE VISIBLE PARTS OF THE SITE ARE SEEN WITHIN THE CONTEXT OF A WIDE PANORAMA, WHICH INCLUDES BUILDINGS AT STORRINGTON AND ABINGWORTH (INCLUDING THOSE NEW HOMES EAST OF STORRINGTON ROAD), WOODLAND AND FIELDS.

LEGEND

- SITE BOUNDARY
- 21 VIEWPOINT LOCATION – OPEN VIEW (OF THE WHOLE OF THE SITE OR OPEN VIEW OF MUCH OF THE SITE).
- 21 VIEWPOINT LOCATION – PARTIAL VIEW (A SMALL PART OF THE WIDER PANORAMA, OR FILTERED).
- 21 VIEWPOINT LOCATION – TRUNCATED VIEW (OBSCURED, OR DIFFICULT TO PERCEIVE).



VIEWPOINT 23 (MAY 2023)
SUMMER VIEW



FIGURE 7.2 – VISUAL SUMMARY FROM THE WIDER AREA (FABRIK, 2023)

7.0 RECOMMENDATIONS

The landscape and visual appraisal of the Site has identified a number of opportunities and constraints, with considerations listed below for incorporation into the proposed development. These have underpinned the rationale for evolution of the scheme layout and aim to provide enhancements, where possible, and minimise landscape and visual harm.

7.1 CONSTRAINTS AND OPPORTUNITIES

Constraints to development within the Site are identified as where:

- The Site's features of merit should be protected, including trees, hedgerows, field parcels, plus those undeveloped areas within the most elevated locations to retain existing views to the escarpment within the South Downs National Park (SDNP).
- The existing settlement edge is situated to the south of the Site and as such, the character of development should reflect the village fringe setting.
- Ensuring that the character and amenity of views from the SDNP are retained.
- Whilst the Site does not lie within a strategic or local gap defined by policy, development parcels are to be sensitively located, with a layout that retains the sense of separation between Thakeham and Abingworth.
- New homes should be offset from the existing vegetation enclosing the Site to respect the extent of root protection areas.
- The alignment of the PRoW that crosses the Site should be retained.
- The rural character of the adjacent roads and lanes should be retained, particularly that section of 'sunken lane' at Storrington Road, immediately adjacent to the northern section of the Site.

Opportunities for development within the Site are identified as where:

- The Site is not covered by any landscape or landscape-related designations.
- The Site does not exhibit any rare landscape features, nor is it wild or tranquil.
- Whilst there are distant views of the Site from the elevated position south of Storrington (within the SDNP), the Site forms a small part of the wider panorama and where the existing built form is already discerned;
- The Site has a limited local visual envelope, as a result of the existing physical and visual containment provided by the sloping landform, woodland blocks, hedgerow trees and intervening built form enclosing the Site.
- The replacement of the large scale built form within the Site (which is incongruous with the residential dwellings to the south), with new homes, would be sensitive to the village setting in that they would be of a smaller scale than existing and would have a greater sense of visual porosity. Allowing for views through the Site, from Storrington Road.
- The established vegetation within the Site provides a mature and robust landscape structure in which development parcels can be set within. Existing boundaries of treebelts and hedgerows are in many places intact and provide enclosure.
- Supplementary planting of hedgerows and trees would bolster the green infrastructure network, in accordance with published landscape character assessment recommendations.
- Connections with the existing PRoW network and forming a circuitous route around the Site would increase opportunities for recreation.
- Restoration of historic internal field boundaries would extend characteristic landscape elements and create definitive boundaries for development parcels and

therefore visually encloses the site in views from Thakeham, maintaining physical and visual separation.

- Restoration of the gently sloping landform within the east of the Site, from that of the existing steep (engineered) embankments, would create further improvements to landscape character.
- The inclusion of locally characteristic building forms and sympathetic contemporary architecture with high quality detailing, architectural features and natural building materials - to ensure excellent design and build quality.

7.2 DEVELOPMENT PRINCIPLES

In order to limit adverse landscape and visual effects and to deliver landscape and visual enhancements where possible, the emerging masterplan has considered development principles, as set out below. These have been informed by the landscape and visual appraisal of the Site and its context, together with guidelines as set out in published landscape character assessments. Figure 7.1 further illustrates these principles.

Development considerations:

- Retain those landscape features of merit within the Site, including hedgerows and trees where practicable, and supplement with additional planting to bolster the existing green infrastructure and maintain the treed skyline. Thus, in accordance with Para 136 of the NPPF, existing vegetation enclosing the Site is to be retained and enhanced, where practicable, to maintain the strong degree of physical and visual enclosure, thus providing a robust and defensible boundary and reducing the presence of built development.
- Areas of public open space are to be situated on the more elevated sections of the Site to optimise those opportunities to view the wider treed landscape and distant views to the ridgelines of the SDNP, whilst retaining settlement separation.
- Historic field boundaries are to be restored through the provision of new native hedgerows and tree belts, which in turn form the green definitive edge to the extent of the new homes, as characteristic to those hedgerows that form the village boundaries to the east.
- Green open space and canopy tree planting should be interspersed within the Site following the contours to set the new homes into a robust landscape framework; strengthening green infrastructure, enhancing the integration of the new homes within the landscape; and contributing positively to the sense of place, in accordance with the NPPF. Planting species should be locally appropriate and be tolerant to climatic change.
- The quantum of open space to be provided is to be in accordance with policy requirements and supplementary planning guidance.
- The open space strategy is to provide a variety of spaces, including both equipped play spaces and naturalistic areas that can be enjoyed by both new and existing nearby residents.
- The residential parcels should utilise the existing Site access, be situated on the Site's lowest slopes, and be offset from existing vegetation to be retained. Root protection areas should be determined by an arboricultural survey.
- Local connectivity is to be enhanced and opportunities for recreation are to be increased by introducing new pedestrian routes through the Site.

Development should be located:

- as an extension to the existing residential character of Abingworth.
- in locations no further north than that existing extent of built form to retain the physical and perceived separation between Abingworth and Thakeham.
- in areas that currently comprise built form east of the PRoW.

Furthermore, proposed new homes should:

- be designed to be sensitive to the rural setting.
- contribute positively to the sense of place and local distinctiveness.
- respond appropriately to the character and appearance of their surroundings in regard to scale, massing, density, layout and materials.
- be limited in height to respect the domestic scale of those dwellings within proximity and to continue the existing precedent of built form set below the treed skyline.
- be of an excellent quality, drawing reference from those successful components of the recently completed homes within Abingworth, to the southeast.
- be outward facing on sensitive edges to development parcels, to provide a positive interface with the proposed areas of public open space.

7.0 CONSIDERATIONS

LEGEND

- SITE BOUNDARY
- EXISTING TREES TO BE RETAINED
- EXISTING COPPICE / SCRUB / BRAMBLES TO BE RETAINED
- RETAINED PUBLIC RIGHTS OF WAY
- THAKEHAM CONSERVATION AREA
- PRIORITY HABITAT WOODLAND
- 50 CONTOURS
- ROAD CORRIDOR
- RECENTLY COMPLETED RESIDENTIAL DEVELOPMENT AT ABINGWORTH FARM
- SUNKEN LANE
- PROPOSED GREEN CORRIDOR
- PROPOSED SENSITIVELY LOCATED DEVELOPMENT PARCEL
- PROPOSED OPEN SPACE
- PROPOSED RESTORED HISTORIC TREED HEDGEROWS
- ↔ EXISTING 90 DEGREE VIEW CORRIDORS THROUGH THE SITE
- ↻ EXISTING SITE ACCESS
- 1** DEVELOPMENT PARCEL ON FORMER ARABLE LAND.
- 2** RETENTION OF DISTANT VIEWS TO THE ELEVATED ESCARPMENTS OF THE SDNP TO THE SOUTH

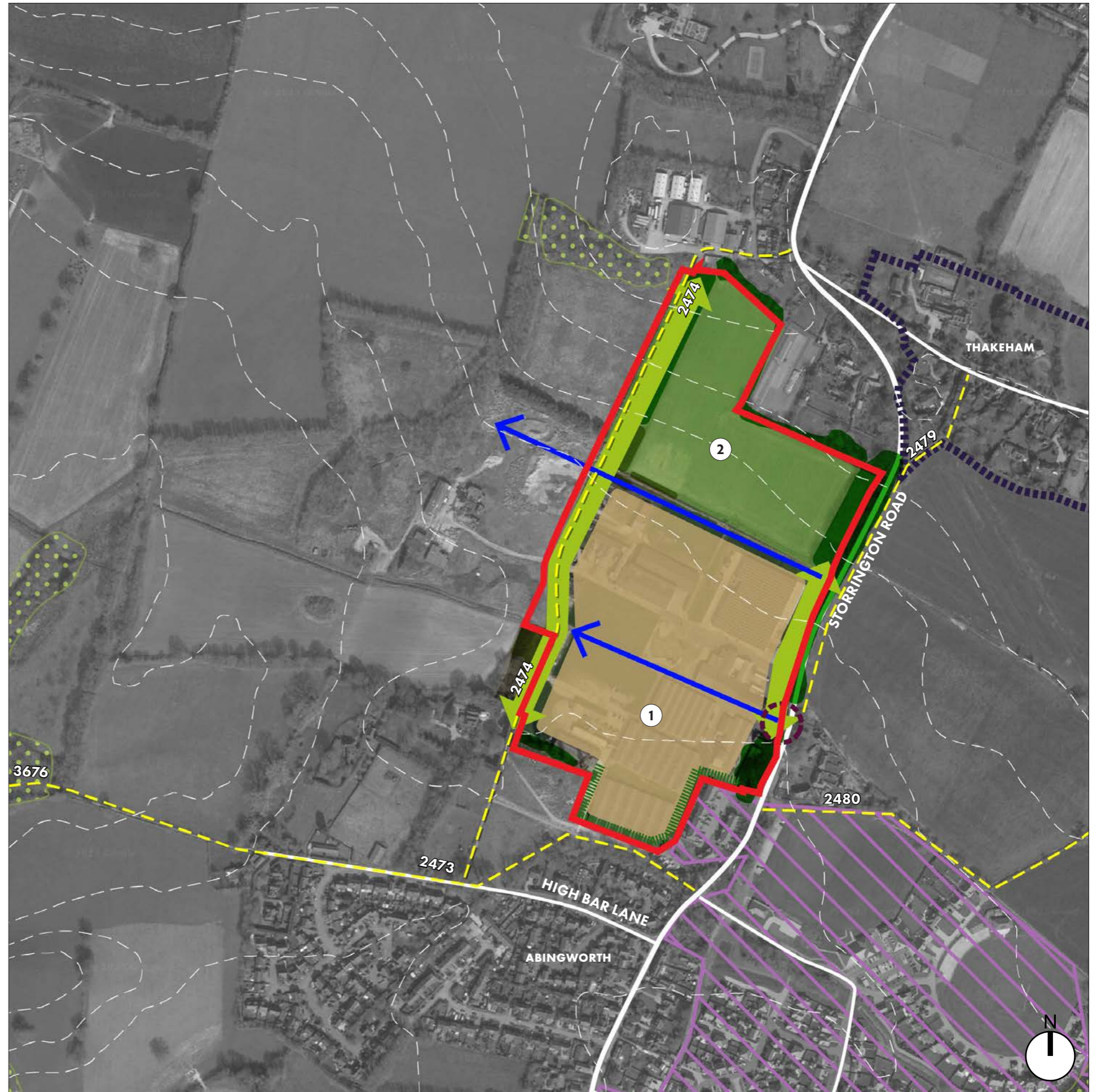


FIGURE 7.1 – UPDATED DEVELOPMENT CONSIDERATIONS (FABRIK, 2026)

8.0

DEVELOPMENT PROPOSALS

The detailed application is for the demolition of existing buildings and redevelopment of the Site as a residential led development including flexible non-residential floor space, with associated landscaping, open space and infrastructure, together with means of access from Storrington Road to the east.

Detailed general arrangement drawings, and a colour masterplan (as included at figure 8.1 on the following page) have been prepared for the application, which sets out the scheme. The application is accompanied by a Design and Access Statement (DAS) which explains the design rationale and presents visualisations, character zones and strategy plans covering land use, indicative housing mix and building heights, open space and proposed green infrastructure.

Land Use

The proposal is to place new homes on the southern and central sections of the Site, allowing for open space within the north and west of the Site, along and including the retained alignment of the existing PRoW. The open space proposals exceed the policy requirements to serve this development.

The retention of all boundary trees is proposed where possible and these are to be supplemented with a comprehensive planting strategy as set out on the detailed general arrangement drawings. An attenuation basin is proposed within the south of the Site - to be naturalistic in style with new planting to soften the man made features. In addition, a 'village pond' feature is proposed within the open space central to the new neighbourhood. Play spaces are proposed within the open spaces throughout the scheme.

Building Heights

The building heights plan contained within the DAS shows all homes will be 2 storeys. Garages associated with homes will be single storey. This is appropriate to the storey heights within the village which has examples of one to three storey homes.

Urban Grain

The proposal integrates the new development with the existing village by positioning new homes within those parts of the Site where there is existing disused large scale built form. Vehicular access utilises the existing access from Storrington Road and pedestrian access is retained and enhanced via improvements to the green corridor associated with the PRoW within the west of the Site. The street layout is responsive to the existing layout of built form on Site presently and to those adjacent streets within Abingworth. The positioning of homes, set behind an area of open space and retained existing mature trees at the Site entrance, will form a positive 'gateway' into the scheme.

Green Infrastructure

Existing boundary trees and the majority of boundary hedgerow will be retained and protected. Whilst the distinct poplar trees are proposed for removal due to safety concerns, compensation planting of trees with a fastigiate form are to be incorporated into the proposals. New planting is proposed throughout the development, with trees, hedges and rain gardens along the street scenes, trees and planting within open spaces. Furthermore, the field parcels within the north of Site is incorporated into the public open space strategy, with improved grassland and additional hedgerows.

Embedded Landscape Mitigation Measures

A comprehensive series of measures has been developed to result in landscape and visual betterment, embedded in the proposed development. These include:

- The positioning of new homes within the centre and south of the Site, in locations where there is currently built form and associated infrastructure and thus maintaining a gap function to Thakeham to the north.
- The retention of the open character of the northern field parcels.
- Extensive planting proposed along Site boundaries, throughout the development, and within open spaces (including orchard planting), in accordance with county and district character guidelines.
- Improvements to the route of the PRoW, with the incorporation of a linear park / green corridor, to improve the character and amenity of views from along this route.
- Lower densities on the northern edge to reflect the rural interface, with greater spacing and gaps between homes.
- Introducing planting within the street scenes and amongst the attenuation basins to soften and filter views of new built features.
- To reflect county and local character guidelines, the design retains key vegetation and introduces a green corridor along the eastern boundary, reinforcing and conserving the character of narrow sunken lanes.



FIGURE 8.1 – PROPOSED MASTERPLAN (PEGASUS, 2026)

9.0

IDENTIFICATION OF RECEPTORS FOR IMPACT ASSESSMENT

9.1 LANDSCAPE RECEPTORS

The baseline section of this LVIA identifies the key planning policies and designations, landscape character areas and key features and characteristics of the Site and study area. The baseline assessment considers and attaches a value to each of these landscape receptors in order to inform the impact assessment. Table 9.1 below summarises the types of landscape receptors found within the study area and their value.

TABLE 9.1 – SUMMARY OF LANDSCAPE RECEPTORS	
LANDSCAPE RECEPTORS	VALUE
PUBLISHED GUIDELINES: COUNTY CHARACTER AREA - WG7: STORRINGTON WOODS AND HEATHS	MEDIUM
PUBLISHED GUIDELINES: DISTRICT CHARACTER AREA - F1: PULBOROUGH CHITLINGTON AND THAKEHAM FARMLANDS	MEDIUM
FABRIK ASSESSMENT - CONTEXTUAL LANDSCAPE: NATURAL GEOLOGY AND SOILS LANDFORM AND DRAINAGE VEGETATION COVER	MEDIUM MEDIUM MEDIUM
FABRIK ASSESSMENT - CONTEXTUAL LANDSCAPE: CULTURAL/SOCIAL SETTLEMENT PATTERN AND LAND USE TIME DEPTH	MEDIUM MEDIUM
FABRIK ASSESSMENT - CONTEXTUAL LANDSCAPE: PERCEPTUAL AND AESTHETIC ASSOCIATIONS NATURAL BEAUTY PATTERN AND FORM	MEDIUM - HIGH MEDIUM MEDIUM
FABRIK ASSESSMENT - SUMMARY OF CONTEXTUAL LANDSCAPE CHARACTER (FOR EXTENT OF STUDY AREA)	MEDIUM
FABRIK ASSESSMENT - SITE AND SETTING: NATURAL LANDFORM AND DRAINAGE VEGETATION COVER	LOW MEDIUM
FABRIK ASSESSMENT - SITE AND SETTING: CULTURAL / SOCIAL LAND USE BUILT FORM TIME DEPTH	LOW LOW LOW
FABRIK ASSESSMENT - SITE AND SETTING: PERCEPTUAL AND AESTHETIC	MEDIUM
FABRIK ASSESSMENT - SITE AND SETTING: FUNCTION	MEDIUM - HIGH
FABRIK ASSESSMENT - SUMMARY OF SITE LANDSCAPE CHARACTER	LOW - MEDIUM

Due to the Site's inherent characteristics and associated limited visual envelope (resulting from the high quantum of woodland and undulating landform in the study area), it is considered that there will be limited - negligible change to published landscape character areas at the county level, and there will be negligible effects at the range of contextual level landscape receptors (extent of the study area).

9.2 VISUAL RECEPTORS

As set out in the visual baseline at Section 7.0, the Site is well contained in views from the wider landscape due to the combination of topography, built form and vegetation. Where views of the Site are truncated, there will be no change to the character and amenity of the view with the proposed development in place.

The visual baseline illustrates the character and amenity associated with the views of the Site and identifies the key visual receptors to be assessed, which are summarised at Table 9.2 below, along with their associated value.

TABLE 9.2 – SUMMARY OF VISUAL RECEPTORS		
VISUAL RECEPTOR TYPE / GROUP	VIEWPOINT REFERENCE	VALUE
RESIDENTIAL WITH OPEN AND PARTIAL VIEWS OF THE SITE	12, 14	HIGH
TRANSIENT FROM TRANSPORT CORRIDOR	11, 12, 14, 17	MEDIUM
TRANSIENT FROM PUBLIC RIGHTS OF WAY AND PUBLIC OPEN SPACE	1, 2, 7, 20, 21, 22	MEDIUM
SCENIC VIEWPOINTS	22	HIGH

10.0

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

TABLE 10.1 LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY				MAGNITUDE OF CHANGE					LANDSCAPE EFFECT	NATURE OF EFFECT	
	VALUE	SUSCEPTIBILITY	SENSITIVITY JUDGEMENT	DESCRIPTION	SCALE	DURATION & REVERSIBILITY	MAGNITUDE JUDGEMENT	DESCRIPTION				
PUBLISHED CHARACTER ASSESSMENT												
DISTRICT CHARACTER AREA - F1: PULBOROUGH CHITLINGTON AND THAKEHAM FARMLANDS	MEDIUM	LOW	LOW - MEDIUM	A VALUE OF MEDIUM IS ASSIGNED AS WHILST THERE ARE NO DESIGNATED LANDSCAPES WITHIN THIS AREA, THERE ARE SOME CONSERVATION AREAS, LISTED BUILDINGS, SSSI'S, ANCIENT WOODLAND AND TPO'D TREES. SUSCEPTIBILITY IS LOW AS THE DEVELOPMENT PROPOSED IS UNLIKELY TO ALTER THE OVERALL INTEGRITY OF THE CHARACTER AREA AND INCORPORATES RECOMMENDATIONS AS SET OUT IN PUBLISHED GUIDELINES. SENSITIVITY IS THEREFORE ASSESSED AS LOW - MEDIUM.	COMPACT	LONG	YEAR 1	NEGLECTIBLE	THE DISUSED MUSHROOM FARM SHEDS ARE A DETRACTING FEATURE OF DECLINING CONDITION WITHIN THE CHARACTER AREA. THIS WILL BE REPLACED WITH NEW HOMES AND PUBLIC OPEN SPACE. THE PROPOSED DEVELOPMENT SEEKS TO RETAIN THE LANDSCAPE ELEMENTS OF HIGHEST VALUE, NOTABLY THE EXISTING TREES AND VEGETATION, THE SLOPING LANDFORM AND THE OPEN FIELDS WITHIN THE NORTH OF THE SITE THAT SERVE A GAP FUNCTION BETWEEN ABINGWORTH AND THAKEHAM. A NEGLIGIBLE MAGNITUDE OF CHANGE IS ASSIGNED DUE TO THE COMPACT SCALE OF THE DEVELOPMENT WITHIN THE CHARACTER AREA, AND ALLOWING FOR THE PERMANENT CHANGE TO THE LAND USE AND BUILT FORM ON THE SITE. A VERY SMALL SECTION OF HEDGEROW AND EMBANKMENT ASSOCIATED WITH THE ADJACENT SUNKEN LANE WILL BE LOST - THIS IS WITHIN PROXIMITY TO THE EXISTING SITE ENTRANCE, WHERE THE LANDFORM HAS HISTORICALLY BEEN MANIPULATED TO FACILITATE LEVEL ACCESS. REPLACEMENT HEDGEROW AND TREE PLANTING IS PROPOSED, SET BACK FROM THE NEW SITE ENTRANCE, AS A DESIGN RESPONSE, AND IN ORDER TO CONSERVE THE CHARACTER OF THE LEAFY SUNKEN LANE AS SET OUT IN THE PUBLISHED DISTRICT CHARACTER AREA GUIDELINES. A NEGLIGIBLE LEVEL OF EFFECT TO THIS RECEPTOR IS ANTICIPATED WITH THE NATURE OF THE EFFECT BEING POSITIVE AS THE CHANGE IN LAND USE TO NEW HOMES, IS RESPONSIVE TO ADJACENT LAND USES AND BUILDING HEIGHTS / SCALE. ALSO, AS RECOMMENDED IN THE GUIDELINES, THE NEW HOUSING RESPONDS TO TRADITIONAL STREET PATTERNS, LOCAL DESIGN AND BUILDING MATERIALS; PROPOSALS SEEK TO CONSERVE, MANAGE AND RESTORE HEDGEROWS PLUS PLANT NEW TREES - INCLUDING ORCHARDS (AS RECOMMENDED IN THE PUBLISHED GUIDANCE).	YEAR 1	NEGLECTIBLE	POSITIVE
							YEAR 15	NEGLECTIBLE		YEAR 15	NEGLECTIBLE	POSITIVE
SITE - NATURAL												
LANDFORM, AND DRAINAGE	LOW	LOW	LOW	A VALUE OF LOW IS ASSIGNED AS THE LANDFORM WITHIN THE CENTRE OF THE SOUTH IS INCONGRUOUS WITH THE SLOPING LANDFORM WITHIN PROXIMITY DUE TO THE EXTENSIVE LEVELLING TO ACCOMMODATE LARGE SCALE BUILDINGS. SUSCEPTIBILITY IS LOW AS THE LANDFORM HAS A DISJOINTED COMPOSITION AND THE DEVELOPMENT PROPOSED INCORPORATES IMPROVEMENTS, MORE AKIN WITH THE GENTLY SLOPING LANDFORM OF THE LOCAL SETTING. SENSITIVITY IS THEREFORE ASSESSED AS LOW.	COMPACT	LONG	YEAR 1	LOW	AT THE SITE LEVEL, THE PREDOMINANTLY LEVEL PLATEAU WHICH WAS CREATED TO ACCOMMODATE THE LARGE SCALE BUILDINGS ON SITE WILL BE REPLACED WITH A LEVELS STRATEGY THAT SEEKS TO RESTORE THE GENTLY SLOPING ORIGINAL LANDFORM OF THE SITE, WHILST ACCOMMODATING SMALL SCALE DEVELOPMENT PLATFORMS FOR DWELLINGS. ADDITIONAL LOCALISED CHANGES TO THE SITE'S TOPOGRAPHY WILL OCCUR RELATIVE TO THE IMPLEMENTATION OF THE SUDS ATTENUATION BASIN IN THE SOUTHERN SECTION OF THE SITE. THE GENTLY SLOPING LANDFORM OF THE FIELD PARCELS WITHIN THE NORTH OF THE SITE WILL BE RETAINED. DWELLINGS WILL HAVE LEVELLED ACCESS TO THEIR FRONT DOORS, AND REAR GARDENS WILL BE PREDOMINANTLY LEVELLED WITH WALLS AND FENCES. A LOW - NEGLIGIBLE MAGNITUDE OF CHANGE IS ASSIGNED DUE TO A COMPACT PORTION OF THE LANDFORM BEING CHANGED, WHICH WILL BE PERMANENT. AS SUCH A MINOR LEVEL OF EFFECT TO THIS RECEPTOR IS ANTICIPATED WITH THE NATURE OF THE EFFECT BEING POSITIVE, DUE TO THE STRATEGY TO RESTORE / TIE IN DEVELOPMENT PLATFORMS TO THE ADJACENT SLOPING LANDFORM.	YEAR 1	MINOR	POSITIVE
							YEAR 15	LOW		YEAR 15	MINOR	POSITIVE
VEGETATION	MEDIUM	LOW	MEDIUM	A VALUE OF MEDIUM IS ASSIGNED AS WHILST THERE ARE NO TPO'S OR ANCIENT WOODLAND, THERE ARE SOME TREES THAT CONTRIBUTE POSITIVELY TO THE SITE'S CHARACTER INCLUDING THE MATURE SPECIMENS AT THE SITE ENTRANCE AND THE FASTIGIATE POPLAR TREES AT THE SOUTHERN BOUNDARY. SUSCEPTIBILITY IS LOW AS THE TYPE OF DEVELOPMENT PROPOSED IS PREDICTED TO MINIMISE REMOVAL AND INCORPORATE IMPROVEMENTS, WITH SUBSTANTIAL TREE PLANTING. SENSITIVITY IS THEREFORE ASSESSED AS MEDIUM.	MODEST	LONG	YEAR 1	MEDIUM	THE MAJORITY OF THE EXISTING TREES AND HEDGEROW WILL BE RETAINED AND BOLSTERED WITH SIGNIFICANT TREE PLANTING THROUGHOUT THE STREET SCENES AND WITHIN THE PUBLIC OPEN SPACES. EXISTING BOUNDARY HEDGEROWS ARE TO BE SUPPLEMENTED WITH ADDITIONAL NATIVE SPECIES, AND THE INTRODUCTION OF NEW NATIVE MIX HEDGEROWS AND AREAS OF MEADOWS AND WILDFLOWER WILL FURTHER ENHANCE HABITAT TYPES AND OPTIMISE OPPORTUNITIES FOR BIODIVERSITY. A MEDIUM MAGNITUDE OF CHANGE IS ASSIGNED DUE TO CHANGE TO A MODEST PORTION OF THE VEGETATION, WHICH WILL BE PERMANENT. AS SUCH A MODERATE LEVEL OF EFFECT TO THIS RECEPTOR IS ANTICIPATED WITH THE NATURE OF THE EFFECT BEING POSITIVE, DUE TO THE EXTENSIVE GREEN INFRASTRUCTURE STRATEGY WITH MANY NEW TREES, HEDGEROWS AND AREAS OF WILDFLOWER / IMPROVED GRASSLAND.	YEAR 1	MODERATE	POSITIVE
							YEAR 15	MEDIUM		YEAR 15	MODERATE	POSITIVE

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ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

TABLE 10.1 LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY				MAGNITUDE OF CHANGE						LANDSCAPE EFFECT	NATURE OF EFFECT
	VALUE	SUSCEPTIBILITY	SENSITIVITY JUDGEMENT	DESCRIPTION	SCALE	DURATION & REVERSIBILITY	MAGNITUDE JUDGEMENT	DESCRIPTION				
SITE - CULTURAL / SOCIAL												
LAND USE	LOW	LOW	LOW	A VALUE OF LOW IS ASSIGNED TO THE EXISTING LAND USE AS THE DISUSED BUILDINGS ARE INCONGRUOUS WITH THE ADJACENT RESIDENTIAL LAND USES. SUSCEPTIBILITY IS LOW AS THE PROPOSED DEVELOPMENT INCORPORATES IMPROVEMENTS THAT ARE RESPONSIVE TO ADJACENT LAND USES. SENSITIVITY IS THEREFORE ASSESSED AS LOW.	SIZEABLE	LONG	YEAR 1	HIGH	THERE WILL BE A WHOLE SCALE REPLACEMENT OF THE EXISTING DISUSED BUILDINGS TO THAT OF NEW HOMES SET WITHIN TREED STREETS AND WITH AREAS OF PUBLIC OPEN SPACE. THE FIELD PARCELS WITHIN THE NORTH OF THE SITE WILL REMAIN, WITH MANAGEMENT IMPROVED TO ALLOW PUBLIC ACCESS. THE EXISTING PROW THAT CROSSES NORTH - SOUTH THROUGH THE WEST OF THE SITE WILL BE RETAINED, WITH IMPROVEMENTS MADE TO THE CHARACTER AND AMENITY OF THE ROUTE, WITH NEW OPEN SPACE AND TREE PLANTING ALONG THE ROUTE. ATTENUATION BASINS AND RAIN GARDENS WILL BE INTEGRATED INTO THE OPEN SPACE AND STREET SCENE STRATEGIES. SIMILARLY, PLAY SPACES WILL BE WOVEN INTO THE OPEN SPACE STRATEGY, PROVIDING AN INCLUSIVE OPEN SPACE NETWORK FOR THE BENEFIT OF NEW RESIDENTS. A HIGH MAGNITUDE OF CHANGE IS ASSIGNED DUE TO THE WHOLE SCALE CHANGE TO THE LAND USE, WHICH WILL BE PERMANENT. AS SUCH AND ON BALANCE A MODERATE LEVEL OF EFFECT TO THIS RECEPTOR IS ANTICIPATED WITH THE NATURE OF THE EFFECT BEING POSITIVE, DUE TO THE PROPOSED LAND USE BEING APPROPRIATE TO THE SITE'S SETTING.	YEAR 1	MODERATE	POSITIVE
							YEAR 15	HIGH		YEAR 15	MODERATE	POSITIVE
BUILT FORM	LOW	LOW	LOW	A VALUE OF LOW IS ASSIGNED AS THE SCALE AND NATURE OF THE BUILT FORM IS INCONGRUOUS WITH THE ADJACENT RESIDENTIAL DWELLINGS AND IS OF DECLINING QUALITY. SUSCEPTIBILITY IS LOW AS THE PROPOSED DEVELOPMENT INCORPORATES IMPROVEMENTS THAT ARE RESPONSIVE TO ADJACENT BUILT FORM. SENSITIVITY IS THEREFORE ASSESSED AS LOW.	SIZEABLE	LONG	YEAR 1	HIGH	THERE WILL BE A WHOLE SCALE REPLACEMENT OF THE EXISTING INCONGRUOUS, DISUSED, LARGE SCALE BUILDINGS ASSOCIATED WITH THE FORMER USE TO THAT OF SMALL SCALE, TWO STOREY DWELLINGS. THE PROPOSED HOMES ARE ARRANGED IN A LAYOUT WHICH IS RESPONSIVE TO THE LOCAL STREET LAYOUTS. THE PROPOSED BUILDINGS CONSIDER LOCAL MATERIALS AND DETAILS WITHIN THE DESIGNS AND ARE AS SUCH SENSITIVE TO LOCAL VERNACULARS. A HIGH MAGNITUDE OF CHANGE IS ASSIGNED DUE TO THE WHOLE SCALE CHANGE TO THE BUILT FORM, WHICH WILL BE PERMANENT. AS SUCH AND ON BALANCE A MODERATE LEVEL OF EFFECT TO THIS RECEPTOR IS ANTICIPATED WITH THE NATURE OF THE EFFECT BEING POSITIVE, DUE TO THE PROPOSED BUILT FORM ARRESTING FURTHER DECLINE AND BEING APPROPRIATE TO THE SITE'S SETTING.	YEAR 1	MODERATE	POSITIVE
							YEAR 15	HIGH		YEAR 15	MODERATE	POSITIVE
TIME DEPTH	LOW	MEDIUM	MEDIUM	THERE ARE FEATURES ON SITE THAT PROVIDE AN INSIGHT INTO THE TIME DEPTH / HISTORY. VALUE FOR THIS RECEPTOR IS ASSESSED AS LOW AS BUILDINGS ARE CONTEMPORARY IN THEIR FORM AND THERE IS NO TRACE OF THE FORMER GLASSHOUSES PRESENT. EXISTING TELEGRAPH POLES (WHICH AT ONE TIME HAD NETTING ATTACHED TO THEM), PLUS PILES OF CRATES ARE REMNANTS OF THE FORMER LAND USE. THE PUBLIC RIGHT OF WAY (PROW) WITHIN THE WEST OF THE SITE IS PRESENT ON HISTORIC MAPS AND PROVIDES A SENSE OF CONNECTIVITY TO THE LANDSCAPE NORTH OF ABINGWORTH. AT THE SITE'S EASTERN BOUNDARY TO THE NORTH OF THE ENTRANCE, HEDGEROWS AND LOCALISED EMBANKMENTS ARE ASSOCIATED WITH THE SUNKEN LANE AT STORRINGTON ROAD THAT BECOMES MORE PRONOUNCED TOWARDS THAKEHAM. SUSCEPTIBILITY IS ASSESSED AS MEDIUM AS THE RECEPTOR HAS SOME LINKS TO ADJACENT KEY CHARACTERISTICS (PRIMARILY BEING THE PROW AND SUNKEN LANE AT STORRINGTON ROAD). SENSITIVITY IS THEREFORE ASSESSED AS MEDIUM.	SIZEABLE	LONG	YEAR 1	MEDIUM	THE DEVELOPMENT PROPOSED WILL ALTER THE OVERALL INTEGRITY OF THE SITE'S TIME DEPTH, WITH THE WHOLE SCALE CHANGE OF LAND USE, PLUS CHANGES TO THE ENTRANCE RESULTING IN HEDGEROW LOSS AND LOCALISED EARTHWORKS - LOSS OF A VERY SMALL SECTION OF THE EMBANKMENT WHICH FORMS THE SOUTHERN MOST SECTION OF THE SUNKEN LANE ON THE WEST SIDE OF THE B2139. HERE THE CHARACTER OF THE LANE HAS HISTORICALLY BEEN AFFECTED BY THE CREATION OF THE ADJACENT ACCESS TO THE DISUSED MUSHROOM SITE, WHERE LANDFORM HAS BEEN MANIPULATED TO CREATE A LEVEL ACCESS. THE PROPOSALS DO INCORPORATE RECOMMENDATIONS AS SET OUT IN PUBLISHED GUIDELINES, WITH THE PLANTING OF HEDGEROWS WHICH HAVE BEEN LOST. A MEDIUM MAGNITUDE OF CHANGE IS ASSIGNED DUE TO THE SIZEABLE CHANGE TO THE TIME DEPTH, WHICH WILL BE PERMANENT. A MODERATE LEVEL OF EFFECT TO THIS RECEPTOR IS ANTICIPATED WITH THE NATURE OF THE EFFECT BEING NEGATIVE, DUE TO THE WHOLE SCALE CHANGE OF THE LAND USE, WHICH IS AN INTEGRAL PART OF THE SITE'S HISTORY.	YEAR 1	MODERATE	NEGATIVE
							YEAR 15	MEDIUM		YEAR 15	MODERATE	NEGATIVE

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ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

TABLE 10.1 LANDSCAPE RECEPTORS												
LANDSCAPE RECEPTOR	LANDSCAPE SENSITIVITY				MAGNITUDE OF CHANGE						LANDSCAPE EFFECT	NATURE OF EFFECT
	VALUE	SUSCEPTIBILITY	SENSITIVITY JUDGEMENT	DESCRIPTION	SCALE	DURATION & REVERSIBILITY	MAGNITUDE JUDGEMENT	DESCRIPTION				
SITE - PERCEPTUAL AND AESTHETIC												
FUNCTION	MEDIUM	LOW	MEDIUM	A VALUE OF MEDIUM IS ASSIGNED AS ASPECTS OF THE SITE - PARTICULARLY THE FIELD WITHIN THE NORTH AND THE PROW MAKE A CONTRIBUTION TO THE FUNCTION OF THE LANDSCAPE AND THE SITE'S ROLE WITHIN ITS ADJACENT SETTING. SUSCEPTIBILITY IS ASSESSED AS LOW AS WHILST THE RECEPTOR HAS SOME LINKS TO ADJACENT KEY CHARACTERISTICS (PRIMARILY BEING THE FIELD WITHIN THE NORTH OF THE SITE FORMING AN OPEN GAP BETWEEN THAKEHAM AND ABINGWORTH), THE DEVELOPMENT PROPOSED IS UNLIKELY TO ALTER THE OVERALL INTEGRITY OF THE RECEPTOR AND IS CAPABLE OF INCORPORATING MITIGATION STRATEGIES. SENSITIVITY IS THEREFORE ASSESSED AS MEDIUM.	COMPACT	LONG	YEAR 1	NEGLIGIBLE	PERCEPTUALLY, THE EXTENT OF THE SITE THAT COMPRISES THE DISUSED BUILDINGS AND AREAS OF HARD STANDING / FORMAL GRASS WILL CHANGE TO NEW HOMES, STREETS AND AREAS OF PUBLIC OPEN SPACE. THE PROW WITHIN THE WEST OF THE SITE IS RETAINED AND ITS FUNCTION OF PROVIDING CONNECTIVITY IS CONTINUED. THE SETTING TO THE PROW IS IMPROVED WITH THOSE DISUSED BUILDINGS AND SECURITY FENCING REPLACED WITH A GREEN CORRIDOR AND NEW TREE PLANTING. THOSE FIELD PARCELS WITHIN THE NORTH AND NORTHWEST OF THE SITE WILL REMAIN AS OPEN GRASSLAND AND WILL BE PUBLICLY ACCESSIBLE - BEING INCORPORATED INTO THE WIDER OPEN SPACE STRATEGY, THUS RETAINING THE GAP BETWEEN THAKEHAM AND ABINGWORTH. THE SITE ON ITS OWN DOES NOT PERFORM A SIGNIFICANT ROLE IN THE SETTING TO THE SDNP. A NEGLIGIBLE MAGNITUDE OF CHANGE IS ASSIGNED DUE TO THE PERMANENT RETENTION OF THE FIELDS THAT HAVE AN OPEN GAP FUNCTION AS WELL AS THE RETENTION OF THE PROW. A NEGLIGIBLE LEVEL OF EFFECT TO THIS RECEPTOR IS ANTICIPATED WITH THE NATURE OF THE EFFECT BEING POSITIVE, DUE TO THE RETENTION OF THE OPEN SECTIONS OF THE SITE, THE CLASSIFICATION OF PUBLIC OPEN SPACE WHICH WILL BE PROTECTED FROM DEVELOPMENT IN PERPETUITY, AND THE IMPROVEMENT TO THE CONDITION OF THE SITE.	YEAR 1	NEGLIGIBLE	POSITIVE
							YEAR 15	NEGLIGIBLE		YEAR 15	NEGLIGIBLE	POSITIVE
SITE LANDSCAPE CHARACTER												
SITE LANDSCAPE CHARACTER	LOW - MEDIUM	LOW	LOW	VALUE IS ASSESSED AS LOW - MEDIUM AS THOSE COMPONENTS THAT POSITIVELY INFLUENCE CHARACTER ARE COMMONPLACE / ORDINARY, WITH OPPORTUNITIES FOR IMPROVEMENTS. SUSCEPTIBILITY IS LOW AS THE PROPOSED DEVELOPMENT INCORPORATES IMPROVEMENTS THAT ARE RESPONSIVE TO THE LANDSCAPE CHARACTER OF THE SITE'S SETTING. SENSITIVITY IS THEREFORE ASSESSED AS LOW.	SIZEABLE	LONG	YEAR 1	MEDIUM	THE PROPOSED DEVELOPMENT SEEKS TO RETAIN THE LANDSCAPE ELEMENTS OF HIGHEST VALUE, NOTABLY THE EXISTING TREES AND VEGETATION, THE SLOPING LANDFORM AND THE OPEN FIELDS WITHIN THE NORTH OF THE SITE THAT SERVE A GAP FUNCTION BETWEEN ABINGWORTH AND THAKEHAM. A MEDIUM MAGNITUDE OF CHANGE IS ASSIGNED DUE TO THE WHOLE SCALE PERMANENT CHANGE TO THE LAND USE AND BUILT FORM, THE RETENTION OF THE OPEN GAP WITHIN THE NORTH OF THE SITE AND THE NOTICEABLE INCREASE IN THE QUANTUM OF VEGETATION WITHIN THE SITE. WHILST THE PROPOSALS WILL RESULT IN CHANGE TO SOME COMPONENTS AS IDENTIFIED IN THE HORSHAM DISTRICT - F1 PULBOROUGH CHITTINGTON AND THAKEHAM FARM LANDSCAPE LCA, SUCH AS LOSS OF FORMER MUSHROOM GROWING, PACKAGING AND STORAGE BUILDINGS AND SOME CHANGE TO A VERY SMALL SECTION OF THE ADJACENT SUNKEN LANE, ON BALANCE, A MODERATE LEVEL OF EFFECT TO THIS RECEPTOR IS ANTICIPATED WITH THE NATURE OF THE EFFECT BEING POSITIVE ON BALANCE, DUE TO: - THE CHANGE IN LAND USE TO NEW HOMES, WHICH IS RESPONSIVE TO THE ADJACENT SETTLEMENT, - THE CHANGE FROM LARGE SCALE BUILDINGS TO SMALL SCALE, TYPICALLY TWO STOREY HOMES, WHICH ARE ARRANGED IN A LAYOUT THAT IS RESPONSIVE TO THE EXISTING GRID LAYOUT AND WHICH ALLOWS FOR VISUAL POROSITY BETWEEN DWELLINGS. - THE GREEN INFRASTRUCTURE STRATEGY WHICH SEEKS TO RETAIN EXISTING VEGETATION WHERE POSSIBLE AND INTRODUCE NEW TREES, ORCHARDS, HEDGEROWS, SHRUBS AND WILDFLOWER PLANTING TO BOLSTER HABITATS AS RECOMMENDED IN THE PUBLISHED LCA GUIDANCE. - A LEVELS STRATEGY THAT IS SYMPATHETIC TO THE ADJACENT AND FORMER SLOPING LANDFORM ON SITE. - THE RETENTION OF THOSE OPEN AREAS OF THE SITE (THE NORTHERN FIELD PARCELS) AND THEIR PROTECTION IN PERPETUITY AS PUBLIC OPEN SPACE. - PROVISION OF VIEW CORRIDORS WITHIN THE SITE TO THE RURAL LANDSCAPE BEYOND TO THE WEST.	YEAR 1	MODERATE	POSITIVE
							YEAR 15	MEDIUM		YEAR 15	MODERATE	POSITIVE

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ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

TABLE 10.2 VISUAL RECEPTORS												
VISUAL RECEPTOR GROUP	VISUAL SENSITIVITY				MAGNITUDE OF CHANGE					LANDSCAPE EFFECT		NATURE OF EFFECT
	VALUE	SUSCEPTIBILITY	SENSITIVITY JUDGEMENT	DESCRIPTION	SCALE	DURATION & REVERSIBILITY	MAGNITUDE JUDGEMENT		DESCRIPTION			
RESIDENTIAL WITH VIEWS OF THE SITE FROM REAR ELEVATIONS (VP14)	LOW - MEDIUM	MEDIUM	MEDIUM	VALUE IS ASSESSED AS LOW AS VIEWS ARE FROM THE REAR OF HOMES AT MASSEY CLOSE, HARDBARROW WOODS AND HIGH BAR LANE. SUSCEPTIBILITY IS MEDIUM AS THERE ARE OPPORTUNITIES TO APPRECIATE THE VIEW, OF WHICH THE SITE INFORMS PART OF THE CHARACTER AND AMENITY. AS SUCH SENSITIVITY IS MEDIUM.	COMPACT - MODEST	LONG	YEAR 1	LOW - MEDIUM	NEW BOUNDARY PLANTING, AND NEW HOMES WILL BE VISIBLE FROM THE DWELLINGS WITHIN PROXIMITY TO THE SITE'S IMMEDIATE BOUNDARIES. AS VEGETATION MATURES, VIEWS OF THE SITE WILL BECOME INCREASINGLY FILTERED. GIVEN THE CLOSE PROXIMITY, THE CHANGE IN LAND USE WILL BE PROMINENT. THE REDUCTION IN THE OVERALL MASS OF BUILT FORM AND THE SET BACK AWAY FROM THE SOUTHERN BOUNDARY, WILL RESULT IN VISUAL POROSITY AND VIEWS TO MORE VEGETATION AND GREEN SPACE. AS SUCH, THE NATURE OF EFFECTS ARE ANTICIPATED TO BE POSITIVE.	YEAR 1	MINOR	POSITIVE
							YEAR 15	LOW - MEDIUM		YEAR 15	MINOR	POSITIVE
RESIDENTIAL WITH VIEWS OF THE SITE FROM PRIMARY ELEVATIONS (VP12, 14)	LOW - MEDIUM	MEDIUM - HIGH	MEDIUM - HIGH	VALUE IS ASSESSED AS LOW - MEDIUM AS VIEWS ARE FROM THE PRIMARY ELEVATIONS OF DWELLINGS AT STORRINGTON ROAD AND LIMITED LOCATIONS AT HIGH BAR LANE. SUSCEPTIBILITY IS MEDIUM - HIGH AS VIEWS DIRECTLY OVERLOOK THE SITE. AS SUCH SENSITIVITY IS MEDIUM - HIGH.	MODEST	LONG	YEAR 1	MEDIUM	NEW HOMES AND THE ASSOCIATED LANDSCAPE PROPOSALS WILL BE VISIBLE FROM STORRINGTON ROAD, SET BEHIND THE RETAINED MATURE TREES, REPLACING THE LARGE SCALE DISUSED BUILDINGS WITH SMALLER SCALE HOMES.	YEAR 1	MINOR	POSITIVE
							YEAR 15	MEDIUM		YEAR 15	MINOR - MODERATE	POSITIVE
TRANSPORT CORRIDOR - B2139 STORRINGTON ROAD (VP 11, 12)	LOW	LOW - MEDIUM	MEDIUM	VALUE IS ASSESSED AS LOW AS THERE ARE NO DESIGNATIONS IN THIS LOCATION AND THERE ARE MINIMAL / NO CULTURAL ASSOCIATIONS. SUSCEPTIBILITY IS LOW - MEDIUM AS THOSE WHO WILL PERCEIVE THE DEVELOPMENT IN THIS LOCATION ARE EITHER DRIVING AND AS SUCH NOT FOCUSED ON THE VIEW (LOW) OR WALKING, WHERE THERE WILL BE OPPORTUNITIES TO EXPERIENCE THE VIEW (MEDIUM). AS SUCH SENSITIVITY IS MEDIUM.	MODEST	LONG	YEAR 1	MEDIUM	THE CHARACTER OF THE TRANSIENT VIEW WOULD CHANGE FROM THAT OF DISUSED ARGE SCALE BUILDINGS TO NEW HOMES AND PUBLIC OPEN SPACE, SET BEHIND RETAINED AND SUPPLEMENTED BOUNDARY VEGETATION AND TREES. THE PROPOSALS WOULD BE CONSISTENT WITH THE SETTING OF STORRINGTON ROAD AND THOSE DWELLINGS TO THE EAST AND SOUTH. THE LOCALISED AND SMALL SCALE CHANGE TO THE ROAD ITSELF WILL BE APPARENT, WITH THE REMOVAL OF A SMALL SECTION OF HEDGEROW AND EMBANKMENT ASSOCIATED WITH THE SUNKEN LANE. THE REPLACEMENT HEDGEROW PLANTING AND EXTENSIVE NEW TREE PLANTING WILL BE APPARENT IN PROXIMITY.	YEAR 1	MINOR	POSITIVE
							YEAR 1	MEDIUM		YEAR 15	MINOR - MODERATE	POSITIVE
TRANSPORT CORRIDOR - HIGH BAR LANE (VP14)	LOW	LOW	LOW	VALUE IS ASSESSED AS LOW AS THERE ARE NO DESIGNATIONS IN THIS LOCATION. SUSCEPTIBILITY IS LOW AS THOSE WHO WILL PERCEIVE THE DEVELOPMENT IN THIS LOCATION ARE EITHER DRIVING AND AS SUCH NOT FOCUSED ON THE VIEW OR WALKING, WHERE THERE WILL BE LIMITED OPPORTUNITIES TO EXPERIENCE THE VIEW. AS SUCH SENSITIVITY IS LOW.	COMPACT	LONG	YEAR 1	LOW - NEGLIGIBLE	THE PRIMARY ELEVATIONS OF SOME OF THE HOMES WITHIN PROXIMITY TO THE SOUTHERN BOUNDARY WILL BE VISIBLE FROM THIS LOCATION, SET BACK FROM THE ROAD AND WITHIN THE CONTEXT OF TREES AND ADJACENT DWELLINGS. THE NEW HOMES WILL REPLACE THE LARGE SCALE DISUSED BUILDINGS WITH SMALLER HOMES.	YEAR 1	NEGLIGIBLE	POSITIVE
							YEAR 15	LOW - NEGLIGIBLE		YEAR 15	NEGLIGIBLE	POSITIVE

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ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

TABLE 10.2 VISUAL RECEPTORS												
VISUAL RECEPTOR GROUP	VISUAL SENSITIVITY				MAGNITUDE OF CHANGE					LANDSCAPE EFFECT		NATURE OF EFFECT
	VALUE	SUSCEPTIBILITY	SENSITIVITY JUDGEMENT	DESCRIPTION	SCALE	DURATION & REVERSIBILITY	MAGNITUDE JUDGEMENT		DESCRIPTION			
TRANSPORT CORRIDOR - SOUTHLANDS LANE (VP17)	LOW	LOW	LOW	VALUE IS ASSESSED AS LOW AS THERE ARE NO DESIGNATIONS IN THIS LOCATION. SUSCEPTIBILITY IS LOW AS THOSE WHO WILL PERCEIVE THE DEVELOPMENT IN THIS LOCATION ARE EITHER DRIVING AND AS SUCH NOT FOCUSED ON THE VIEW OR WALKING, WHERE THERE WILL BE LIMITED OPPORTUNITIES TO EXPERIENCE THE VIEW. AS SUCH SENSITIVITY IS LOW.	COMPACT	LONG	YEAR 1	NEGLIGIBLE	THE CHARACTER OF THE VIEW WOULD REMAIN AS PER EXISTING IN THAT, THE WESTERN BOUNDARY TREES AND INTERVENING LAYERS OF VEGETATION WOULD REMAIN, WHICH IN TURN TRUNCATE VIEWS OF THE SITE. THERE MAY BE SOME GLIMPSES OF THE VERY TOPS OF THE NEW HOMES.	YEAR 1	NEGLIGIBLE	NEGLIGIBLE ADVERSE - NEUTRAL
							YEAR 1	NEGLIGIBLE		YEAR 1	NEGLIGIBLE	NEGLIGIBLE ADVERSE - NEUTRAL
TRANSIENT FROM PUBLIC RIGHT OF WAY WITHIN IMMEDIATE PROXIMITY (VP1, 2, 14,20 - 22)	LOW	HIGH	MEDIUM	THERE ARE NO DESIGNATIONS ASSOCIATED WITH VIEWS FROM THE PROW TO THE IMMEDIATE WEST OF THE SITE. AS SUCH, VALUE IS ASSESSED AS LOW. SUSCEPTIBILITY IS ASSESSED AS HIGH AS FOR A LARGE SECTION OF THE FOOTPATH THERE ARE OPEN AND PARTIAL VIEWS OF THE SITE. SENSITIVITY IS THEREFORE MEDIUM.	SIZEABLE	LONG	YEAR 1	HIGH - MEDIUM	THE REPLACEMENT OF THE LARGE SCALE DISUSED BUILDINGS WITH SMALL SCALE HOMES AND ASSOCIATED LANDSCAPE PROPOSALS WILL BE APPARENT FROM THE MAJORITY OF THE FOOTPATH. NEW HOMES ARE SET BACK FROM THE FOOTPATH ALIGNMENT AND NEW TREE PLANTING AND OPEN SPACE IS PROPOSED WITHIN PROXIMITY, IMPROVING THE CHARACTER AND AMENITY OF THOSE VIEWS WITHIN PROXIMITY FROM THE FOOTPATH. COMMUNITY ORCHARDS WILL ALSO BE APPARENT. THE SENSE OF OPENNESS AND THE PERCEPTION OF THE GAP WITH THAKEHAM IS RETAINED BY THE NEW PUBLIC OPEN SPACE WITHIN THE NORTH OF THE SITE.	YEAR 1	MODERATE	POSITIVE
							YEAR 15	HIGH - MEDIUM		YEAR 15	MODERATE	POSITIVE
TRANSIENT FROM PUBLIC RIGHT OF WAY WITHIN PROXIMITY - PROW 2480 (VP7)	LOW	HIGH	MEDIUM	THERE ARE NO DESIGNATIONS ASSOCIATED WITH VIEWS FROM THE PROW TO THE IMMEDIATE WEST OF THE SITE. AS SUCH, VALUE IS ASSESSED AS LOW. SUSCEPTIBILITY IS HIGH AS RECEPTORS ARE FOCUSED ON THE VIEW. SENSITIVITY IS THEREFORE MEDIUM.	COMPACT	LONG	YEAR 1	NEGLIGIBLE	THE REPLACEMENT OF THE LARGE SCALE DISUSED BUILDINGS WITH SMALL SCALE HOMES WILL BE APPARENT FROM A SMALL SECTION OF THE FOOTPATH. SMALLER SCALE HOMES WILL BE SEEN WITHIN THE CONTEXT OF ADJACENT EXISTING DWELLINGS, SET BELOW THE TREETOP HORIZON. MUCH OF THE CHARACTER AND AMENITY OF THE VIEW WILL REMAIN AS EXISTING.	YEAR 1	MINOR	POSITIVE
							YEAR 15	NEGLIGIBLE		YEAR 15	MINOR	POSITIVE
TRANSIENT FROM THE SOUTH DOWNS WAY - IN THE WIDER LANDSCAPE (VP22)	HIGH	HIGH	HIGH	THIS LOCATION IS WITHIN THE SOUTH DOWNS NATIONAL PARK AND AS SUCH, VALUE IS ASSESSED AS HIGH. SUSCEPTIBILITY IS HIGH AS RECEPTORS ARE FOCUSED ON THE VIEW. SENSITIVITY IS THEREFORE HIGH.	COMPACT	LONG	YEAR 1	NEGLIGIBLE	FROM THIS DISTANT LOCATION, THE SITE FORMS A VERY SMALL PART OF THE WIDER PANORAMA, WHICH COMPRISES SETTLEMENTS, WOODLAND AND FARMLAND. THE LARGE SCALE BUILDINGS AS APPARENT WILL BE REPLACED WITH SMALL SCALE HOMES, SEEN WITHIN THE CONTEXT OF ADJACENT HOUSES. WHILST THE REMOVAL OF THE POPLAR TREES ON SITE WILL BE PERCEIVED, THE PROPOSED VEGETATION WILL FURTHER ASSIMILATE THE PROPOSALS INTO THE RECEIVING LANDSCAPE.	YEAR 1	MINOR	NEUTRAL
							YEAR 15	NEGLIGIBLE		YEAR 15	MINOR	NEUTRAL

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LANDSCAPE POLICY ASSESSMENT

The National Planning Policy Framework, guidance, plus district and neighbourhood plans alongside supplementary guidance have been key considerations in the preparation of the development proposals, and are summarised below.

NPPF (DECEMBER 2024 AND DECEMBER 2025 CONSULTATION DRAFT)

- A network of high quality open space is proposed as recommended at Para 102, in order to provide opportunities for physical activity, health and wellbeing of communities and to deliver benefits for nature and support effects to address climate change.
- The development protects and enhances the public right of way within the Site, as recommended at Para 104.
- High quality design is proposed in accordance with recommendations set out at Para's 131, 132 and 135, in that the scheme:
 - has been developed through consultation with the local community and LPA.
 - is evidenced by the local areas defining characteristics.
 - adds to the overall quality of the area.
 - is visually attractive with good architecture, layout and landscaping.
 - is sympathetic to local character and history, including the surrounding built environment and landscape setting.
 - establishes a strong sense of place, using the arrangement of streets, spaces, building types and materials.
- Streets are tree-lined and opportunities are taken to incorporate trees elsewhere within the development, as recommended at Para 136.
- Design quality is considered, and takes into consideration local design guidance and supplementary planning documents, as recommended at Paras 137 and 139.
- Proposals conserve and enhance the natural environment as per Para 180 and as recommended at Para 182, the development is sensitively located and designed to avoid adverse effects on the setting to any designated area (South Downs National Park).
- Proposals are responsive to those areas of the Site that are more tranquil (northern field parcel) and the scheme seeks to limit the impact of light pollution by retaining the northern part of the Site free from built form. Therefore in accordance with recommendations at Para 191 b) and c).

Horsham District Planning Framework 2015

- The development is contained within an existing defensible boundary - that being proposed public open space within the north of the Site, that will be protected in perpetuity. Furthermore the proposals demonstrate enhancements to the character of the existing Site with the removal of the large scale, poor quality mushroom farm buildings and replacement with small scale, high quality homes and green infrastructure. As such the proposals accord with Strategic Policy 4: Settlement Expansion and Strategic Policy 25: The Natural Environment and Landscape Character.
- The northernmost section of the Site which is comprised of existing fields will be retained as publicly accessible open space, with improved grassland for quiet informal recreational use. The retention and enhancement of the rural character and undeveloped nature of this part of the Site is in accordance with Strategic Policy 26: Countryside Protection.

- The development will have no adverse effects on the setting to the South Downs National Park, its natural beauty or public enjoyment. Furthermore, the proposed public open space on Site will contribute to the social wellbeing of the population who live and work in the area. Views back towards the SDNP will also be retained, in accordance with Strategic Policy 30: Protected Landscapes.
- The retained trees and extensive planting proposals as part of the green infrastructure strategy will ensure enhancements to the biodiversity networks through the Site. The introduction of street trees and climate resilient planting, as well as the reinstatement of hedgerows where possible will create a 'greener' appearance in views east to west through the Site as well as those views north to south'. The increased planting and canopy connectivity will make a positive contribution to the landscape resource. Proposals are therefore in accordance with Strategic Policy 31: Green Infrastructure and Biodiversity.
- The DAS demonstrates the high quality place proposed, with a layout that is responsive to site constraints and with architectural styles that are sensitive to the local vernacular. As such, proposals are in accordance with Strategic Policy 32: The Quality of New Development, Strategic Policy 33: Development Principles and Strategic Policy 34: Strategic Policy: Cultural and Heritage Assets.

Thakeham Parish Neighbourhood Plan 2017

- The proposals do not undermine the visual and physical integrity of the gap between the built-up area of Thakeham and Abingworth, and as such are in accordance with 'The Spatial Plan for the Parish'.
- The DAS demonstrates that the scale, density, massing, height, landscape design, layout and materials of the proposals reflect characteristics of particular merit in the surrounding buildings and in the wider area. Therefore the proposals accord with Policy 6 - Design.
- Proposals protect and retain where possible the green infrastructure and valued landscape features of the Parish and seek to supplement and reinstate features where possible. Therefore the proposals accord with Policy 10 - Green Infrastructure and Valued Landscapes.

West Sussex Landscape Character Assessment: WG7:

Storrington Woods and Heaths

- The proposals protect and supplement green infrastructure with additional planting of trees, scrub and hedgerows.
- The development is well integrated into the wider landscape, with the retention and supplementing of trees and hedgerow.
- Suburban styles and materials have been avoided, to further integrate the proposals into the existing character of Abingworth.

Horsham District Landscape Character Assessment: F1: Pulborough, Chiltington and Thakeham Farmlands.

- The proposals conserve the character of the leafy sunken lanes where possible and where works are necessary at the Site entrance, proposed hedgerows seek to replace those necessary to be removed.
- The street layouts respond to local streets adjacent to the Site.
- The proposals restore hedgerows and plant new trees.

12.0

CONCLUSION

An assessment of the likely landscape and visual effects arising from the proposed development has been undertaken in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition.

The Site is situated within a settled and well vegetated low-lying and undulating landscape, heavily influenced by the prominence of trees, and settlements, with areas of more rural character. The local landscape includes local heritage designations and The South Downs National Park is situated approximately 2km to the west and 3km to the south of the Site, with its distinct escarpment located approximately 4km to the south of the Site.

A thorough review and analysis of national and local level planning policy and published landscape character assessments has been carried out to inform the baseline assessment and the embedded mitigation strategy.

A landscape appraisal of the Site has been undertaken. Comprising of former mushroom growing, packaging and storage sheds, it has a character informed by derelict large scale buildings - utilitarian and of low quality, and which form detracting features. In addition to the built elements, the northern field set to pasture informs a more open and green character, from where views to the escarpment within the South Downs National Park, can be appreciated. The Site is strongly influenced by the existing settlement of Abingworth, in which it forms part of the northern fringes and whilst there is no intervisibility between the Site and Thakeham, the Site's northern field forms part of a gap between the two villages.

Landscape features of the Site include the mature trees and hedgerows at the boundaries, plus the open field within the north and all contribute positively to the sites setting.

An appraisal of the visibility of the Site has been carried out with respect to views from publicly accessible vantage points within the landscape and townscape, as well as views from private homes. The Site benefits from a degree of visual containment as a result of vegetation. The landform, vegetation and pattern of publicly accessible routes of the local landscape allow for limited views from within the local landscape north, east, and south. However, wider views to the north, east and south are well screened by intervening vegetation and undulating landform. The settlement pattern and vegetation from within the local landscape to the west allows for limited views of the Site's western boundaries. Views from more distant, elevated vantage points are limited to the raised southern extent of the study area, where the Site is discernible - through an understanding of the local landscape and set within a wide panorama comprising of settlement, woodland, tree belts and fields.

Following on from the baseline assessments, recommendations were set out, with landscape and visual opportunities and constraints. The design process has therefore been informed by the findings of the LVIA with an iterative evolution of the masterplan.

An assessment of the likely landscape and visual effects of the proposed development has been undertaken.

Regarding landscape effects, given the small scale of the Site and the limited geographic extent of the proposals, only those landscape character receptors at the

Site and immediate context level are considered. The assessment has identified that one receptor, time depth, is judged as likely to be subject to a Moderate Negative effect. The remainder of landscape receptors will be subject to beneficial effects that are of negligible to moderate significance, including:

- Landform and drainage - Minor Positive effect
- Vegetation - Moderate Positive effect
- Land Use - Moderate Positive effect
- Built Form - Moderate Positive effect
- Function - Negligible Positive effect
- (Overall) Site Landscape Character - Moderate Positive.

The assessment has identified that visual effects are considered to range from negligible adverse, to, neutral, to moderate beneficial due to the change in character and amenity from large scale mushroom farm buildings and infrastructure to a high quality place, with small scale homes and associated open space and green infrastructure. Effects are anticipated to become more positive as proposed vegetation matures and the new homes assimilate into the receiving landscape.

The proposed development is therefore considered to be in accordance with national and local planning policy and guidance in that it:

- Sensitive locates development in a way that is consistent with local landscape character and within the current extent of the Site occupied by the mushroom farm. This is set back from but well related to the adjacent existing homes and with consideration of the existing trees on Site;
- Retains the alignment of the PRoW within the west of the Site and improves the immediate setting through the creation of a green corridor - thus enhancing the character and amenity of views for those walking the route;
- Retains the existing trees wherever possible;
- **Allows for views to the east from within the Site** to a green backdrop;
- Restores and enhance the existing vegetation structure on Site in a manner that seeks to bolster the mature definitive vegetated boundaries;
- Provides substantial additional tree, native shrub and mixed native hedgerow planting, bolstering green corridors and the key characteristic landscape elements; and
- Proposes new homes, replacing existing **disused and declining** built form, set within and amongst a treed landscape, thus limiting views of the development, whilst retaining the openness of those fields within the north of the Site and protecting their use as publicly accessible green space.

Due to the redevelopment of the Site which displays brownfield characteristics, the proposals will result in predominantly positive landscape effects at the Site level, pertinent to land use, vegetation and built form. Furthermore as the alignment of the PRoW is retained and its setting improved, and as the northern field parcels are retained and incorporated into the open space strategy, effects pertinent to function are also positive. Whilst the majority of effects on character are positive, negative effects are anticipated relative to time depth, due to the loss of the mushroom farm, with which Abingworth has a long history. Whilst the overall effect on this receptor is deemed adverse, the proposals seek to restore historic hedgerows and with the

incorporation of interpretation boards, the history of the Site can be incorporated into the character of the residential development and can therefore still be appreciated.

Visual effects will occur in close proximity to the Site and for those receptors immediately adjacent to or passing by the Site, where there will be a change in the character and amenity of the view, where the mushroom farm character will be replaced by that including new small scale homes, bound by retained green space and new tree and hedgerow planting, bolstering the existing landscape structure. The positive effects will be further enhanced over time as the landscape proposals mature.

In conclusion, it is considered that with the sensitive approach to development as proposed, which is responsive to its settlement edge position and which carefully balances the landscape and visual constraints and opportunities, the proposals positively utilise brownfield land, arresting its decline and overall provided an enhancement to the character of the village's northern rural fringe whilst maintaining visual and physical separation with Thakeham to the north.

APPENDIX 1

FABRIK LVIA METHODOLOGY

APPENDIX

LVIA METHODOLOGY

A1.1 INTRODUCTION

The methodology employed in carrying out an LVIA is drawn from the Landscape Institute and the Institute of Environmental Management and Assessment's 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) Third Edition (Routledge 2013). The method adopted follows a structured and transparent process, and is proportionate to the proposals.

The term landscape is defined as an area perceived by people, whose character is the result of the action and interaction of nature and / or human factors. It results from the way that different components of our environment – both natural and cultural / historical interact together and are perceived by us. The term does not mean just special, valued or designated landscapes and it does not only apply to the countryside. The definition of landscape can be classified as:

- All types of rural landscape, from high mountains and wild countryside to urban fringe farmland (rural landscapes);
- Marine and coastal landscapes (seascapes); and
- The landscape of villages, towns and cities (townscapes).

An LVIA provides a description of the baseline conditions and sets out how the study area and site appears, or would appear, prior to the proposed development. The baseline assessment is then used to predict the landscape and visual impacts arising from the proposed development. The assessment of impact is carried out as part of the iterative design process in order to build in mitigation measures to reduce the impacts as much as possible. The impact assessment will identify and assess effects during the stages of the proposed development.

The photography has been carried out in accordance with Technical Guidance Note 06/19 on Visual Representation of Development Proposals (Landscape Institute, 17 September 2019).

A1.2 SUMMARY OF LVIA METHODOLOGY

Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the Zone of Theoretical Visibility and the degree of visibility from the range of visual receptors.

The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for the site and its context;
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views);
- The current and future baseline scenarios; and
- The value of each of the landscape and visual receptors.

Landscape effects derive from either direct or in-direct changes to the physical landscape which may give rise to changes to the individual landscape components. This in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements.

The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor;
- Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal;
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect;
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion;
- Indicates the measures proposed over and above those designed into the scheme to prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement;
- Sets out any assumptions considered throughout the assessment of effects; and
- Sets out residual effects.

Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (major, moderate, low, negligible or neutral / no change). Residual effects are those at year 15 considering any additional mitigation measures in place over and above those designed in to the scheme.

The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects.

The emphasis is placed on the narrative text describing the landscape and visual effects, and the judgements made about their significance, with tables and matrices used to support and summarise the descriptive text. The criteria and thresholds set out in the methodology are used to inform the assessment of effects. Ranges of criteria and thresholds are used in the assessment where appropriate. Whilst every possible range is not defined in the methodology, each of the thresholds and criteria are clearly explained, and therefore the logic to each range can be traced.

The following sections set out in more detail the assessment process employed.

APPENDIX

LVIA METHODOLOGY

A1.3 ESTABLISHING THE LANDSCAPE BASELINE

DESK AND FIELD STUDIES

The initial step is to identify the existing landscape and visual resource in the vicinity of the proposed development – the baseline landscape and visual conditions. The purpose of baseline study is to record and analyse the existing landscape, in terms of its constituent elements, features, characteristics, geographic extent, historical and cultural associations, condition, the way the landscape is experienced and the value / importance of that particular landscape. The baseline assessment will also identify any potential changes likely to occur in the local landscape or townscape which will change the characteristics of either the site or its setting.

A desk study is carried out to establish the physical components of the local landscape and to broadly identify the boundaries of the study area. Ordnance survey (OS) maps and digital data are used to identify local features relating to geology, soils, landform, drainage, vegetation cover, land use, settlement, the history of the landscape and the way that landscape is experienced, which together combine to create a series of key characteristics and character areas. Vertical aerial photography and Google streetview will be used to supplement OS information. At this stage, any special designated landscapes (such as Areas of Outstanding Natural Beauty, National Parks, Green Belt, Conservation Areas, Listed Buildings, Areas of Special Character); heritage or ecological assets are identified. A review of information available in terms of any published historic landscape characterisation together with any other landscape / capacity / urban fringe and visual related studies is carried out at this stage. In addition, a desk study of any unbuilt commitments will be incorporated.

Landscape character assessment is the tool for classifying the landscape into distinct character areas or types, which share common features and characteristics. There is a well established methodology developed in the UK by the Countryside Agency and Scottish Natural Heritage in 2002, which has been superseded in England by guidance published by Natural England in 2014. The national and regional level character assessments are often available in published documents. However the local / district or site levels may need to be set out based on a combination of desk studies and field survey work. The character assessment will also identify environmental and landscape opportunities, recent changes, future trends and forces for change where they may be important in relation to the proposal, especially considering how the landscape appears, or would appear prior to the commencement of development. The condition of the landscape, i.e. the physical state of an individual area of landscape, will be described as factually as possible. The assessment of landscape importance includes reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area. The value of that landscape by different stakeholders or user groups may also influence the baseline assessment.

These desk based studies are then used as a basis for verification in the field. The field based assessment also considers the perceptual qualities of the landscape, including tranquillity.

Judgements on the value of both the landscape and visual receptor are made at the baseline stage.

LANDSCAPE VALUE

Value is concerned with the relative value or importance that is attached to different landscapes. Landscape value is inherent, considered independently of the development proposals. The baseline assessment considers any natural and cultural heritage, landscape condition, associations with notable people, events and the arts, distinctiveness, recreational opportunities, and perceptual qualities (including scenic quality, wilderness, tranquillity and / or dark skies). These environmental, historical and cultural aspects, physical and visual components are considered together with any statutory and non-statutory designations, taking into account other values to society, which may be expressed by the local community or consultees. Wherever possible information and opinions on landscape value is to be sought through discussions with consultees, stakeholders and user groups.

Landscape value is not always signified by designation. When considering a non-designated area, landscape value will be determined through a review of existing assessments, policies, strategies and guidelines. Where appropriate, new survey and analysis will inform judgements about landscape value. Any landscape designation will be considered in terms of their 'meaning' to today's context.

The tables relating to landscape value and the value attached to views are a starting point for consideration in the field. Table A1.1 overleaf sets out the criteria and definitions used in the baseline assessment to determine landscape value (in addition to condition / quality). Figure 5.1 set out within 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) Third Edition (Routledge 2013), along with Technical Guidance Note 02/21 'Assessing landscape value outside national designations' (Landscape Institute, May 2021) have been used to inform these criteria.

Not all of the criteria within Table A1.1 need to be met for a landscape to be assigned a value of high, medium or low.

TABLE A1.1 - LANDSCAPE VALUE CRITERIA

HIGH	MEDIUM	LOW
<p>Natural Heritage</p> <ul style="list-style-type: none"> • Unique components relating to ecology, geology, topography, soils and water. • Components may be nationally / internationally designated, including: <ul style="list-style-type: none"> • Sites of Important Nature Conservation • Heritage Coasts • Special Protection Areas • Ancient Woodland <p>Cultural Heritage</p> <ul style="list-style-type: none"> • Rare or distinct components relating to built history that positively contribute to landscape character including: <ul style="list-style-type: none"> • drove roads / salt ways / packhorse trails • sunken lanes • ridge and furrow fields • relic farmsteads • Nationally / internationally designated component/s including: <ul style="list-style-type: none"> • UNESCO World Heritage Sites • Listed buildings / structures and their associated setting. • Historic Parks and Gardens (included within the Register by Historic England) • Registered Battlefield • Scheduled Ancient Monuments <p>Landscape Condition</p> <ul style="list-style-type: none"> • Landscape area or components in a very good - good physical condition / intact, with appropriate management. • Absence of detracting/ incongruous features (or features are present but are not prominent). <p>Associations</p> <ul style="list-style-type: none"> • Many or significant connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape. <p>Distinctiveness</p> <ul style="list-style-type: none"> • Unique components that make a strong and multifaceted positive contribution to landscape character e.g. the whalebone arch in Whitby. • Landscape area that is recognised nationally / internationally for its scenic beauty, including areas within: <ul style="list-style-type: none"> • National Parks • National Landscapes • Landscape areas that have a strong visual or functional link with adjacent designated landscapes and their special qualities. <p>Recreational</p> <ul style="list-style-type: none"> • Prominence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths), plus high quality public open space. • Areas with very good or good accessibility with opportunities for the enjoyment of the outdoors. <p>Perceptual</p> <ul style="list-style-type: none"> • Unique landscape areas or components, particularly regarding scale, form, colour, texture, diversity or contrasts that positively contribute to landscape character. • High levels of tranquillity and relative wildness, including sense of remoteness, dark skies, presence of wildlife / bird song and relative peace and quiet. <p>Functional</p> <ul style="list-style-type: none"> • Unique landscape areas or components that contribute to the healthy functioning of the landscape and make a strong and multi-faceted positive contribution to landscape character e.g. areas that form carbon sinks such as peat bogs 	<p>Natural Heritage</p> <ul style="list-style-type: none"> • Common components relating to ecology, geology, topography, soils and water. • Components may be designated at the local or borough level, including: <ul style="list-style-type: none"> • TPO's • Nature Reserve's <p>Cultural Heritage</p> <ul style="list-style-type: none"> • Common components relating to built history that positively contribute to landscape character such as vernacular architecture typical of the locality. • Locally designated component/s including: <ul style="list-style-type: none"> • Conservation Areas • Scenic Trails / Scenic Routes • Locally listed buildings and monuments • Undesignated components but acknowledge locally for their heritage importance or expressed through non-statutory designations. <p>Landscape Condition</p> <ul style="list-style-type: none"> • Landscape area or components in a good - ordinary condition, with scope to improve. • Some detracting / incongruous features. <p>Associations</p> <ul style="list-style-type: none"> • Some connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape. <p>Distinctiveness</p> <ul style="list-style-type: none"> • Some components that are unique and contribute positively to landscape character. • Recognised locally, including designations such as Special Landscape Areas, Areas of Great Landscape Value, Strategic or Local Gaps. <p>Recreational</p> <ul style="list-style-type: none"> • Some open access land, common land and public rights of way. • Areas with good or ordinary accessibility with opportunities for the enjoyment of the outdoors. <p>Perceptual</p> <ul style="list-style-type: none"> • Demonstrates some wildness and tranquillity. • Some detracting features. <p>Functional</p> <ul style="list-style-type: none"> • Landscape areas or components which make some contribution to the healthy functioning of the landscape. 	<p>Natural Heritage</p> <ul style="list-style-type: none"> • Inconsequential components relating to ecology, geology, topography, soils and water. • Generally undesignated. <p>Cultural Heritage</p> <ul style="list-style-type: none"> • Few or no components relating to built history that positively contribute to landscape character. • Generally undesignated. <p>Landscape Condition</p> <ul style="list-style-type: none"> • Landscape area or components in a poor condition, with scope to improve. • Many detracting / incongruous features. • Disturbed or derelict land. <p>Associations</p> <ul style="list-style-type: none"> • Few or no connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape. <p>Distinctiveness</p> <ul style="list-style-type: none"> • Few landscape areas that are unique and contribute positively to landscape character. • Certain individual components identified in landscape character assessments may be worthy of conservation. • Frequent dominant detracting features. <p>Recreational</p> <ul style="list-style-type: none"> • A limited quantum of open access land, common land and public rights of way. • Poor accessibility with opportunities for the enjoyment of the outdoors. <p>Perceptual</p> <ul style="list-style-type: none"> • Limited or no sense of wildness and tranquillity. • Frequent / multiple detracting features. <p>Functional</p> <ul style="list-style-type: none"> • Limited or no contribution to the healthy functioning of the landscape.

APPENDIX

LVIA METHODOLOGY

A1.4 ESTABLISHING IN THE VISUAL BASELINE

DESK AND FIELD STUDIES

The visual baseline will establish the area in which the site and the proposed development may be visible, the different groups of people who may experience the views, the places where they will be affected and the nature, character and amenity of those views.

The area of study for the visual assessment is determined through identifying the area from which the existing site and proposal may be visible (the Zone of Theoretical Visibility or ZTV). The baseline ZTV of the site is determined through either manual topographical analysis (a combination of desk and field based analysis which are considered appropriate for Landscape and Visual Appraisals and projects below the EIA threshold) or digital mapping based on bare earth modelling, (which do not take account of features such as vegetation or built form) constructing a map showing the area where the proposal may theoretically be visible. The extent of the mapping will depend on the type of proposal. The actual extent of visibility is checked in the field (both in the summer and winter months if the project timescales allow) to record the screening effect of buildings, walls, fences, trees, hedgerows and banks not identified in the initial bare ground mapping stage and to provide an accurate baseline assessment of visibility. Viewpoints within the ZTV should also be identified during the desk assessment, and the viewpoints used for photographs selected to demonstrate the relative visibility of the site (and any existing development on it and its relationship with the surrounding landscape and built forms). The selection of a range of key viewpoints will be based on the following criteria for determination in the field:

- The requirement to provide an even spread of representative, specific, illustrative or static / kinetic / sequential / transient viewpoints within the ZTV and around all sides of the Site;
- From locations which represent a range of near, middle and long distance views (although the most distant views may be discounted in the impact assessment if it is judged that visibility will be extremely limited);
- Views from sensitive receptors within designated, historic or cultural landscapes or heritage assets (such as from within World Heritage Sites; adjacent to Listed Buildings - and co-ordinated with the heritage consultant - National Parks, Areas of Outstanding Natural Beauty or Registered Parks and Gardens) key tourist locations and public vantage points (such as viewpoints identified on OS maps);
- The inclusion of strategic / important / designed views and vistas identified in published documents;

Views from the following are to be included in the visual assessment:

- Individual private dwellings. These are to be collated as representative viewpoints as it may not be practical to visit all properties that might be affected;
- Key public buildings, where relevant (i.e. libraries, hospitals, churches, community
- Transient views from public viewpoints (i.e. from roads, railway lines and Public Rights of Way - including tourist or scenic routes and associated viewpoints);
- Areas of publicly accessible green space (i.e. public open space, open access land, recreation grounds, country parks, visitor attractions, tourist destinations or scenic

- viewpoints); and
- Places of employment,

The final selection of the key viewpoints for inclusion in the LVIA will be based proportionately in relation to the scale and nature of the development proposals and likely significant effects and in agreement with the LPA.

The visual assessment records:

- The character and amenity of the view, including topographic, geological and drainage features, woodland, tree and hedgerow cover, land use, field boundaries, artefacts, access and rights of way, direction of view and potential seasonal screening effects and any skyline elements or features.
- The type of view, whether oblique or direct; panoramic or vistas.
- The extent of visibility of the range of receptors is based on a grading of degrees of visibility, from a visual inspection of the site and surrounding area. There will be a continuity of degree of visibility ranging from no view of the site (truncated) to fully open views. Views are recorded, even if views are truncated of the existing site, as the proposed development may be visible in these views. To indicate the degree of visibility of the site from any location, three categories are used:
 - Open View:**
An open, unobstructed and clear view of a significant proportion of the ground plane of the site; or its boundary elements; or a clear view of part of the site and its component elements in close proximity.
 - Partial View:**
A view of part of the site, a filtered or glimpsed view of the site, or a distant view where the site is perceived as a small part of the wider view;
 - Truncated View:**
No view of the site or the site is difficult to perceive.

Following the field survey the extent to which the site is visible from the surrounding area will be mapped. A Photographic Viewpoint Plan will be prepared to illustrate the representative, specific and illustrative views into / towards and within the Site (if publicly accessible) and the degree of visibility of the site noted. The visual assessment will include a series of annotated photographs, the location and extent of the site within the view together with identifying the character and amenity of the view, alongside any specific elements or important component features such as landform, buildings or vegetation or detracting features which interrupt, filter or otherwise influence views. The photograph will also be annotated with the Value attributed to the receptor or group of receptors.

By the end of this stage of the combined landscape and visual site study, it will be possible to advise, in landscape and visual terms, on any specific mitigation measures required in terms of the developments preferred siting, layout and design.

VALUE OF VISUAL RECEPTORS

Judgements on the value attached to the views experienced are based on the following criteria.

TABLE A1.2 – VALUE ATTACHED TO VIEWS

VALUE	CRITERIA
HIGH	Views from and to landscapes / viewpoints of national importance, or highly popular visitor attractions where the view forms a significant role in the visual experience, and / or has nationally recognised cultural associations. This may include residential receptors in Listed Buildings where the primary elevation of the dwelling is orientated to take advantage of a particular view (for example across a Registered Park and Garden or National Park or National Landscape).
MEDIUM	Views from and to landscapes / viewpoints of regional / district importance or moderately popular visitor attractions where the view forms part of the experience, and / or has local cultural associations. This may include residential receptors where the primary elevation of the dwelling is orientated to take advantage of a particular view.
LOW	Views from and to landscapes / viewpoints with no designation, not particularly important and with minimal or no cultural associations. This may include views from the rear elevation of residential properties.

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A1.5 ASSESSMENT OF LANDSCAPE AND VISUAL SUSCEPTIBILITY AND MAGNITUDE

The assessment of landscape and visual effects is obtained through assessing susceptibility, combining this with the judgement on value, to form the sensitivity of receptors. Sensitivity is then linked with a judgement of magnitude of effect experienced to form the assessment of effect.

Susceptibility, sensitivity and magnitude of change are explained further within this section.

LANDSCAPE SUSCEPTIBILITY

The susceptibility of the landscape is a measure of its vulnerability to the type of development proposed, without undue consequences for the maintenance of the baseline situation. Existing landscape capacity assessments may form a starting point for the refinement of the assessment of landscape susceptibility at the local and site level.

The overall susceptibility for each landscape receptor is categorised as High, Medium or Low as set out in Table A1.3.

Table A1.3 – Landscape Susceptibility Criteria

SUSCEPTIBILITY	CRITERIA
HIGH	The receptor has a well-defined composition with a direct relationship to adjacent key characteristics. The type of development proposed is likely to alter the overall integrity of the receptor and is very unlikely to be able to accommodate recommendations as set out in published guidelines.
MEDIUM	The receptor has a varied composition with some links to adjacent key characteristics. The type of development proposed may potentially alter the overall integrity of the receptor and could incorporate recommendations as set out in published guidelines.
LOW	The receptor has a disjointed composition with little - no links to adjacent key characteristics. The type of development proposed is unlikely to alter the overall integrity of the receptor and is capable of incorporating recommendations as set out in published guidelines.

LANDSCAPE SENSITIVITY

The assessment of landscape sensitivity is then combined through a judgement on the value attributed to that landscape receptor (at the baseline stage) and the susceptibility of the landscape receptor to the proposed change using the matrix as set out in Table A1.5.

VISUAL SUSCEPTIBILITY

The susceptibility of each visual receptor is a measure of their receptiveness to the type of development proposed, without undue consequences for the maintenance of the baseline situation. Visual susceptibility considers; the extent to which the viewers attention is focused on the landscape; the extent to which the view contributes to the amenity experience; and the nature of the activity the viewer is involved in.

The overall susceptibility for each visual receptor is categorised as High, Medium or Low as set out in Table A1.4.

Table A1.4 – Visual Susceptibility Criteria

Susceptibility	Criteria
HIGH	People engaged in an activity and/or at a location where they are focused on the landscape; where the view contributes to the amenity experience; and where there is opportunity to appreciate the view.
MEDIUM	People engaged in an activity and/or at a location where they are not especially focused on the landscape; where the view contributes in part to the amenity experience; and where there is some opportunity to appreciate the view.
LOW	People engaged in an activity and/or at a location where they are not focused on the landscape; where the view does not contribute to the amenity experience; and where there is little - no opportunity to appreciate the view.

SENSITIVITY JUDGEMENTS

The assessment of landscape / visual sensitivity is then combined through a judgement on the value attributed to that receptor (at the baseline stage) and the susceptibility of the receptor to the proposed change using the criteria as set out in Table A1.3 and A1.4.

Table A1.5 below sets out the sensitivity matrix, with criteria set out as High, Medium, Medium and Low.

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Table A1.5 - Landscape and Visual Sensitivity Matrix

		LANDSCAPE / VISUAL RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
LANDSCAPE / VISUAL VALUE	HIGH	HIGH	HIGH	MEDIUM
	MEDIUM	HIGH	MEDIUM	MEDIUM
	LOW	MEDIUM	MEDIUM	LOW

LANDSCAPE MAGNITUDE OF EFFECT

Size and Scale

Factors contributing to the size and scale of the change to be experienced by the landscape receptor (as set out in Table A1.6) include the extent of the receptor that will be altered (with reference to their wider contribution to the landscape); the degree to which aesthetic or perceptual aspects will be altered; and the geographical area that will be directly and indirectly altered.

Table A1.6 - Landscape Scale Criteria

EXTENT	DESCRIPTION
SUBSTANTIAL	Likely be a whole scale change to the landscape receptor, which will result in change in the integrity of the receptor of a wide geographic area.
SIZEABLE	Likely be change to a high proportion of the landscape receptor, which will result in a noticeable change in the integrity of the receptor of an extended geographic area.
MODEST	Likely be change to a moderate proportion of the landscape receptor, which will be perceptible and have some effect on the integrity of the receptor within a localised geographic area.
COMPACT	Likely be change to a limited proportion of the landscape receptor, which will not be discernible or have no - limited effect on the integrity of the receptor within its immediate setting (very localised geographic area).

Duration and Reversibility

Factors contributing to the duration of the change to be experienced by the landscape receptor (as set out in Table A1.8) include whether the change is wholly reversible, permanent or temporary. Construction impacts are likely to be short term, temporary, but see the start of a permanent change. Operational effects are likely to be long term, permanent and either irreversible or reversible, depending on the nature of the project.

Table A1.7 - Landscape Duration and Reversibility Criteria

DURATION	DESCRIPTION
LONG	Likely to be of permanence with limited prospect of being reinstated and is deemed irreversible.
MEDIUM	Likely to be of permanence (between 10-25 years) and is potentially, or theoretically reversible.
SHORT	Likely to last for up to 10 years and is wholly or partially reversible / receptors can be reinstated.
VERY SHORT	Likely to be temporary (up to 2 years) and readily reinstated / reversed. Includes construction effects (unless these are for an extended period).

VISUAL MAGNITUDE OF EFFECT

Scale

Factors contributing to the scale of the change to be experienced by the visual receptor (as set out in Table A1.8) include the angle of view in relation to the main activity of the receptor; the distance of the viewer from the proposed development; the extent of the area over which the changes will be visible; and the degree of visual intrusion of the proposed development in the view.

Table A1.8 - Visual Scale Criteria

EXTENT	DESCRIPTION
SUBSTANTIAL	Likely be a distinct change in the composition of the view, close to the viewer and occupying a wide extent of the view.
SIZEABLE	Likely be a noticeable change in the composition of the view, which may be close to the viewer and / or occupying a sizeable extent of the view.
MODEST	Likely be a perceptible change in the composition of the view, which may be at some distance from the viewer, or nearby but only glimpsed and/or occupying a discrete extent of the view.
COMPACT	Likely be a barely perceptible change in the composition of the view, which is likely to be at a considerable distance from the viewer and only glimpsed and / or occupying a limited extent of the view.

Duration and Reversibility

Factors contributing to the duration of the change to be experienced by the visual receptor (as set out in Table A1.9) include whether the view is experienced in fixed or transient views; and the nature of transient views - being intermittent, glimpsed or continuous.

Table A1.9 - Visual Duration and Reversibility Criteria

DURATION	DESCRIPTION
LONG	Likely to be of permanence and visible for a continuous period.
MEDIUM	Likely to be of permanence and intermittently visible.
SHORT	Likely to be temporary and visible for a continuous period.
VERY SHORT	Likely to be temporary and intermittently visible.

MAGNITUDE OF EFFECT JUDGEMENTS

The assessment of size / scale / geographic extent plus duration and reversibility is then combined based on the matrix as set out in Table A1.10 below, with criteria set out as High, Medium, Small and Negligible.

Table A1.10 - Magnitude Matrix

		DURATION AND REVERSIBILITY			
		LONG	MEDIUM	SHORT	VERY SHORT
SCALE	SUBSTANTIAL	HIGH	HIGH / MEDIUM	MEDIUM	LOW / NEGLIGIBLE
	SIZEABLE	HIGH / MEDIUM	MEDIUM	MEDIUM	LOW / NEGLIGIBLE
	MODEST	MEDIUM	MEDIUM	LOW	NEGLIGIBLE
	COMPACT	LOW / NEGLIGIBLE	LOW / NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

APPENDIX

L VIA METHODOLOGY

A1.6 SIGNIFICANCE OF EFFECTS

Sensitivity and magnificence of effect are considered alongside one another for each receptor, in line with Table A1.11 below, to draw conclusions on the significance of landscape and visual effects. Depending on the nature of the proposed development, the significance of effects may be considered at different stages of the project life cycle (e.g. during construction; at Year 1 of operation; at Year 15 of operation; and/or on decommission).

The assessment of significance is subject to professional judgement and is rated on a scale of Negligible through to Major. Table A1.12 sets out a starting point for the assessment, it is important that a balanced and well reasoned professional judgement of these two criteria is provided with an explanation.

Table A1.11 - Significance Matrix

MAGNITUDE	LANDSCAPE AND VISUAL RECEPTOR SENSITIVITY		
	HIGH	MEDIUM	LOW
HIGH	MAJOR	MAJOR	MODERATE
MEDIUM	MAJOR	MODERATE	MODERATE
LOW	MODERATE	MODERATE	MINOR
NEGLIGIBLE	MINOR	NEGLIGIBLE	NEGLIGIBLE

The judgement of significance indicates how important the effect is likely to be from a landscape and visual perspective. For schemes subject to Environmental Impact Assessment, effects of Major or Moderate significance are deemed 'significant' as governed by the EIA Directive (2014/52/EU).

Table A1.12 - Significance Description

SIGNIFICANCE	DESCRIPTION
MAJOR	An effect that is likely to be very important from a landscape and visual perspective.
MODERATE	An effect that is potentially important from a landscape and visual perspective.
MINOR	An effect that is unlikely to be important from a landscape and visual perspective.
NEGLIGIBLE	An effect that has minimal importance from a landscape and visual perspective.
NO CHANGE	No effect and therefore of no importance from a landscape and visual perspective.

A1.6.1 NATURE OF EFFECTS

Effects are defined as beneficial, adverse, or neutral, as defined in Table A1.13. This consideration is termed the 'balance of effects', factoring in both the potentially beneficial and adverse aspects associated with a given change and its resultant effect. Where landscape effects are judged to be adverse, additional mitigation or compensatory measures are to be considered. The significant landscape effects remaining after mitigation are then to be summarised as the residual effects.

Effects will be described clearly and objectively, and the extent and duration of any negative / positive effects quantified, using four categories of effects, indicating a gradation from high to low.

Table A1.13 - Nature of Effect Criteria

SIGNIFICANCE	DESCRIPTION
BENEFICIAL	An effect that will on balance result in an improvement to the condition, integrity or key characteristics/composition of the landscape receptor or viewing experience.
ADVERSE	An effect that will on balance result in damage to the condition, integrity or key characteristics/composition of the landscape receptor or viewing experience.
NEUTRAL	An effect that will on balance maintain the condition, integrity or key characteristics / composition of the landscape receptor or viewing experience and may incorporate a combination of positive and negative aspects.

A1.7 EFFECTS DURING OPERATION (AT YEAR 1 AND YEAR 15)

At the operational stage, the sources of landscape and visual effects may include:

- The location, scale, height, mass and design of buildings in terms of elevational treatment; structures and processes, including any other features;
- Access arrangements and traffic movements;
- The operational landscape, including landform, structure planting, green infrastructure and hard landscape features.

A1.8 MITIGATION AND COMPENSATORY MEASURES

The purpose of mitigation is to avoid, reduce and where possible, remedy or offset, any significant (major to moderate) negative (adverse) effects on the landscape and visual receptors arising from the proposed development. Mitigation is thus not solely concerned with 'damage limitation', but may also consider measures that could compensate for unavoidable residual effects. Mitigation measures may be considered under three categories:

- Primary measures that intrinsically comprise part of the development design through an iterative process;
- Standard construction and operational management practices for avoiding and reducing environmental effects (tertiary mitigation); and
- Secondary (or residual) measures designed to specifically address the remaining effects after the primary and standard construction practices have been incorporated.

A1.9 RESIDUAL EFFECTS

The residual effects of the proposed development are to be assessed. Residual effects consider any additional mitigation measures required to address specific landscape and visual sensitivities in place over and above the primary mitigation measures proposed and those already included and designed in to the scheme. The process of assessing residual effects is the same as assessing the primary effects.

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