Land to the East of Tilletts Lane, Warnham

Landscape and Visual Evidence and Appraisal

Volume 2 Landscape and Visual Impact Appraisal

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The terra firma Consultancy Ltd.
www.terrafirmaconsultancy.com

terrafirma
LANDSCAPE ARCHITECTS

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11.04.2025	P01	NC	LF	First Issue
21.05.2025	P02	NC	MH	Visualisations added, Site boundaries updated

Contents

Figures List

Appendices

1. Introduction

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 at the land east of Tilletts Lane. Our services involve the production of a Landscape and Visual Evidence and Impact Appraisal (LVE&IA) which, 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 maximizes opportunities and potentials; and
- Minimising and mitigating harm.

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 minimizing 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 Appraisal comprises the appraisal section of the final landscape report which has been completed once the final design was confirmed and forms an impartial assessment of the landscape and visual effects of the final proposals

1.3. Report structure

1.3.1. Volume 2 is set out as below:

- Introduction; report structure; project brief;
- Proposed development
- Appraisal of landscape effects;
- Additional mitigation and residual landscape effects;
- Appraisal of visual effects;
- Additional mitigation and residual visual effects;
- Conclusions
- References
- Appendix 1: LVIA methodology

1.4. Project brief

1.4.1. 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 - Proposed Site Plan, prepared by ADAM Urbanism

Figure 2 - Landscape Proposals, prepared by The terra firma Consultancy

2. Proposed development

2.1. Proposals for the site are set out on Figure 1 - Proposed Site Plan prepared by ADAM Urbanism, and Figure 2 - General Arrangement drawing prepared by The terra firma Consultancy. These drawings show the proposals being submitted for consideration by the planning authority and against which likely landscape and visual effects have been assessed. The proposed development will comprise a designated planning application, with landscaping.

Demolition / Removal of vegetation

Vegetation surrounding the site will be retained and protected. In places boundary vegetation will need to be cut back to accommodate proposed construction within the site as listed below:

- Tree T39 - Hornbeam
- Tree T64 - English Oak
- Part of G4 (on the west) - Field boundary group of trees forming hedgerow
- Part of G6 (on the Northeast) - Mixed species group of tree

Proposed development

2.2. The proposed development will comprise a new build 59 new dwellings, providing associated gardens, communal greenspaces and boundary vegetations.

2.3. The main part of the proposed development is spread across the larger rectangle of the site to the west. The buildings are set on a 1:15 gradient topography (from north to the south).

2.4. Visitor parking has been provided on the Southeast section adjacent to the football pitch.

2.5. Amenities include LAP and LEAP areas.

2.6. Access (both Vehicular and Pedestrian to 1/3 of the dwellings) is provided on the west from the Tilletts Lane and (2/3) from Knob Hill (formally Threestile Road) on the east.

2.7. 3 Attenuation basins are designed for drainage, along the lower southern edge of the site. Drains, swales and rain gardens lead to these from within the development.

3. Appraisal of landscape effects

3.1. Landscape receptors and their sensitivities are set out in LVEA Volume 1. Landscape effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change – refer to Volume 1) and the magnitude of the landscape effect (size or scale, duration and reversibility) as described in the evaluation criteria (Appendix 1 of this document). The magnitude of effect is based on the mitigation measures included within the final proposals after 1 year with residual effects after 15 years.

3.2. Topography and soils

3.2.1. The site was assessed in the baseline LVEA Volume 1 as being of medium sensitivity for soils and topography

3.2.2. Modification of levels and resulting soil movements will constitute extensive alteration of the site within its boundaries which will be long term and unlikely to be reversed. However, the fundamental falls and contours will remain in place. Good soil handling and sustainable drainage will ensure adverse effects are mitigated to a low adverse magnitude of effect.

3.2.3. A low adverse magnitude of effect combined with medium sensitivity results in a moderate/minor adverse impact to topography and soils.

3.3. Vegetation and nature conservation

3.3.1. The site was assessed in the baseline LVEA Volume 1 as being of medium to low sensitivity for vegetation and nature conservation.

3.3.2. Protection of existing trees and boundary vegetation combined with extensive planting, landscape and ecological improvements (on and off - site) will constitute to long term moderate beneficial alteration to the landscape, arriving at a medium beneficial magnitude of effect.

3.3.3. A medium beneficial magnitude of effect combined with a medium to low sensitivity results in a moderate beneficial impact to vegetation and nature conservation.

3.4. Perceptual qualities

3.4.1. The site was assessed in the baseline LVEA Volume 1 as being of medium/low sensitivity for perceptual quality

3.4.2. Loss of openness and inevitable increased activity will come with the site's development. This would be limited to the site and its immediate surroundings and with retention of boundary vegetation and good design should not fundamentally harm the overall landscape character and can be judged of medium adverse magnitude of effect.

3.4.3. A medium adverse effect combined with a medium/low sensitivity results in a moderate adverse impact on perceptual qualities.

3.5. Pattern of landscape and settlement

3.5.1. The site was assessed in the baseline LVEA Volume 1 as being of medium sensitivity for pattern and settlement.

3.5.2. The development proposal's approach to extending the existing settlement in a logical location and with sensitivity to its context will see an alteration in the site landscape but in a manner that is beneficial to the settlement and landscape boundaries, achieving a better interface between town and countryside. This can be judged as a low beneficial magnitude of effect.

3.5.3. A low beneficial effect combined with a medium sensitivity results in a minor beneficial effect on pattern of landscape and settlement.

3.6. Access and recreation

3.6.1. The site is assessed in the baseline LVEA Volume 1 as being of medium sensitivity for access and recreation

3.6.2. The new public access linkages and open spaces produced by the development can be judged to provide at least, a low beneficial magnitude of effect

3.6.3. A low beneficial effect combined with a medium sensitivity, results in a minor beneficial effect on access and recreation.

3.7. Ecosystem Services Summary

3.7.1. Changes to the sites contribution to ecosystem services as a result of the proposed development are set out below:

- Supporting services: Biodiversity - net gain.
- Regulating services: Water flow – Introduction of SuDS features within the site, including permeable paving, bio-retention areas and rain gardens.

4. Additional mitigation and residual landscape effects

4.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2.

4.2. Additional mitigation measures (generally covered by planning conditions) will include the following:

- Soil stripping and storage will be carefully managed to enable reuse on the site where possible; topsoil and subsoil will be stored separately to avoid contamination; and soil storage bunds will be carefully shaped to ensure soils are free draining and not compacted;
- Protection of existing trees and hedges in accordance with arboricultural advice and method statements;
- Management plan to include maintenance of proposed tree, shrub and hedgerow planting and grassed areas;
- Establishment of vegetation over time.

4.3. The effect of additional mitigation measures on landscape receptors is assessed, and a summary of residual effects is given in the Figure: Summary of Landscape Effects. It should be noted that mitigation does not always alter the overall effect.

Figure 3 - Summary of Landscape Effects

Landscape Receptor	Sensitivity (shaded if considered **significant as per** methodology)	**Factors influencing 'magnitude and 'significance' of landscape effect**	Magnitude of effect (shaded if considered **significant as per** methodology)	Landscape effect (shaded if considered **significant as per** methodology)	Mitigation (landscape proposals established in 15 years)	Residual effects (shaded if considered **significant as per** methodology)
Topography and soils	Medium	• Extensive modification of levels across the site. • Fundamental falls and contours remain. • Mitigation with good soil handling and sustainable drainage strategy.	Low adverse	Moderate/Minor Adverse	-	-
Vegetation and nature conservation	Medium to Low	• Surrounding boundary vegetation will be retained along with associated levels on the site boundary; • Trees covered by TPOs retained and protected; • Where vegetation removed from within the site to accommodate the proposals, with two being of category C (groups of hedgerow forming trees), one being of Category U and one of category B • Proposed planting includes: new hedgerow planting within the site and along the southeastern boundary; proposed trees, rain gardens and ornamental shrub beds. • Ecological improvements: Biodiversity Net gain	Medium Beneficial	Moderate beneficial	Establishment of Proposed planting	Moderate to Major Beneficial
Perceptual qualities	Medium to Low	• Surrounding boundary vegetation providing enclosure to the site will be retained, and existing glimpsed distant views maintained; • Loss of openness and increased activity with development • Activity within the site associated with the proposed development will be of a similar nature to the adjacent settlement;	Medium adverse	Moderate adverse	Establishment of Proposed planting	Moderate to Minor Adverse
Pattern of landscape and settlement	Medium	• New development retains the local rural character as well being a logical extension to the nearby settlement. • Bordering hedgerows will be retained along with most of the existing trees • Proposals will provide a better interface between countryside and edge of settlement.	Low Beneficial	Minor Beneficial	Establishment of Proposed planting	Minor to Moderate Benfeicial
Access and recreation	Medium	• Access provided on the west and northwestern edges of the site, recreational opportunities within • Existing ProWs retained and extended through the site.	Low Beneficial	Minor Beneficial	-	-

5. Appraisal of visual effects

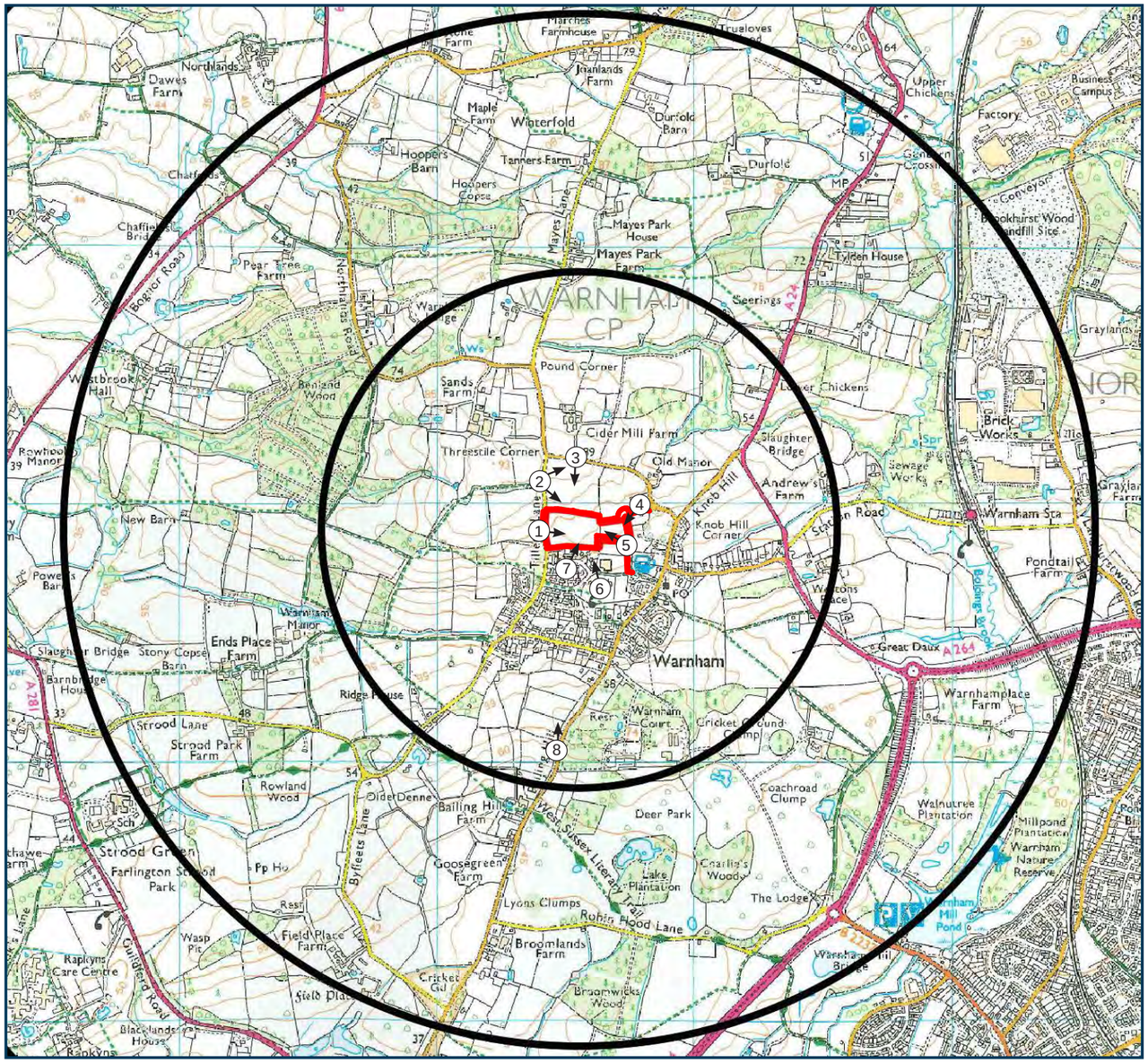
5.1. View receptors and their sensitivities are set out in Volume 1. Visual effects are considered through the appraisal of the sensitivity of the receptor (value and susceptibility to change – refer to Volume 1) and the magnitude of the visual effect (size or scale, extent, duration and reversibility) as described in the evaluation criteria (Appendix 1). The magnitude of effect is based on the mitigation measures included within the final proposals – after 1 year.

5.2. Succession of views, generally along the route, are grouped together and an overall assessment of effects is made on the group of views as a whole where possible and ensuring a balanced overview is maintained, taking into account varying levels of visibility.

5.3. A number of factors influencing 'magnitude and 'significance' of visual effect apply to almost all viewpoints assessed in this appraisal. These factors are listed below and to avoid repetition will not be listed under the assessment of each of the visual receptors:

- The development will have a varied and stepped roofline, intervening vegetation that will vary in effect seasonally, vehicular/pedestrian movement and activity, and weather conditions that will alter effects at any given time.

Figure 4 - Viewpoint location diagram



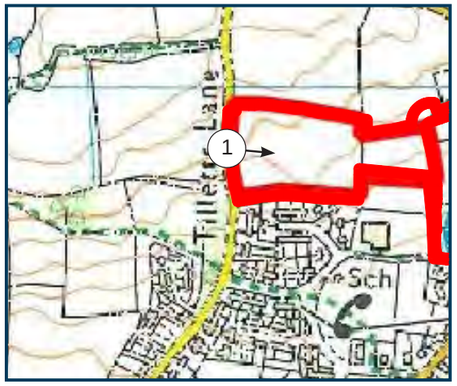
Key

Site boundary

Representative viewpoint with potential view of site or proposed development

Figure 5 - 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.



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 the proposed development on the site from this vantage point, receptors potentially being on foot but likely be more preoccupied with the road.

View Sensitivity

Proposed development will be of high sensitivity from this point. Combining community value with medium/high susceptibility, the overall sensitivity would be medium/high.

5.4. View from Tilletts Lane (into site)

5.4.1. 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. The proposed development on the site will be visible to receptors on this lane through and over the indigenous hedges and the proposals' greenspace.

5.4.2. There would be a low to moderate change in view composition giving a low to medium adverse magnitude of visual effect

5.4.3. Combining medium/high sensitivity with low/medium adverse magnitude arrives at a Moderate adverse effect, below the threshold of significance.

Figure 6 - 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.

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.

5.5. View from Tilletts Lane

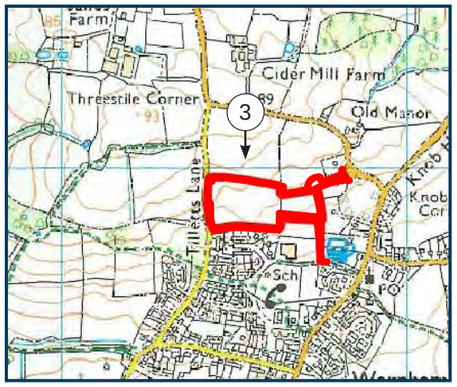
5.5.1. This view represents the views from Tilletts Lane that runs adjacent to the site along its west boundary. The development and its access would be visible at mid distance through existing and proposed vegetation and open space.

5.5.2. There would be a minor change in composition of the view, giving a low adverse magnitude of visual effect.

5.5.3. Combining high sensitivity with low adverse magnitude arrives at moderate adverse effect, below the threshold of significance.

Figure 7 - Photographic record of baseline conditions: Representative viewpoint 3

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



Features
The site can be viewed from a gap in the hedge Threestile Road (Knob Hil) 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 the proposed 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.

Viewpoint Data:

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

5.6. View from Threestile Road

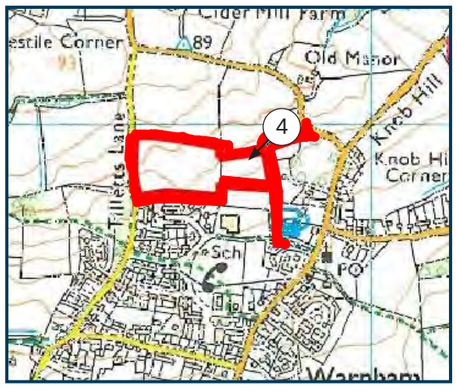
5.6.1. The site extends along a wide stretch of the view but beyond the intervening field and hedgerows with trees. The new proposed development would be visible through this gap but not occupy the foreground and not exceed the visual horizon and long views.

5.6.2. There would be a low to moderate change in view composition, giving a low to medium adverse magnitude of visual effect.

5.6.3. Combining medium/high sensitivity with low/medium adverse magnitude arrives at a moderate adverse effect, below the threshold of significance.

Figure 8 - Photographic record of baseline conditions: Representative viewpoint 4

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



Viewpoint Data:

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

Features
Views of the proposed development will be more prominent through the existing hedgerows as a section of it will be cut back here to make way for the access road to the site. The receptors will be pedestrians on the public footpath that enters and departs along the eastern side 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 the proposed 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.

5.7. View from adjacent housings on the Northeast of the site.

5.7.1. This image shows partial views of the site through the existing hedgerows from the public footpath. This hedgerow will be partially cut back back to make way for the eastern access road to the site. The eastern portion of the site would be open to view with housing to the right and access road in full view but with focus on the new greenspace and existing football field beyond.

5.7.2. There would be a moderate change to the composition of the view though much of it will be positive to landscape character with the landscape proposals being predominant. On balance, this can be judged a low adverse magnitude of visual effect

5.7.3. Combining high sensitivity with low adverse magnitude arrives at a moderate adverse effect, below the threshold of significance.

Figure 9 - Photographic record of baseline conditions: Representative viewpoint 5

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

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 the proposed development on the site from this vantage point, receptors are likely to be footpath users and visitors to the football pitch. It is also the boundary of the conservation area.

View Sensitivity
Combining community value with high susceptibility would give high sensitivity.

5.8. View from the adjacent football field

5.8.1. This view shows most of the eastern parcel of the site as viewed from the public football alongside the adjacent football field. With the proposed development the southern boundary of the site will be planted with a hedgerow as well as fruit trees to form an orchard around an attenuation basin. This should provide further screening to the existing football pitch.

5.8.2. There would be a moderate change in view composition, giving a medium adverse magnitude of visual effect.

5.8.3. Combining High sensitivity with medium adverse magnitude arrives at a major/moderate adverse effect which is significant.

5.8.4. However, this will be mitigated both by good design of the built form and the establishment of the landscape proposals reducing the effect to neutral if not positive in the long term.

Figure 10 - Photographic record of baseline conditions: Representative viewpoint 6

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

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 the proposed development on the site from this vantage point, receptors are likely to be preoccupied with leisure pursuits.

View Sensitivity
Proposed developments would be of medium/high sensitivity from this point.

Viewpoint Data:

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

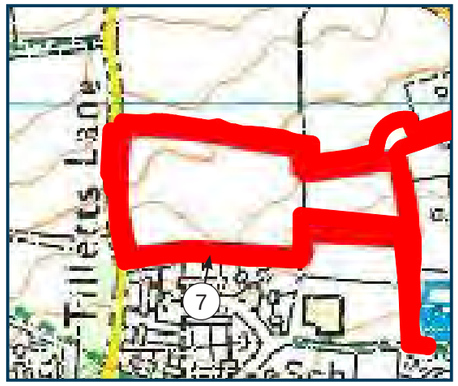
5.9. View from the nearby cricket field

5.9.1. This view shows most of the site as viewed from the nearby cricket field. It is mostly screened by existing vegetation and buildings. There will be further screening with new trees proposed to be planted within the development boundary.

5.9.2. Visibility of the proposed development is likely to be minimal and the magnitude of visual effect is judged as Nil.

5.9.3. Combining medium/ high sensitivity and nil effect, gives a neutral visual effect.

Figure 11 - Photographic record of baseline conditions: Representative viewpoint 7



Viewpoint Data:

- Viewpoint elevation: 65m AOD
- Distance from center of site: 130 m

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 the proposed development on the site from this vantage point, receptors being adjacent residents.

View Sensitivity
Combining community value with high susceptibility would give high sensitivity.

5.10. View from Adjacent housings on the south of the site

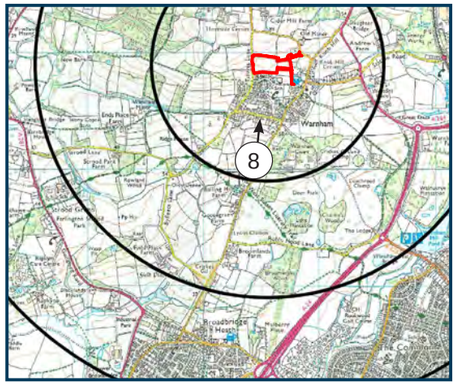
5.10.1. Proposed development will be visible from between houses and from private views within the houses and their gardens. However, there will be increased boundary plantings.

5.10.2. There would be major changes to views from private houses but minimal public view from glimpses between. Private views from the line of houses closest to the site's southern boundary should be accorded high adverse magnitude of effect due to their aspect and proximity.

5.10.3. Combining high sensitivity with high adverse magnitude of effect arrives at major adverse visual effect.

Figure 12 - Photographic record of baseline conditions: Representative viewpoint 8

Viewpoint 8: View from PRoW on high ground to the south



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.

5.11. View from Bailing Hill

5.11.1. 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. The proposed trees to be planted along the site's southern boundary, will further screen views.

5.11.2. There would be some change in view during winter months giving a low to medium adverse magnitude of change.

5.11.3. Combining high sensitivity with low/medium magnitude arrives at moderate adverse effect, below the threshold of significance.

6. Additional mitigation and residual visual effects

6.1. Measures to avoid / prevent, reduce or mitigate adverse effects were identified early in the iterative design process and have been designed into the proposals described within section 2, however the passage of time will increase the screening provided by new vegetation.

6.2. Additional mitigation measures will include the following:

- Establishment of vegetation over time on the basis of protection of existing and new vegetation and good management practice

6.3. The effect of additional mitigation measures on representative viewpoints is assessed, and a summary of residual effects is given in the Figure: Summary of Visual Effects. It should be noted that mitigation does not always alter the overall effect.

6.4. Verified view visualisations have been commissioned for the four representative viewpoints felt to be the most informative. This involved visualisation specialist Keith Healing of HCUK who undertook winter photography (for worst case scenario) from the same viewpoints undertaken in the LVIA at 2, 3, 5 and 8. These can be found at Appendix 2 and confirmed the findings of the LVEA judgements at Figure 13 overleaf

Figure 13 - Summary of Visual Receptor Effects

The following factors influencing 'magnitude and 'significance' of visual effect apply to all viewpoints:

- Proposed building will have a varied and stepped roofline;

Viewpoint Reference Number	Reference Name	Type of Visual Receptor	Distance to centre of site	Sensitivity (shaded if considered **significant as per** methodology)	**Factors influencing 'magnitude and 'significance' of visual effect**	Magnitude of effect (shaded if considered **significant as per** methodology)	Visual effects (shaded if considered **significant as per** methodology)	Mitigation (landscape proposals established in 15 years)	Residual effects
1x	View from Tilletts Lane (into site)	Vehicular road	115m	Medium/High	• Site is screened by existing vegetation and will be further screened by proposed trees within the intervening greenspace proposed within the development.	Low to Moderate adverse	Moderate adverse	Proposed tree planting within the site	Low adverse
2*	View from Tilletts Lane	Vehicular road	220m	High	• Site is screened by existing vegetation and will be further screened by proposed trees within the intervening greenspace proposed within the development.	Low adverse	Moderate adverse	Proposed tree planting within the site	Low adverse
3*	View from Threestile Road	Vehicular Road	275m	Medium/High	• Development will not break the horizon • View only available in gaps in hedge.	Low to Moderate adverse	Moderate adverse	Proposed tree planting within the site	Low Adverse
4	View from Adjacent housing on the Northeast of the site	ProW	210m	High	• Existing hedgerow will be cut back, access road and new development revealed • New landscape proposals will be predominant.	Low Adverse	Moderate adverse	Proposed tree planting within the site	Low Adverse
5*	View from Adjacent Football Field	Pedestrian	215m	High	• Views from adjacent football pitch and PRoW. • Boundary of Conservation Area • Middle ground will largely be landscape proposals.	Moderate adverse	Major to Moderate adverse	Proposed tree planting within the site	Low Adverse
6	View from Nearby cricket field	Pedestrian	230m	Medium/High	• Site barely discernible	Nil	Neutral	Proposed tree planting within the site	Neutral
7	View from adjacent housing on the south of the site	Residents	130m	High	• Views from the residents of the neighboring houses	High adverse	Major adverse	Proposed tree planting within the site	Moderate adverse
8*	View from Bailiing Hill	Vehicular road	850m	High	• More distant view from the south filtered through trees.	Low to Moderate adverse	Moderate adverse	Proposed tree planting within the site	Low adverse

*Viewpoints revisited in winter months (March 2025) for verified view visualisations that can be found in Appendix 2

7. Conclusion

7.1. This assessment finds that the landscape effects of the proposed development at the Land East of Tilletts Lane would vary from moderate adverse to moderate beneficial.

7.2. Residual landscape effects on these receptors are as follows:

- Topography and soils: Low adverse
- Vegetation and nature conservation: Moderate to major beneficial
- Perceptual qualities: Moderate to minor adverse
- Pattern of Landscape: Minor to moderate beneficial
- Access and recreation: Minor beneficial

7.3. Visual effects varied from neutral to major adverse, 2 representative viewpoints stand to be of significance.

7.4. Residual visual effects of the proposed development the land East of Tilletts Lane would be at worst moderate adverse for near distance receptors at neighbouring properties to the south of the site. As noted above, this level of effect does not cross the methodology's threshold of significance (see Appendix 1), once time has elapsed and landscape proposals establish. Many of the more distant viewpoints are assessed as having low adverse visual effects as a result of the proposed development: largely due to the context of the view, where proposals would be set within surrounding development; and where proposals would form a small component within a wider vista.

8. 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
- Horsham Ditrisct Council Website
- Warnham Parish Council Website
- LandIS Website - Soilscape
- QGIS Maps

Appendix 1: LVE Methodology

1. Evaluation criteria for Landscape Effects Assessment

Refer to Volume 1, Appendix 1 LVE Methodology for assessment of landscape sensitivity.

1.1. Magnitude of landscape effect

1.1.1. The magnitude of the landscape effect of the proposals is dependent on:

- Size or scale: this should take into consideration the extent of the loss of the existing landscape, the proportion of the total extent this represents and the contribution of the element to the character of the landscape; the degree to which the aesthetic or perceptual aspects of the landscape are altered; and whether the effect changes the key distinctive characteristics of the landscape.
- Extent: consideration of the geographical area over which landscape effects are felt
- Duration: long, medium or short term.
- Reversibility: this is a judgment on the reversibility of a proposal in, say, a generation.

1.1.2. The magnitude of the landscape effect can be **high, medium, low or nil** and can be either **adverse or beneficial**. This is defined more fully below:

Adverse	High	• Major loss of or alteration to an existing landscape element that may be key to landscape character. • Major loss of or alteration to perceived landscape character as a whole. • Major loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Extensive geographical area affected. • Long-term / irreversible effect.
	Medium	• Moderate loss of or alteration to an existing landscape element that may be key to landscape character. • Moderate loss of or alteration to perceived landscape character as a whole. • Moderate loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Medium sized geographical area affected. • Medium-term and effect that may be partially reversible.
	Low	• Minor loss of or alteration to an existing landscape element that may be key to landscape character. • Minor loss of or alteration to perceived landscape character as a whole. • Minor loss or alteration to key characteristics of the landscape that are critical to its distinctive character. • Small sized geographical area affected. • Short-term and effect that may be reversible.
Neutral	Nil	• No perceptible loss or alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape. • Adverse effects balanced by beneficial effects.
Beneficial	Low	• Minor beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	Medium	• Moderate beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.
	High	• Major beneficial alteration to existing landscape elements, landscape character as a whole or key characteristics of the landscape.

1.2. Landscape effects and significance

1.2.1. The landscape effect is a combination of the sensitivity of the landscape receptor and the magnitude of the landscape effect, which can be adverse, beneficial or neutral, as illustrated in the diagram below:

		Landscape Receptor Sensitivity		
		High	Medium	Low
Magnitude of landscape effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium **beneficial**	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

1.3. Definition of significance

1.3.1. Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

1.3.2. A scale of significance can be reasonably described as follows:

- *Major loss or irreversible adverse landscape effects over an extensive area, and / or on elements and or aesthetic / perceptual aspects key to the character of highly valued landscape receptors;* defined to be effects of key importance for consideration in the decision-making process and / or of national importance and therefore significant.
- *Major/Moderate loss or irreversible adverse landscape effects over a large area, and / or on elements and or aesthetic / perceptual aspects typical of the character of highly valued landscape receptors;* defined to be effects of key consideration in the decision-making process and / or of regional or district importance therefore significant.
- *Moderate loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects typical of the character of valued landscape receptors;* defined to be effects likely to be a lesser consideration in the decision-making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.

- *Moderate/minor loss or adverse landscape effects over an area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of valued landscape receptors;* defined to be effects unlikely to be a consideration in the decision-making process and / or of local importance and therefore not significant.
- *Minor loss or reversible adverse landscape effects over limited area, on elements and or aesthetic / perceptual aspects that contribute to but are not key to the character of landscape receptors;* defined to be effects unlikely to be a consideration in the decision-making process and / or of very local importance and therefore not significant.

1.4. Mitigation and residual effects

1.4.1. Where adverse landscape effects are judged to be significant, mitigation proposals are described where possible. Any significant residual landscape effects remaining after mitigation are then summarised.

2. Evaluation criteria for Visual Effects Assessment

Refer to Volume 1, Appendix 1 LVE Methodology for assessment of visual sensitivity.

2.1. Magnitude of visual effect

2.1.1. The magnitude of the visual effect of the proposals needs to be established. This is dependent on:

- Size or scale: this should take into consideration the scale of change in the view with respect to loss or addition of features in the view and changes to its composition (including the proportion of the view occupied by the proposed development and the degree of contrast or integration of the proposed development with the existing landscape elements and characteristics) and the nature of the view in terms of duration and degree of visibility.
- Extent: this will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor and the distance of the viewpoint from the proposed development.
- Duration: long, medium or short term.
- Reversibility: this is a judgement on the reversibility of a proposal in, say, a generation.

The magnitude of the visual effect can be high, medium, low or nil and can be either adverse or beneficial. This is defined more fully below:

Adverse	High	• Major change in view composition resulting from a loss of or alteration to features. • Direct angle of viewing in relation to main activity of the receptor. • Close-range view. • Prolonged exposure to view. • Long-term and irreversible effect.
	Medium	• Moderate change in view composition resulting from a loss of or alteration to features. • Indirect angle of viewing in relation to main activity of the receptor. • Mid-range view. • Moderate exposure to view. • Medium-term and irreversible effect.
	Low	• Minor change in view composition resulting from a loss of or alteration to features. • Peripheral view in relation to main activity of the receptor. • Distant view. • Brief exposure to view. • Short-term and irreversible effect.
Neutral	Nil	• No perceptible change to the composition of the view.
Beneficial	Low	• Minor beneficial change to the composition of the view.
	Medium	• Moderate beneficial change to the composition of the view.
	High	• Major beneficial change to the composition of the view.

2.2. Significance of visual effect

2.2.1. The significance of the visual effect is a combination of the sensitivity of the visual receptor and the magnitude of the visual effect, which can be **adverse, beneficial or neutral**.

		Visual Receptor Sensitivity		
		High	Medium	Low
Magnitude of visual effect	High adverse	Major adverse	Major / Moderate adverse	Moderate adverse
	Medium adverse	Major / Moderate adverse	Moderate adverse	Moderate / Minor adverse
	Low adverse	Moderate adverse	Moderate / Minor adverse	Minor adverse
	Nil	Neutral	Neutral	Neutral
	Low beneficial	Minor beneficial	Minor beneficial	Minor beneficial
	Medium **beneficial**	Moderate beneficial	Moderate beneficial	Moderate beneficial
	High beneficial	Major beneficial	Major beneficial	Major beneficial

2.3. Definition of significance

2.3.1. Significance may vary with location and context and with the type of proposal, but typically effects are assessed to be significant where they typically are major or major/moderate adverse (indicated by shading illustrated in the table above).

2.3.2. A scale of significance can be reasonably described as follows:

- Major changes on an extensive scale introducing new, non-characteristic, intrusive or discordant effects into the view of highest sensitivity receptors; defined to be effects of key importance for consideration in the decision-making process and / or of national importance and therefore significant.
- Major/Moderate changes on a large scale introducing new, non-characteristic, intrusive or discordant effects into the view of higher sensitivity receptors; defined to be effects of key consideration in the decision-making process and / or of regional or district importance and therefore significant.
- Moderate changes introducing effects into the view of moderately sensitivity receptors; defined to be effects likely to be a lesser consideration in the decision-making process and / or of local importance but not generally significant. Where seen in combination in cumulative assessments, moderate effects could become significant.
- Moderate/minor changes introducing small effects into the view of moderately sensitivity receptors; defined to be effects unlikely to be a consideration in the decision-making process and / or of local importance and therefore not significant.
- Minor changes introducing small effects into the view of low sensitivity receptors; defined to be effects unlikely to be a consideration in the decision-making process and / or of very local importance and therefore not significant.

2.4. Mitigation and residual effects

2.4.1. Where adverse visual effects are judged to be significant, mitigation proposals are described where possible. Any significant residual visual effects remaining after mitigation are then summarised.

Appendix 2: Visualisations

Viewpoint 2: Baseline

Viewpoint 2: Proposed

Viewpoint 3: Baseline

Viewpoint 3: Proposed

Viewpoint 5: Baseline

Viewpoint 5: Proposed

Viewpoint 8: Baseline

Viewpoint 8: Proposed