



## **LANDSCAPE APPRAISAL / STUDY**

**PROPOSED RESIDENTIAL DEVELOPMENT:  
PUCKS CROFT COTTAGE  
HORSHAM ROAD  
RUSPER  
WEST SUSSEX**

**Document date: 30<sup>th</sup> June 2025**

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Table of Amendments:			
SECTION / PARAGRAPH	REVISION	DESCRIPTION	DATE
1.1 The Brief & Background	Rev A	Minor changes to match current proposed	18.06.2025
2.1.3 Proposed architectural arrangement	Rev A	Updated to current proposal	18.06.2025
1.1.3 The Brief & Background	Rev B	Minor changes to match current proposed	30.06.2025
2.1.1 Proposed Residential Scheme	Rev B	Minor changes to match current proposed	30.06.2025



## 1.0 INTRODUCTION

### 1.1 The Brief and Background

- 1.1.1 PJC Consultancy has been commissioned by ECE Planning to undertake a Landscape Appraisal / Study in support of a planning application for a residential scheme at Pucks Croft Cottage, Horsham Road, Rusper, West Sussex.
- 1.1.2 Following refusal of a planning application for a previous scheme totalling 7 no. units, a new layout has been designed for 4 no. units. This report is an updated version of the 2020 version in line with the revised scheme.
- 1.1.3 The proposed scheme would be located to the southern edge of Rusper and would provide the erection of 4no. dwellings, extension to existing cottage and improvements to the access and provision of landscaping.
- 1.1.4 An existing access which runs south off the Horsham Road would also serve the new development.
- 1.1.5 The Guidelines for Landscape and Visual Impact Assessment (3<sup>rd</sup> Edition) state that: The principles and processes of LVIA can also be used to assist in the 'Appraisal' of forms of land use change or development that fall outside the requirements of the EIA Directive and Regulations .....Local Planning Authorities may ask for such 'Appraisals' where planning applications raise concerns about effects on the landscape and/or visual amenity.....
- 1.1.6 This report is not intended as a Landscape and Visual Impact Appraisal / Assessment (LVIA) and should not be interpreted as such. It does not strictly follow the methodology as laid out with the Guidelines for Landscape and Visual Impact Assessment (Third Edition). It is intended to provide an overview of the existing landscape character and visual amenity as well as any constraints which may inform the proposed scheme and mitigating planting design.



## 1.2 The Purpose of the Report

1.2.1 The purpose of this report is to provide a study of the existing landscape and visual condition in relation to the proposed development site area.

1.2.2 The main objectives of this report are to:

- describe the baseline condition of the proposed development site and surrounding area;
- describe the proposed residential scheme;
- identify relevant, existing landscape character assessments;
- describe the landscape character in relation to the proposed development scheme;
- record and describe representational views in relation to the proposed development site and assess likely visual effects in relation to the proposed development scheme.

1.2.3 This report has been prepared in accordance with the following guidance:

- An Approach to Landscape Character Assessment published by Natural England 2014;
- Visual representation of Development Proposals: Technical Guidance Note 06/19 Published by the Landscape Institute.

1.2.4 The following Landscape Character Assessments and digital resources were referred to - underlined text include a digital link to the original document:

- [Natural England - National Character Areas Profile: NCA 121 Low Weald. \(2013\);](#)
- [WSCC Landscape Character Assessment \(2003\): LW4 – Low Weald Hills;](#)
- [Horsham District Landscape Character Assessment \(2003\): I2 – Warnham and Ruser Wooded Ridge;](#)
- MAGIC Interactive Map, Defra and Natural England.

## 1.3 Field Survey Methodology and Viewpoint Images

1.3.1 The site survey visit was carried out by Andrew Ramsay BA (Hons) MALA CMLI on the 20<sup>th</sup> of August 2020 and was conducted from Public Rights of Way and Public Highways surrounding the proposed development site area - weather conditions were overcast. It should be noted the site survey was conducted during summer when deciduous vegetation was in leaf - views would be more open during late Autumn, Winter and early Spring when deciduous vegetation would be with little or no leaf cover.



- 1.3.2 The photographs were all taken with a Canon EOS 70D digital camera with a 30mm lens (providing an equivalent focal length of 48mm) approximately 1.5 - 1.7m above ground level. Whilst the relevant guidance was referred to (Visual representation of Development Proposals: Technical Guidance Note 06/19 Published by the Landscape Institute) it was interpreted to suit the requirements of this study.

## 2.0 DEVELOPMENT PROPOSALS

### 2.1 Proposed Residential Scheme

- 2.1.1 The erection of 4no. dwellings, extension to existing cottage and improvements to the access and provision of landscaping. The proposed scheme would include an existing barn being demolished and rebuilt in barn style aesthetic to the eastern corner of the site. The existing entrance (off the Horsham Road) and access track would be extended and upgraded to serve the new development.

#### Proposed Mitigating Planting

- 2.1.2 The proposed scheme would feature native species tree specimens and hedgerows to the edges of the residential frontages and new trees to the access road edge. To the south-western boundary, the edge of the proposed scheme would be softened with a green buffer of native tree specimens and understorey shrub planting. The existing vegetation to the Horsham Road edge would be reinforced with new, native species planting which would enhance the frontage and soften views south from locations to the Horsham Road. A pond to the north-western edge would be retained and enhanced with new planting to the boundaries to enhance biodiversity.
- 2.1.3 The proposed architectural arrangement is illustrated within: ECE / 7436 / PL-03 – Rev F / Proposed Site Plan. dated 14.05.25



## 3.0 PLANNING POLICY

### 3.1 District Planning Policy Overview

3.1.1 Horsham District Council adopted the Horsham District Planning Framework (HDPF) in November 2015. This planning policy document seeks to guide development in the Horsham District up to 2031.

3.1.2 The relevant Horsham District Council planning policies with regard to the proposed residential development site and landscape are as follows:

- HDPF / 25: The Natural Environment and Landscape Character;
- HDPF / 26: Strategic Policy: Countryside Protection;
- HDPF / 31: Green Infrastructure and Biodiversity.

Policy 25 Strategic Policy: The Natural Environment and Landscape Character

3.1.3 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.
4. Conserve and where possible enhance the setting of the South Downs National Park.

Policy 26 Strategic Policy: Countryside Protection

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

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



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; and 3. The landform of the area.

#### Policy 31 Green Infrastructure and Biodiversity

- 3.1.5 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 mitigates 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.....

## 3.2 Rusper Neighbourhood Plan

- 3.2.1 The Rusper Neighbourhood Plan was formally made on 23 June 2021, the following policies are considered relevant to landscape character and the proposed residential scheme:

#### Policy RUS5: Green Infrastructure and Biodiversity

- 3.2.2 The Neighbourhood Plan will support proposals that protect, manage and enhance the rich natural features that are a key component of the Low Weald landscape which provide habitats for Rusper's diverse species populations.

Development proposals on land that lies within the broad location of the Green Infrastructure Network (as shown on Policy Maps RUS5 A to D) will be required to demonstrate how they enhance habitat connectivity.



Development proposals must ensure their landscape schemes, layouts, access and public open space provision and other amenity requirements contribute to the connectivity, maintenance and improvement of the Network. Proposals should also consider the habitat connectivity provided for by footpaths and bridleways.

Development proposals on land that lies within a Biodiversity Opportunity Area, Rusper Ridge and Ifield Brook (as shown on Policy Map RUS5 E), should enhance biodiversity in accordance with the opportunities identified in Appendix C.

All development proposals must demonstrate a biodiversity net gain for the Parish. Mitigation measures will be sought where any loss would be unavoidable and cause significant harm. Any development with the potential to impact, either individually or in combination, the integrity of any SPA or SAC will be required to undertake

#### Policy RUS10: Dark Skies

- 3.2.3 All development proposals should be designed to minimise the occurrence of light pollution. The Parish Council will expect such schemes to employ energy-efficient forms of lighting that also reduce light scatter and comply with current guidelines established for rural areas by the Institute of Lighting Professionals (ILP).

The requirement for any external lighting should be restricted to areas of specific concern and may include:

- i. Road safety in areas where there is a very specific risk to pedestrians and cyclists
  - ii. Deterring criminal activity
  - iii. Lighting entrances to buildings used after dark
  - iv. Lighting for evening sporting or recreational activities
  - v. Supporting the night-time economy, including lighting for farmers needing to work at night
- Proposals for all development will be expected to demonstrate how it is intended to prevent light pollution. Information on these measures must be submitted with applications, and where a development would potentially impact on light levels in the area, an appropriate lighting scheme will be secured by planning condition



## 4.0 EXISTING BASELINE CONDITIONS

### 4.1 Landscape Context

- 4.1.1 The proposed development site is located to the southern edge of Rusper which lies north of Horsham. Immediately north lies a cluster of residential dwellings including Pucks Croft with the centre of Rusper village further north. To the north and west is the Horsham Road with residential properties which lie to the north, west and east of Steeres Hill immediately west of the highway.
- 4.1.2 To the west is an area of woodland and to the south an open grassland field. The wider landscape to the south and east of Rusper is characterised by small and medium scale grassland fields edged with woodland shaws, hedgerows and hedgerow trees.

### 4.2 Existing Vegetation

- 4.2.1 To the west lies a woodland block which is a mix of deciduous and evergreen specimens, the Horsham Road frontage to the north has some intermittent planting however the site is fairly open in views from locations to the highway. A ribbon of dense trees and shrubs lie to the north-eastern boundary – separating the proposed development site area from the Pucks Croft curtilage.
- 4.2.2 To the south-eastern boundary, there is some planting which is ornamental (non-native) including coniferous shrubs and two, early mature Eucalyptus trees. The south-western boundary is defined by a few tree stumps, some of which are beginning to regenerate.

### 4.3 Proposed Development Site Area: Baseline Topography

- 4.3.1 The proposed development site area is generally even in character with only slight variations in levels. The topography to the wider landscape falls to the south and south-west with a rise to the north-west and north-east beyond the Horsham Road.



## 4.4 Public Rights of Way

- 4.4.1 A PROW: Footpath runs south off the Horsham Road from a location immediately west of the existing access. The footpath runs to the edge of woodland and continues south over a more open field to the south-west of the proposed development site area. Views of the proposed development site from locations to designated footpaths to the east (beyond Millfields Farm) and west (Ashmore Lane) are limited by intervening vegetation, buildings and landform.

## 5.0 LANDSCAPE CHARACTER

### 5.1 Existing Landscape Character Assessments - Overview

National Landscape Character: National Character Area 121 – Low Weald

- 5.1.1 The proposed development site area lies within the National Character Area 121: Low Weald which: ..... is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland.....

- 5.1.2 Key relevant characteristics include:

- Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.
- A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.
- Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.
- Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.
- 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 water meadows and wet woodland;
- Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.

Regional Landscape Character: West Sussex County Council Landscape Character Assessment 2003 – Landscape Character LW4: Low Weald Hills

5.1.3 Rusper lies within the WSCC Landscape character area LW4 –Low Weald Hills. Key relevant characteristics include:

- Undulating, low and densely wooded ridges running mostly east-west. Distinct escarpment to the north of Horsham and low escarpment at Rowhook.
- Blocks and strips of interconnecting woodland, including a large number of blocks of ancient woodland. Western area characterised by woodland of some size.
- Mostly rural character with intricate patchwork of small to medium size pasture fields with a combination of sinuous and straight boundaries. Larger, more open, field patterns in the east.
- Strong pattern of shaws and hedgerows enclosing fields with mature single oaks in hedgerows and fields.
- Network of narrow lanes, sometimes sunken, cross the area with strong definition north south. Many of them are former droeways for cattle, pigs and sheep.
- Steep, secretive wooded gills.
- Hidden hammer ponds near Roman Woods with characteristic narrow form.
- Remnant parkland in the north east, north of Warnham.
- Includes the main tributaries of Arun; North River and Boldings Brook which meander through mostly narrow valleys with undulating valley sides, dissecting area north to south.
- Dispersed settlement pattern of scattered farms, cottages, hamlets and linear villages. Linear ridgetop villages such as Rudgwick and Rusper are set on higher ground. Farm cottages dispersed along lanes. Rusper forms a particularly attractive area with a traditional core. Some suburban development on village edges.
- Strong historic vernacular of sandstone, half timber and plaster/brick, tile hanging and weatherboarding. Rich collection of timber frame buildings in Rudgwick and surrounding area. Local landmark of Rudgwick Church spire.



- Occasional clay quarries/pits and brickworks. Notably in Kingsfold Valley.
- Suburbanisation along the A281.

District Landscape Character: Horsham District Landscape Character Assessment 2003 – Landscape Character Type I2: Warnham & Rusper Wooded Ridge

5.1.4 Rusper lies within the HDLCA Landscape Character Area J2: Broadford Bridge to Billingshurst Farmlands which is described as follows: 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. As a result there is a strong sense of enclosure, and views are confined, except from 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 intrusion from Gatwick, the area retains a rural unspoilt character, and the historic dispersed settlement pattern is largely intact.

5.1.5 Key relevant characteristics include:

- Undulating wooded ridges;
- Distinct escarpment to the north of Horsham;
- Secretive wooded gills;
- 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 the lanes;
- Strong historic vernacular of half-timber with plaster brick, tile hanging and weatherboarding;
- Mostly rural character.

Proposed Development Site: Landscape Character Assessment

5.1.6 The proposed development site lies to the southern edge of Rusper and comprises a rough grassland field with some, scattered tree specimens. To the north-eastern edge lies Pucks Croft Cottage (which is proposed to be extended) with a garage and another, single storey building which forms part of Pucks Croft (further to the north). Further to the south lies an agricultural barn which is derelict, a track links the Horsham Road with the barn. A derelict, timber shed lies to the southern corner.



- 5.1.7 To the north and west lies the Horsham Road, perceptions of tranquillity are affected by traffic using this highway. An area of woodland lies between the southern edge of the Horsham Road and the proposed development site comprising a mix of deciduous and evergreen species. The south-eastern boundary is delineated with ornamental shrubs and trees including 2 no. early mature Eucalyptus trees. The south-western edge is delineated with several tree stumps – some of which are regenerating.
- 5.1.8 The proposed development site has a constrained character with limited views beyond the site edges due to a combination of vegetation and buildings. Although semi-rural in character the existing residential and agricultural buildings, Horsham Road and ornamental species to the south-eastern boundary combine to create a distinct, suburban quality.
- 5.1.9 The existing site and boundary features are shown in Appendix A: Existing Landscape Features.

## 6.0 MITIGATION

### 6.1 Proposed Mitigating Measures

- 6.1.1 The proposed development scheme would seek to enhance green infrastructure and biodiversity whilst retaining and reinforcing the wooded character which defines the wider, rural landscape south and east of Rusper. The existing vegetation to the frontage would be enhanced with new tree specimens and shrub planting which would soften and filter views south from locations to the Horsham Road. A green buffer with native, mixed-species understorey shrubs and tree specimens would be established to the south-western edges of the proposed garden areas and turning / parking area which would soften and filter views from locations to the designated PRow: footpath to the west.
- 6.1.2 Within the proposed development scheme, residential boundaries and frontages would be enhanced with native-species hedgerows and tree specimens.



## 7.0 VISUAL APPRAISAL

### 7.1 Viewpoints and Anticipated Visual Impact

7.1.1 The viewpoint photographs are shown in Appendix A: Viewpoint Photographs and locations are shown on PJC / Fig 01 / Viewpoint Locations and PROW.

7.1.2 The degree of visual effects with regard to the proposed residential scheme are defined within Table 01 below:

Table 01: Overall Degree of Visual Effects: Definitions and Descriptions	
No Change	No part of the proposed development would be discernible in the view.
Negligible / Neutral	There would be little effect within the context of existing landscape character and visual amenity.
Low / Slight Adverse	The proposals would constitute only a minor component within the existing landscape character / Awareness of the proposals would not have a marked effect upon the existing landscape quality, pattern and landform.
Moderate Adverse	The proposals would form a visible and recognisable new element within the existing landscape and negatively affect the existing landscape character.

#### Viewpoint 01 – Horsham Road Looking South

7.1.3 This viewpoint is located to the Horsham Road from a location opposite Pucks Croft. The view looks south and shows the vegetation to the existing entrance and access. Further south-west is the woodland which characterises the edge of the Horsham Road. To the left of the image is Pucks Croft Cottage and the single storey building which lies west of Pucks Croft. Intervening vegetation and buildings would limit the perceptibility of new residential scheme in views from this location and therefore the overall degree of visual effect is assessed as Negligible / Neutral.

#### Viewpoint 02 – PROW: Footpath Looking West

7.1.4 Viewpoint 02 looks west from a location to a PROW: Footpath to the south-east of Millfields Farm. The view looks across an open pasture field which is typical of the rural landscape to the south and east of Rusper. The view shows the general fall to the south and the trees and shaws which characterise the field edges. The proposed development site is not perceptible in views from this location and therefore there would be No Change in the overall degree of visual effect as a result of the proposed scheme.



#### Viewpoint 03 – PROW: Footpath Looking North-East

- 7.1.5 This viewpoint is located to a PROW: Footpath which runs south from the Horsham Road to the west of the proposed development site. The view shows the more open character of the landscape south of the proposed development site area with some new planting and mature trees adjacent to the path. The proposed development site is not perceptible in views from this location due to intervening vegetation which would be retained, therefore there would be No Change in the overall degree of visual effect as a result of the proposed development scheme.

#### Viewpoint 04 – PROW: Footpath Looking North-East

- 7.1.6 Viewpoint 04 lies to a PROW: Footpath to the north of Viewpoint 03 but within the woodland which lies to the edge of the Horsham Road. The footpath is perceptible to the left of the image and also partially visible is the agricultural barn which is proposed to be converted. Existing vegetation limits views north-east and the proposed shrub and tree buffer would further constrain views to the proposed development site area. However, new residential dwellings would be partially visible and form a new man-made component within near-distance views. Therefore, it is anticipated there would be a Moderate Adverse visual effect as a result of the proposed scheme.

#### Viewpoint 05 – PROW: Footpath Looking East

- 7.1.7 This viewpoint looks east from a location to the PROW: Footpath immediately west of the proposed development site. As with Viewpoint 04, the wooded character of this footpath means views east to the proposed development site area are partially constrained by intervening vegetation. Pucks Barn Cottage and the agricultural barn are existing components within this view and the proposed planting to the edges of the garden areas would further constrain views east of new residential dwellings. Therefore, the overall degree of visual effect would be Moderate Adverse.

#### Viewpoint 06 – Horsham Road Looking East

- 7.1.8 This viewpoint looks east from a location to the Horsham Road south-west of the existing entrance to the proposed development site. To the left of the image is Pucks Croft and Pucks Croft Cottage as well as the roof of the single storey building which lies to the boundary edge. To the right of the image is the start / end of the PROW: Footpath. Views of the proposed residential dwellings would be limited by existing and proposed planting and therefore, it is anticipated there would be a Negligible / Neutral overall degree of visual effect as a result of the proposed scheme.



## 8.0 SUMMARY AND CONCLUSIONS

### 8.1 Landscape Character

8.1.1 The proposed scheme proposes reconditioning and converting a derelict agricultural barn which lies to the edge of the existing Rusper settlement. 3 no. new, detached dwellings and a 2 no. semi-detached properties would be arranged off an access drive with associated garden areas to the rear. An existing entrance off the Horsham Road would be extended and upgraded to provide vehicular access. The site has an enclosed character due to dense woodland, boundary edge vegetation and existing buildings to the east.

8.1.2 As a largely green field site, it is acknowledged there would be adverse landscape character impacts with regard to the new residential dwellings. However it is considered the site has an existing urban quality due to proximity to Horsham Road and the buildings which form the existing Pucks Croft / Pucks Croft Cottage curtilage. The proposed scheme would seek to enhance the south-western boundary with a new green buffer comprising native species shrub and tree planting. This informal ribbon of vegetation would provide a transition between the proposed scheme and existing woodland edge. The Horsham Road frontage would also benefit from new tree and shrub planting to the existing pond area – enhancing the highway setting.

### 8.2 Visual Effects

8.2.1 Existing and proposed vegetation would limit the perceptibility of the proposed development scheme in views from locations to designated PROWs however there would be glimpsed near and mid-distance views from a limited section of the Horsham Road and partial views from the PROW: Footpath to the west.



Table 02: Summary of Visual Effects	
VIEWPOINT	ANTICIPATED VISUAL IMPACT
Viewpoint 01 - Horsham Road Looking South	Negligible / Neutral
Viewpoint 02 - PROW: Footpath Looking West	No Change
Viewpoint 03 - PROW: Footpath Looking North-East	No Change
Viewpoint 04 - PROW: Footpath Looking North-East	Moderate Adverse
Viewpoint 05 - Private PROW: Footpath Looking East	Moderate Adverse
Viewpoint 06 - Horsham Road Looking East	Negligible / Neutral

- 8.2.2 The visibility of the proposed development site area from publicly accessible locations to the wider landscape would be limited by intervening vegetation. However, the new dwellings would be partially perceptible in views from a limited section of the Horsham Road and PROW: Footpath to the west of the proposed site area.
- 8.2.3 Viewpoints 01 and 06 are both located to the Horsham Road which lies immediately north of Pucks Croft and the proposed development site. Both locations are anticipated to have a Negligible / Neutral overall degree of visual effect.
- 8.2.4 Viewpoint 02 is included as a location to the more rural landscape which characterises the landscape east and south of Rusper. There would be No Change in the overall degree of visual effect as the proposed residential scheme would not be perceptible in views from this PROW: Footpath.
- 8.2.5 Viewpoints 03, 04 and 05 lie to a PROW: Footpath which runs south off the Horsham Road to the west of the proposed development site. To the south of the proposed development site, there would be No Change in the overall degree of visual effect (Viewpoint 03) however the scheme would be more visible in near-distance views from locations to the west and south-west. Viewpoints 04 & 05 are judged as likely to experience a Moderate Adverse overall degree of visual effect.



## 8.3 Conclusions

- 8.3.1 The proposed development site is an open area of rough grassland to the south of Pucks Croft Cottage and the village edge of Rusper. The scheme proposes reconditioning and converting a derelict agricultural barn and constructing 5 no. new residential dwellings. The existing Horsham Road access and farm track would be extended and upgraded to serve the new scheme. The proposed site has a constrained character with existing buildings, woodland and boundary vegetation constraining views to the wider landscape.
- 8.3.2 The proposed scheme would seek to enhance landscape character and green infrastructure with a new green buffer to the south-western edge comprising a ribbon of native shrubs and tree specimens. The Horsham frontage would also be enhanced with a new shrub and tree planting. Within the proposed development site, the residential frontages and garden boundaries would be edged with new planting which would soften and filter near-distance views. Whilst there would be adverse landscape character effects as a result of the proposed scheme it is considered effects would be largely limited to the proposed development site context.
- 8.3.3 Views from locations to the wider landscape are constrained by existing buildings and vegetation. The proposed scheme would be partially perceptible in near distance views from locations to a limited section of the PRow: Footpath to the west. However, views would be within the context of the Horsham Road and the existing Pucks Croft Cottage. In addition the proposed new planting would partially soften and filter views east of the new residential dwellings.
- 8.3.4 It is therefore considered the proposed development scheme could be accommodated within the proposed development site without undue harm to the surrounding landscape character and visual amenity.



## APPENDIX



## APPENDIX A. – Landscape Receptors / Features

APPENDIX A - LANDSCAPE RECEPTORS / FEATURES



01: Pucks Croft Cottage & Garage



02: Existing Agricultural Barn



03: Horsham Road



04: Existing Access & Track



05: Woodland Edge



06: Derelict Shed



## APPENDIX B. – Viewpoint Photographs

APPENDIX B - VIEWPOINT PHOTOGRAPHS



Viewpoint 01: Horsham Road Looking South

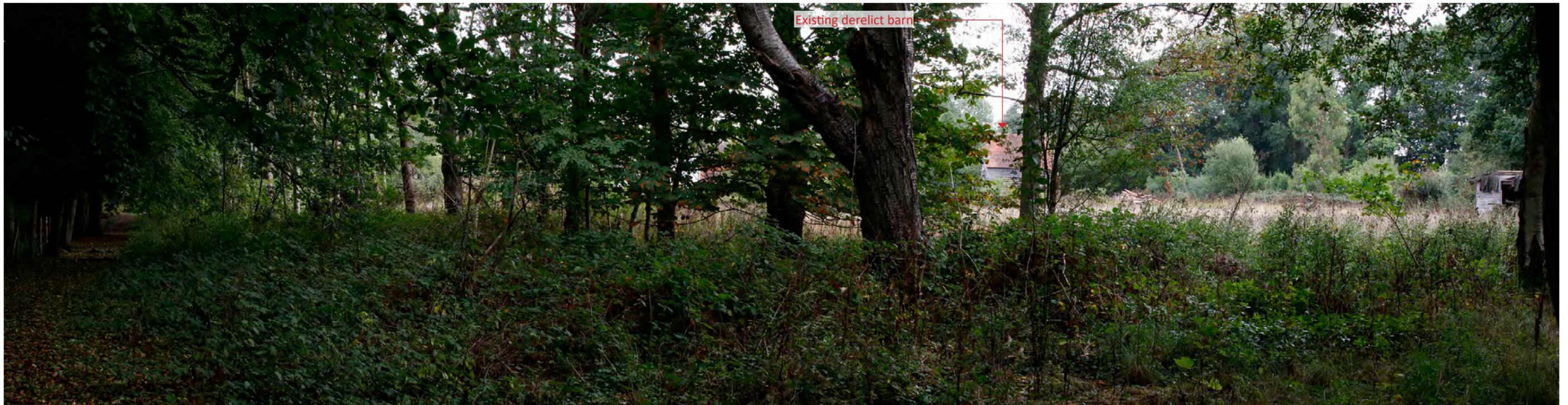


Viewpoint 02: PROW: Footpath Looking West

APPENDIX B - VIEWPOINT PHOTOGRAPHS

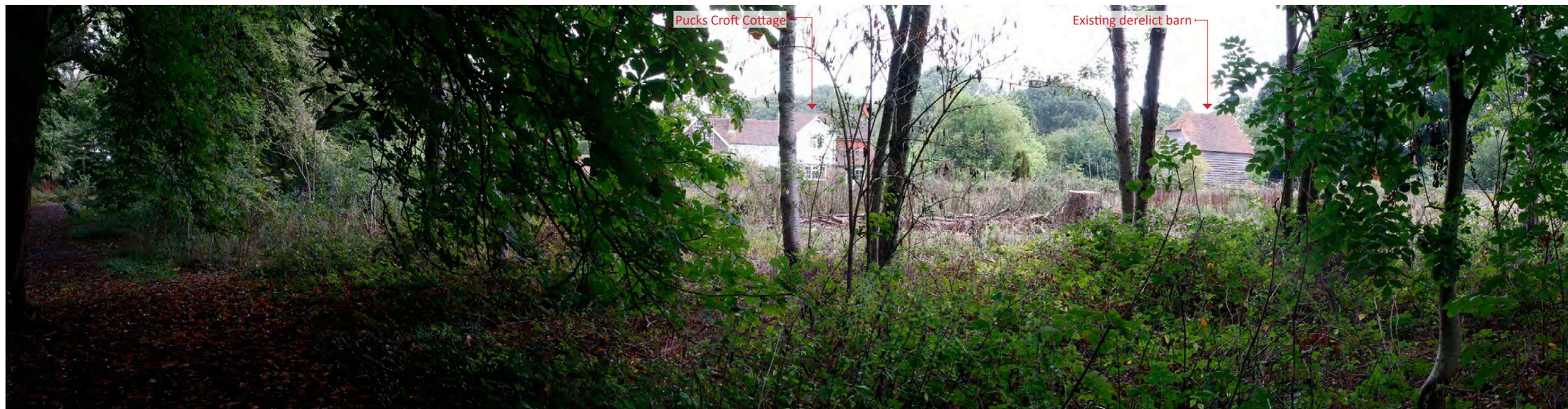


Viewpoint 03: PROW: Footpath Looking North-East



Viewpoint 04: PROW: Footpath Looking North-East

APPENDIX B - VIEWPOINT PHOTOGRAPHS



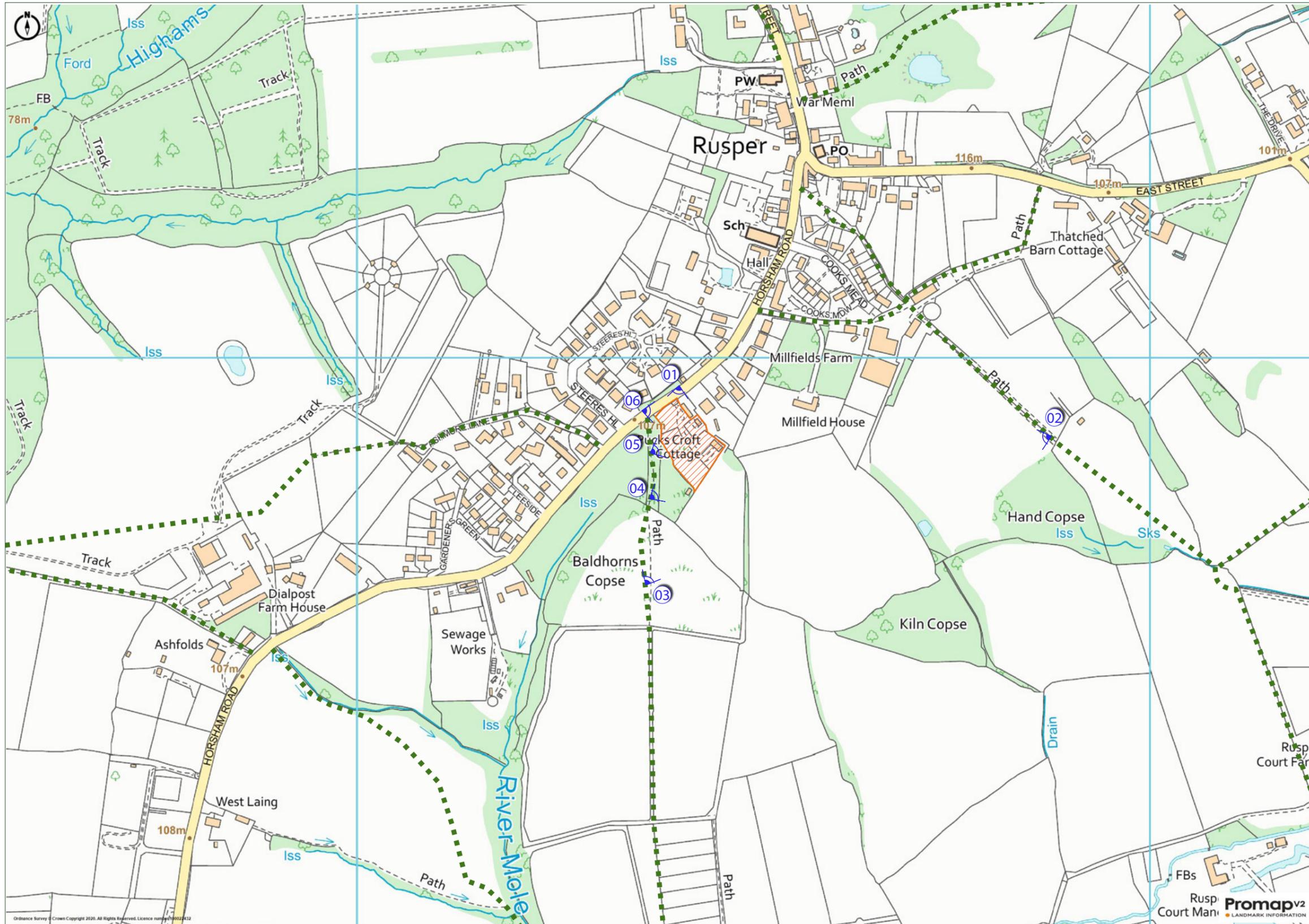
Viewpoint 05: PROW: Footpath Looking East



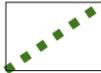
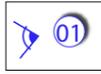
Viewpoint 06: Horsham Road Looking East



## APPENDIX - FIG 01. Viewpoint Locations & PROWs



**KEY**

-  Proposed Development Site Area
-  PROW: Footpath
-  Representational Viewpoints

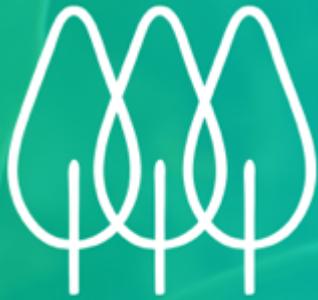


REV	DESCRIPTION	DATE	INITIALS
01	Layout updated following comments	21-09-20	AR



Project Title	Scale	Initials	Date
Land Adjacent to Pucks Croft Cottage, Rusper, West Sussex	1:5,000@A3	AR	01-09-20
Drawing Title	Drawing Number	Revision	
Figure 01: Viewpoint Locations and PROWs	Figure 01	01	

# PJC



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