

Land to the East of Tilletts Lane, Warnham  
Landscape and Visual Evidence and Appraisal  
Volume 1 Landscape and Visual Evidence  
May 2025



Ref: 2516-TFC-00-ZZ-RE-L-8001

The [terra firma](http://www.terrafirmaconsultancy.com) Consultancy Ltd.  
[www.terrafirmaconsultancy.com](http://www.terrafirmaconsultancy.com)

Project reference: 2516

Date	Rev	By	Chk	Comments
31.05.2024	P01	NC	LF	First Issue
03.04.2025	P02	NC	LF	Amendments made to photo positions
11.04.2025	P03	NC	LF	Amendments to Hydrology and Heritage text
21.05.2025	P04	NC	MH	Horsham District Local Plan and site boundary updated

Contents

1.	Introduction .....	3
1.1.	Appointment .....	3
1.2.	Report structure.....	3
1.3.	Project brief .....	3
1.4.	Site location .....	4
2.	Policy and guidance framework .....	
2.1.	European Landscape Convention (2000) (ELC) .....	5
2.2.	National Planning Policy Framework (NPPF December 2023) .....	5
2.3.	National Character Area 121 .....	5
2.4.	Horsham District Local Plan .....	5
2.5.	Warnham Neighbourhood Development Plan.....	8
2.6.	Landscape character assessment .....	10
2.7.	Design Guidance .....	11
2.8.	Summary .....	11
3.	Landscape elements, qualities, functions and character .....	11
3.1.	Methodology .....	11
3.2.	General description of existing site and setting .....	12
3.3.	Topography, Soils and Hydrology .....	16
3.4.	Vegetation and natural conservation .....	17
3.5.	Preceptual Qualities.....	18
3.6.	Pattern of Landscape and Settlement .....	18
3.7.	Access and Recreation .....	18
3.8.	History.....	19
	Summary of Landscape Receptor Sensitivity.....	20
4.	Views .....	21
4.1.	Methodology .....	21
4.2.	Methodology for ZTV based on LIDAR data.....	22
4.3.	ZTV and fieldwork methodology .....	22
4.4.	General description of visibility .....	23
4.5.	Specific viewpoints .....	23
4.6.	View from Tilletts Lane (into site) (viewpoints 1).....	24
4.7.	View from Tilletts Lane (viewpoints 2) .....	25
4.8.	View from Threestile Road (viewpoints 3) .....	26
4.9.	View from adjacent housing on the Northeast of the site (viewpoints 4) .....	27
4.10.	View from the adjacent Football field (viewpoints 5).....	28
4.11.	View from Cricket field (viewpoints 6).....	29
4.12.	View from adjacent housing on the South of the site (viewpoints 7) .....	30
4.13.	View from Bailing Hill (viewpoints 8).....	31
5.	Summary of Visual Receptor Sensitivity .....	32
	Views Analysis .....	33
6.	References .....	34

Figures List

Figure 1 - Site location.....4

Figure 2 - Site description.....12

Figure 3 - Site photos .....13

Figure 4 - Topography .....16

Figure 5 - Environmental Designations .....17

Figure 6 - Heritage Designations.....18

Figure 7 - Historic Maps .....19

Figure 8 - Summary of Landscape Receptor .....20

Figure 9 - Zone of theoretical visibility (ZTV) .....21

Figure 10 - Zone of theoretical visibility based on LIDAR data (ZTV 2) (2km radius from site).....21

Figure 11 - Viewpoint location diagram .....22

Figure 12 - Photographic record of baseline conditions: Representative viewpoint 1 .....24

Figure 13 - Photographic record of baseline conditions: Representative viewpoint 2 .....25

Figure 14 - Photographic record of baseline conditions: Representative viewpoint 3 .....26

Figure 15 - Photographic record of baseline conditions: Representative viewpoint 4 .....27

Figure 16 - Photographic record of baseline conditions: Representative viewpoint 5 .....28

Figure 17 - Photographic record of baseline conditions: Representative viewpoint 6 .....29

Figure 18 - Photographic record of baseline conditions: Representative viewpoint 7 .....30

Figure 19 - Photographic record of baseline conditions: Representative viewpoint 8 .....31

Figure 20 - Summary of Visual Receptor Sensitivity .....32

Figure 21 - Opportunities and Constrains.....33

Appendices

- Appendix 1: LVE Methodology
- Appendix 2: Landscape Baseline Table



## 1. Introduction

### 1.1. Appointment

- 1.1.1. The terra firma Consultancy was appointed by Broadbridge Heath Trust in (March 2024) to provide landscape architectural services in support of the proposed development of land east of Tilletts Lane, Warnham. Our services involve the production of a Landscape and Visual Evidence and Impact Assessment (LVE&IA) which, all in light of the client brief, comprises:
- Developing an understanding of the site and its setting;
  - Defining what matters most about the landscape and visual aspects;
  - Incorporating these into the best possible development proposals which maximises opportunities and potentials; and
  - Minimises and mitigates harm;
- 1.1.2. For the purposes of the planning process the above work is presented in two volumes:
- **Volume 1 Landscape and Visual Evidence (LVE)** comprises our understanding of the site and its setting and the identification of what is important. This is critical in developing context-appropriate proposals and minimising harm and is the starting point for our work. The design and assessment should not be viewed as a linear process but rather an iterative one, with the identification of potential harm and mitigation informing the design at every stage, along with the work of other disciplines.
  - **Volume 2 Landscape and Visual Impact Assessment** will comprise the assessment section of the final landscape report which will be completed once the final design is confirmed and will be as an impartial assessment of the landscape and visual effects of the final proposals.

### 1.2. Report structure

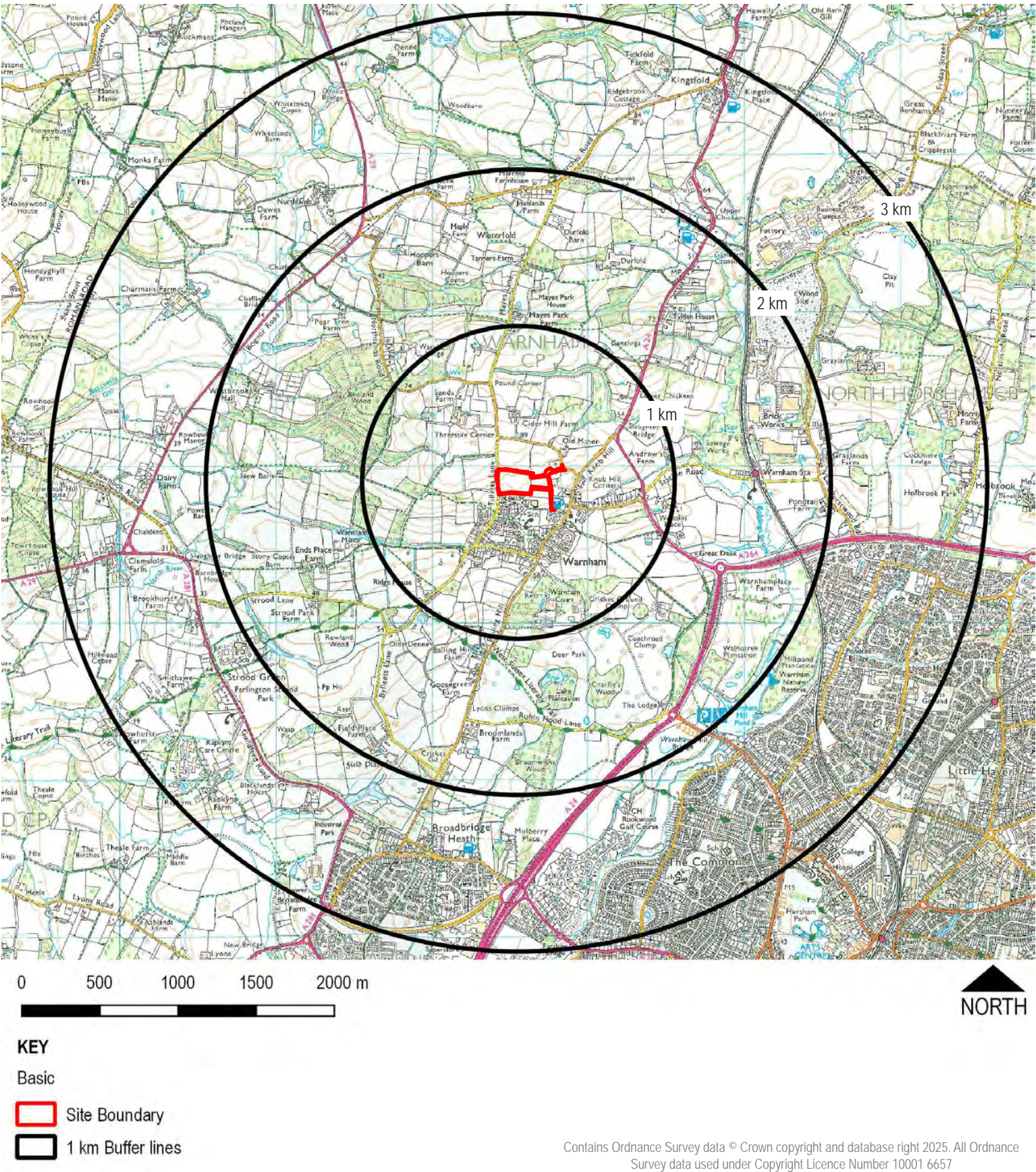
- 1.2.1. Volume 1 is set out as below:
- Introduction; report structure; project brief; site location;
  - Policy framework; planning policies; landscape character assessments; planning evidence;
  - Landscape elements, qualities, functions and character: description and sensitivities;
  - Views: description and sensitivities;
  - Summary of emerging key design drivers; constraints and opportunities.
  - Appendix 1: Landscape and Visual Evidence methodology
  - Appendix 2: Landscape Baseline Table

### 1.3. Project brief

- 1.3.1. The brief for the design team is to produce a detailed planning application on land allocated in the Warnham Neighbourhood Plan for 59 dwellings on the 3.55 hectare site. The brief for landscape architectural input is to advise on a landscape led approach to the location and arrangement of development on the site to assess the impact of 59 dwellings on landscape and views, and to support the pre-application discussions with the local authority.



Figure 1 - Site location



- 1.4. Site location
- 1.4.1. The site is located in the north of Warnham - a village and civil parish in the Horsham district of West Sussex. The village is centred 3.2 km northwest of Horsham, 50 km from London, to the west of the A24 road. The parish is in the north-west of the Weald.
- 1.4.2. Warnham has a historic core, centred around a Conservation Area with numerous listed buildings, and the A24 runs to the north and east of the village with Broadbridge Heath to the south. Warnham is identified in the Horsham District Local Plan, settlement hierarchy as a 'Medium Village' as it has a number of services and facilities, while also benefitting from a railway station approximately one mile to its east.
- 1.4.3. Desktop research has been carried out in April 2024. The site was visited and fieldwork undertaken in the same month.



## 2. Policy and guidance framework

### 2.1. European Landscape Convention (2000) (ELC)

- The ELC sets out in the preamble the need for 'Acknowledging that the landscape is an important part of the quality of life for people everywhere: in urban areas and in the countryside, in degraded areas as well as in areas of high quality, in areas recognised as being of outstanding beauty as well as everyday areas'.
- The implication is that it is not just the designated areas, but the whole landscape that has many values and that all of them are formally recognised, but landscape matters to, and is valued by, people and provides a context for people's lives.
- This implication applies to all landscapes everywhere and in any condition – land, inland water, inter-tidal, marine, natural, rural, urban and peri-urban, outstanding, ordinary and degraded.

### 2.2. National Planning Policy Framework (NPPF December 2023)

2.2.1. The NPPF confirms that the purpose of planning is to help achieve sustainable development and that there should be a presumption in favour of sustainable development. Planning policy-making and decision-making should take into account the roles and character of different areas and recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services. Paragraph 180 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- *'protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)'*
- *'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 best and most versatile agricultural land, and of trees and woodland'*
- *'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'*

2.2.2. Paragraph 181 of the NPPF states that -

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework<sup>62</sup>; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."

2.2.3. In paragraph 182 of the NPPF states that:

*'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimize adverse impacts on the designated areas'.*

2.2.4. The Warnham Neighbourhood Development Plan cites from the NPPF that:

- Neighbourhood Development Planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes ... can use Neighbourhood Development Planning to set planning policies through Neighbourhood Development Plans to determine decisions on planning applications
- Neighbourhood Development Planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area.
- Neighbourhood Development Plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan<sup>1</sup> is in place as quickly as possible. Neighbourhood Development Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Development Plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.
- Outside these strategic elements, Neighbourhood Development Plans will be able to shape and direct sustainable development in their area. Once a Neighbourhood Development Plan has demonstrated its general conformity with the

strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for nonstrategic policies where a Neighbourhood Development Plan is in preparation.

### 2.3. National Character Area 121 -

#### Low Weald - Detailed Statements of Environmental Opportunity (SEO)

- 2.3.1. SEO 1: Protect, manage and significantly enhance the area's intricate and characteristic mix of semi-natural ancient woodlands, gill woodland, shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access for health and wellbeing and reinforce sense of local identity.
- 2.3.2. SEO 2: Conserve and enhance the distinctive historical aspects of the Low Weald landscape, including its important geological features and sites of heritage interest, particularly those associated with Wealden iron industry, enabling access, continued research, interpretation, understanding and enjoyment of the extensive and nationally significant resources.
- 2.3.3. SEO 3: Work at a landscape scale to improve the quality, state and structure of all Wealden rivers, streams and standing waterbodies and their appropriate flood plains, taking account of water quality, water flow and hydraulic connection with the flood plain, while seeking to enhance biodiversity, historic features and recreation opportunities and reinforcing sense of place.
- 2.3.4. SEO 4: Maintain the sustainable but productive pastoral landscape of the Low Weald, while expanding and connecting semi-natural habitats to benefit biodiversity, regulating soil and water quality by promoting good agricultural practice, and maintaining the extent and quality of unimproved permanent grassland and meadows. Restore degraded neutral grasslands to buffer sites and encourage pollinators and predators for pest regulation.
- 2.3.5. SEO 5: Plan for the creation of high-quality blue and green space and green corridors to provide a framework for new and existing development in urban areas and along major transport routes for the enjoyment and wellbeing of communities and to enhance biodiversity.

### 2.4. Horsham District Planning Framework (adopted in 2015)

#### 2.4.1. Strategic Policy 1 Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

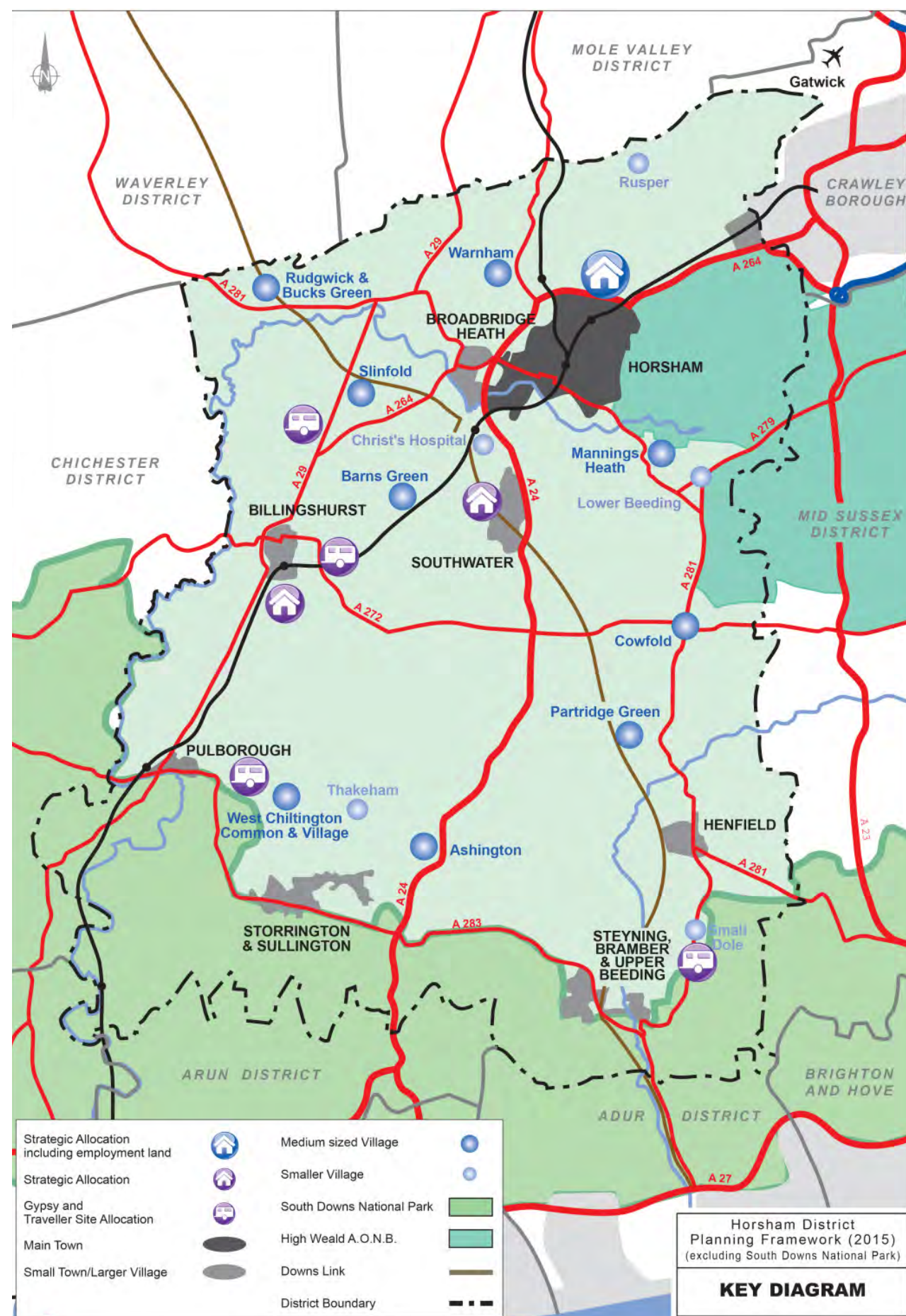
Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission, unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

#### 2.4.2. Policy SD6 - Landscape Buffer, Landscape Character, Biodiversity and Green Infrastructure

1. A strong 'Landscape Buffer' shall be provided to the open countryside to provide a robust and long term, defensible boundary to the development and to avoid perception of coalescence and to maintain separation between Horsham and Crawley.
2. The development shall respond to and complement the positive landscape characteristics and biodiversity qualities of the site.





3. A 'Nature Park' and the provision of green ways along the principal access roads, bus routes and cycle paths will be delivered as key features of a green infrastructure network.
4. Provision for a cemetery, allotments and sports provision should be made within the 'Landscape Buffer'.
5. The development will enable the retention, enhancement and creation of two major green corridors - north to south at the western side of Old Holbrook and Holbrook Park; and east to west at Bush Lane connecting to Langhurstwood Road and Wimlands Road.
6. Strategic landscape proposals, including advanced planting, shall be provided in key visually sensitive locations and designed to avoid creating the appearance of development along the A264. Proposals shall be delivered to an agreed phasing plan and an appropriate long term landscape management must be agreed.

#### 2.4.3. Policy 24 - Strategic Policy: 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 and ensure that they:

1. Address land contamination by promoting the appropriate re-use of sites and requiring the delivery of appropriate remediation.
2. Are appropriate to their location, taking account of ground conditions and land instability.
3. Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevents contaminated run-off to surface water sewers.
4. Minimise the air pollution and greenhouse gas emissions in order to protect human health and the environment.
5. Contribute to the implementation of local Air Quality Action Plans and do not conflict with its objectives.
6. Maintain or reduce the number of people exposed to poor air quality including odour. Consideration should be given to development that will result in new public exposure, particularly where vulnerable people (e.g. the elderly, care homes or schools) would be exposed to the areas of poor air quality.
7. Ensure that the cumulative impact of all relevant committed developments is appropriately assessed.

#### 2.4.4. Policy 25 - Strategic Policy: 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. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.

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

#### 2.4.5. Policy 26 - Strategic Policy: 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.
4. Enable the sustainable development of rural areas.

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered

acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including:

1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change.
2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features.
3. The landform of the area.

#### 2.4.6. 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:
  - 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.
  - How the public enjoyment of these landscapes will be retained.
  - 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.
3. In the case of major development proposals in or adjoining protected areas, applicants will also be required to demonstrate why the proposal is in the public interest and what alternatives to the scheme have been considered.

#### 2.4.7. Policy 31 - Green Infrastructure and Biodiversity

1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigate or compensates for this loss, and ensures that the ecosystem services of the area are retained.
2. 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.
3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required.
4. a) Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:
  - i. Special Protection Area (SPA) and Special Areas of Conservation (SAC)
  - ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)
  - iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above.b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:
  - i. The reason for the development clearly outweighs the need to protect the value of the site; and
  - ii. That appropriate mitigation and compensation measures are provided
5. Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.

#### 2.4.8. Policy 35 - Strategic Policy: Climate Change

Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.

Measures which should be used to mitigate the effects of climate change include:

1. Reduced energy use in construction.
2. Improved energy efficiency in new developments, including influencing the behaviour of occupants to reduce energy use.
3. The use of decentralised, renewable and low carbon energy supply systems.
4. The use of patterns of development which reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport.
5. Measures which reduce the amount of biodegradable waste sent to landfill.

Development must be designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape. Developments should adapt to climate change using the following measures:

1. Provision of appropriate flood storage capacity in new building development.
2. Use of green infrastructure and dual use SuDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration.
3. Use of measures which promote the conservation of water and/or greywater recycling.
4. Use of site layout, design measures and construction techniques that provide resilience to climate change (opportunities for natural ventilation and solar gain).

If it is not possible to incorporate the adaption and mitigation measures proposed, an explanation should be provided as to why this is the case.

#### 2.4.9. Policy 43 - Community Facilities, Leisure and Recreation

1. The provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities as indicated in the current Sport, Open Space and Recreation Study and other relevant studies, or contribute to the provision of Green Infrastructure.
2. In addition to supporting facilities or services located in accordance with the Development Hierarchy and Strategic Development locations, sites located outside built-up areas will be supported where this is the only practicable option and where a suitable site well-related to an existing settlement exists.
3. Proposals that would result in the loss of sites and premises currently or last used for the provision of community facilities or services, leisure or cultural activities for the community will be resisted unless equally usable facilities can be conveniently provided nearby. It will be necessary to demonstrate that continued use of a community facility or service is no longer feasible, taking into account factors such as: appropriate marketing, the demand for the use of the site or premises, its quality and usability, and the identification of a potential future occupier. Where it cannot be demonstrated that such a loss is surplus to requirements, a loss may be considered acceptable provided that:
  - a. an alternative facility of equivalent or better quality and scale to meet community needs is available, or will be provided at an equally accessible location within the vicinity; or
  - b. a significant enhancement to the nature and quality of an existing facility will result from the redevelopment for alternative uses on an appropriate proportion of the site.



## 2.5. Warnham Neighbourhood Development Plan

**Policy 25:** Natural Environment and Landscape Character - Protects, conserves and enhances landscape and townscape character of individual settlements, maintaining settlement separation.

### VISION FOR WARNHAM

#### Countryside and environment

- Over the duration of the WNDP the parish has remained predominantly rural with the concentration of population within Warnham village; Kingsfold, Winterfold and Rowhook are established communities within the parish.
- The WNDP has safeguarded the tranquil environment and biodiversity of the parish and protected its heritage and conservation area. It has maintained public open spaces and access to the countryside afforded by its extensive network of Rights of Way.
- The herd of red deer continues to flourish and remains a key symbol of the parish

#### Warnham Neighbourhood Development Plan Objectives



**Policies Map 2: Inset map of Warnham Village**

— Site location

### Countryside and Environment

Objective 5: To protect and enhance the natural environment and tranquillity of the parish.

Objective 6: To conserve and enhance areas of natural habitat.

### DEVELOPMENT STRATEGY

#### Built-Up Area

4.3 Community engagement undertaken to inform the Warnham Neighbourhood Development Plan revealed that 63% residents considered that ensuring development does not have an adverse impact on the landscape, topography and views of the parish is of fundamental importance. Many respondents felt that, in planning for the development needs of the parish, it was particularly important that the coalescence between settlements, in particular between Warnham village and Horsham, be avoided as it would result in the loss of the village's rural identity.

#### Design of residential development

- The use of green space within developments – for example through front gardens, green spaces between developments, trees and shrubs in roadside verges – is important to create a greener, softer look and feel to new housing developments and create habitats for local wildlife while providing a natural and sustainable drainage system.
- Within public spaces, the retention and enhancement of established hedges forming field boundaries. These can be better retained by introducing a public footpath adjacent to the hedge as a buffer between the hedge and development. A management and maintenance plan will be required to retain hedges in public spaces.
- Sustainable design features, that serve a practical purpose, should be incorporated into new build. Particular support was extended to energy efficiency in building design and materials. In addition sufficient storage, appropriately placed, for waste recycling containers.
- Sufficient off-road car parking should be provided for residents, visitors and service vehicles. Roads should be sufficiently wide to allow free access of HGVs alongside roadside parking.
- Developments should include footpaths and cycleways and linkages to existing networks (where available). The land totals 3.55 hectares and sits adjacent to the existing Built-Up Area Boundary. The topography is gently sloping but development would not be overly intrusive nor intrude over the horizon of rising ground to the north. The site is contained by an established hedge to the north and this would need to be retained and enhanced as part of any development scheme.

The highway authority has indicated that they have no concerns regarding the traffic generation from the site<sup>14</sup> and the principle of highway access to the site<sup>15</sup>. Vehicle access would be likely to be a single access from Tilletts Lane. The northern section of Tilletts Lane is an attractive rural lane, tree lined and with a single lane carriageway; the scale of the lane should be retained.

The football pitch is leased by the Parish Council for community use. The football pitch provides a buffer between the potential development and the school playing fields. The football pitch lacks convenient parking. Development of the site north of the football pitch should make provision for parking of not fewer than ten cars adjacent to the football pitch, on its northern boundary.

The site has a gentle gradient and is well located near to the centre of the village for pedestrians. The site should be linked up to the existing footpath network, as indicated in the policies map on the left.

via footpath FP 1430 to improve access by foot into the village.

via a new footpath through the site, adjacent to the established hedgerows, to link FP 1430 westward to Tilletts Lane and thence FP 1427 and FP 1428

### POLICY W6: LAND EAST OF TILLETTS LANE

1. Development will be supported on approximately 3.55 hectares of Land to the East of Tilletts Lane subject to all of the following criteria being met:

a) the provision of a minimum of 50 dwellings.

- b) the provision of affordable housing which meets the requirements of Horsham District Planning Framework Policy 16, with the expectation that all affordable housing provision shall be made on-site.
  - c) the provision of a range of house types in accordance with Policies W3, W4 and W5 of this plan.
  - d) the provision of accessible public green space within the site commensurate with the scale of development.
  - e) the provision of space within the road system or by means of a car park to permit occasional parking of up to ten vehicles in proximity to the football pitch.
  - f) the provision of appropriate access into the site for vehicles, and segregated access to the site by cyclists and pedestrians from Threestile Road and Church Street; g) the retention and enhancement of trees and hedgerows on the western boundary of the site (except where required to provide access to the site)
  - h) the provision by landscaping of a buffer on the southern edge of the site adjacent to the housing in Freeman Road to minimise visual intrusion to existing properties.
  - i) the provision of a buffer zone to the north of the football pitch to accommodate visitors and spectators to football matches
  - j) the retention and enhancement of the established hedge along the northern boundary of the site
  - k) provision for a footpath link to the existing footpath network: paths 1428 and 1429 and 1430, adjacent to the established hedgerows, and Tilletts Lane.
  - l) the provision of a footpath link from the south-west corner of the site to Tilletts Lane.
  - m) the development shall respect the amenity of neighbouring properties, conserve heritage assets in the Conservation Area and the setting of relevant listed buildings.
2. Proposals for new and improved utilities infrastructure will be encouraged and supported in order to meet the identified needs of the community.

#### NON-POLICY ACTIONS

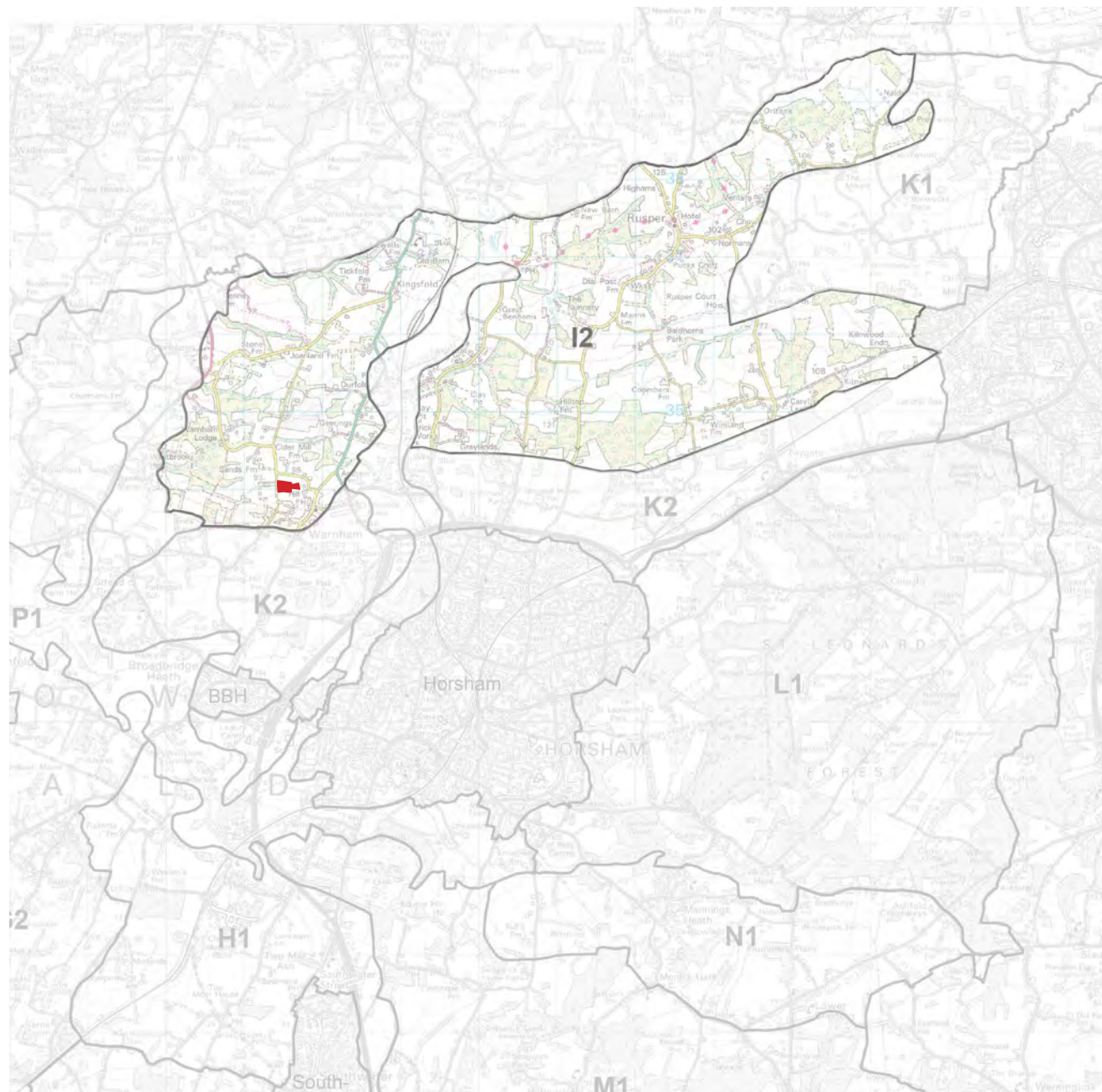
Issue: Countryside and environment

Possible Actions:

- Support to maintain the butterfly fields.
- Promote the maintenance of public RoW.



## 2.6. Landscape Character Assessment 2003 (Horsham District Council)



Site location

## I2: Warnham and Rusper Wooded Ridge

Key Characteristics:

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

Overall Character

This area is characterized by dense woodland covering the low ridges of Weald Clay, with mostly small irregular fields surrounded by large and small woodlands and many shaws/hedgerows. As a result, there is a strong sense of enclosure, and views are confined, except from some ridgetops. A distinctive pattern of north to south running lanes cut across the landscape becoming narrow and sunken as they descend valley sides, with broad grassy verges and hedgerow boundaries on the ridgetop. Despite noise intrusions from Gatwick, the area retains a rural unspoilt character, and the historic dispersed settlement pattern is largely intact.

Historic Features

- Small irregular fields cut out of woodland (assarts)
- Drove ways.
- Ancient Woodland

Biodiversity

- Many ancient semi-natural woodlands but some coniferised
- Ghyll woodland
- Many shaws.

Key Issues

- Local pressure for urban development
- Localised intrusion from suburban features
- Expansion of horse paddocks
- Increasing traffic pressure on roads due to the proximity of urban areas and Gatwick
- Poor woodland and hedgerows/shaw management
- Poor pond management

Landscape Condition is mostly good.

Sensitivity to Change

Overall sensitivity to change is high. Despite the high degree of enclosure in many parts of the area, some ridgetops and slopes are prominent, and the area has many intrinsic landscape qualities. Key sensitivities are to:

- Any large-scale housing/commercial development
- Cumulative impact of vertical structures on ridge slopes/ridgetops.
- Small-scale incremental changes, e.g. expansion of horse paddocks, erosion of the narrow country lanes.

## 2.7. Design Guidance

### 2.7.1. National Design Guide (2021):

The National Design Guide supports paragraph 139 of the NPPF which states that '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 such as design guides and codes.'

The NDG sets out the Government's priorities for well-designed places in the form of ten characteristics to be used to inform development proposals and their assessment by local planning authorities. The most relevant characteristics to LVE are:

### 2.7.2. Characteristic 1: Context: Enhances the surroundings

2.7.2.1. Para 38 describes this 'the location of the development and the attributes of its immediate, local and regional surroundings.' Para 39 states that 'An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.'

2.7.2.2. Para 40 states that well-designed places are:

- based on a sound understanding of the features of the site and the surrounding context, using baseline studies as a starting point for design;
- integrated into their surroundings so they relate well to them;
- influenced by and influence their context positively; and
- responsive to local history, culture and heritage.

### 2.7.3. Characteristic 2: Identity: Attractive and distinctive

2.7.3.1. Para 50 describes this as 'the identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses. Local character makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.'

2.7.3.2. Para 51 states that Well-designed places, buildings and spaces:

- have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
- have a character that suits the context, its history, how we live today and how we are likely to live in the future; and
- are visually attractive, to delight their occupants and other users.

### 2.7.4. Characteristic 5: Nature: Enhanced and optimised

2.7.4.1. Para 90 describes this as 'Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'

2.7.4.2. Para 91 states that well-designed places:

- integrate existing, and incorporate new natural features into a multifunctional network that supports quality of place, biodiversity and water management, and addresses climate change mitigation and resilience;
- prioritise nature so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity;
- provide attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

### 2.7.5. Local / Regional design guidance (if applicable)

Horsham Planning and Land Management Guidelines

- Conserve the rural wooded character of the area. Large scale development is likely to damage the character, e.g. small-scale field patterns and would be visually prominent.
- Ensure any small-scale new development responds to the traditional settlement pattern and local design and building materials.
- Consider appropriate traffic management strategies to reduce traffic pressures on the narrow lanes.
- Conserve and manage the ridgetop woodlands, ghylls woodlands and shaws/ hedgerows.
- Manage field ponds.
- Encourage better management of horse paddocks.
- Restore shaws/hedgerows and hedgerow trees in localised areas with intensive arable farmland.

## 2.8. Summary

2.8.1. The key implications of the above policies, assessments and guidance have been considered further in relation to landscape and visual aspects in the following sections 3-4.

## 3. Landscape elements, qualities, functions and character

### 3.1. Methodology

3.1.1. The landscape elements, qualities, functions, and character of the site and its wider area are described in the table set out in Appendix 2. These form the landscape baseline evidence which both informs the development proposals and, where likely to be affected by the development, form the landscape receptors against which the proposals are assessed. The sensitivity of landscape receptors is established by combining judgements on value with those on susceptibility to the type of change proposed, in line with the methodology set out in Appendix 1.



Figure 2 - Site description



Key

	Site boundary
	Site view (see photos overleaf)
	Gated entrance from lane

3.2. General description of existing site and setting

- 3.2.1. The site comprises of two rectangular areas of land bordered by established trees and hedgerows. The land totals to 3.55 hectares and sits adjacent to the existing Built-up Area Boundary. The topography is gently sloping. The site is contained by an established hedge to the north. The site shares borders with other arable land on the north, separated by hedgerows. On the west, the site is adjoined by Tilletts Lane. To the other side of the lane, there is a butterfly reserve. To the south of the site, there is housing and on the southeast corner there is the village's football field and Warnham C of E primary school.
- 3.2.2. A short stretch of trees and hedgerows runs across the centre of the site from the north to the south.
- 3.2.3. To the east of the site and the football field, there is a public right of way that comes out on to Threestile road, further east.
- 3.2.4. The site is currently utilised as arable land with some unofficial access apparent with neighbourhood walkers.
- 3.2.5. The high points of the site to the north provide a panoramic view over Warnham village.



## Figure 3 - Site Photos



Site View A: View of the site from the Eastern boundary towards the West of the site, overlooking the football field to the left. Image captures gradual slope going North to the South on the site.



Site View B: View from the Northwest corner of the site (Knob Hill, formally Threestile Road), looking over and beyond the site, onto Warnham.



Site View C: The image is taken at the southwest corner of the site where access into the site is proposed.





Site View D: View from southeast corner of the eastern parcel of the proposed site, looking north along the public footpath.

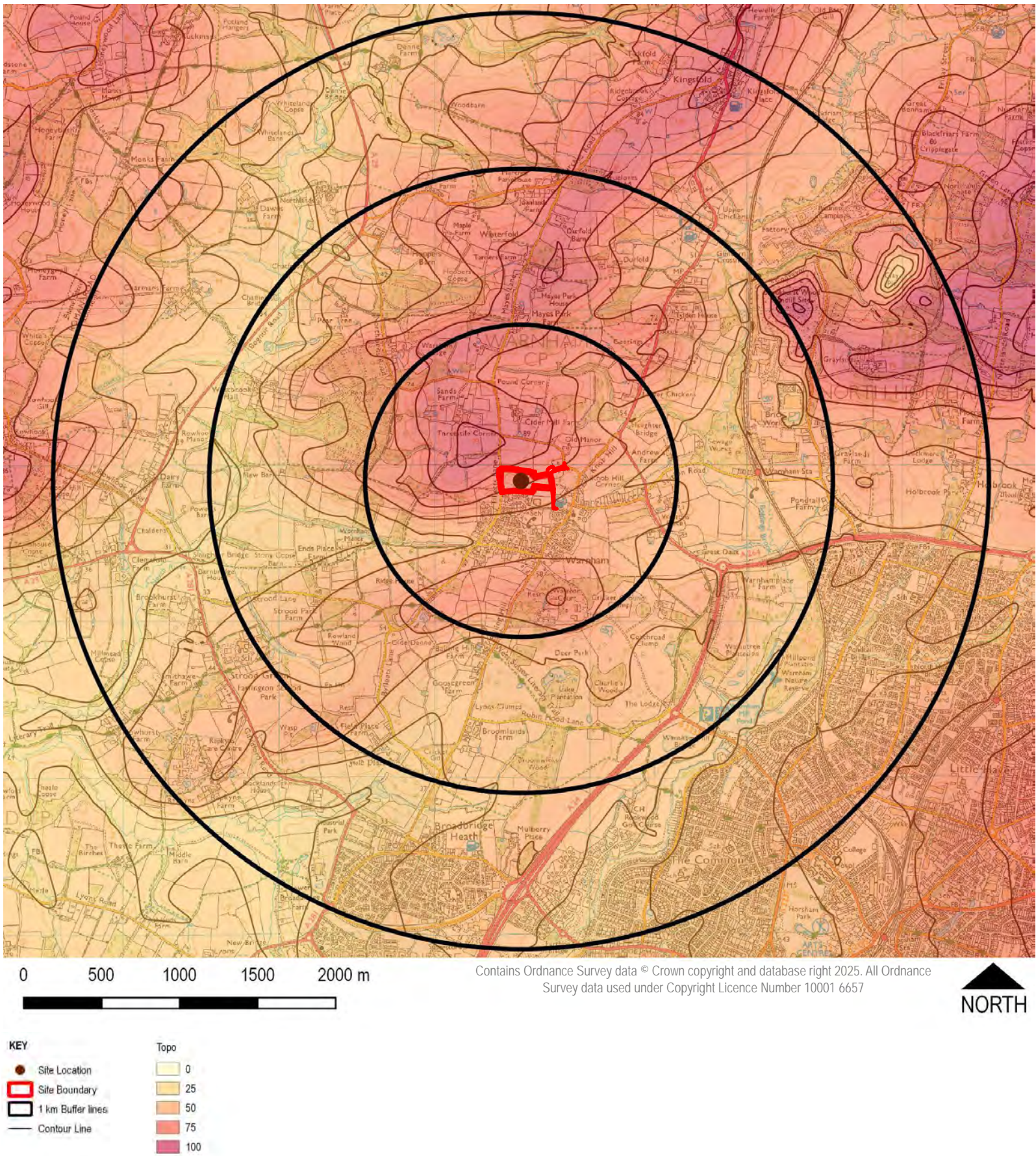




Site View E: The image is taken on the south east corner of the site, over looking towards west and showing the ditch and vegetation on the border between the adjacent football field and the site.



Figure 4 - Topography



### 3.3. Topography, Soils and Hydrology

3.3.1. The site is judged to be of communal value, with distinctive topography, both within and surrounding the site, typical of the Warnham and Ruspur Wooded Ridge (Landscape Character Assessment 2003 - Horsham District Council) and Low Weald (National Character Area). It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils. Around 9 per cent of the NCA falls within the adjacent designated landscapes of the Surrey Hills, Kent Downs and High Weald Areas of Outstanding Natural Beauty and the South Downs National Park. The Low Weald is the eroded outer edges of the High Weald, largely coinciding with the outcrop of Weald Clay but with narrow bands of Gault Clay and the Lower and Upper Greensands which outcrop close to the scarp face of the South Downs. Below the irregular escarpment of the greensand belt and the chalk lies a broad vale, rarely exceeding more than 40 m above sea level, with many areas as low as 15 m. The resulting landscape is gently undulating with occasional steep-sided stream valleys, ridges and plateaux, becoming hillier to the south as it reaches the South Downs. Water is a dominant feature, owing to the topography and impervious clay, particularly ponds and many meandering streams with riparian willows and alders. The surrounding area includes major parts of the valleys and flood plains of several principal rivers of the region such as the Wey, Mole, Arun, Adur, Ouse, Eden, Medway, Teise and Beult and supplies water to surrounding NCAs, specifically via reservoirs.

The area is characterised by broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.

The soil is generally slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey. The landcover of the site is largely grassland and some arable woodland with habitats for seasonally wet pastures and woodlands. The site is generally wet and woody. It is dissected by flood plains and its impermeable clay soil and low-lying nature make many areas prone to localised flooding. Ponds are common, often a legacy of iron and brick-making industries. Gill woodland is a particular feature and a valuable habitat, scarce elsewhere in the south-east of England.

3.3.2. Hydrology is being independently assessed. A network of ditches run across the site and will be utilised.

3.3.3. The susceptibility of the site to the type of development proposed is medium to low; the site is able / has some ability to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.

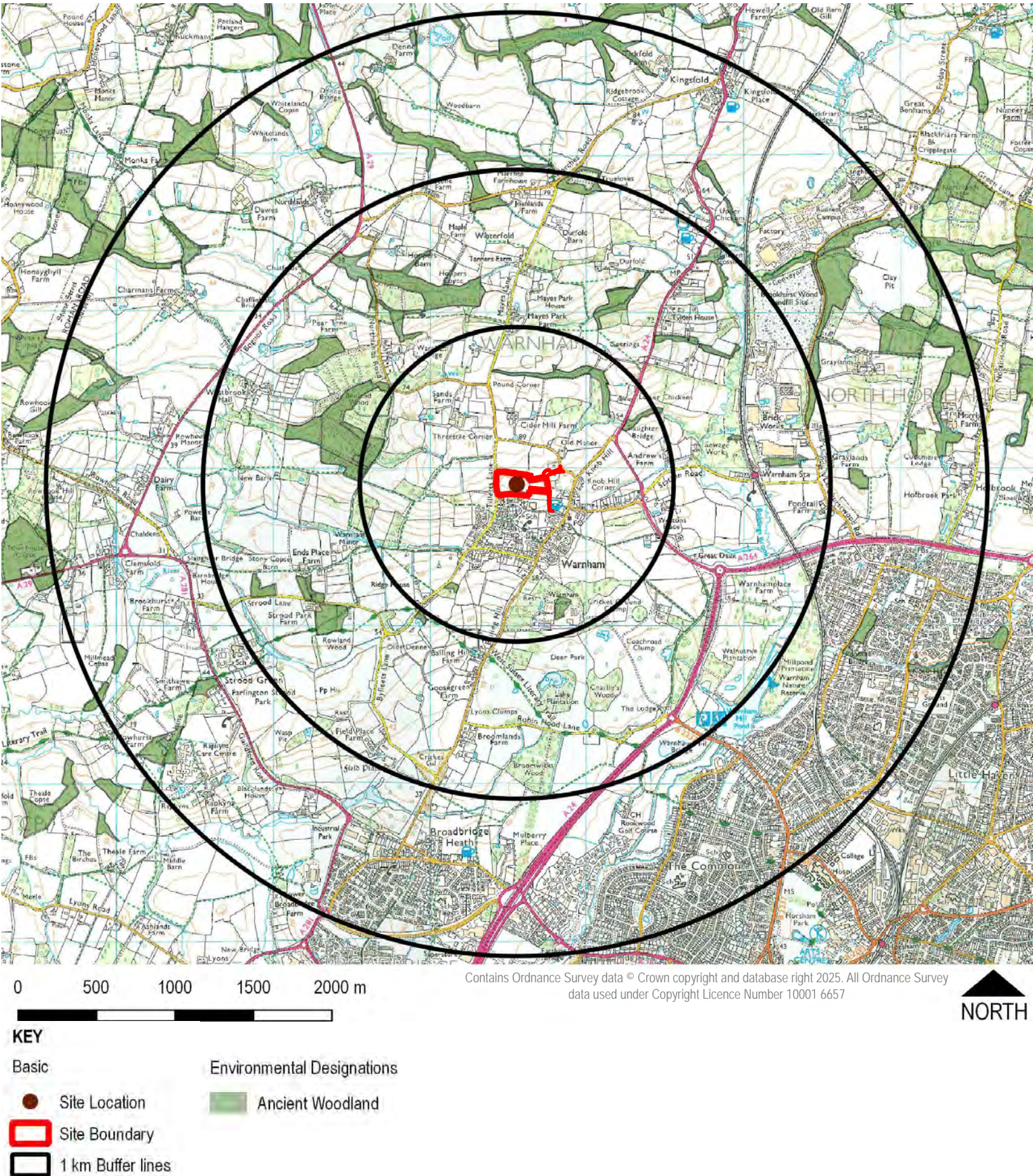
3.3.4. This susceptibility judgement is based on the following:

- The site's topography is unlikely to be fundamentally altered and the soils can be conserved.
- Ditches will be utilised and full drainage scheme will be designed.

3.3.5. Combining the communal value and the medium to low susceptibility, the site would have a resultant medium sensitivity for soils and topography.



Figure 5 - Environmental Designations



### 3.4. Vegetation and nature conservation

3.4.1. The Low Weald NCA is densely wooded, especially in its western arc through West Sussex and Surrey. Numerous and extensive blocks of ancient, semi-natural coppiced woodland and important wood pasture sites, such as Ebernoe Common, are striking features. Oak is the principal tree and, despite centuries of clearances for settlement, transport and agriculture, significant areas of ancient woodland survive.

A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley. It is largely pastoral owing to the heavy clay soils with either grazed grassland or forage, including hay meadows. Most grassland has been agriculturally improved, but fragments of unimproved, floristically rich meadow and pasture are still present.

Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.

The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields. Many small rivers, streams and watercourses with associated watermeadows and wet woodland. Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.

3.4.2. The site is representative of the LCA and NCA descriptions and the neighbourhood allocations and can be said to have communal value.

3.4.3. The susceptibility of the site to the type of development proposed is low; the site is able to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies.

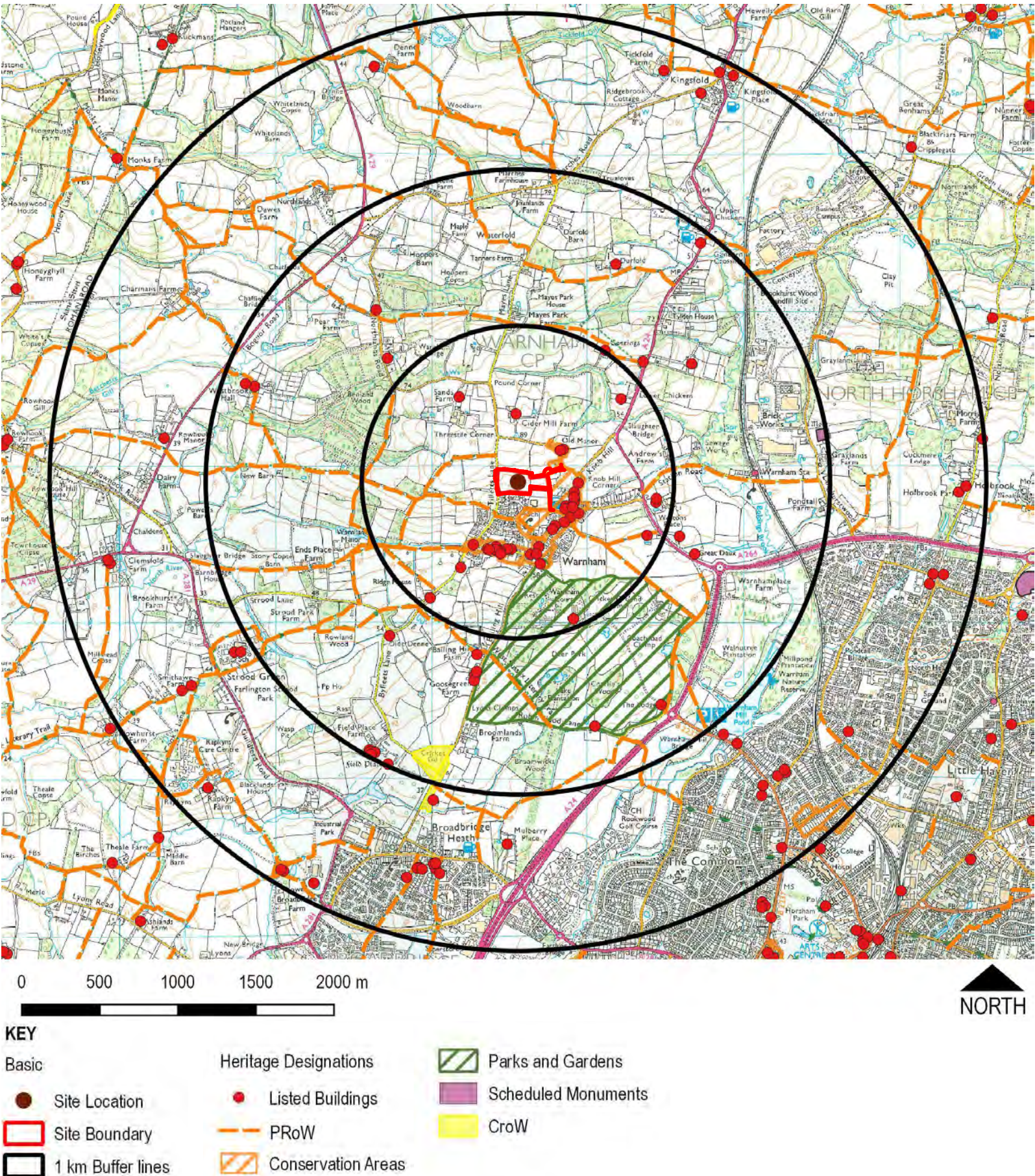
3.4.4. This susceptibility judgement is based on the following:

- Development need not significantly effect the boundary vegetation.

3.4.5. Combining the communal value and the low susceptibility, the site would have a resultant medium to low sensitivity for vegetation.



Figure 6 - Heritage Designations



### 3.5. Perceptual qualities

- 3.5.1. The area is mostly a tranquil atmosphere which is occasionally disturbed by overhead planes flying to and from the nearby Gatwick Airport. There is limited public transport in the vicinity hence the vehicular presence is mostly of private cars.
- 3.5.2. The landscape is relatively open and the higher land is fairly prominent visually.
- 3.5.3. This value judgement is based on community value.
- 3.5.4. The susceptibility of the site to a residential development would be medium to low; the proximity of the site to an existing settlement would mean that it is capable of accommodating such a type of development with little undue consequences although there would be a loss of openness.
- Combining community value and medium/low susceptibility would result in medium/low sensitivity for perceptual quality.

### 3.6. Pattern of landscape and settlement

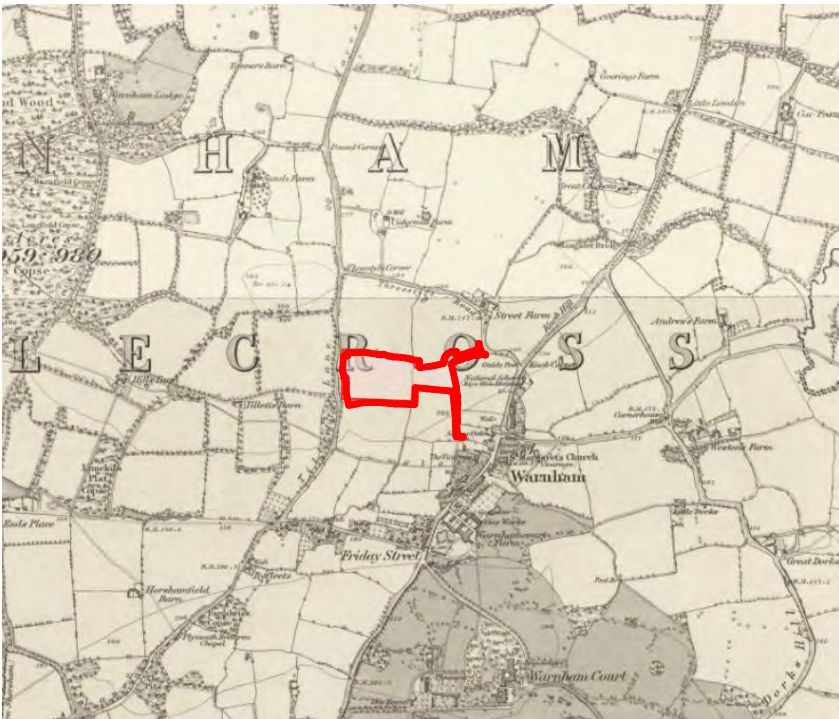
- 3.6.1. The site is located quite alongside existing Warnham settlement to its south and largely pastoral lands to the north.
- 3.6.2. The site retains the local rural character with its bordering hedgerows.
- 3.6.3. The susceptibility of this residential site is medium as the proposal would maintain key aspects of the local rural character.
- 3.6.4. This susceptibility judgement is based on the following:
- The site's location is a logical extension to the settlement.
- 3.6.5. Combining the community value and the medium susceptibility, the site would have a resultant medium sensitivity for pattern of landscape and settlement.

### 3.7. Access and recreation

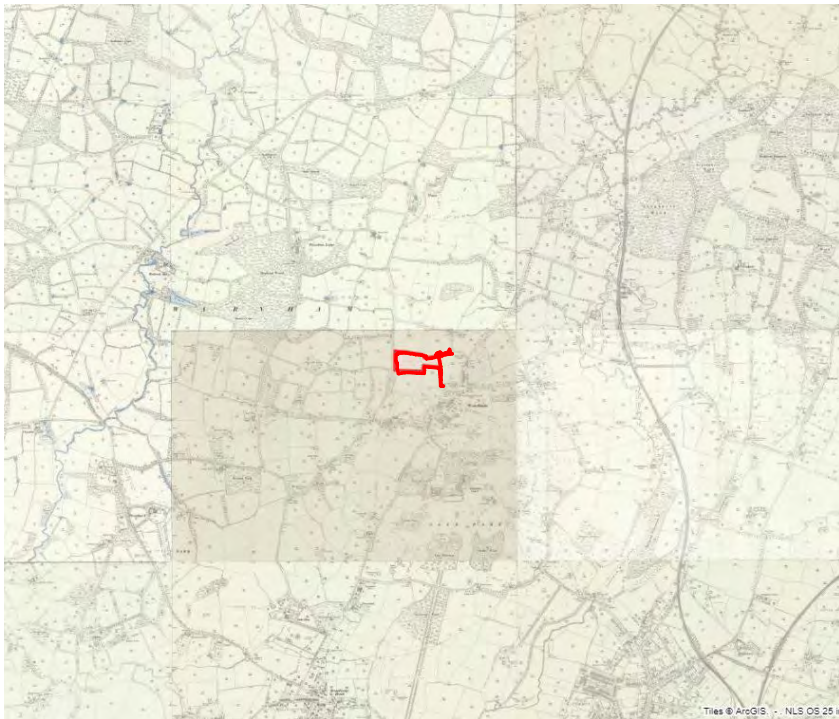
- 3.7.1. The site can be accessed from Tilletts Lane that runs adjacent to it on the West that joins the Warnham settlement to the south.
- 3.7.2. There is an existing ProW that runs along the east edge of the site towards the north and south.
- 3.7.3. There are existing football fields to the south-east boundary of the site.
- 3.7.4. The susceptibility could be considered to be medium as there is no formal access or recreation currently available on the site.
- 3.7.5. This susceptibility judgement is based on the following:
- Development could provide access to existing PRoW and offer new linkages.
  - Development could link with existing settlement and football field.
- 3.7.6. Combining the communal value and the medium susceptibility, the site would have a resultant medium sensitivity for access and recreation.



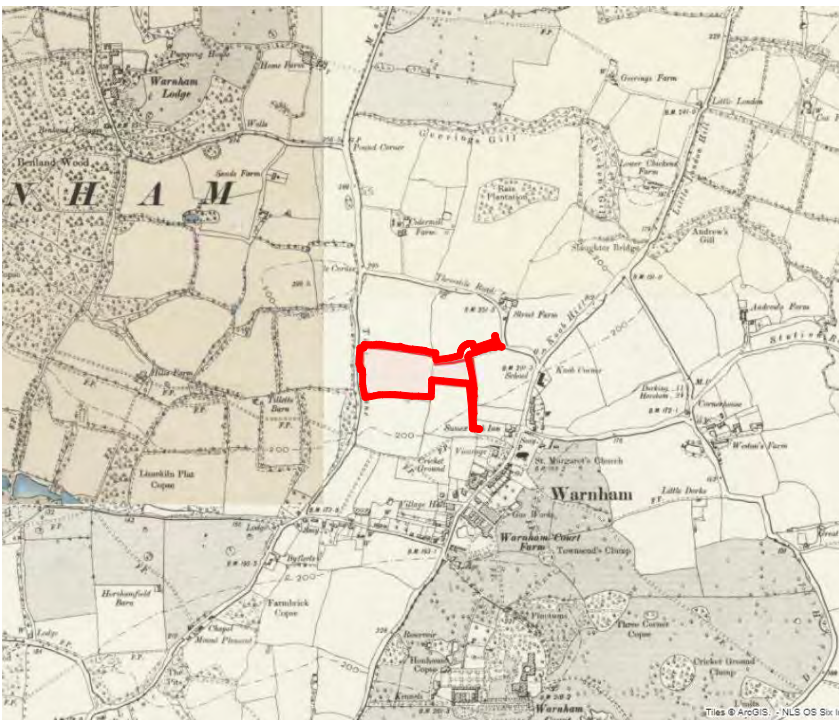
Figure 7 - Historic Maps



1800s to 1830s Map with county layers



1892 to 1914 Map



Map in the 1900s

'Reproduced with the permission of the National Library of Scotland'

3.8. History (Warnham Neighbourhood Development Plan (2017-2031)

- 3.8.1. The area has many sites that are critical for the understanding of complex Wealden geology, including 11 geological SSSI. There are also important historical sites, many associated with the Wealden iron industry, and nearly 900 ha of Registered Parks and Gardens, with many more, smaller designed landscapes. Despite its proximity to London and continuing pressure for development, the Low Weald remains essentially rural in character with small-scale villages nestled in woodland and many traditional farm buildings, including oast houses, which are typical in the east.
- 3.8.2. Isolated farmsteads, often occupying ancient sites (some moated), form the predominant settlement pattern, intermixed with small villages, often with 'Street' or 'Green' names suggesting secondary settlement. These farmsteads are associated with a landscape of small and irregular fields, created by assarting from woodland in the medieval period, or medium-sized and more regular fields created between the 15th and 18th centuries by enclosure through agreement of former arable strips. The latter are more common in the eastern parts of the area. Many small towns and typical Wealden villages on the heavier clay soils in the western part are scattered among a patchwork quilt landscape of woodland, permanent grassland, hedgerows and wetlands.
- 3.8.3. The road pattern of the parish is mostly medieval but in the village of Warnham, the post-WW2 development of Hollands Way and Lucas Road enabled the construction of significant numbers of council housing, much of which has now been released to the private sector. More recently, however, housing development has been implemented by the private sector on contained parcels of land with, for example, Tuggles Plat, Farm Close, Stanford Orchard, Gregsons and, most recently, Wyvern Place in 2006. There has been little development in the parish since then.
- 3.8.4. Traditional buildings are often made of brick, with local colour variations, and some flint towards the South Downs. Pre-18th-century buildings were predominantly timber framed and even later buildings are often weatherboarded. The rural character of most of the Low Weald now contrasts against modern, urban centres, most notably the area around Gatwick Airport in the centre of the NCA.
- 3.8.5. Isolated farmsteads, often occupying ancient sites (some moated), form the predominant settlement pattern, intermixed with small villages, often with 'Street' or 'Green' names suggesting secondary settlement. These farmsteads are associated with a landscape of small and irregular fields, created by assarting from woodland in the medieval period, or medium-sized and more regular fields created between the 15th and 18th centuries by enclosure through agreement of former arable strips. The latter are more common in the eastern parts of the area.
- 3.8.6. Many small towns and typical Wealden villages on the heavier clay soils in the western part are scattered among a patchwork quilt landscape of woodland, permanent grassland, hedgerows and wetlands. Traditional buildings are often made of brick, with local colour variations, and some flint towards the South Downs. Pre-18th-century buildings were predominantly timber framed and even later buildings are often weatherboarded.
- 3.8.7. The susceptibility of the site to the type of development proposed is medium to the east parcel; the site is able / has some ability to accommodate proposed type of change or type of development without undue consequences to the baseline situation or landscape planning policies and strategies, the western part has more sensitivity so the overall sensitivity would be medium/high.
- 3.8.8. This susceptibility judgement is based on the following:
- Development would be associated with existing development at Warnham
  - Combining the community value and the medium/high susceptibility , the site would have a resultant medium/high sensitivity for history.
- 3.8.9. History and heritage is being covered by others will not be taken forward to Volume 2 LVEA assessment.

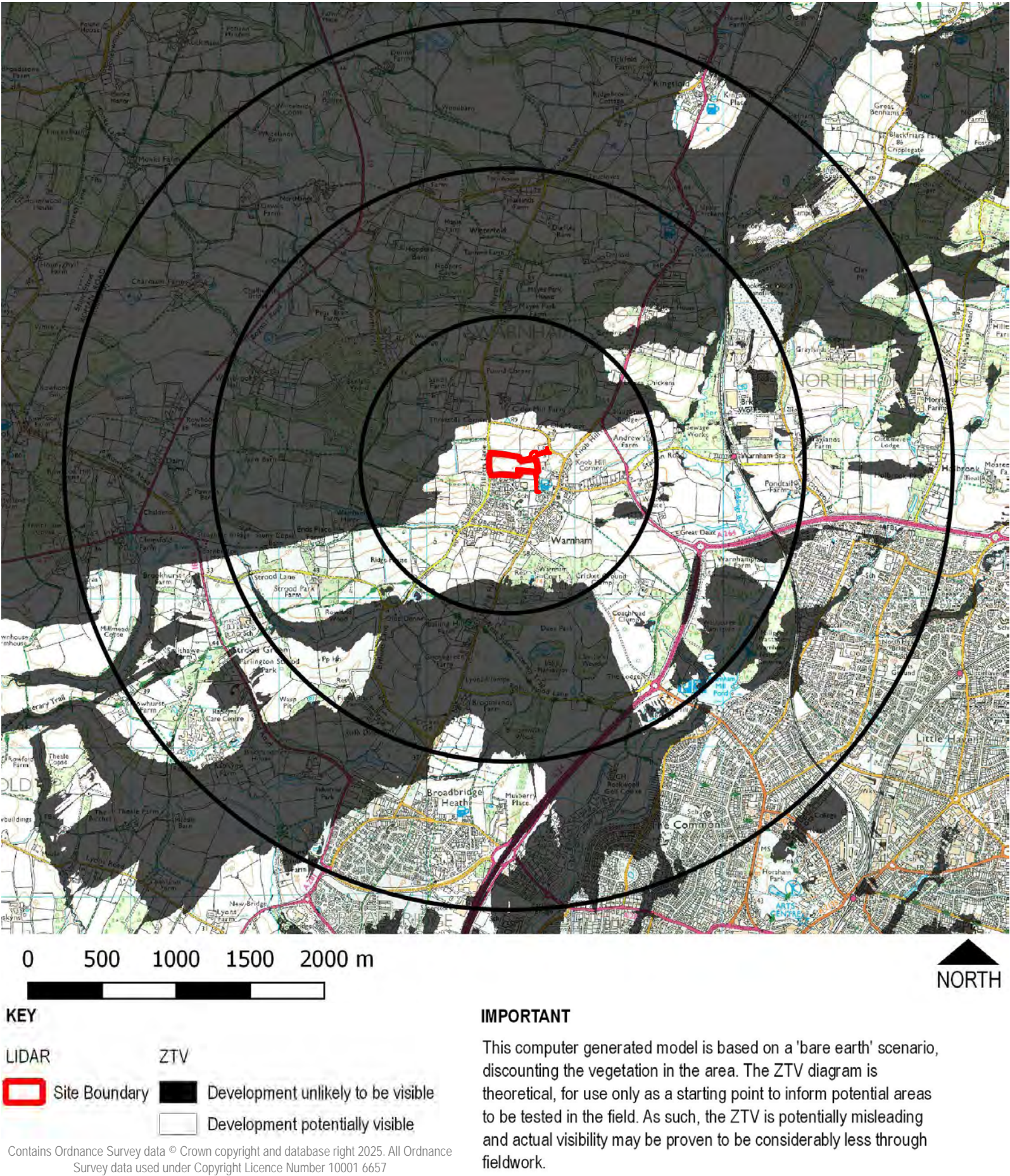
Figure 8 - Summary of Landscape Receptor Sensitivity

Landscape Receptor	Value (Communal)	Susceptibility	Sensitivity
Topography, Soils and Hydrology *	Medium/Low	Medium/Low	Medium
Vegetation and Nature Conservation	Medium/Low	Low	Medium/Low
Perceptual Qualities	Medium/Low	Medium/Low	Medium
Pattern of Landscape and Settlement	Medium/Low	Medium/Low	Medium
Access and Recreation	Medium/Low	Medium	Medium
History *	Medium/Low	Medium/High	Medium/High

\* Although used as an informative to design, hydrology and history were not taken forward for volume 2 LVEA assessment as they are subject to separate specialist assessments covered by others.



Figure 9 - Zone of theoretical visibility (ZTV)



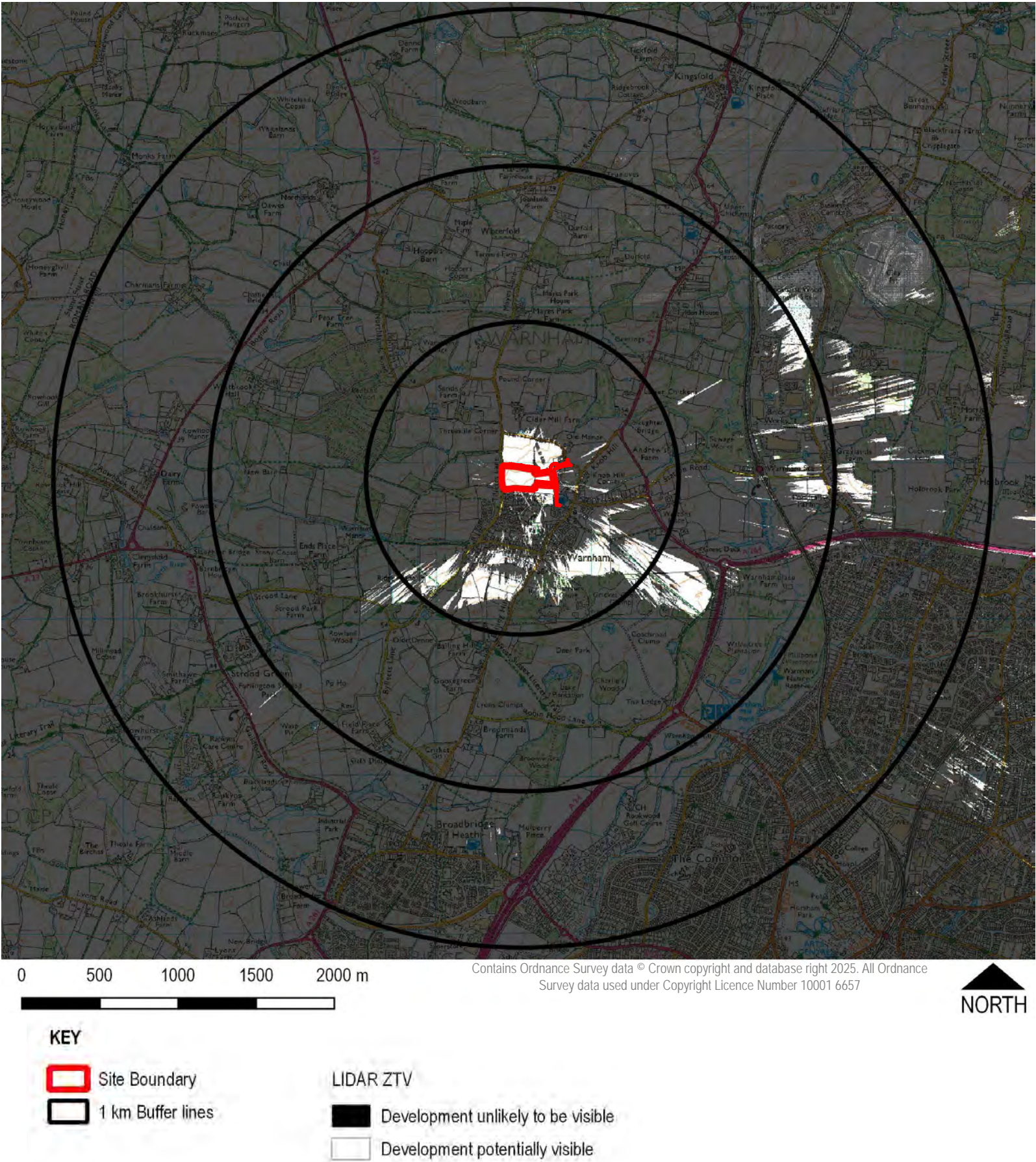
## 4. Views

### 4.1. Methodology

- 4.1.1. The visibility of the site is influenced by the topography of the surrounding area and the presence of features such as buildings and vegetation. The topography of the area is illustrated on Figure 3 and this is the basis for the diagram showing the zone of theoretical visibility (ZTV) in Figure 7. The ZTV is used to guide fieldwork, ruling out areas where the likely proposed development would be screened by landform. The visual study zone has been limited to 3 km, beyond which views are unlikely to be affected.



Figure 10 - Zone of theoretical visibility based on LIDAR data (ZTV 2) (3km radius from site)



4.2. Methodology for ZTV based on LIDAR data

4.2.1. This second diagram showing the zone of theoretical visibility (ZTV) Figure 8 is based on LIDAR data which is a 3D representation of land that includes trees, woodland cover and built form. The reduction in potential visibility from Figure 7 is significant.

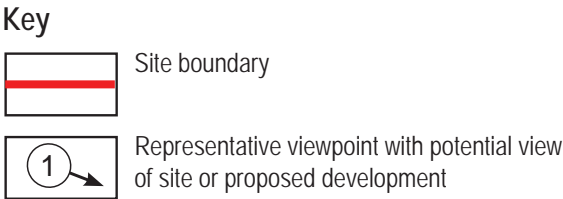
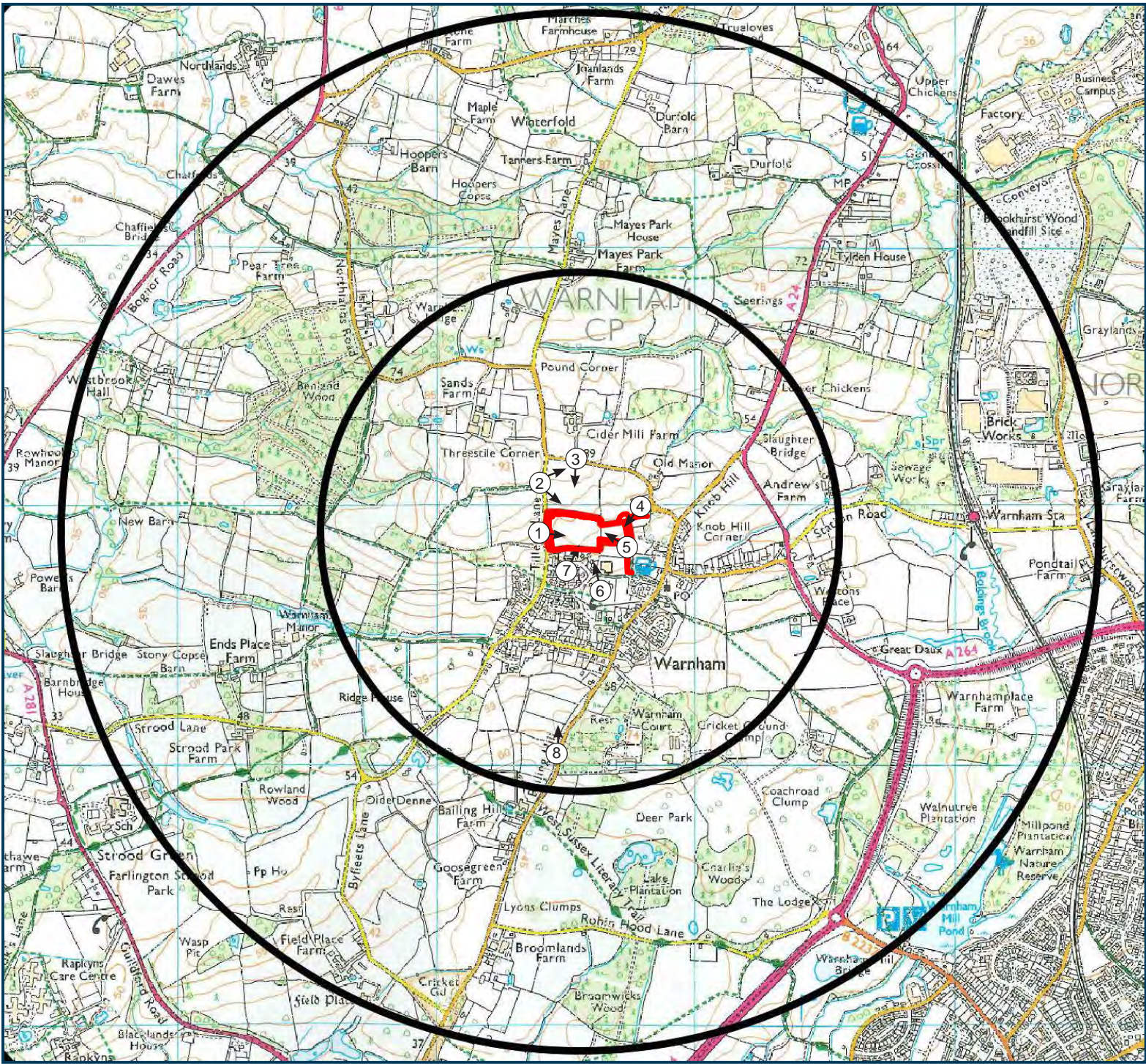
4.3. ZTV and fieldwork methodology

4.3.1. The ZTVs were then used to guide fieldwork, ruling out areas where the likely proposed development would be screened.

4.3.2. Informed by the ZTV and prior to undertaking viewpoint photography in the wider landscape, the site itself was visited in order to assess what is visible from within and at eye level including likely views from adjacent private houses.



Figure 11 - Viewpoint location diagram



4.4. General description of visibility

4.4.1. The visibility of the site is determined by both surrounding vegetation and the topography of the landscape, as well as built forms adjacent to the south of the site. Close views are restricted by mature trees and vegetation lining Tilletts Lane. Occasional glimpsed views are possible from public rights of way in the immediate vicinity of the site and through the houses in the adjacent settlement. The site has visibility from the Northern side, due to the higher terrain. There are limited views from further south within 1 km, with the higher points of the site visible. This is mostly screened by vegetation but will be more visible during winter.

4.5. Specific viewpoints

- 4.5.1. Viewpoints represent as wide a range of situations as possible within the area of possible visibility as defined by the ZTV. These were field-verified, and include views representative of a range of contexts and view receptors. Figure 9 indicates the location of photographic viewpoints. The potential visibility of the proposed development and any seasonal changes to that visibility are described next to each photograph and this informs the emerging development proposals. Generally, photographs and descriptions of viewpoints with no view of the site or the proposed development are not included unless for a particular reason. Such viewpoints, identified in the ZTV or site assessment of eye-level visibility.
- 4.5.2. Generally the visual study zone for lower level development is limited to 3 km as views beyond this are unlikely to be affected. In reality, only visibility was found to be within 1 km.



**Figure 12 - Photographic record of baseline conditions: Representative viewpoint 1**



Viewpoint 1: The image is taken on Tilletts Lane towards the site. It is currently screened from views during summer due to the existing vegetation along its boundary.



Contains Ordnance Survey data © Crown copyright and database right 2025. All Ordnance Survey data used under Copyright Licence Number 10001 6657

**Viewpoint Data:**

- Viewpoint elevation: 75m AOD
- Distance from centre of site: 115 m

**Features**

Looking eastwards from Tilletts Lane, between the site and the butterfly reserve, the site is currently screened from view by the existing vegetation.

**Seasonal Visibility**

The site would be more visible during winter when most of the vegetation would be bare.

**Susceptibility**

There is a medium/high susceptibility for views to any development on the site from this vantage point, receptors potentially being on foot but likely be more preoccupied with the road.

**View Sensitivity**

Any developments would be of high sensitivity from this point. Combining community value with medium/high susceptibility, the overall sensitivity would be medium/high.

**4.6. View from Tilletts Lane (into site)**

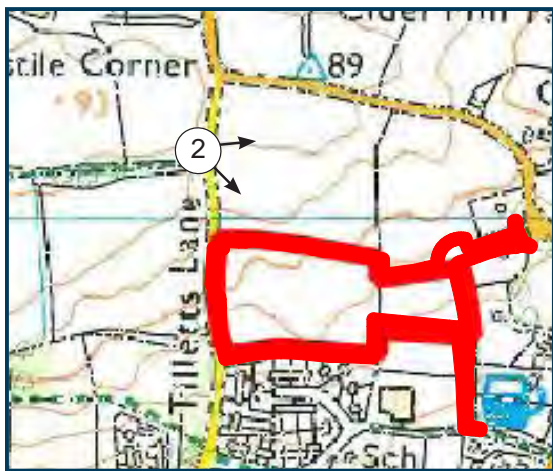
- 4.6.1. The image shows views into the site, from Tilletts Lane. Although mostly screened from view due to the existing trees and vegetations, the site might be more visible during winter. Any development on the site will be visible to receptors on this lane.



Figure 13 - Photographic record of baseline conditions: Representative viewpoint 2



Viewpoint 2: View from end of footpath arriving at Tilletts Lane towards the adjacent field on the north of the site.



Contains Ordnance Survey data © Crown copyright and database right 2025. All Ordnance Survey data used under Copyright Licence Number 10001 6657

**Viewpoint Data:**

- Viewpoint elevation: 85m AOD
- Distance from centre of site: 220 m

**Features**

The site is currently screened from view by existing vegetation.

**Seasonal Visibility**

The site would be potentially visible during winter when most of the vegetation would be bare. The proposed site access and increased traffic would be visible as would the highest and nearest buildings through and over vegetation.

**Susceptibility**

There is a high susceptibility for views to any development on the site from this vantage point, receptors are likely to be footpath users.

**View Sensitivity**

Combining community value with high susceptibility would give high sensitivity.

**4.7. View from Tilletts Lane**

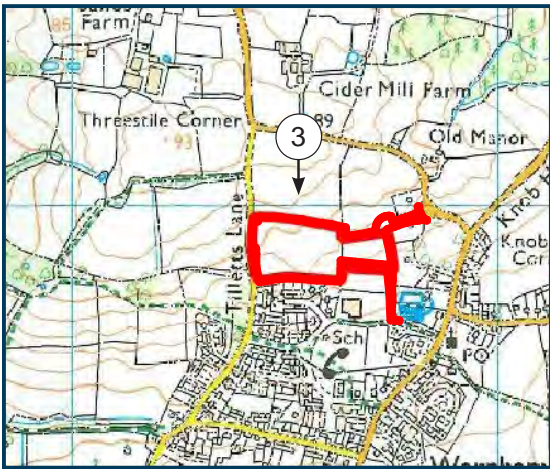
4.7.1. This view represents the views from Tilletts Lane that runs adjacent to the site along its west boundary.



Figure 14 - Photographic record of baseline conditions: Representative viewpoint 3



Viewpoint 3: The image shows views of the site from Threestile road.



Contains Ordnance Survey data © Crown copyright and database right 2025. All Ordnance Survey data used under Copyright Licence Number 10001 6657

**Viewpoint Data:**

- Viewpoint elevation: 85m AOD
- Distance from centre of site: 275 mm

**Features**

The site can be viewed from a gap in the hedge Threestile Road which runs approximately 275 m North of the site. Views of the site are only available from gaps in vegetation.

**Seasonal Visibility**

The site would be more visible during winter when most of the vegetation would be bare.

**Susceptibility**

There is a medium/high susceptibility for views to any developments on the site from this vantage point, receptors are more likely to be preoccupied with the road.

**View Sensitivity**

Combining community value with medium/high susceptibility would give medium/high sensitivity.

**4.8. View from Threestile Road**

- 4.8.1. The site extends along a wide stretch of the view but beyond the intervening field and hedgerows with trees. New development would be visible through this gap but not occupy the foreground and not exceed the visual horizon and long views.



Figure 15 - Photographic record of baseline conditions: Representative viewpoint 4



Viewpoint 4: The image shows partial view into the site.



Contains Ordnance Survey data © Crown copyright and database right 2025. All Ordnance Survey data used under Copyright Licence Number 10001 6657

**Viewpoint Data:**

- Viewpoint elevation: 70m AOD
- Distance from centre of site: 210m

**Features**

Partial view of the site through the existing hedgerows as the public footpath enters and departs the eastern parcel.

**Seasonal Visibility**

The site would be more visible during winter when most of the vegetation would be bare.

**Susceptibility**

There is a high susceptibility for views to any development on the site from this vantage point, receptors are likely to be footpath users.

**View Sensitivity**

Combining community value with high susceptibility would give high sensitivity.

**4.9. View from adjacent housing on the Northeast of the site.**

4.9.1. This image shows partial views of the site through the existing hedgerows from the public footpath.



Figure 16 - Photographic record of baseline conditions: Representative viewpoint 5



Viewpoint 5: View from Southeast corner of the Football field towards the centre of the site.



Contains Ordnance Survey data © Crown copyright and database right 2025. All Ordnance Survey data used under Copyright Licence Number 10001 6657

**Viewpoint Data:**

- Viewpoint elevation: 65m AOD
- Distance from centre of site: 215 m

**Features**

Looking northwest from the edge of the adjacent football field towards the site, the undulating terrain of the site is visible.

**Seasonal Visibility**

The site would be more visible during winter when most of the vegetation would be bare.

**Susceptibility**

There is a high susceptibility for views to any development on the site from this vantage point, receptors are likely to be footpath users.

**View Sensitivity**

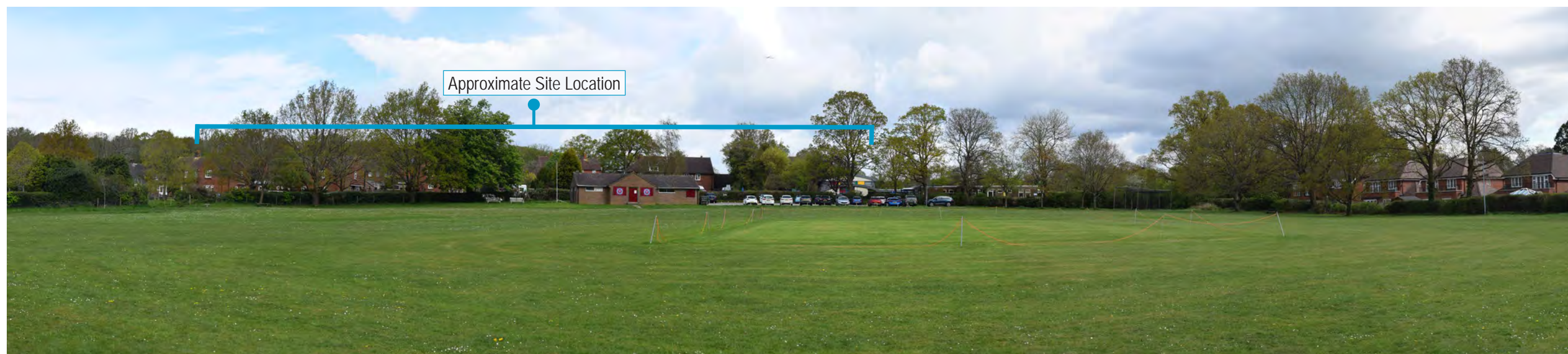
Combining community value with high susceptibility would give high sensitivity.

#### 4.10. View from the adjacent football field

- 4.10.1. This view shows most of the eastern parcel of the site as viewed from the adjacent football field. It is partially screened by existing vegetation.



Figure 17 - Photographic record of baseline conditions: Representative viewpoint 6



Viewpoint 6: View from Southeast corner of the Cricket field towards the centre of the site.



Contains Ordnance Survey data © Crown copyright and database right 2025. All Ordnance Survey data used under Copyright Licence Number 10001 6657

#### Features

Looking northwest from the edge of the nearby cricket field towards the site. Not much of the site is visible from this vantage point.

#### Seasonal Visibility

The site might be visible during winter when most of the vegetation would be bare.

#### Susceptibility

There is a medium/high susceptibility for views to any development on the site from this vantage point, receptors are likely to be preoccupied with leisure pursuits.

#### View Sensitivity

Any developments would be of medium/high sensitivity from this point.

### 4.11. View from the nearby cricket field

- 4.11.1. This view shows most of the site as viewed from the nearby cricket field. It is mostly screened by existing vegetation and buildings.

#### Viewpoint Data:

- Viewpoint elevation: 65m AOD
- Distance from centre of site: 230 m



Figure 18 - Photographic record of baseline conditions: Representative viewpoint 7



Viewpoint 7: The image shows possible visibility of the site through housing on the south of the site.

#### Features

Existing housing on the south of the site will have views of development on the site.

#### Seasonal Visibility

The site would be more visible during winter when most of the intervening vegetation would be bare.

#### Susceptibility

There is a high susceptibility for views to any development on the site from this vantage point, receptors being adjacent residents.

#### View Sensitivity

Combining community value with high susceptibility would give high sensitivity.

### 4.12. View from Adjacent housing on the south of the site

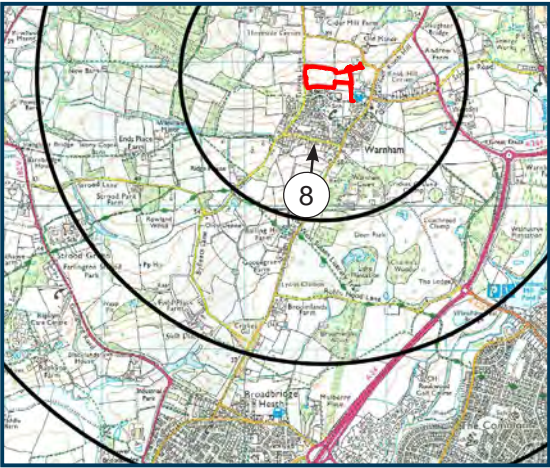
- 4.12.1. Development on the site will be visible from between houses and from private views within the houses and their gardens.



Figure 19 - Photographic record of baseline conditions: Representative viewpoint 8



Viewpoint 8: View from high ground to the south



Contains Ordnance Survey data © Crown copyright and database right 2025. All Ordnance Survey data used under Copyright Licence Number 10001 6657

**Viewpoint Data:**

- Viewpoint elevation: 65m AOD
- Distance from centre of site: 850 m

**Features**

Looking north-east from the footpath on Bailing Hill. The undulating topography, trees and hedges largely screen views of the site.

**Seasonal Visibility**

The site would be more visible during winter when most of the vegetation would be bare.

**Susceptibility**

There is a high susceptibility for views to any development on the site from this vantage point, receptors are likely to be footpath users.

**View Sensitivity**

Combining community value with high susceptibility would give high sensitivity.

**4.13. View from Bailing Hill**

- 4.13.1. The site extends along a wide stretch of this view but development would be for the large part screened by intervening vegetation and would not occupy the foreground and not exceed the visual horizon.

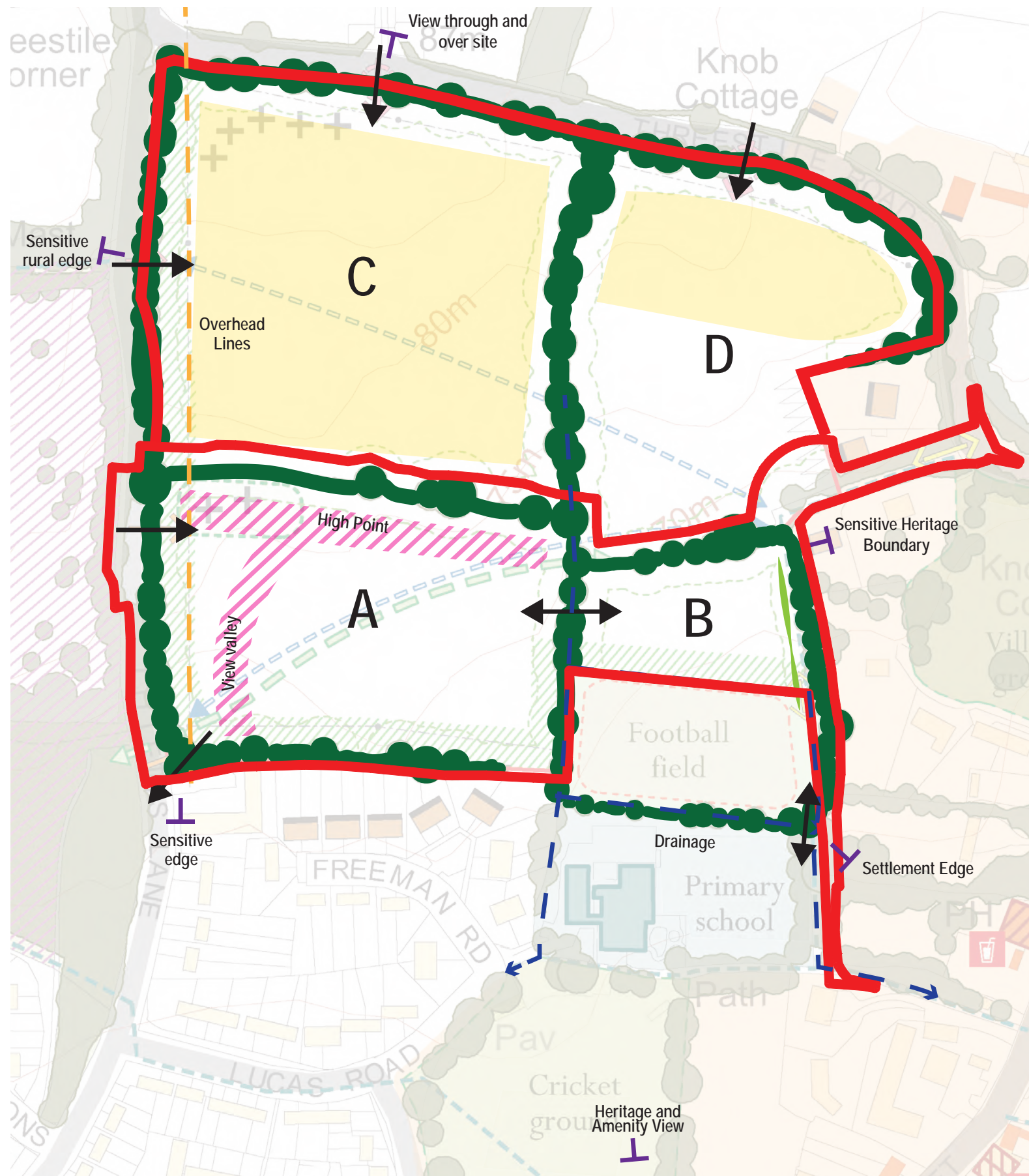


Figure 20 - Summary of Visual Receptor Sensitivity

Viewpoint Reference Number	Reference Name	Type of Visual Receptor	Distance to centre of site	Value (Community)	Susceptibility	Sensitivity
1	View from Tilletts Lane	Road	150m	Medium/Low	Medium/High	Medium/High
2	View from Tilletts Lane	Footpath Users	220m	Medium/Low	High	High
3	View from Threestile Road	Road	275m	Medium/Low	Medium/High	Medium/High
4	View from adjacent housing on North of the Site	Footpath Users	210m	Medium/Low	High	High
5	View from adjacent Football field	Footpath and field users	215m	Medium/Low	High	High
6	View from the cricket field	Footpath and field users	230m	Medium/Low	Medium/High	Medium/High
7	View from adjacent houses and the south of the site	Adjacent residents	130m	Medium/Low	High	High
8	View from Bailing Hill	Footpath users	850m	Medium/Low	High	High



Figure 21 - Opportunity and Constrains



Most useful views for judging visual impacts

Access suggested by Arborist

Drainage

Site Boundary

Sensitivities of breaking the horizon / field context of the village.

Areas suggested to stay undeveloped.

A. Allocated land and is appropriate for bulk for the bulk of development to take place. Least sensitive so is the logical area for extension of the settlement.

Suggestion: View valley is formed and development kept off the higher ground at north. Topography will be an aspect to address.

B. Increased sensitivity of smaller easternside at heritage interface and settlement edge. Less dense and facing over pitch and football field.

C. Suggest avoiding development here. Visual and landscape sensitiveness at settlement edge. Breaks horizon and obstructs long views. Great potential for amenity and wildlife.

D. Potential for some development towards the south of the field. Suggest avoiding development on the northern part due to same reasons as Plot C.



## 5. References

- National Character Assessment (NCA, 2014)
- National Design Guide, Ministry of Housing, Communities & Local Government (2019)
- National Planning Policy Framework (2019)
- The Landscape Institute and IEMA 'Guidelines for landscape and visual impact assessment' 3rd Edition (2013)
- Natural England 'An Approach to Landscape Character Assessment' (2014)
- Natural England: 'Agricultural Land Classification mapping' (2010)
- MAGIC website
- National Library of Scotland - Old Maps
- Horsham District Council Website
- Horsham District Planning Framework November 2015
- Warnham Parish Council Website
- LandIS Website - Soilscape
- QGIS Maps



## Appendix 1: LVE Methodology

### 1. Scope and methodology of study

#### 1.1. Scoping of the study

- 1.1.1. The geographical scope of the landscape baseline included the site itself and parts of the area immediately surrounding the site likely to be impacted by the proposals. The landscape character of the wider area, as described in published landscape character assessments carried out at local level has been reviewed and used as context. A detailed character assessment of the site and its immediate setting has been carried out as part of this study. The geographical scope of the visual study was established through the creation of a computer-generated zone of theoretical visibility (ZTV) which ruled out some areas where landform would block views. On site verification of visibility was undertaken to establish what is visible in the surrounding area from eye level within the site. The ZTV and site assessment of visibility are checked during fieldwork from publically accessible viewpoints within the study area. The areas of potential visibility were then checked in the field by visiting publicly accessible areas and photographs were taken to record views towards the site.

#### 1.2. Methodology Guidance

- 1.2.1. This study has been undertaken in a systematic fashion based on the 'Guidelines for Landscape and Visual Impact Assessment' 3rd Edition (Institute of Environmental Management and Assessment and The Landscape Institute, 2013), referred to in this report as GLVIA3 and Natural England's An Approach to Landscape Character Assessment (2014).

#### 1.3. Desktop research

- 1.3.1. The desktop survey included the review of OS maps, aerial photography, landscape character assessment documents and related planning policy, as well as the submitted proposals.

#### 1.4. Method statements

- 1.4.1. The photographs used in this evidence were taken in summer, meaning that vegetation was with leaf cover, therefore not able to demonstrate 'worst-case' visibility in winter. Where seasonal changes in screening are relevant this has been noted. The ZTV was created in ArcMap by importing a georeferenced Ordnance Survey (OS) map base and bare-earth digital terrain model (DTM). The DTM shows only landform and does not account for structures or vegetation which rise above ground level and potentially screen views. Points were added to represent heights of proposed built form in a number of locations across the site. Running a viewshed analysis then showed areas from which a 1.65m height viewer could potentially see proposed built form with no structures or vegetation blocking views. On site assessment of views possible from eye level within the site further informed the potential visibility. Areas with potential views of the proposed development were visited (where publicly accessible) and photographs taken to record the nature of views. Any areas from which there was no visibility were ruled out of the fieldwork.
- 1.4.2. It should be noted that the establishment of a ZTV is a potentially misleading exercise, showing an indiscriminate level of visibility using a 'bare earth' scenario, without consideration for vegetation and built form that may often prevent views, and takes no account of the extent of accessible viewpoints. It is a desktop exercise, a tool to inform the scope of fieldwork that has then to be tested on site and in the field to check the reality of the situation. An LVE and LVIA should be proportional to the nature of the proposals to which it relates and there may be no need to carry out a ZTV exercise. This should be judged on a project by project basis, in consultation with the Local Planning Authority where possible, when agreeing the scope of the study.

### 2. Evaluation criteria for Landscape Sensitivity

#### 2.1. Reporting on the landscape baseline

- 2.1.1. The landscape baseline is established through careful fieldwork and review of published Landscape Character Assessments. Landscape Character Assessments at national, regional, district and local levels are critically reviewed to establish the most

relevant in terms of scale, level of detail, methodology, age. A brief explanation of this approach is given:

- Map, describe and illustrate the character of the landscape by appropriate means;
- Identify landscape based designations and others (conservation, heritage etc.) that may be impacted by the development;
- Identify and describe the individual elements and aesthetic and perceptual aspects of the landscape that contribute to the character;
- Indicate the condition of the landscape;
- Establish the relative value of the landscape as attached to it by society.

#### 2.2. Landscape receptors

- 2.2.1. The landscape receptors need to be identified; these are components of the landscape such as individual elements or features, qualities or landscape character that are likely to be affected by the scheme.

#### 2.3. Sensitivity of landscape receptor

- 2.3.1. In assessing landscape sensitivity, landscape value is the 'inherent' component relating to the existing situation, whereas the susceptibility is 'development specific'. The sensitivity of the landscape or feature of the landscape as a receptor is determined by combining judgements on value with those on susceptibility to type of change or type of development proposed.

#### 2.3.2. Determining value of landscape receptor

##### 2.3.2.1. Context

When assessing landscape value of a site as part of a planning application or appeal it is important to consider not only the site itself and its features, elements, characteristics, qualities, but also their relationship with, and the role they play within, the site's context. The basis for judgements should be linked back to evidence from the baseline study.

NPPF para. 174 refers to valued landscapes but does not define the meaning of such. It states that policies and decisions should protect and enhance such 'in a manner commensurate with their statutory status or identified quality in the development plan' or by 'recognising the intrinsic character and beauty of the countryside', that latter being a reference to non-designated landscapes.

##### 2.3.2.2. Designated and non-designated landscapes

Designations can be used to assist the interpretation of the value to be attributed to different receptors, but it is acknowledged in GLVIA3 (5.4) that in-depth study may find the landscape value of a specific area is different to that suggested by a wider formal designation.

A lack of designation or LPA guidance on value does not, however, indicate a lack of value as noted in GLVIA3 (5.26). In these cases, reference should be made to the GLVIA Table 5.1, LI Technical Guidance Note (TGN 2/21), NPPF and other guidance sources. The TGN suggests factors to be considered in the identification of value; these are not exhaustive and may not all be relevant to the study. Community consultation, where practical, may also add depth in determining what people value about their local landscapes.



A range of factors is identified in the TGN; the following table setting out the factors to be considered is based on this (where text is in bold this indicates that the phrase is taken directly from the TGN).

Factor	Definition <i>(and examples where more clarity is useful)</i>
Natural heritage	<b>Landscape with clear evidence of ecological, geological, geomorphological, or physiographic interest which contributes positively to the landscape</b>
Cultural heritage	<b>Landscape with clear evidence of archaeological, historical, or cultural interest which contributes positively to the landscape;</b> landscape that contributes to setting of heritage assets or shows demonstrable or perceptible time depth.
Landscape condition	<b>Landscape which is in a good physical state both with regard to individual elements and overall landscape structure</b> (previously referred to as quality); this may include the extent to which the wider landscape character is represented, the intactness of the landscape and the condition of individual elements (N.B. management inappropriate to the landscape (over management or lack of management) <b>should not be a reason to influence a judgement as this is a retrievable issue or may be appropriate in its wider landscape setting).</b>
Associations	<b>Landscape which is connected with notable people, events and the arts</b>
Distinctiveness	<b>Landscape that has a strong sense of identity:</b> distinctive features characteristic of a particular place, rare or unusual features, especially those that help to confer a strong sense of place or identity; landscape which makes an important contribution to the character or identity of a settlement, including gateways and approaches that provide sense of arrival and contribute to settlement character.
Recreational	<b>Landscape offering recreational opportunities where experience of landscape is important:</b> including open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature; areas with good accessibility that provide opportunities for outdoor recreation and spiritual experience/ inspiration; presence of town and village greens; other physical evidence of recreational use where experience of landscape is important; landscape that forms part of a view that is important to the enjoyment of a recreational activity.
Perceptual (scenic)	<b>Landscape that appeals to the senses, primarily the visual sense:</b> Distinctive features such as dramatic or striking landform or harmonious combinations of land cover; strong aesthetic qualities such as scale, form, colour, and texture; presence of natural lines in the landscape; visual diversity or contrasts which contribute to appreciation; memorable/ distinctive views and landmarks, or landscape which contributes to such.

Perceptual (wildness and tranquillity)	<b>Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies:</b> High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, presence of wildlife / birdsong and relative peace and quiet; presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness, rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts); sense of particular remoteness, seclusion or openness; dark skies
Functional	<b>Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape:</b> such as natural hydrological systems, pollinator rich meadows, features forming parts of multifunctional green infrastructure networks, providing ecosystem services, and landscape with strong links or acting as settings to adjacent designated landscapes or are important to the appreciation of such.

2.3.2.3. Overall judgement of value

Once designations (if relevant) and factors, such as listed above, are all considered, then an overall value can be attributed to the landscape receptor using the range of values below, in terms of relative importance with examples:

Value	Description	Examples
International	Landscape designated as of international importance; setting of these should also be considered where contributes to special qualities	World Heritage Sites Special Areas of Conservation (SAC) Special Protection Areas (SPA)
National (incl. regional)	Landscape designated as of national importance for beauty or for recreational opportunities; setting of these should also be considered where contributes to special qualities	National Park / AONB SSSI Suitable Alternative Natural Green Space (SANG; forming SPA and SAC buffers) HE Register of Parks and Gardens Scheduled monuments Grade I and Grade II* listed buildings National recreational routes or area
Local Authority		Local landscape designation Open Access or Common Land Land value identified in Local or Neighbourhood Plan or other supplementary evidence bases SINC / Conservation Areas Grade II listed buildings Local Wildlife sites Local recreational route or area



Community	Landscape with no formal designation but having perceived value to local communities, on basis of factors that elevate it above an 'ordinary' landscape	
Low	Ordinary landscape with no designations or identified value. Areas in poor condition or altered by intrusive man-made structures.	

2.3.2.4. Determining the landscape receptor’s susceptibility to type of change

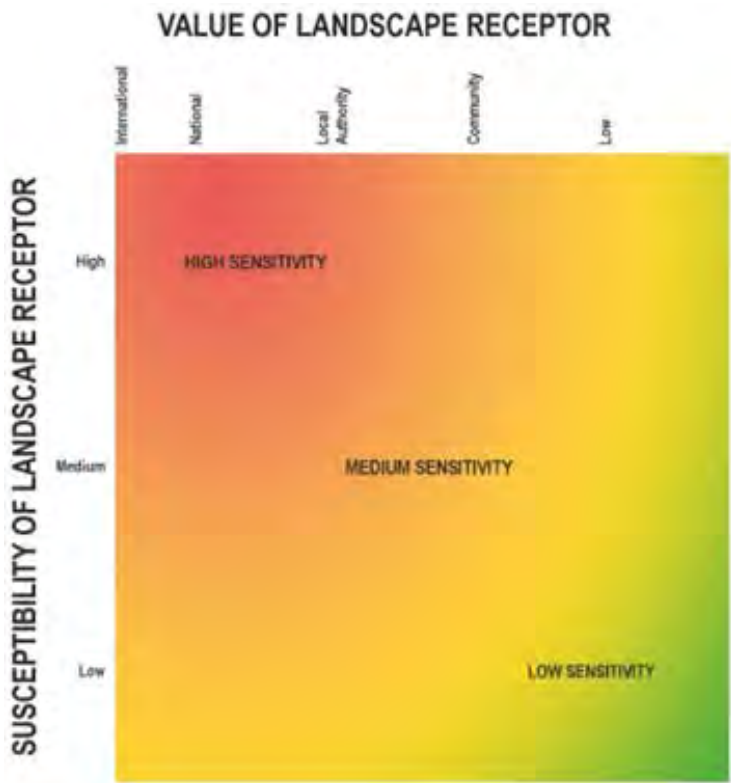
Susceptibility to change is the ability of the landscape receptor to accommodate the type of change or type of proposed development without undue consequence for the maintaining of the baseline situation, or incompatibility with landscape planning policy or strategies. The basis for judgements should be linked back to evidence from the baseline study.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

Judgement	Guidance
HIGH susceptibility to change	High susceptibility where key characteristics having no or limited ability to accommodate type of change or type of development without transformational adverse consequences to the baseline situation or being incompatible with landscape planning policies and strategies.
MEDIUM susceptibility to change	Medium susceptibility where the characteristics of the site have some ability to accommodate the proposed type of change or type of development without transformational adverse consequences to the baseline situation or being incompatible to landscape planning policies and strategies.
LOW susceptibility to change	Low susceptibility where generally characteristics are able to accommodate proposed type of change or type of development without transformational adverse consequences to the baseline situation or being incompatible with landscape planning policies and strategies.

2.3.2.5. Determining the resultant level of sensitivity of landscape receptor

By combining judgements on value with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a landscape receptor should be defined as high, medium or low, using the colour graded diagram below for guidance.



Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity and the terminology high / medium and medium / low may be used or the judgement may be decided on balance.

3. Evaluation criteria for Visual Sensitivity

3.1. Sensitivity of the visual receptor

- 3.1.1. The sensitivity of the visual receptor needs to be established. This is determined by combining judgements on value attached to a particular view with judgements on the susceptibility of the visual receptor to type of change or type of development proposed.
- 3.1.2. Determining value of the view
- 3.1.3. This is a judgement of value attached to the particular view, through planning designations, recognition of historic, tourism or cultural value, or through community or perceived value. Once designations (if relevant) and factors, such as listed above, are all considered, then an overall value can be attributed to the visual receptor using the range of values below, in terms of relative importance with examples:

Value	Description
International	View from internationally known viewpoint. View associated with landscape designated to be of international importance View promoted in maps and tourist literature with international importance or linked with internationally important visitor attraction View having internationally important cultural associations



National (incl. regional)	View from nationally known viewpoint. View associated with landscape designated to be of national importance for beauty or for recreational opportunities View promoted in maps and tourist literature with nationally importance or linked with nationally important visitor attraction View having nationally important cultural associations
Local Authority	View from locally known viewpoint. View identified in planning policy or supplementary evidence base (NDP, VDS, CAA etc). View linked with locally important visitor attraction experience. View having locally important cultural associations
Community	View without formal designation but having perceived value to local communities, on basis of factors that elevate it above an 'ordinary' view.
Low	Ordinary view with no designations value, no association with important landscape, not linked to visitor attractions and with no cultural associations.

3.1.4. Determining the visual receptor’s susceptibility to type of change

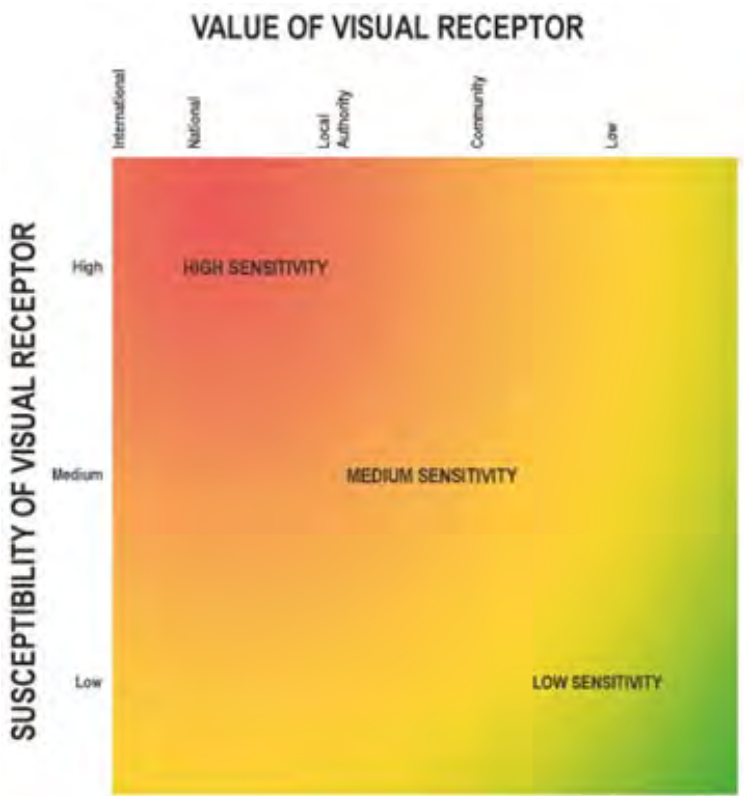
Judgements are dependent on the occupation or activity of people experiencing the views and the extent their attention or interest is likely to be focused on the on views and the visual amenity they experience at particular locations.

Judgements on susceptibility to change should be determined on a scale of **high, medium or low**:

Judgement	Guidance
HIGH susceptibility to change	Visual receptors particularly susceptible to change in general due to a high level of interest in the surrounding landscape. Receptors most susceptible to change are likely to include residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focused on the landscape, visitors to heritage assets where the landscape contributes to the experience and communities where views contribute to the landscape setting enjoyed by residents in the area
MEDIUM susceptibility to change	Visual receptors with a medium susceptibility to change in general due to a medium level of interest in the surrounding landscape. Travellers on road, rail and transport routes are likely to fall into a category of medium susceptibility to change, however where travel involved scenic routes this is likely to increase as awareness of views is heightened.
LOW susceptibility to change	Visual receptors with a low susceptibility to change in general due to a low level of interest in the surrounding landscape. Receptors least susceptible include people engaged in outdoor sport or recreation that does not involve or depend appreciation of views and people at their place of work where attention is not focused on their surroundings

3.1.5. Level of sensitivity of the visual receptor

By combining judgements on value of view with those on susceptibility to type of change or type of development proposed, the level of sensitivity of a visual receptor should be defined as high, medium or low, using the colour graded diagram below for guidance.



Where judgements on value and susceptibility to change differ (e.g. value may be high, with a medium susceptibility to change) professional judgement will be used to determine the overall sensitivity.

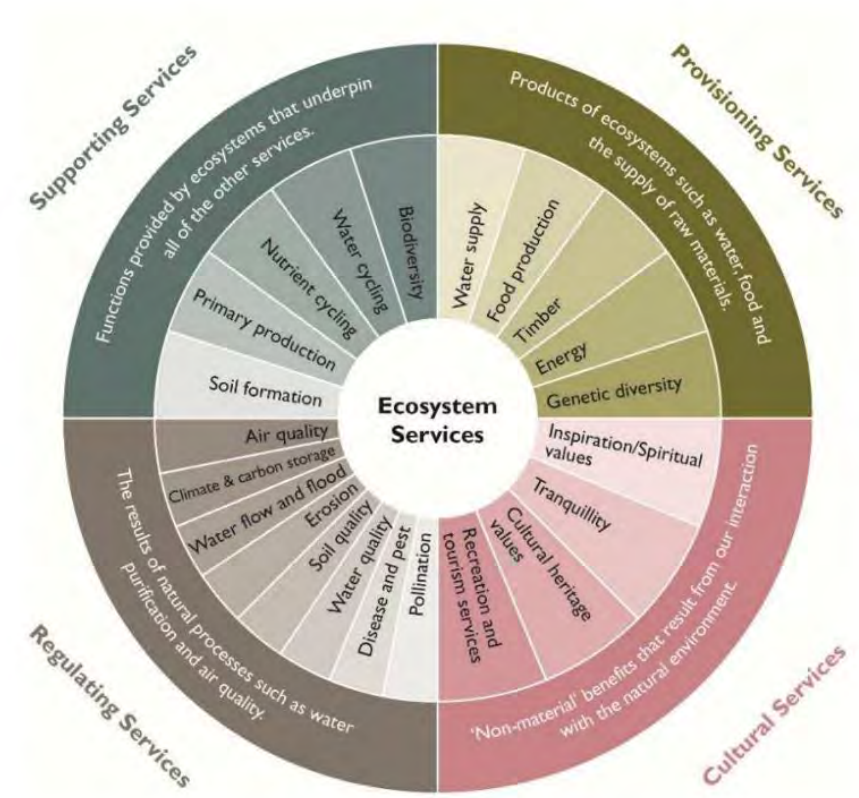
3.2. Photographs

3.2.1. Photographs were taken using a Nikon D5300 digital SLR camera at a 35mm focal length using a 18-55mm variable zoom lens set at a focal length of 35mm OR 35mm fixed focal length lens, which is accepted as being equivalent to a fixed 50mm lens on a non-digital SLR, which is in turn generally accepted to most closely represent views seen with the naked eye. It has been noted against photographs where a wide-angle focal length setting was used in order to show close up foreground views, or where a zoom setting was used to show more detail in a distant view.

4. Glossary of key terms

- **Ecosystem services:** Ecosystem services are products and processes of the environment that lead to benefits for people. The UK National Ecosystem Assessment – a major study of the value of the environment to people – defined ecosystem services as: ‘The benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services such as nutrient cycling that maintain the conditions for life on Earth.’ Ecosystem services are the result of the interaction of human and natural systems, including the way that environments are designed and managed (see image below, courtesy of South Downs National Park Authority).





Ecosystem Services wheel, courtesy of South Downs National Park Authority

- Landscape character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
- Landscape character area: Geographically identifiable areas of landscape that have their own individual sense of place.
- Landscape character type: Landscapes sharing broadly similar combinations of geology, topography, drainage patterns, vegetation, historical land use and settlement pattern, which may have been found in different parts of the country.
- Time depth: The visible evidence in the landscape for change and continuity over periods.
- Tranquillity: A sense of a lack of disturbance from either visual or noise intrusion.



Appendix 2: Landscape Baseline Table

	NCA  Additional characteristics from:  NCA 121 Low Weald	Regional  Additional characteristics from:  LCA I2 Warnham and Ruspen Wooded Ridge	Parish / Village  Additional characteristics from:  Warnham Neighbourhood Development Plan 2017-2031	Terra firma observations (most detailed characteristics)
Topgraphy, Soils and Hydrology	<p>Broad low-lying gently undulating clay vales with outcrops of limestone or sandstone providing local variation with many clay and sand pits. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils.</p> <p>A network of small, narrow and commonly sunken streams cut into the heavy clays, often lined with vegetation, adds to the wet and woody character.</p>	<p>Characterised by dense woodland covering the low ridges of Weald Clay, with mostly small irregular fields surrounded by large and small woodlands and many shaws/hedgerows. As a result, there is a strong sense of enclosure, and views are confined, except from ridgetops.</p> <p>There is an abundance of ponds and small stream valleys. Most of them surviving ponds were left by Wealden iron industry. The clay soil indicates that ponds form easily but mostly have disappeared or are in poor state due to abandonment after the demise of the iron industry and provision of piped water for livestock.</p> <p>Many villages also have well-maintained village ponds.</p>	<p>Mostly surrounded by open countryside. The village itself is in a gently sloping hollow bounded by steep slopes to the south: Bailing Hill; and to the north: Knob Hill.</p> <p>There is an existing ditch to the Southwest corner of the site.</p>	<p>The site has a gentle undulating slope from the North to the south of the site. This offers potential viewpoints from the north most side of the site. The site forms a rural backdrop to the village.</p> <p>The existing slope on site will need considerations regarding water drainage. There is an existing ditch network that can be considered for utilisation.</p>
Vegetation and Nature Conservation	<p>The area is characterised by many ancient semi-natural, Ghyll woodlands, with some presence of conifers. A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley. It is largely pastoral owing to the heavy clay soils with either grazed grassland or forage, including hay meadows. Most grassland has been agriculturally improved, but fragments of unimproved, floristically rich meadow and pasture are still present.</p>	<p>This area is characterised by dense woodland covering the low ridges of Weald Clay, with mostly small irregular fields surrounded by large and small woodlands and many shaws/hedgerows.</p>	<p>There are extensive tracts of agricultural land and many wooded areas, including some areas of ancient woodland and shaws between fields. Hedgerows and trees border many of the roads and lanes. The largest herd of red deer in the country, established in the middle of the nineteenth century, is to be found in the park on Warnham Park Estate. Off Tilletts Lane are fields of about 21 acres which have been set aside from agricultural use and are established as a butterfly conservation project.</p>	<p>The butterfly conservation is adjacent to the site, across Tilletts Lane Street to the west. There are significant hedgerows to the site. The fields have been in arable use until recently.</p>
Perceptual qualities	<p>The area is generally wet and woody, with clayey and impermeable soil which makes the area prone to flooding.</p> <p>A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.</p> <p>Field boundaries of hedgerows and shaws (remnant strips of clearedwoodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.</p> <p>Despite its proximity to London, Low Weald maintains its largely rural character with small cote villages nestled in woodland and many traditional farm buildings with local brick , weatherboard and tile hung houses, as well as oast houses, which are typically in the east.</p> <p>The roofing material is distinctive and unique with the use of Horsham slabs and flint.</p>	<p>A strong historic vernacular character defined by half timber with plaster/ brick, tile hanging and weatherboarding.</p> <p>The buildings of the area have strong historic vernacular of half timber with plaster/brick, tile hanging and weatherboarding, lending to an over all rural character.</p>	<p>The village character, along with its facilities and its proximity to Horsham make Warnhma an attractive residential location.</p> <p>Gatwick airport being 10km away to the North-East, the parish is negatively impacted by especially the west-bound take offs.</p> <p>The parish has a largey rural character with a strong pattern of shaws and hedgerows. The character is defined by an intricate pattern of small and irregular pastoral fields, with farms and cottages disperesed along lanes.</p>	<p>The site has general openness to it with quite a tranquil ambience except for occasional noise of adjacent settlement and vehicular movement. There is also noise from occasional aircraft passage to nearby Gatwick Airport.</p> <p>The landscape is relatively open and the higher land has some visual prominence.</p> <p>Moderate condition of site with good coherence with the landscape context.</p> <p>Nearby built school and housings are of varied form and material, not all representative of LCA descriptions.</p>



	NCA Additional characteristics from: NCA 121 Low Weald	Regional Additional characteristics from: LCA I2 Warnham and Ruspen Wooded Ridge	Parish / Village Additional characteristics from: Warnham Neighbourhood Development Plan 2017-2031	Terra firma observations (most detailed characteristics)
Pattern of landscape and settlement	<p>A largely pastoral landscape with generally small and irregular fields divided by a dense network of hedgerows and shaws, often remnants of ancient woodland with slightly larger and more regular fields on higher ground and areas of lighter soils. Gill woodlands are a particular feature of Low Weald.</p> <p>The site is harmonious with the surrounding landscape. It is located quite close to the Warnham settlement to its south and largely pastoral lands to the west. The site retains the local rural character with its vegetation and bordering leafy hedgerow and shaws which are remenants from the presence of ancient woodlands.</p>	<p>A distinctive pattern of north to south running lanes cut across the landscape becoming narrow and sunken as they descend valleys, with broad grassy verges and hedgerow boundaries on the ridgetops.</p>	<p>The road pattern of the parish is mostly medieval but in the village of Warnham, the post-WW2 development of Hollands Way and Lucas Road enabled the construction of significant numbers of council housing, much of which has now been released to the private sector. More recently, however, housing development has been implemented by the private sector on contained parcels of land with, for example, Tuggles Plat, Farm Close, Stanford Orchard, Gregsons and, most recently, Wyvern Place in 2006. There has been little development in the parish since then.</p>	<p>Representative of the wider landscape character of patchwork of field and hedgerows.</p> <p>The area makes a valuable contribution to the setting of Warnham as a green backdrop The village is seen which to be largely nestled in a valley rather than extending up valleyside slopes. Localised influence of modern development but mainly rural character</p>
Access and recreation	<p>Distinctive pattern of north-south orientated routeways and lanes.</p>	<p>Attractive rural lanes with wide verges and large boundary oak trees</p>	<p>The parish is well provided for in respect of sporting and recreational facilities. The village has a football field and a cricket pitch and also another pitch in the south of the parish. There are two public tennis courts and numerous private facilities. The village has a health and dance studio. All the facilities have capacity to absorb increased patronage as a consequence of some additional housing.</p> <p>Established in the mid-nineteenth century, Warnham Park Estate is home to the largest herd of red deer in the country.</p> <p>Established in the mid-nineteenth century, Warnham Park Estate is home to the largest herd of red deer in the country.</p> <p>The parish has an extensive network of Public Rights of Way but currently there are no cycle routes nor safe roads on which to cycle to Horsham.</p>	<p>The site can be accessed from Tilletts Lane that runs adjacent to it on the West that joins the Warnham settlement to the south.</p> <p>There is an existing ProW that runs along the east edge of the site and towards the north and south.</p> <p>The are existing football fields to the south-east boundary of the site and would be partially visible. Boundary treatments that are in line with the local character to provide screening to the site.</p>
History	<p>High density of pre-1700 farmsteads and other buildings plus historic designed landscapes and parkland.</p>	<p>A sense of past affluence is expressed in the remaining historic parks and gardens and the many fine buildings that often accompany them.</p>	<p>Much of the village is a Conservation Area with houses and cottages having origins over six centuries. Many of the buildings are timber framed and in total there are 91 listed buildings in the parish.</p>	<p><u>Conservation Areas:</u></p> <p>There a largel conservation area towards the southeast of the site which populated with several Listed Buildings including the St Margaret's Church (Grade I listed) Old Manor House and the Barn to the north North east (both Grade II listed), The former Village School (Grade II listed) and The Sussex Oak (Grade II listed)</p> <p><u>Listed Parks and Gardens:</u></p> <p>Several Listed Gardens and parks are present towards the Southeast of the site which is also owned by the owner of the site.</p>