



L I Z A R D
Landscape Design and Ecology

LANDSCAPE AND VISUAL APPRAISAL

**THAKEHAM TILES
ROCK ROAD, STORRINGTON**

Thakeham Tiles

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Prepared by	SL
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EXECUTIVE SUMMARY

i Introduction and Background

Lizard Landscape Design and Ecology, (*Lizard*) has been commissioned by Thakeham Tiles to undertake a Landscape and Visual Appraisal, (*LVA*) for Thakeham Tiles, Rock Road, Storrington.

ii The Site

The proposed development site is some 6.12 hectares, (15.12 acres) of irregularly shaped land to the south of Rock Road, between Storrington and Heath Common settlements.

The Site is currently used by Thakeham Tiles, manufacturer and supplier of decorative concrete landscaping and building products.

The Site is accessed from the north, off Rock Road. The northern Site area gives place to multiple warehouses, manufacturing buildings, offices and storage areas, enclosed by deciduous woodland parcels from west and east.

There is a strong division between the northern and southern parts of the Site. A public footpath crosses the site, further dividing the northern and southern areas. The southern part of the Site, beyond the footpath, is more elevated, at some 2-3m above the northern part and the footpath; the ground rises further towards the south.

The southern part of the Site is mainly occupied by workshops and the former sand quarry, enclosed by coniferous plantation to the edges from west, south and east.

Overall, the Site has a strong industrial character, with extensive hardstanding areas and large scale, low quality industrial buildings.

iii The Scheme

The Scheme comprises the demolition of the existing buildings and hardstanding areas, and the construction of 108 residential dwellings with associated landscape and open space; and the formation of a new access onto Rock Road.

The proposed landscape setting includes enhanced woodland areas, Public Open Spaces, softened street scene, rear gardens and attenuation basin.

iv Summary Appraisal

Landscape Character

The landscape character appraisal considers that taking sensitivity, magnitude and potential effect on Landscape Character components into account, the scheme would have an overall **Negligible effect** on the surrounding landscape, improving to **Minor beneficial** in the long term.

The above conclusion considers the scheme's Moderate and Minor adverse effect on the Site's natural elements, the Negligible effect on the South Downs National park special qualities, the landform and the development's cumulative effect to the potential housing allocation adjacent the Site. It also takes account the expected Minor beneficial effects to the Public Rights of Way settings, the local character and tranquillity.

In the long term, the maturing vegetation and woodland enhancement works would further improve the local, wooded landscape character, Rights of Way network setting, the on site biodiversity and wider ecological connectivity.

Visual Amenity

The visual amenity assessment concludes that for a very localised area within the surrounding Public Rights of Way network, there would be Moderate effects within the experienced view, with Minor effects further from the Site, and Negligible from long distance.

Due to the beneficial effects of the residential development in lieu the perception of the industrial site, it is considered that even with some vegetation removal, the development would have an overall **Negligible effect** on the experienced views.

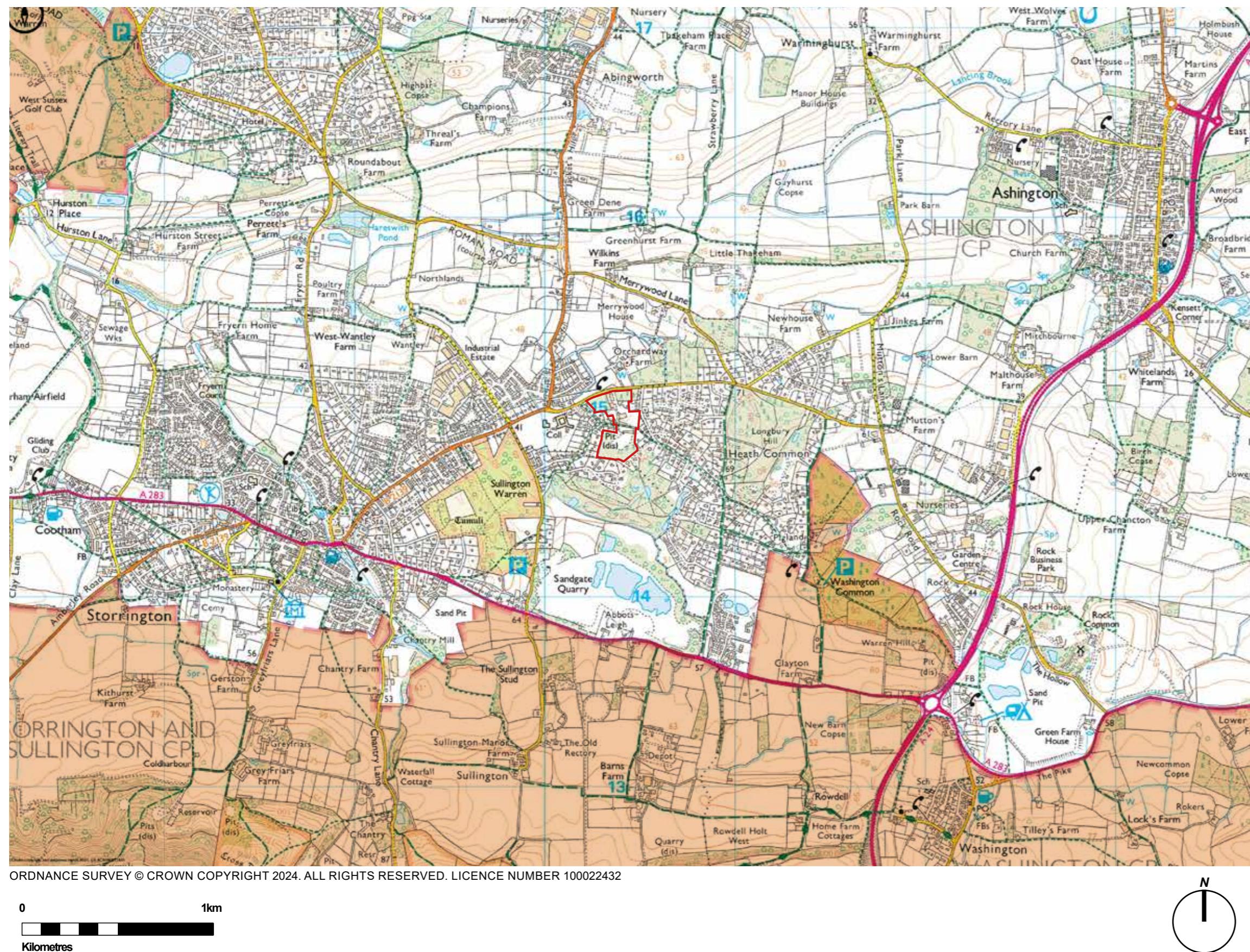
This is anticipated to improve to a **Minor beneficial effect** with time, as the proposed vegetation on site matures, softening and integrating the built form into the surrounding landscape.

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Legend

- Development Site Boundary
- National Park (South Downs NP)

Figure 1.1. Development Site Location

1.0 INTRODUCTION

General

1.1 Lizard Landscape Design and Ecology, (*Lizard*) has been commissioned by Thakeham Tiles to undertake a Landscape and Visual Appraisal, (*LVA*) for Thakeham Tiles, Rock Road, Storrington, (NGR TQ 10410 14903) (see **Figure 1.1**).

1.2 The LVA has been undertaken by Zsuzsanna Lieber, Associate Landscape Architect at Lizard Landscape Design and a Chartered Member of the Landscape Institute.

The Site

1.3 Through reference to **Extract A**, the proposed development site, (*the Site*) is some 6.12 hectares, (15.12 acres) of irregularly shaped land to the south of Rock Road.

1.4 The Site is currently used by Thakeham Tiles, manufacturer and supplier of decorative concrete landscaping and building products.

1.5 The Site is accessed from the north, off Rock Road. The internal access road, leading towards the southern section of the site divides the northern section. To the west of the access road, there is a depot area with extensive hard surfaced area and utilitarian industrial buildings.

1.6 A woodland block separates the operational area from the adjoining properties of Hillside Walk, in the north-western corner of the Site providing containment of the site along Rock Road and separation to a number of properties of Bracken Lane to the east. Immediately to the east of the access road, there is an office building, and a woodland block beyond, to the north-eastern corner of the Site. The rest of the northern Site section, following the road towards the south, consists of further hardstanding areas and industrial buildings.

1.7 A public footpath crosses the site, further dividing the northern and southern areas. The southern part of the Site, beyond the footpath, is more elevated, at some 2-3m above the northern part and the footpath; the ground rises further towards the south.

1.8 The footpath runs at the ground level of the northern Site area, surrounded by buildings and fences from the north and a tall retaining wall to the south, resulting in limited views towards the Site.

1.9 The southern part of the Site consists of a hardstanding storage area with adjacent storage buildings and the aggregate processing area to the southernmost section of the Site. The former sandpit is cut into the hill beyond. The former sandpit is surrounded by a wide tree belt to the west, south and east, covering steep embankments along the Site boundaries.

1.10 Overall, the Site has a strong industrial character, with extensive hardstanding areas and large scale, low quality industrial buildings. Existing vegetation is limited to the Site boundaries only, and consists of two woodland blocks to the north, and a woodland belt around the southern part of the Site.

Planning Background

1.11 The Site had Outline Planning Permission for housing development under DC/18/2095, for 90 units, which expired in February 2025.

Report Structure

1.12 Following this introduction, relevant planning policy, designations and published landscape characterisation are outlined within **Section 2.0**. Existing conditions are reviewed in **Section 3.0** and **Section 4.0**, with landscape and visual receptors also defined within **Section 4.0**.

1.13 **Section 6.0** undertakes an appraisal of the susceptibility of the Site for the Scheme regarding landscape and visual matters, with an assessment of anticipated landscape and visual effects from the proposed Scheme, informed by the constraints and opportunities which are defined within **Section 5.0**.



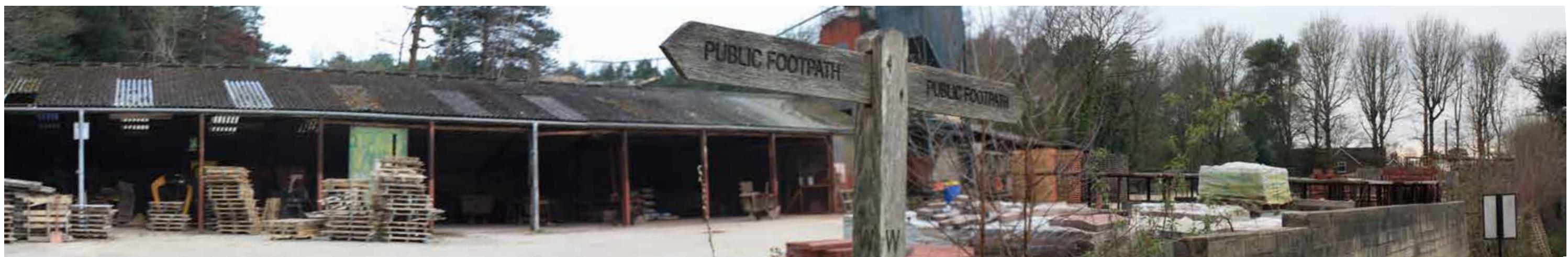
Extract A. Aerial image of the Existing Site



Photograph A. Southerly view of the northern Site area, from the Site's main entrance off Rock Road, looking south. The existing access road is shown in the centre, with offices to the left (east) and extensive hard landscaped storage area to the right (west). Large scale industrial buildings are apparent in the distance, with mature tree lines to the site boundaries and wooded hill to the south of the Site providing an evergreen coniferous backdrop and screening views towards the landscape beyond.



Photograph B. Westerly view from the centre of the eastern Site boundary looking into the Site from Public Rights of Way (Public Footpath no. 2625). The photograph illustrates the rising ground levels from the right (north) towards the left (south). The industrial use of the Site is evident through the extensive hard surfaces with stored materials placed on them and the lack of vegetation internally to the Site. The open Site interiors are in contrast with the well wooded landscape beyond the tree lined Site boundaries. Glimpse views are afforded to the neighbouring properties along Hillside Walk.



Photograph C. South-westerly aligned view of the southern parcel of the Site from Public Rights of Way (Footpath no. 2625). The view illustrates the elevated position of the southern Site area in comparison to the footpath. In the foreground, there is a flat hard surfaced storage area, with the storage building behind which completely blocks views further beyond. The wooded Site boundaries provide backdrop to the view. Glimpse views are afforded to the neighbouring properties along Hillside Walk.

The Scheme

1.14 Through reference to the architectural proposals prepared by Thrive Architects (see **Extract B**), the Scheme comprises the demolition of the existing industrial buildings and extensive hardstanding areas, and the construction of 108 residential dwellings with associated landscape and open space; and the formation of a new access onto Rock Road.

1.15 The proposed landscape setting includes some woodland removal, enhanced woodland areas, Public Open Spaces, softened street scenes, rear gardens and attenuation basin.



2.0	PLANNING POLICY AND DESIGNATIONS CONTEXT		
	General		
2.1	The following relevant policy has been taken into account by the assessment:	2.6	Storrington & Sullington is identified within the Framework as one of the 'Small Towns, Larger Villages'.
2.2	The key local planning policies considered relevant to the Scheme's landscape and visual considerations are summarised below:	2.7	Policy 25 - Strategic Policy: The Natural Environment and Landscape Character requires that: <i>'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:</i>
2.3	Horsham District Planning Framework (2015)		<i>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.</i>
2.4	Policy 1: Strategic Policy: Sustainable Development states that: <i>'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. [...]'</i>		<i>2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.</i>
			<i>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 [...]</i>
2.5	Policy 2: Strategic Policy: Strategic Development requires that: <i>'To maintain the district's unique rural character whilst ensuring that the needs of the community are met through sustainable growth and suitable access to services and local employment, the spatial strategy to 2031 is to: [...]</i>	2.8	Policy 26 - Strategic Policy: Countryside Protection states that: <i>'Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. [...] 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:</i>
	<i>8. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. [...]</i>		<i>1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;</i>
	<i>12. Retain and enhance natural environmental resources, including landscapes and landscape character, biodiversity, and retaining and enhancing environmental quality. [...]</i>		<i>2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and</i>
			<i>3. The landform of the area.'</i>
	Policy 3: Strategic Policy - Development Hierarchy states that: <i>'Development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy [...]'</i>	2.9	Policy 30: Protected Landscapes states that: <i>'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. [...]'</i>
		2.10	Policy 31: Green Infrastructure and Biodiversity requires that: <i>'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.</i>
			<i>[...] 4a. Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:</i>
			<i>i. Special Protection Area (SPA) and Special Areas of Conservation (SAC)</i>
			<i>ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)</i>
			<i>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.</i>
			<i>4b. 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>
			<i>i. The reason for the development clearly outweighs the need to protect the value of the site; and,</i>
			<i>ii. That appropriate mitigation and compensation measures are provided.'</i>

2.11 Policy 32 - Strategic Policy: The Quality of New Development identifies that: *'High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:*

- 1. Provide an attractive, functional, accessible, safe and adaptable environment;*
- 2. Complement locally distinctive characters and heritage of the district;*
- 3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;*
- 4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and*
- 5. Help secure a framework of high quality open spaces which meets the identified needs of the community.'*

2.12 Policy 33: Development Principles states that: *'In order to conserve and enhance the natural and built environment developments shall be required to:*

- 1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;*
- 2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;*

3. *Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;*

4. *Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of there commendations/policies of the relevant Design Statements and Character Assessments;*

5. *Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;*

6. *Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; [...]*

2.13 Policy 35 - Strategic Policy: Climate Change states that: *'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.'*

2.14 Thakeham 1: A Spatial Plan for the Parish requires that: *'The Neighbourhood Plan defines built up area boundaries at Thakeham and at Storrington on the Policies Map into which new development is steered. Development plan policies for development in the countryside apply outside the built-up area boundaries. [...]'*

2.15 Thakeham 2: Thakeham Tiles states that: *'The Neighbourhood Plan allocates land at Thakeham Tiles, Rock Road, as shown on the Policies Map, for housing development, provided:*

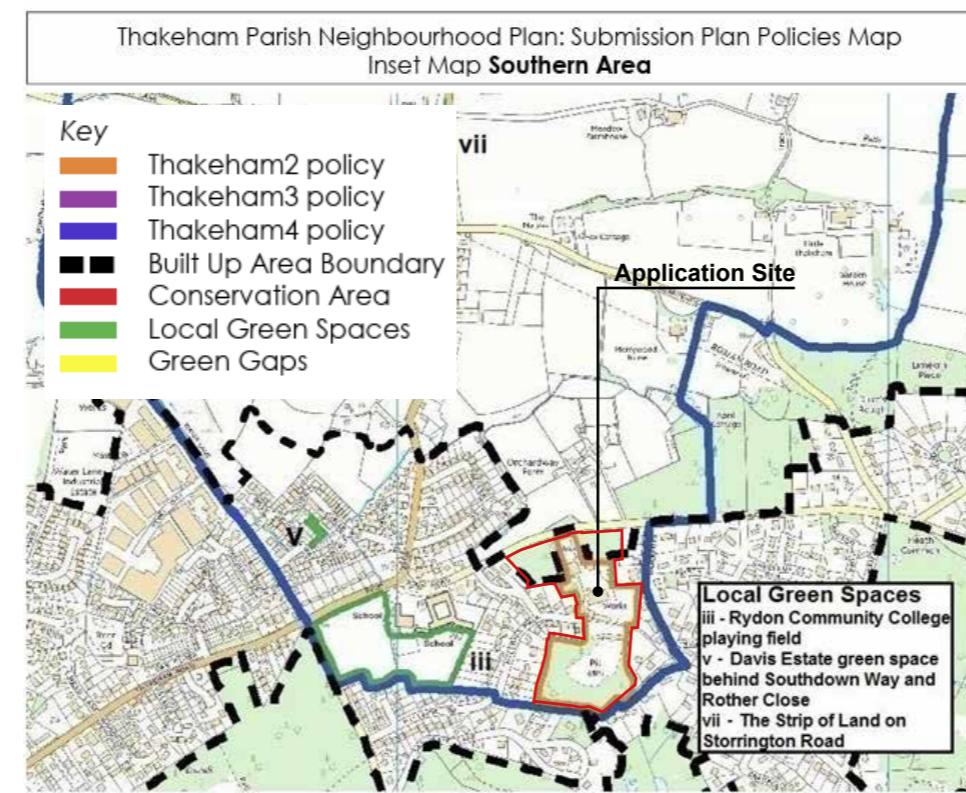
- i. the development scheme comprises an appropriate number and type/size of dwellings which reflects the character and housing density of the local residential area;*
- ii. the scheme layout takes account of the existing footpath on the site; and*
- iii. the landscape scheme provides for the retention of as much of the woodland around the edges of the site as possible in order to provide an effective buffer to the adjoining residential area, to provide an amenity for the scheme and to retain local biodiversity value.'*

2.16 Thakeham 6: Design describes: *'The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, should reflect any architectural or historic characteristics of particular merit in, and the scale of the surrounding buildings and in the wider area. Development proposals will be expected to demonstrate have had regard to the Thakeham Parish Design Statement and, in relevant locations, the Heath Common Design Statement. In particular they should:*

- i. use local natural materials externally, particularly bricks and clay tiles (including re-use of reclaimed materials where appropriate);
- ii. realise opportunities for integrated renewable energy technologies, including rainwater harvesting and water efficiency measures;
- iii. use open fencing at the front of properties, such as post and rail, to a maximum height of 1 metre, or hedges with native indigenous plants;
- iv. retain established healthy trees;
- v. minimise the use and effects of external lighting;
- vi. avoid extensions that will be disproportionate in scale and massing to the original building;
- vii. in developments over 10 dwellings or 0.5 Ha:
 - a. include a quantity of space for trees and other softening landscaping;
 - b. blend into the countryside as much as possible, with levels undulating with the topography;
 - c. have a variation in types and sizes.'

2.17 Thakeham 10: Green Infrastructure & Valued Landscapes states that: '*Development proposals will be supported, provided they protect and retain and, wherever possible, enhance the following green infrastructure and valued landscape features of the Parish:*

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



Extract D.

Thakeham Parish Neighbourhood Plan to 2031 - Policies Map



Legend	
	Development Site Boundary
	Priority Habitat Woodland (Deciduous)
	Scheduled Monument
 	Listed Buildings (Grade I and II)
 	Sites of Special Scientific Interest (Sullington Warren SSSI)
	Registered Parks and Gardens (Little Thakeham)
	Local Wildlife Site (Heath Common, Sullington)

Figure 2.1. Designations

Landscape Planning Designations

2.18 Landscape planning designations within the Study Area are described below and their location shown on **Figure 2.1**.

National Parks and National Landscapes

2.19 National Parks alongside National Landscapes have the highest status of protection in relation to landscape and scenic beauty, designated under the National Parks and Access to the Countryside Act 1949, as amended within the Environment Act 2021.

2.20 The South Downs National Park is at some 950 m to the south, and some 950m to the east, south-east of the Site.

Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens

2.21 Through reference to **Figure 2.1**, there are a number of Listed Buildings, Scheduled Monuments, and a Registered Park and Garden within the Study Area.

2.22 The nearest Grade II Listed Buildings are Penfold (some 130 m to the north-west of the Site, along Rock Road) and Water Lane Farmhouse (at some 230 m to the north-west, at the junction of Storrington Road and Thakeham Road).

2.23 The manor house of Little Thakeham is located at some 770 m to the north-east of the Site, within the grounds of the Grade II Listed Little Thakeham Garden. Historic England's official list of entry describes it as '*An early C20 formal garden laid out in 1902-3 by Sir Edwin Lutyens with planting by the owner Ernest Blackburn, set in surrounding early C20 orchards.*'

2.24 There is a group of Scheduled Monuments at some 770 m to the south-west of the Site, one is being listed as '*Group of three bowl barrows 350m SE of Trinity Methodist Church, forming part of a round barrow cemetery on Sullington Warren*'. There are other bowl barrows in the proximity of this group.

2.25 Little Thakeham is a Grade II Listed Garden at some 530 m to the north-east of the Site, and is described as '*An early C20 formal garden laid out in 1902-3 by Sir Edwin Lutyens with planting by the owner Ernest Blackburn, set in surrounding early C20 orchards.*'

Ecological Designations

Habitats of Principal Importance

2.26 Habitats of Principal Importance are included in the England Biodiversity List published by the Secretary of State under Section 41 of the Natural Environment and Rural Communities Act 2006. UK Priority Habitats are recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection.

2.27 With reference to **Figure 2.1**, there are a number of various sized Deciduous Woodland Priority Habitat areas within the Study Area, including a number of dispersed woodlands internally to the Site boundary.

Local Wildlife Sites

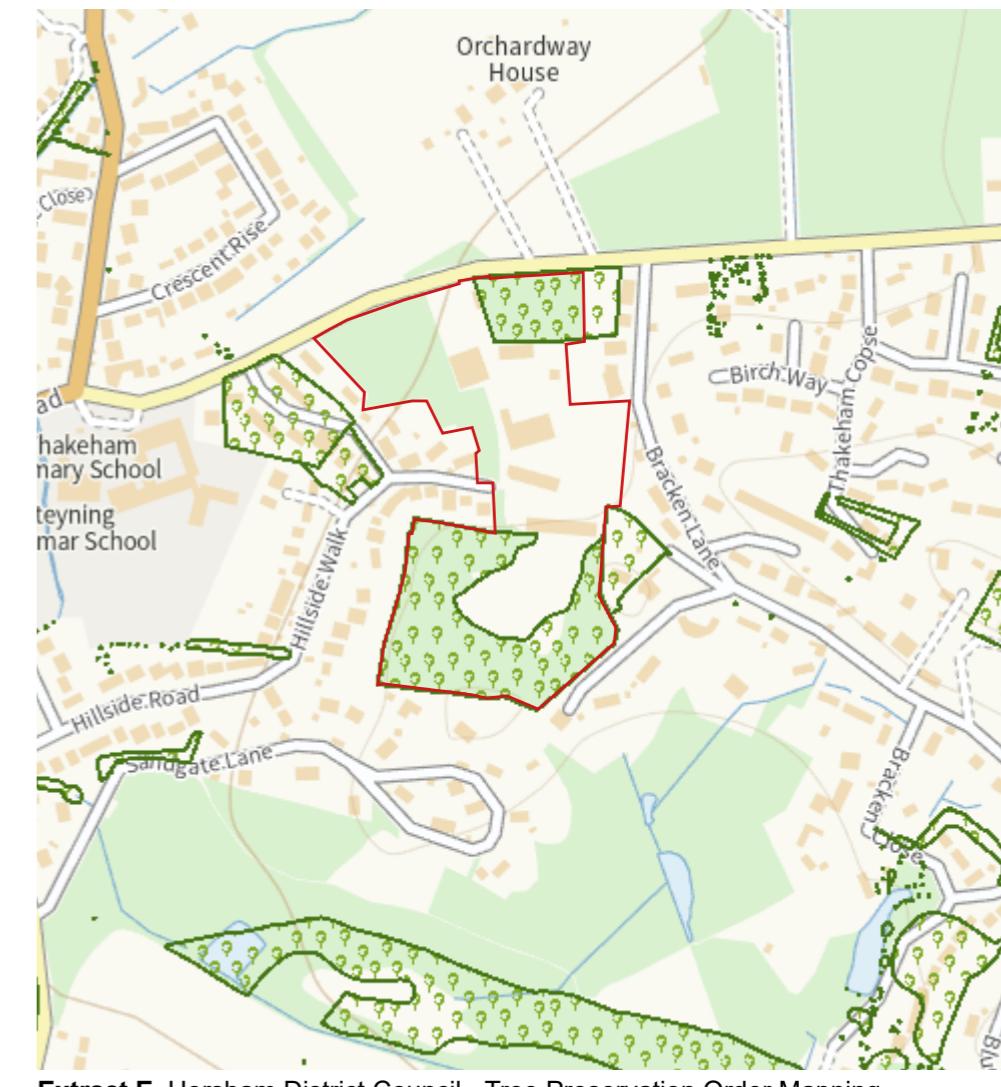
2.28 Local Wildlife Sites (*LWS, previously Sites of Nature Conservation Importance*) are non-statutory designations given to areas of high, local conservation value. Despite being non-statutory, LWSs are still recognised by local planning authorities in their policies and plans.

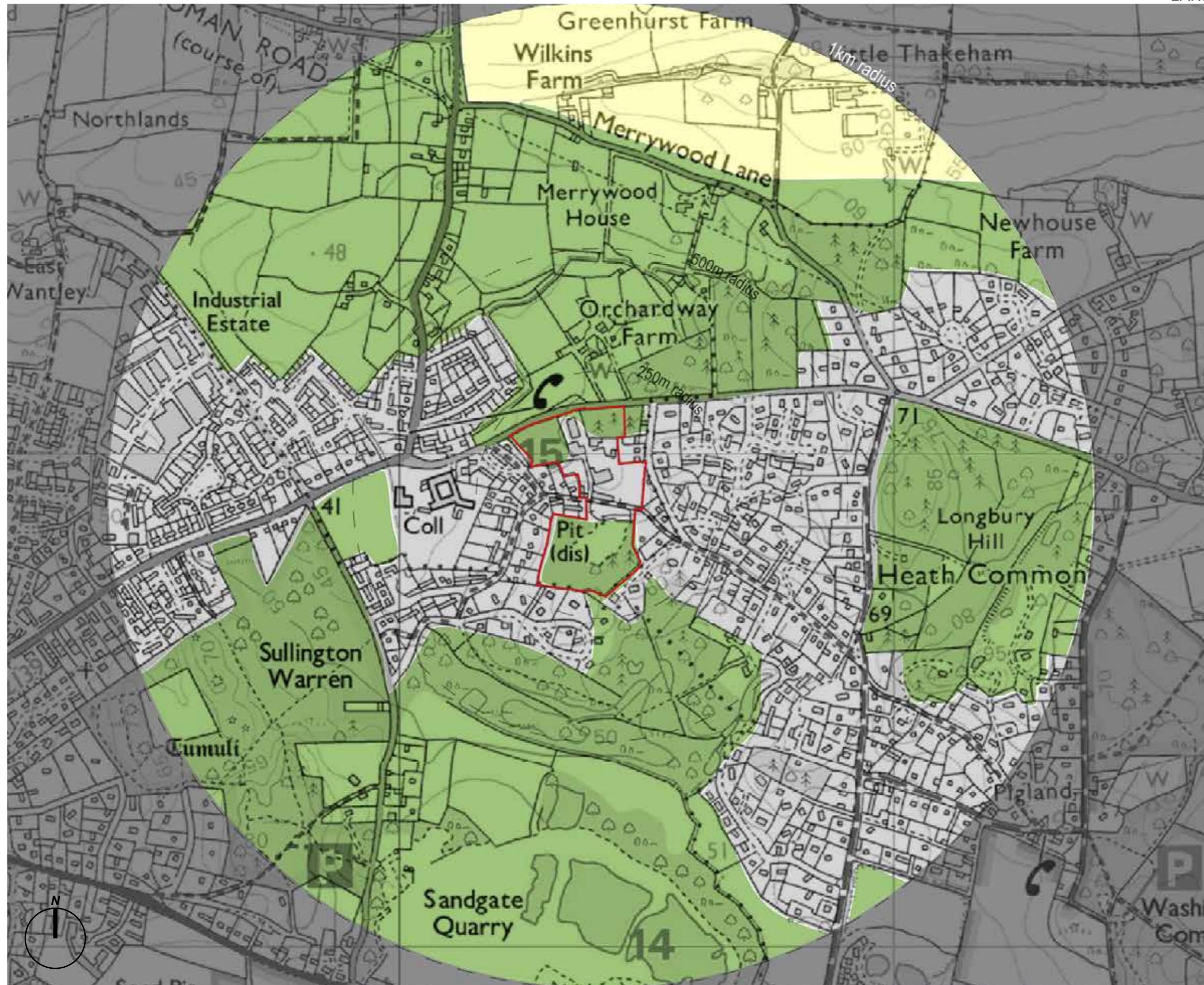
2.29 Heath Common, Sullington LWS is located at some 50 m to the south of the Site at its closest point. It is described to have '*wet heathland, dry heathland, pond and semi-natural woodland mosaic with notable botanical interest and rarity*'.

Tree Preservation Orders

2.30 Tree Preservation Orders, (*TPOs*) are made under the Town and Country Planning Act 1990 and the Town and Country Planning (*Tree Preservation (England)*) Regulations 2012 by a local planning authority to protect trees which bring significant amenity benefit to the local area.

2.31 TPO/0820 covers an area of trees to the north-eastern corner of the Site. TPO/1298 protects a woodland which follows the boundaries of the southern Site area. TPO/0780 covers a triangular area immediately outside the Site boundary, to the south-east. Refer to **Extract E.** for more details.





Legend

- Development Site Boundary
- Horsham District Landscape Character Assessment (2003)**
- Built-up Areas (Storrington)
- E1 - Parham & Storrington伍ded Farmlands & Heaths**
- F1 - Pulborough, Chiltington & Thakeham Farmlands**

Figure 3.1. Landscape Character Areas

3.0 EXISTING CONDITIONS - PUBLISHED EVIDENCE

Published Landscape Character Studies

3.1 A review of published Landscape Character Assessment information within the Study Area has been undertaken to provide an understanding of the landscape character context for the Study Area. This includes the following relevant documents:

- *National Character Areas;*
- *Landscape Character Assessment of West Sussex (November, 2003);*
- *Horsham District Landscape Character Assessment (2003);*
- *Horsham District Landscape Capacity Assessment (2021).*

National Character Areas (September 2014)

3.2 The Site lies within Wealden Greensand NCA 120 is described as having: '*... outstanding landscape, geological, historical and biodiversity interest. [...] The underlying geology has shaped the scarp-and-dip slope topography, with its far-reaching views, but it has also had a significant bearing on the area's sense of place: there are clear links between vernacular architecture, industry and local geology.*'

3.3 Key characteristics of NCA 120, which are relevant to the Study area include:

- '*A long, narrow belt of Greensand, typified by scarp-and-dip slope topography, including outcrops of Upper Greensand, Gault Clay and Lower Greensand.*
- '*There are extensive areas of ancient mixed woodland of hazel, oak and birch, with some areas having been converted to sweet chestnut coppice in past centuries.*
- '*... Fields are predominantly small or medium, in irregular patterns derived from medieval enclosure. Boundaries are formed by hedgerows and shaws, with character and species reflecting the underlying soils. On the clay, hedgerows are dense and species-rich, with occasional standard oaks. On more acidic soils they generally consist of hawthorn and blackthorn, also with occasional oak trees, and often trimmed low.*

- '*[...] The local built vernacular includes the use of Greensand, ragstone and, in the west, malmstone, bargate stone, plus dark carrstone patterned in the mortar between stones ('galleting') in Surrey, as well as timber-framing and weatherboarding [...]*

- '*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.'*

3.4 Landscape opportunities identified for NCA 120 include:

- '*Protect and enhance the intimate rural character of the southwest and remaining areas of tranquillity throughout the NCA, especially within the protected landscapes, including the rural settlement pattern of dispersed farmsteads and hamlets and some nucleated villages and the distinctive sunken lane network.*
- '*[...] Manage and significantly enhance the variety of ancient and broadleaved woodland throughout the NCA which reflects the underlying geology, expanding and re-linking woodland blocks where appropriate. Reintroduce active coppice management and pollarding where this will enhance wildlife interest and enhance adaptation to climate change. Managing woodlands may also provide a source of local fuel and timber products. Where woodlands form part of the mixed farm mosaic support landowners in integrating woodland management into their farm business.*
- '*[...] Plan for the creation of new landscapes especially within the eastern half of the NCA, including areas of sustainably managed broadleaved woodland, to help assimilate existing and disused mineral workings and landfill sites into the landscape, and provide a robust landscape framework for new and existing development, significantly enhancing landscape character and strengthening the wildlife network and adaptation to climate change.*

3.5

Regarding climate change within NCA 120, the following are identified as drivers of change:

- '*The Wealden Greensand area is made up of ancient woods and more recent conifer plantations as well as more open areas of heath, river valleys and mixed farming, all subject to climate driven impacts and increasing development. Hotter, drier summers may increase wildfire incidence, and could alter woodland composition with invasive species such as rhododendron and laurel, and increasing tree diseases may also have an effect. Increased development may cause associated urban fringe and suburban pressures including recreational activities on sensitive and vulnerable sites and habitats.'*

Landscape Character Assessment of West Sussex (November, 2003)

3.6

The 2003 Study identified 42 landscape character areas of West Sussex with subsequent land management guidelines for each character area. The Site and the entire Study Area lies within the Storrington Woods and Heaths, (LCA WG7). LCA WG7 is described as follows:

[...] It has a distinctive landform of low ridges alternating with shallow valleys, reflecting a complex geology of sandstone and clay. Heavily wooded ridges to the south are interspersed with small patches of heathland. Undulating, mixed farmland lies to the north with a scattering of orchards and vineyards, a network of small woodlands and a more heavily wooded northern escarpment. Despite the presence of sand quarries, abandoned glasshouses, and suburban development at Storrington, Pulborough and West Chiltington, much of the area retains a predominantly undeveloped character.'

3.7 Key characteristics are described to include:

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

3.8 Key Landscape and Visual Sensitivities include:

- 'Visual intrusion from increased suburban development of the edge of major settlements at Storrington, West Chiltington, Sullington and Pulborough.
- Loss of open heathland.
- Visual impact of major roads and unsympathetic road improvements.
- Localised visual intrusion, changes in landform and road improvements from sand quarrying operations.
- Loss of woodland cover or decrease in overall diversity of woodland due to poor management or plantation planting.
- Changes in land management due to new recreational uses such as golf courses.'

3.9 Land Management Guidelines are headlined with: '*Conserve the rich mosaic of woodland and heathland habitats, encouraging heathland landscape restoration and woodland management. Ensure that new development is well-integrated within the landscape.*' Additional guidelines include:

- [...] *Maintain historic character, including patterns of small irregular fields and historic parks.*
- *Conserve and enhance the predominantly undeveloped character.*
- *Conserve the character of narrow sunken lanes.*
- *Conserve and retain orchards and vineyards, and plant new ones.*
- *Encourage woodland, tree belt, hedgerow and hedgerow tree planting in arable farmland and around urban and village edges, farm buildings, industrial sites and along major roads.*
- *Aim for a wooded network. [...]*
- *Restore sand quarries to heathland habitats.*
- *Ensure that any improvements to the quarry roads are at a suitable scale to be well integrated into the ridge top viewpoints.*
- *Consider the cumulative impact on landscape character of small developments and land use change.*
- *Avoid the introduction of suburban styles and materials.*
- *Ensure any new development is well integrated into the wider landscape.*
- *Use woodland and hedgerow planting as appropriate.'*

Horsham District Landscape Character Assessment (2003, CBA)

3.10 The Study was undertaken at a 1:25,000 scale to inform the review of local landscape policies, provide context for planning decisions and land management activities within the district.

3.11 Relevant Landscape Character Areas identified by the Study are labelled on **Figure 3.1**.

3.12 The countryside surrounding the Site is identified as E1 - Parham and Storrington Wooded Farmlands and Heaths.

3.13 The key characteristics of the local Landscape Character Area were identified:

- '*Rolling land of sandy ridges cut by small narrow stream valleys.*
- *Extensive pine and oak-birch woodland. Linear streamside woods. Small areas of heathland such as Sullington Golf Course.*
- *Small, mostly well hedged pasture fields with mature hedgerow oaks.*
- [...] *Major areas of sand and gravel extraction at Sandgate Park and Rock Common.*
- *Scattered farmsteads and cottages along roads.*
- *Traditional local materials of sandstone, half timber and plaster and brick.'*

3.14 Overall character of the area is described as '*a distinctive landscape of rolling sandy ridges and stream valleys with a complex mosaic of oak-birch woodland, conifer plantations, heathland and rough pasture. The varied landform reflects the underlying complex geology in which Folkestone Sands and Lower Greensand Beds are dominant. It is a generally well enclosed landscape due to the extent of surrounding woodland. Ancient hedgerow oaks are an important feature. Despite the proximity of the urban edge of Storrington and the intrusion of traffic, the area retains surprisingly rural qualities, and the area around Parham Park is relatively tranquil.'*

3.15 The overall landscape condition of the area is described as 'good, but with localised areas of poor or declining condition around Storrington, e.g. associated with sand and gravel extraction'.

3.16 The sensitivity to change is identified as 'high due to the area's many intrinsic landscape qualities and its general visibility from the chalk escarpment to the south. Key sensitivities are to:

- Large housing and commercial development.
- Improvements to minor roads.
- Changes in traditional land management practice.'

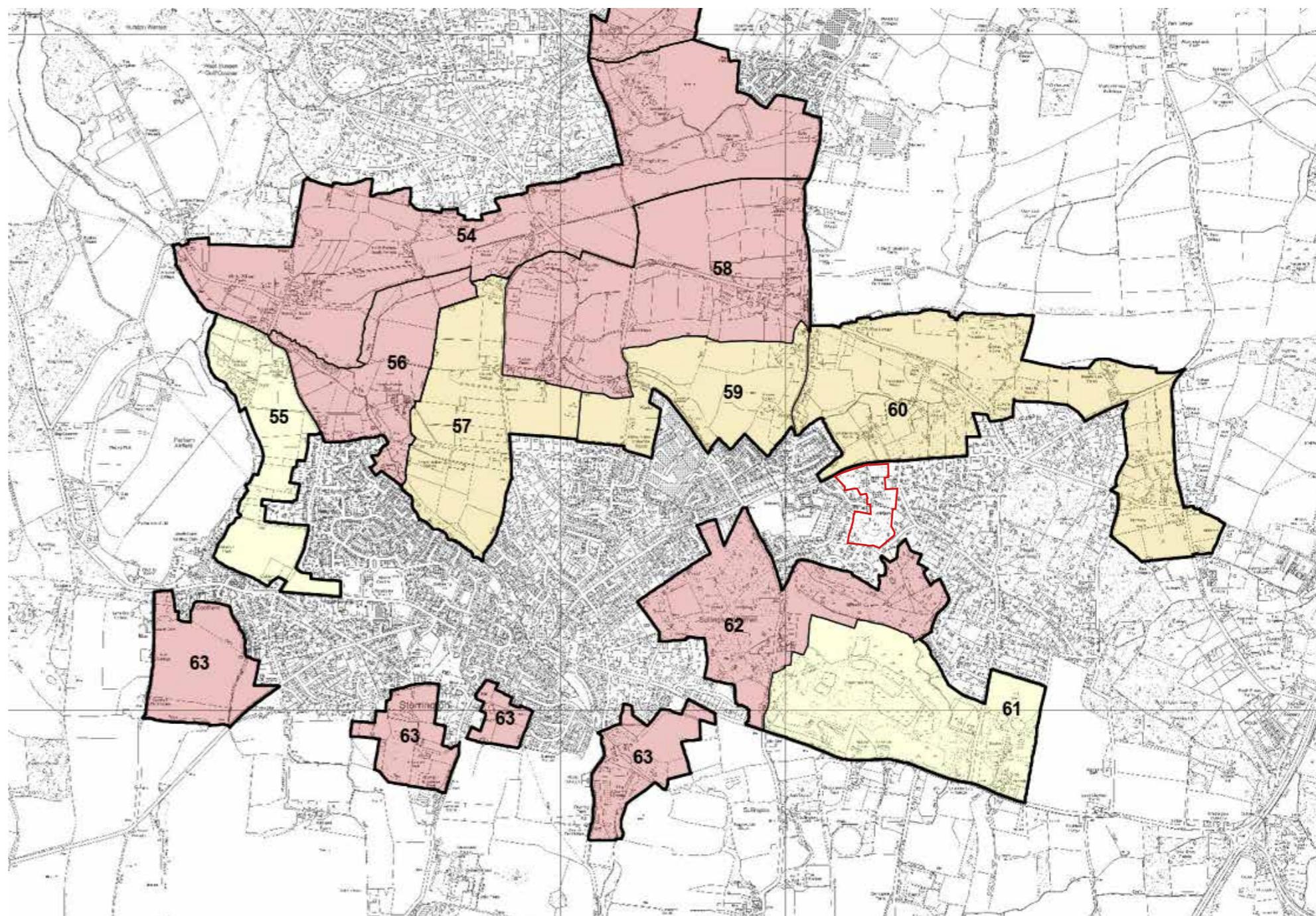
3.17 Planning and land management guidelines are listed as:

- [...] ensure any small scale housing development on the edge of Storrington responds to traditional settlement patterns and local design and materials.
- Promote the restoration of sand extraction sites to heathland.'

Horsham District Landscape Capacity Assessment (2021)

3.18 Through reference to **Extract F**, the Site lies to the south of Local Landscape Character Area 60: Land North and East of Heath Common.

3.19 It is summarised that: 'The generally unspoilt rural character of this area coupled with the historic interest of Little Thakeham results in an area with high landscape character sensitivity and the capacity for large scale development is therefore very limited. Employment development is likely to be more visually sensitive and have an adverse impact on landform and as such there is no/low capacity for this type of development.'



Extract F. Horsham District Landscape Capacity Assessment (2021)
Zone 5 -Storrington and West Chiltington Landscape Capacity of Local Landscape Character Areas for Large-scale Housing Development

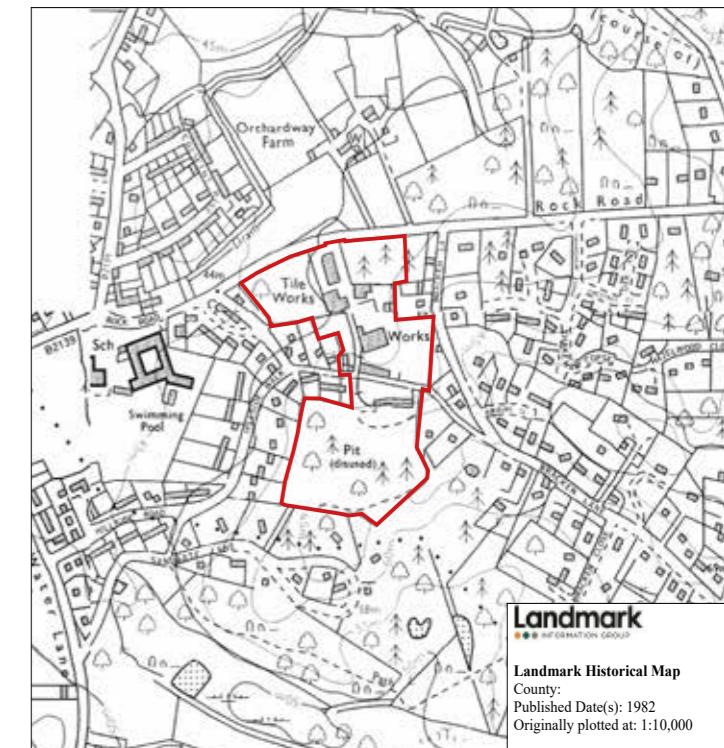
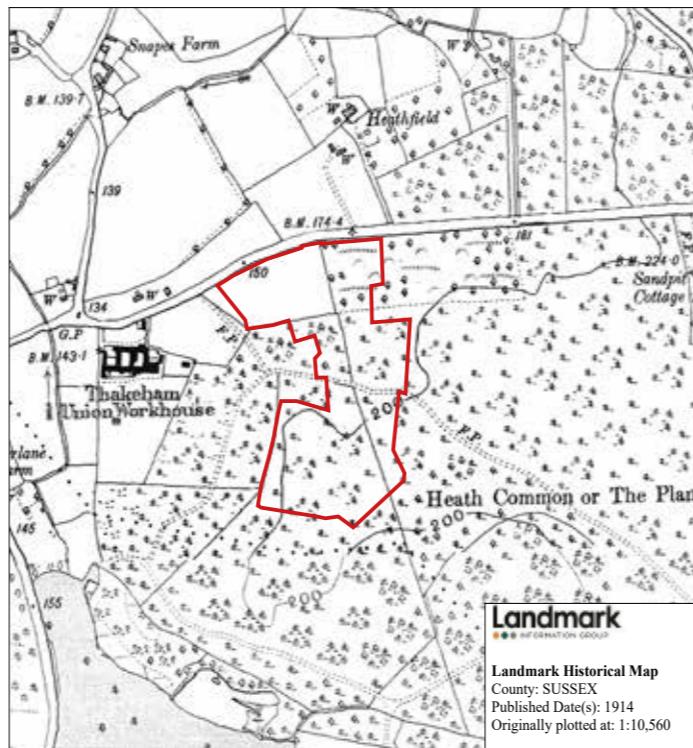
Time Depth - Historic Mapping Review

3.20 A historic map regression is undertaken to inform a review of the historic evolution of the Study Area, through reference to historic maps and aerial photographs as extracted below.

Ordnance Survey Maps

3.21 Through reference to the 1879 Ordnance Survey (OS) Map, the majority of the Site area and the surrounding landscape is shown as woodland at Heath Common. A track is crossing the site in an east-west direction across the centre. The northernmost section of the Site is shown as open field.

3.22 Rock Road lies immediately to the north of the Site and links Storrington (west) with Heath Common (east). The landscape is more open to the north-west, opposite Rock Road, with a road crossing it, leading towards Thakeham (north).



Extract F. Ordnance Survey Map data ©2025 Landmark Information Group Limited.

3.23 The large scale building of the Union Workhouse is illustrated to the west of the Site, with its formal landscape setting. A limited number of scattered farmsteads are the only other built forms shown on the map.

3.24 On the 1914 OS Map, there is no apparent change in the landscape pattern on Site and the surrounding area. The larger part of the open field to the northern part of the Site and immediately to the north-east is noted to have been planted as woodland.

3.25 Thakeham Union Workhouse and the scattered farms such as Heathfield, Snapes Farm and Sandpit Cottage are still the only built forms of the area.

3.26 The 1952 map shows significant amount of built-up areas within the Site proximity. The Tile Works, operating on Site since the early 30's and its associated industrial buildings and sand pit are shown on the map. There is an additional, smaller sand pit shown to the east of the Site, with the majority of the (recorded) landscape to the north-east and east are still plantation. Woodland blocks around the Site perimeters, specifically to the north-west, north-east and south-east are now apparent.

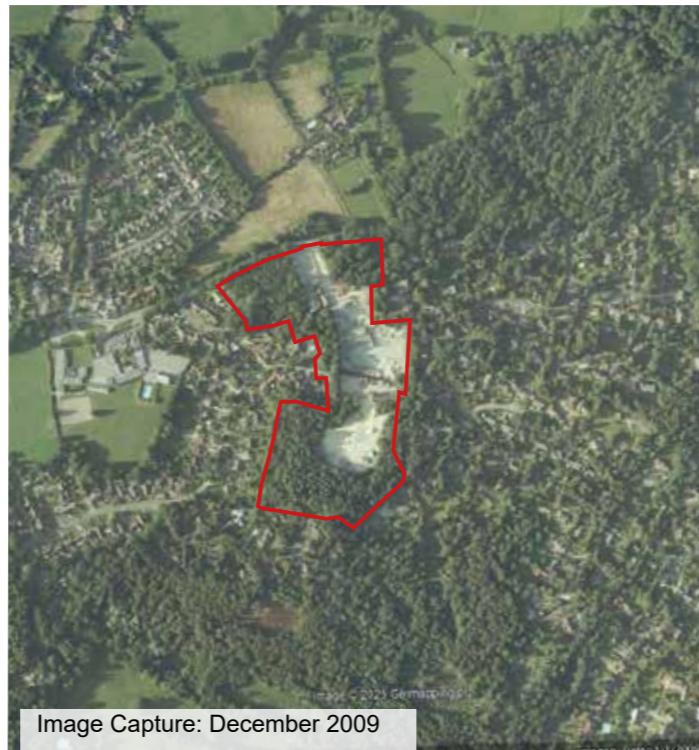
3.27 Houses have been built along Hill Side Walk to the west, south-west of the Site, and along Crescent Rise, off Storrington Road, to the north-west, replacing some of the plantation and the fields.

3.28 The workhouse building has also been demolished and replaced with the school, which opened in 1940 as Storrington Council Senior School.

3.29 The 1982 historic map shows further expansion of the built-up areas of Storrington and Heath Common, with both east and west of the Site densely developed, with more scattered houses built to the south.

3.30 The buildings of Orchardway Farm to the north, opposite Rock Road, are set within open fields. Parcels of woodlands remain to the north-east of the site and to the south, with the majority of the Site surrounding however built up.

3.31 Refer to the *Heritage Assessment* prepared by *Thakeham Tiles* for more details about the development and change of use of the Site over time.



Extract G. Historic Aerial Photographs - data ©2025 Google

Aerial Photographs

3.32 Through reference to the aerial photographs, there are limited changes in the landscape pattern within and around the Site between 2001 and 2022.

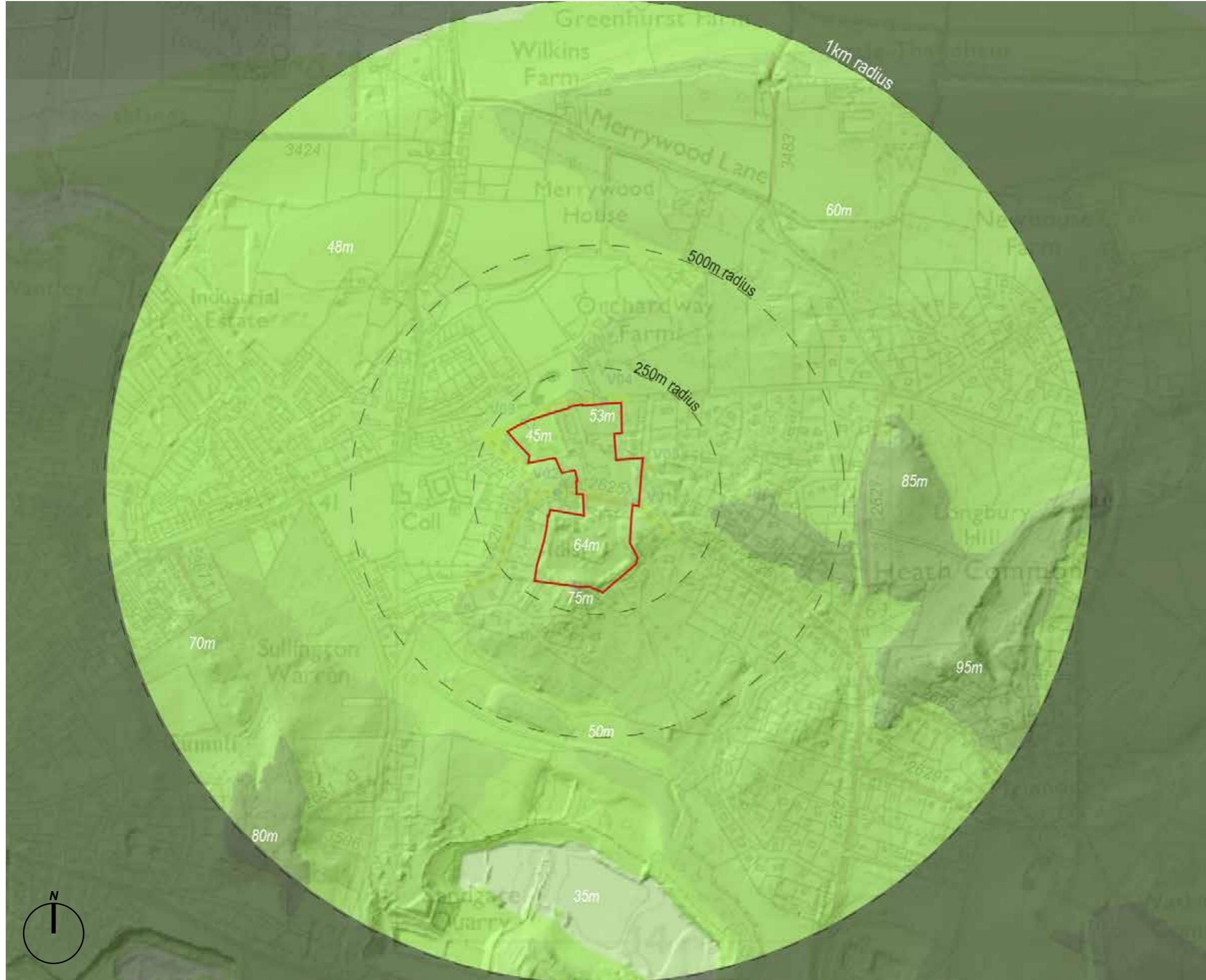
3.33 The Site surrounding is well wooded, with plantations along the Site boundaries, to the north-east of the site and to the south. The centre of the Site is mainly open to give space to the industrial use. The former sandpit area (now used for storage and aggregate processing), the large industrial buildings of manufacturing and warehouse purposes and depot area appears as a great contrast with the surrounding wooded landscape on the aerial view.

3.34 The residential areas to the south and east are well treed as well.

3.35 The landscape to the north and west are more open. This includes residential areas immediately to the east, along Hillside Walk and Sandgate Lane, with the school playing fields beyond. There are residential areas to the northwest, along Storrington Road and Crescent Rise. The arable fields to the north of the Site, immediately to the opposite side of Rock Road, surround Orchardway Farm, and are generally open in character, with tree lined field boundaries.

3.36 The most recent aerial show minimal changes to the Site and the extent of woodlands and industrial areas. The 2022 image of the Site illustrates straight edges to the storage and aggregate processing area to the southernmost section of the site, in contrast to the more organic edges of the previous years.

3.37 Generally however, there is a well defined edge between the active industrial site and the woodlands around and this is mainly unchanged in recent years.

**Legend**

- Development Site Boundary
- 90 m AOD.
- 40 m AOD.

Light Detection and Ranging (LiDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

The content of this LiDAR plan is sourced from the Environment Agency as digital elevation data supplied as a Composite Digital Terrain Model to 2m.

Figure 4.1. Landform

4.0 EXISTING CONDITIONS - FIELD SURVEY AND REVIEW

Landscape Character

Landscape Analysis

4.1 The Site lies within Wealden Greensand National Character area (*NCA120*), Storrington Woods and Heaths Landscape Character Area (*LCA WG7*), and Parham and Storrington Wooded Farmlands and Heaths (*E1*).

4.2 Mutual characteristics of these areas relevant to the Site and the immediate surroundings, as listed within the published character assessments, are the complex topography, the small, irregular fields with vegetated boundaries, a varied underlying geology, rural, tranquil and undeveloped characteristics.

4.3 The main Site area has a strongly industrial character due to the current land use. Sand quarries such as the historic use of the site, are also recurring features within the landscape causing localised visual intrusion, changes in landform and road improvements.

4.4 The main vegetation types within the Site proximity are described as heavily wooded ridges of conifer plantations and oak-birch woodlands.

4.5 The number of woodland blocks within the Site are a prominent feature within the surrounding landscape, and provides screening towards the Site interiors. These parcels are in various condition, and recognised for their different values, some being protected under Tree Preservation order, or listed as Deciduous Woodland Priority Habitat.

4.6 The existing access to the northern part of the Site, upon Rock Road contrasts with the surrounding enclosed woodlands northern part of the Site, along Rock Road contrasts with the enclosed woodlands, and is visually open, with large scale storage buildings towards the perimeters.

Landform, Soils and Hydrology

4.7 With reference to **Figure 4.1**, landform across the Study Area is gently undulating. The levels vary between 35 m and 95 m AoD. Further to the south, the northern escarpments of the South Downs rise steeply above the landscape. The levels on Site change more steeply, rising from 45 m to the north-west to 75 m AoD to the south.

4.8 Longbury Hill, at some 7-800 m to the east of the Site is the tallest area within the Study Area, with ridgelines over 80 m AoD. The other more elevated area is around Sullington Warren, to the south-west of the Site, levels generally over 70m.

4.9 The former sandpit to the southern part of the Site is cut into the southern slopes of a hill, resulting in steep embankments. The lowest part of the Study Area is to the south, where Sandgate Quarry operates and extensive extraction works are evident from elevated locations in the surrounding landscape.

4.10 Through reference to the Soilscapes Map (produced by Cranfield University), soil type across the majority of the Study Area varies between Freely draining very acid sandy and loamy soils and Freely draining slightly acid loamy soils.

Land Use, Vegetation and Settlement Pattern

4.11 Land use across the Study Area varies between built-up areas, woodlands, arable fields and sand quarries.

4.12 The settlement of Storrington and Heath Common occupies the land to the west and east of the Site. Irregularly shaped arable fields lie to the north, with woodland parcels of various size scattered around, most is publicly accessible via dense public footpath network, and large areas also recognised as Priority Habitat.

4.13 Pine woodlands provide evergreen land cover, with the deciduous woodland being dominated by oak and birch. Small scale arable fields are mainly enclosed by hawthorn and blackthorn hedges, with mature hedgerow oaks. Extensive areas of Lowland Heathland Priority Habitats are located at Sullington Warren, at some 600 m to the west, south-west of the Site. The extensive area of Sandgate Quarry results in bare sand pits and a series of quarry ponds.

4.14 Settlement pattern nearest to the Site is defined by the undulating topography. Hillside Walk and Hillside Road to the west, Sandgate Lane to the south, Bracken Lane and adjoining lanes further to the east are all hedgerow lined, winding narrow roads, with private properties set back, within extensive mature gardens.

4.15 Further to the west, at some 150 m from the Site, Steyning Grammar School and Thakeham Primary School occupy the land, with extensive open sports fields to the south and west.

4.16 The eastern fringe of Storrington, to the north-west of the Site is formed of a number of residential roads, with open front gardens and detached, semi-detached, and terraced properties.

4.17 Water Lane Trading Estate is located beyond, at some 600 m to the north-west of the Site, with large industrial units.

4.18 The arable fields to the north give home to a number of scattered farmsteads, or single rows of houses along main roads linking adjacent settlements.

4.19 The settlement of Heath Common, to the east of the Site was built to the lower slopes of Longbury Hill, and continues the same settlement pattern experienced around the Site, with narrow hillside lanes linking large residential properties.

Perceptual Qualities

4.20 The landscape within the Study Area is mainly enclosed in character, resulting from the undulating topography and the extensive woodland cover.

4.21 Built-up areas have mature, vegetated gardens to further enhance the enclosed character and woodland setting. The countryside to the north is more open, but the arable fields are well enclosed by mature, tree lined hedgerows.

4.22 There are a number of Public Rights of Way within the Study Area, with a dense network of paths providing access across the open spaces of Sandgate Park and The Warren.

4.23 The Site itself is well enclosed by woodlands from most directions, other than the visually open frontage to the north, along Rock Road, resulting in very limited interconnectivity with the surrounding areas. A Public Footpath crosses the Site, mainly as a sunken path, allowing very limited visual connectivity with the Site, localised to the eastern section. Glimpsed views are afforded towards the Site interiors from nearby residential roads.

4.24 Areas of publicly accessible woodlands and heathland enhance the tranquillity of the Site proximity in general. The residential areas nearest to the Site are mostly private lanes, with limited traffic.

4.25 Aggregate processing and manufacturing activities limit the tranquillity of the surrounding landscape.



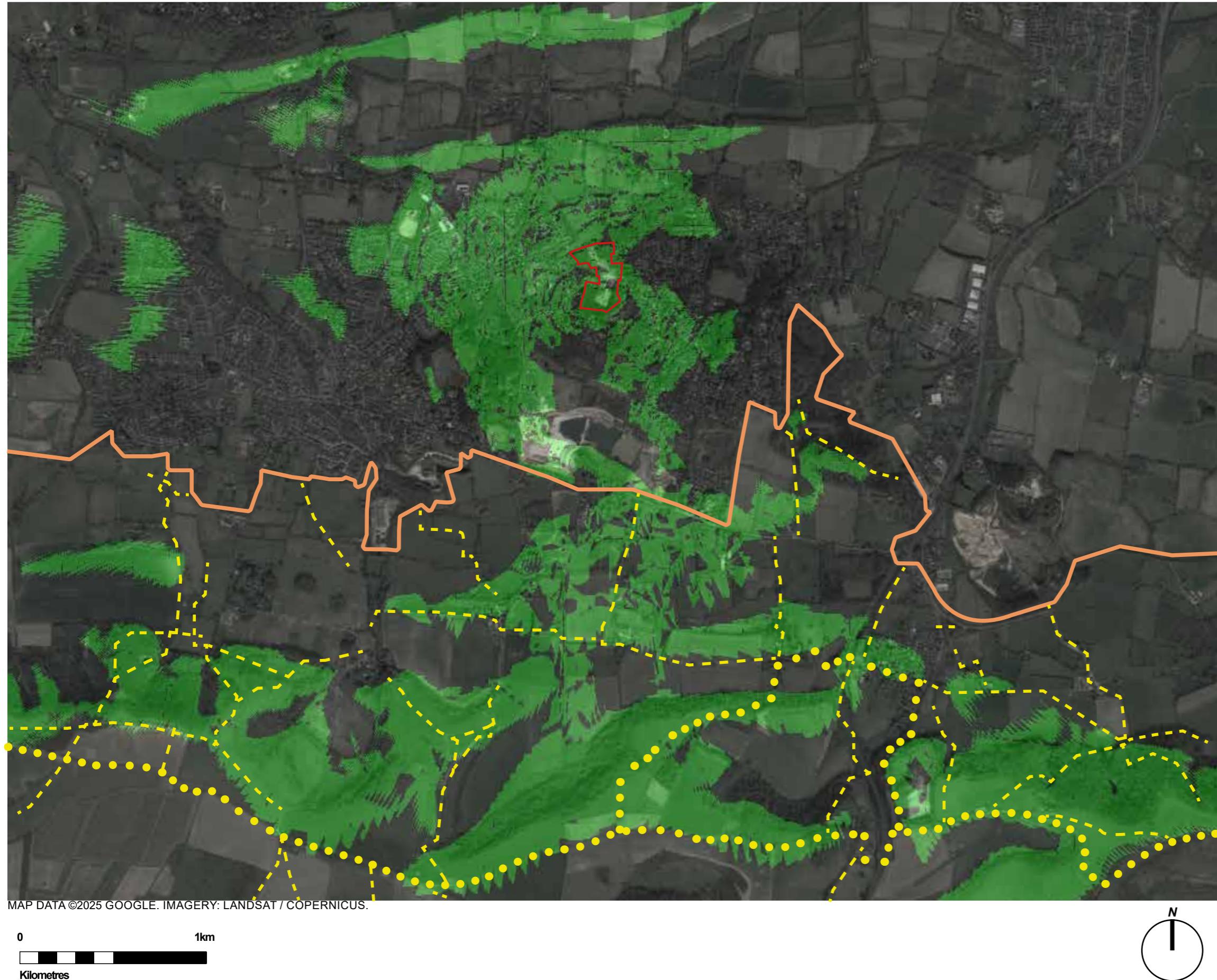
Legend

- Development Site Boundary
- Zone of Theoretical Visibility (ZTV)
- Public Footpath
- Bridleway
- Registered Common Land (Sullington Warren)

Note:

Zone of Theoretical Visibility has been produced through Google Earth Viewshed Tool. Viewshed derived at a height of 8m (approximate proposed building height) above ground level from the southern, elevated part of the Site.

Figure 4.2. Zone of Theoretical Visibility

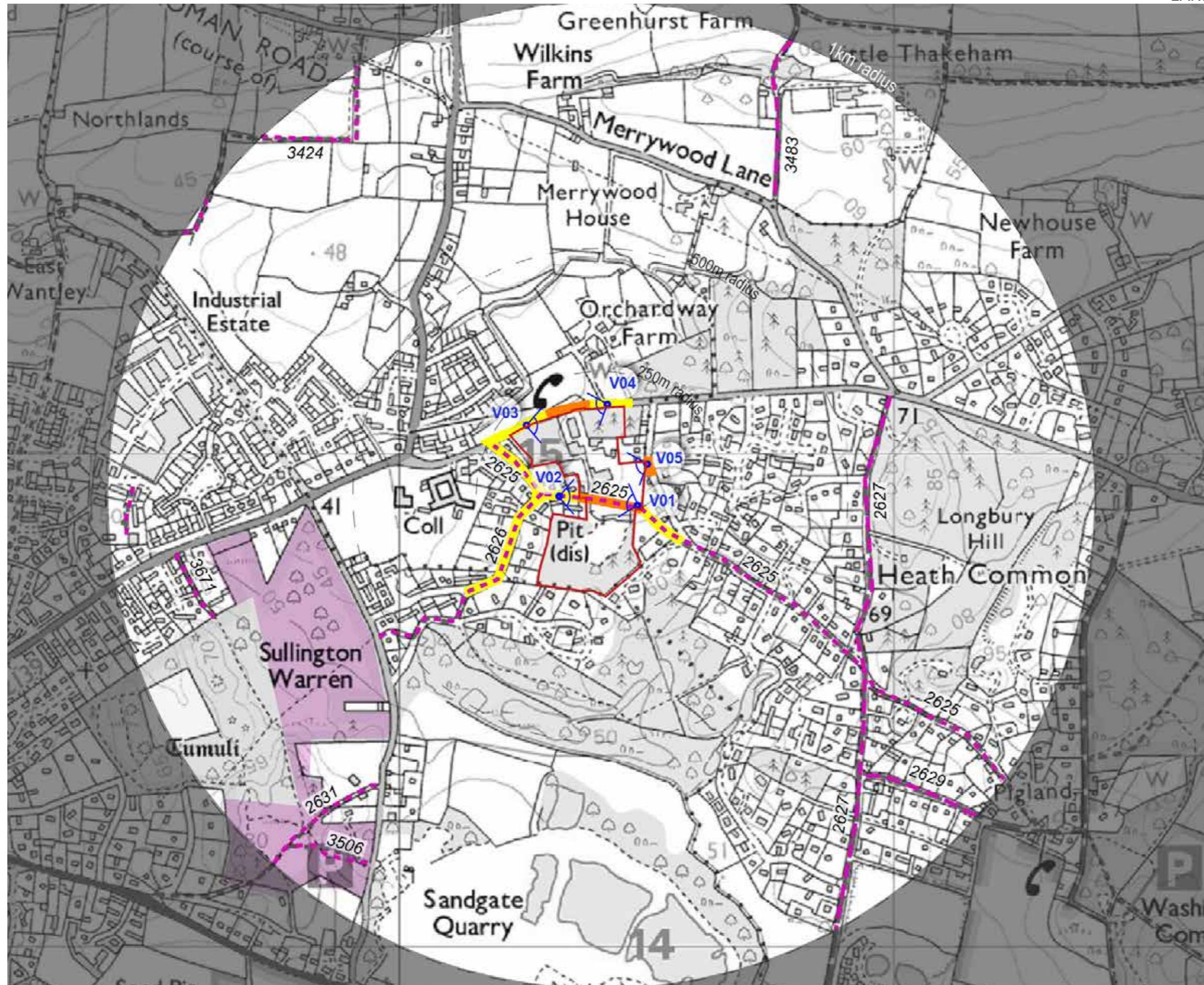
**Legend**

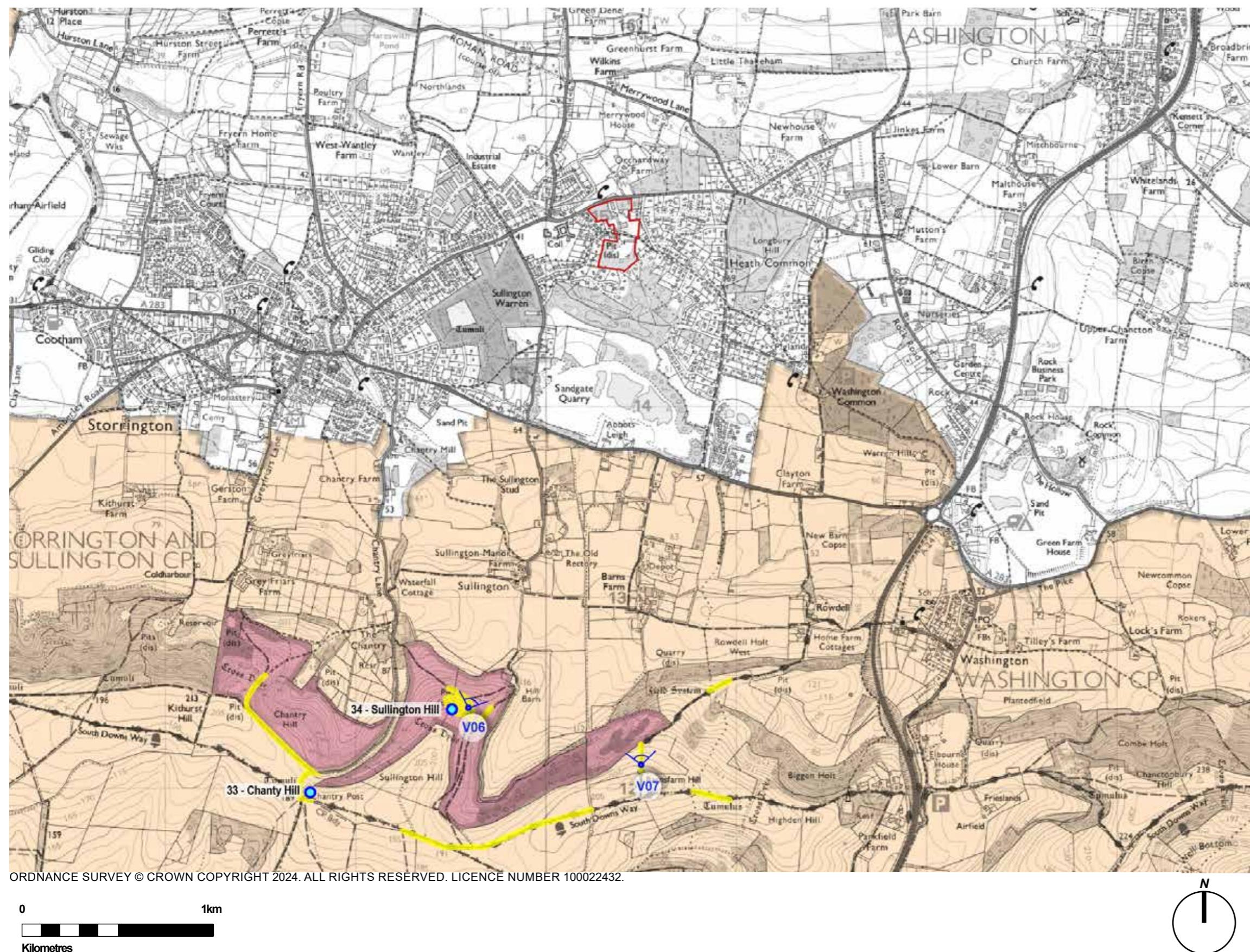
- Development Site Boundary
- National Park (South Downs NP) (south of the dashed line)
- Zone of Theoretical Visibility (ZTV)
- Long Distance Path (South Downs Way)
- Public Rights of Way within the National Park

Note:

Zone of Theoretical Visibility has been produced through Google Earth Viewshed Tool. Viewshed derived at a height of 8m (approximate proposed building height) above ground level from the southern, elevated part of the Site.

Figure 4.3. Zone of Theoretical Visibility (Long Distance).





Legend

- Development Site Boundary
- National Park (South Downs NP)
- South Downs Representative Viewpoints
- Access Land (Countryside and Rights of Way Act 2000)
- Long Distance Viewpoint Location
- Areas of publicly accessible land from which visibility of part of the boundary vegetation is possible

Figure 4.5. Long Distance Viewpoint Locations and Zone of Visual Influence.

Landscape Receptors

4.26 Landscape components, against which the susceptibility of the Site to the proposed development might be appraised, are identified by Lizard through reference to planning policy, designations, and landscape characterisation to comprise the following:

- *The special qualities of the South Downs National Park, with special regards to the 'Diverse, Inspirational Landscape and Breathtaking Views' as perceived from the scarp over Storrington and the wider surrounding landscape, in accordance with Policy 30: Protected Landscapes of Horsham District Planning Framework (2015);*
- *The woodlands as on site habitats with local ecological and biodiversity value, including parcels of deciduous woodland, some of which is recognised as Priority Habitat Woodland, and coniferous plantation, to be protected in accordance with Thakeham Parish Neighbourhood Plan's Thakeham 2: Thakeham Tiles, to provide an effective buffer to the adjoining residential area, amenity for the scheme and to retain local biodiversity value;*
- *The woodland parcels, tree lines and scrub vegetation and their importance within the wider Green Infrastructure and ecological connectivity, specifically in relation to local ecological sites such as Heath Common LWS and Sullington Warren SSSI, as noted within Horsham District Planning Framework (2015) under Policy 25 - Strategic Policy: The Natural Environment and Landscape Character and Policy 31: Green Infrastructure and Biodiversity;*
- *The tree'd boundaries forming strong visual enclosure and vegetated Site boundaries, maintaining and enhancing the historical field and settlement pattern, enhancing the rural character and undeveloped nature of the countryside, in accordance with Horsham District Planning Framework's Policy 26 - Strategic Policy: Countryside Protection;*
- *The landform on Site, which generally rises towards the south and integrates the Site to its wider surroundings, with modified ground levels to the southern Site parcel, as a reference to the Site's historical land use as a sand quarry;*

- *The Public Rights of Way and their setting in the Site proximity and crossing the Site, as noted within Thakeham Parish Neighbourhood Plan's Thakeham 10: Green Infrastructure & Valued Landscapes;*
- *The open character of the Site's internal area resulting from the industrial use of the Site, in high contrast with the wooded, enclosed Site perimeters, together complementing the locally distinctive character and heritage of the district;*
- *The reduced tranquillity of the Site due to industrial activities and the movement and noise of heavy machinery in contrast with the tranquil areas of Sandgate Park, Sullington Warren, the open countryside and the quiet residential areas surrounding the Site.*

Visual Amenity

4.27 Viewpoint locations referred to below are shown through reference to **Figure 4.4 and 4.5**. Viewpoint Photographs are provided within **Appendix A**.

4.28 Receptors are identified below (with some weighting, relative to the value criteria provided within the methodology).

Nature of Visual Receptors

4.29 Receptors considered with **High Visual Sensitivity** are Public Rights of Way Users. Public Rights of Way no. 2625 crosses the site, offering occasional views towards the Site interior. The nearby, connecting Public Footpaths offer limited intervisibility towards the Site. Public Rights of Way users are represented by **Viewpoints No. 01 and 02**.

4.30 From the elevated locations of the South Downs, a number of long distance viewpoints have been chosen from Public Rights of Ways within the National Park, including the South Downs Way and Representative Viewpoints.

4.31 Visitors to the National Park near Sullington Hill, Chanty Hill and Barnsfarm are represented by **Viewpoints No. 06 and 07**.

4.32 Receptors considered with **Medium Visual Sensitivity** are pavement users, represented by **Viewpoints 03 and 04**, taken from the pavement along Rock Road, to the north of the Site.

4.33 Pedestrian users of the private road of Bracken Lane, linking Rock Road and Public Rights of Way no. 2625 are also considered with Medium Sensitivity within this report, represented by **Viewpoint no. 05**.

Zone of Visual Influence

4.34 The Zone of Visual Influence (ZVI) for the Site, (see **Figure 4.4 and 4.5**) was derived from the Zone of Theoretical Visibility (see **Figure 4.2 and 4.3**) determined as part of the field assessment and desktop analysis of Ordnance Survey mapping, through reference to the Viewpoint photographs.

4.35 The ZVI is indicative of the area from which changes on the Site are likely to be visible from the public realm, taking into account landform, built form, vegetation and distance. The ZVI is defined as two separate zones, to those attained of the internal areas, existing built form and ground on Site, and those gained to the boundary vegetation only.

4.36 Visibility towards the Site is confined to highly localised views across the Study Area. Clear views to the Site area are afforded to road and pavement users along Rock Road, but for a short, localised section of the road only. The Public Footpath crossing the Site is generally screened by walls, with direct views available into the Site from only a very limited part of the path.

4.37 Views of the Site are limited towards the top of boundary vegetation and woodland parcels. Most views towards the interior Site area are heavily filtered by the woodlands on and off Site, woodland parcels off site, surrounding built structures and landform.

4.38 From long distance, areas of the southern scarp of the South Downs offer wide views over Storrington and its surroundings. The top of boundary vegetation of the Site is visible from areas, however the Site and its woodlands are hardly perceptible from these locations due to distance and the small scale within the landscape.



Legend

- Development Site Boundary
- Priority Habitat Woodland (Deciduous)
- Local Wildlife Site (Heath Common, Sullington)
- Tree Preservation Order (Trees and Woodland Areas)
- Public Rights of Way
- Built-up Area Boundaries (Thakeham Parish Neighbourhood Plan to 2031)
- Long distance views from elevated ground (South Downs)
- Landform shown with contours

Figure 5.1. Site Constraints.



Legend

- Development Site Boundary
- Enhanced Ecological Connections
- Enhanced Boundary Vegetation
- Public Rights of Way
- Enhanced Public Views
- Existing Woodlands to be Retained and Enhanced where possible
- Landform shown with contours

Figure 5.2. Site Opportunities.

5.0 LANDSCAPE CONSTRAINTS AND OPPORTUNITIES

5.1 Landscape constraints and opportunities are identified to communicate the relevant aspects derived from the study through reference to **Figure 5.1 and 5.2**.

Landscape Constraints

5.2 The key landscape constraints identified for the Site, where potential for loss or damage of features would be considered detrimental, are considered to be:

- *The consideration of special qualities of the South Downs National Park, with special regards to the 'Diverse, Inspirational Landscape and Breathtaking Views' as perceived from the scarp over Storrington and the wider surrounding landscape;*
- *The protection of woodlands as on site habitats with local ecological and biodiversity value, including parcels of deciduous woodland, some of which is recognised as Priority Habitat Woodland, and coniferous plantation;*
- *The woodland parcels, tree lines and scrub vegetation and their importance within the wider Green Infrastructure and ecological connectivity, specifically in relation to local ecological sites such as Heath Common LWS and Sullington Warren SSSI;*
- *The protection of tree'd boundaries forming strong visual enclosure and vegetated Site boundaries, maintaining and enhancing the historical field and settlement pattern, enhancing the rural character and undeveloped nature of the countryside;*

- *The landform on Site, which generally rises towards the south and links the Site to its wider surroundings, with modified ground levels to the southern Site parcel, as a result of the Site's historical land use as a sand quarry;*
- *The protection of the Public Rights of Way and their setting in the Site proximity and crossing the Site;*
- *The enclosed, wooded character of the Site perimeters, lost to the central Site areas, resulting in an open character from the industrial use of the Site, together complementing the locally distinctive character and heritage of the district;*
- *The tranquil areas of Sandgate Park, Sullington Warren, the open countryside and the quiet residential areas surrounding the Site, in contrast with the industrial activities and the movement and noise of heavy machinery;*
- *Potential cumulative effects on the local landscape character and rural setting with potential residential developments nearby, for example to the north of the Site, opposite Rock Road.*

5.3

Landscape Opportunities

Through reference to **Figure 5.2**, landscape opportunities are defined both to respond to the constraints identified for the Site through either recommending approaches which avoid, reduce or compensate for potential effects from the Scheme. Site specific enhancement measures are also defined below, which will assist in achieving high quality design.

Mitigation Measures:

- *Provision for well considered architectural design to limit the development's potential impact on the South Downs National Park's special qualities, limiting building heights especially towards the elevated parts of the site, specifying carefully chosen roof colours; and proposed tree planting suitable for the street scenes to soften the built form as viewed from the elevated scarp of the Downs;*
- *Provision of architectural design sympathetic with the built surroundings, integrating the development into the surroundings in accordance with Thakeham Parish Neighbourhood Plan;*
- *The protection of existing woodlands, tree lines and scrub vegetation to maintain and enhance on site biodiversity, to maintain the existing rural character of the locality, especially outside the built-up area boundaries;*
- *Extensive tree planting within the street scenes and open spaces to mitigate for any loss of woodland;*
- *Carefully designed structures and infrastructure to adapt to the existing rising ground of the site, well considered materials for retaining structures and well thought out orientation of houses and streets to suitably direct or screen views in, out and across the Site;*

- *Retaining the existing Public Rights of Way crossing the Site, which provides an important linkage between the residential area of Hillside Walk and Bracken Lane and the Public Open Spaces to the south of the Site;*
- *Limiting the cumulative effects of the allocated Site to the north through retaining a vegetated buffer along the northern Site boundary to limit intervisibility and enhance separation between the built-up areas and maintain the historic landscape patterns and fieldscape boundaries;*
- *Enhancing the site character through the redevelopment of the brownfield site, providing infill development between Storrington and Heath Common, containing most of the development proposals within built-up area boundaries.*

Enhancement Measures:

- *Use of local building materials which represents the local vernacular architecture as well as local geology and site history;*
- *Enhance the setting of Public Rights of Way across and immediately outside the Site through careful design, softened edges and more open views into the Site replacing the strong boundaries and sunken nature;*
- *Provision of enhanced transition between the enclosed boundary vegetation and the open centre of the Site, through well considered soft landscape design, resulting in a well structured planting within streetscapes and Open Spaces and enhanced transition from woodland to built environment, imitating woodland edge;*
- *Enhance the rural landscape character of the locality through the relocation of the industrial use and replacing with well designed residential development, more sympathetic to its immediate surroundings, residential and woodland setting, resulting in enhanced tranquillity across the Site;*
- *Enhance sense of place and provide reference to the Site's heritage within the site layout and external design, including the former sand quarry and the small railway line originating from between World War I and II;*
- *Develop detailed design and specifications in accordance with Thakeham Parish Design Statement. 'The remaining Parish and Village Design Statements were adopted under the previous Planning Act by the Council as Supplementary Planning Guidance (SPG)'*

6.0 LANDSCAPE AND VISUAL APPRAISAL

General

6.1 This section appraises the landscape and visual impacts which would result from the Scheme described in **Section 1.0**.

6.2 The appraisal considers the likely effects through a consideration of receptor susceptibility and magnitude of impact, in mind of the methodology provided in **Appendix B**. Should any significant effects be identified these are provided with a weighting through reference to the methodology.

6.3 Further opportunities are otherwise identified through reference to **Section 5.0**, as recommendations which are likely to further limit or avoid any impact identified, or which might result in enhancement. Where identified, the subsequent anticipated residual effects are identified within this section where significant.

6.4 The appraisal is undertaken descriptively to maintain the narrative and present the logic as clearly as possible.

Natural Change

6.5 Natural change within the Site is anticipated if the current industrial site owner (*Thakeham Tiles Ltd*) relocates. It could be expected that the storage and aggregate processing area would potentially erode, and with time, it would give space for re-colonisation. Parts of the deciduous woodland blocks on Site would mature further, and their species mixture would change from pioneer species - self-seeded after the 1987 storm which felled many trees of the north-western parcel - to succession species.

6.6 With time, climate change and more frequent adverse weather would potentially alter the structure and species present within the whole of the Site's boundary vegetation and woodland parcels. For example, the species variety would change due to oak trees' increased susceptibility to pests, drought and wind damage. Pine trees and rhododendron show succession within the woodland currently, further spreading of these species could be expected without intervention. More invasive species spread over the areas. Hotter, drier summers would increase the possibility of wildfires.

6.7 The extensive hardstanding areas on Site would give space to ruderal vegetation, further developing into perennial communities and, with time, into more varied habitats.

Landscape Character

6.8 Through reference to **Table 6.1**, the landscape character appraisal has been undertaken, with the results described below:

6.9 The effect upon the special qualities of the South Downs National Park, having High Sensitivity towards the proposed development and Very Low Magnitude of change due to the scale of the development and the distance from the park, is anticipated to be **Negligible**.

6.10 The existing on-site woodland blocks and their contribution to the wider Green Infrastructure and ecological connectivity within the surrounding landscape is considered with Medium sensitivity. Proposed vegetation removals are considered with Low magnitude of change within the wider woodland network, with an overall **Minor adverse effect**, with a potential to improve to **Minor beneficial** with suitable Green Infrastructure enhancements.

6.11 The vegetated Site boundaries and their contribution to the historic field and settlement pattern, the rural character and undeveloped nature of the countryside are considered with Medium sensitivity. Proposed boundary vegetation removals are considered with Low magnitude, with an overall **Minor adverse effect** anticipated on the short term, with a potential to improve to **Minor beneficial** with the growing and maturing of proposed mitigation and boundary enhancement planting.

6.12 Changes in ground levels and landforms on Site are considered with Low sensitivity, Low magnitude of change and an overall **Negligible effect**.

6.13 The Public Rights of Way and their setting across and near the Site are considered with Medium sensitivity towards the development, and anticipated with Low magnitude of change. Overall, the construction of the development is considered to have a **Moderate beneficial effect** on the footpaths' setting due to the softened edges and more open views into the Site replacing the strong boundaries and sunken nature.

6.14 The contrasting character of the open internal Site areas and the enclosed woodland parcels resulting in the current and historical use of the site, complementing the local distinctive character and heritage of the district. These landscape elements are considered with Low sensitivity and expected to have Medium magnitude of change, overall resulting in **Minor beneficial effect**. With time, through suitable landscape design resulting in an enhanced transition from woodland to built environment, maturing planting would result in **Moderate beneficial effects**.

6.15 The reduced tranquillity on Site is considered with Low sensitivity, and with moving the industrial activity away from the Site, the development would result in High magnitude of change in tranquillity of the surrounding areas, resulting in **Moderate beneficial effects** overall.

Cumulative effects

6.16 Residential land allocations in the Site proximity are also considered within this report. The council's evidence base supports the allocation of the countryside gap to the north of the Site for housing.

6.17 The majority of the Site is within built-up area boundary, with only a small proportion of houses encroaching into the countryside. In comparison, the potentially allocated land to the north is fully outside the defined settlement boundaries.

6.18 The above allocation would be dominant urbanising element and the proposals would be considered largely subservient with **Minimal consequential adverse cumulative effects** arising from the development at the Thakeham Tiles Site.

Visual Amenity

6.19 Through reference to **Table 6.2**, the visual amenity appraisal has been undertaken, with the results described below:

6.20 Visual amenity for Public Rights of Way users across the Site, represented by **Viewpoint No. 01**, would experience major change within the experienced view. It is expected that the western section of Footpath no. 2625 within the Site running between high walls, would be more open, specifically towards the northern site area. There are opportunities to visually soften the southern retaining wall as well, further enhancing the visitor experience and visual amenity. The short section, where the footpath crosses the site access road at the same level, affords views towards the north and south of the Site. It is anticipated that this view would be enhanced resulting from the development, resulting from the change of land use from industrial to residential. It is considered that the proposed development would have an overall **Moderate beneficial effect** on the Public Right of Way visitors at this localised location, across the Site.

6.21 Visual amenity for Public Rights of Way users in the Site proximity, represented by **Viewpoint No. 02**, would experience Low magnitude of change within their view, due to the enclosed nature of the Site and the limited intervisibility with the proposed development. It is anticipated that **Minor adverse effect** would be resulted in the experienced view due to some vegetation removal on Site, improving to **Minor beneficial effect** once the proposed planting matures into sufficient boundary vegetation.

6.22 Visual amenity for visitors of the South Downs National Park, including South Downs Way and Representative Viewpoints, represented by **Viewpoints No. 06 and 07**, are expected to experience very low magnitude of change within their view due to the scale of the development and the distance from the viewpoints, resulting in overall **Negligible effect** in their view.

6.23 Visual amenity for pavement users of Rock Road, represented by **Viewpoints No. 03 and 04**, are anticipated to experience Medium magnitude of change, resulting from some woodland removal from the north-western parcel, some further invasive species removal from the retained woodland section and the replacement of storage depot area with residential properties to the central section of the northern Site boundary. The changes along Rock Road is expected to have an overall **Minor adverse effect** on the perceived experience, improving to **Minor beneficial** with the maturing of existing and proposed vegetation to soften the site entrance and the rear garden boundaries along Rock Road.

6.24 Visual amenity for pedestrians using Bracken Lane, represented by **Viewpoint No. 05**, is anticipated to change with Low magnitude, due to the localised nature of Bracken Lane's intervisibility with the Site. Highly glimpsed views experienced across residential gardens and through the Site's boundary vegetation, and it is expected that the development would have a **Negligible effect** on this experience, improving to **Minor beneficial** with the maturing of proposed vegetation.

Conclusion

Landscape Character

6.25 The landscape character appraisal considers that taking sensitivity, magnitude and potential effect on Landscape Character components into account, the scheme would have an overall **Negligible effect** on the surrounding landscape, improving to **Minor beneficial** in the long term.

6.26 The above conclusion considers the scheme's Moderate and Minor adverse effect on the Site's natural elements, the Negligible effect on the South Downs National park special qualities, the landform and the development's cumulative effect to the potential housing allocation adjacent the Site. It also takes account the expected Minor beneficial effects to the Public Rights of Way settings, the local character and tranquillity.

6.27 In the long term, the maturing vegetation and woodland enhancement works would further improve the local, wooded landscape character, Rights of Way network setting, the on site biodiversity and wider ecological connectivity.

Visual Amenity

6.28 The visual amenity assessment concludes that for a very localised area within the surrounding Public Rights of Way network, there would be Moderate effects within the experienced view, with Minor effects further from the Site, and Negligible from long distance.

6.29 Due to the beneficial effects of the residential development in lieu the perception of the industrial site, it is considered that even with some vegetation removal, the development would have an overall **Negligible effect** on the experienced views.

6.30 This is anticipated to improve to a **Minor beneficial effect** with time, as the proposed vegetation on site matures, softening and integrating the built form into the surrounding landscape.

TABLE 6.1 - ASSESSMENT SUMMARY TABLE - LANDSCAPE CHARACTER COMPONENTS

RECEPTOR	ASSESSMENT				
		SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS (POST CONSTRUCTION)	POTENTIAL EFFECTS (LONG TERM)
LANDSCAPE CHARACTER					
The special qualities of the South Downs National Park, with special regards to 'Diverse, Inspirational Landscape and Breathtaking Views';	HIGH	VERY LOW	NEGLIGIBLE	NEGLIGIBLE	
The woodland parcels, tree lines and scrub vegetation and their importance within the wider Green Infrastructure and ecological connectivity;	MEDIUM	LOW	MINOR ADVERSE	MINOR BENEFICIAL	
The tree'd boundaries forming strong visual enclosure and vegetated Site boundaries, maintaining and enhancing the historical field and settlement pattern, enhancing the rural character and undeveloped nature of the countryside;	MEDIUM	LOW	MINOR ADVERSE	MINOR BENEFICIAL	
The landform on Site, with modified ground levels to the southern Site parcel, as a result of the Site's historical land use as a sand quarry;	LOW	LOW	NEGLIGIBLE	NEGLIGIBLE	
The Public Rights of Way and their setting in the Site proximity and crossing the Site;	MEDIUM	LOW	MODERATE BENEFICIAL	MINOR BENEFICIAL	
The open character of the Site's internal area, in high contrast with the wooded, enclosed Site perimeters, together complementing the locally distinctive character and heritage of the district;	LOW	MEDIUM	MINOR BENEFICIAL	MODERATE BENEFICIAL	
The reduced tranquillity of the Site in contrast with the tranquil areas of Sandgate Park, Sullington Warren, the open countryside and the quiet residential areas surrounding the Site;	LOW	MEDIUM	MODERATE BENEFICIAL	MODERATE BENEFICIAL	

TABLE 6.2 - ASSESSMENT SUMMARY TABLE - VISUAL AMENITY					
RECEPTOR	ASSESSMENT				
	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS (POST CONSTRUCTION)	POTENTIAL EFFECTS (LONG TERM)	
VISUAL AMENITY					
Visual amenity for Public Rights of Way users crossing the Site are represented by Viewpoint No. 01 ;	HIGH	HIGH	MODERATE BENEFICIAL	MODERATE BENEFICIAL	
Visual amenity for Public Rights of Way users in the Site proximity are represented by Viewpoint No. 02 ;	HIGH	LOW	MINOR ADVERSE	MINOR BENEFICIAL	
Visual amenity for visitors of the South Downs National Park, including South Downs Way and Representative Viewpoints, are represented by Viewpoints No. 06 and 07 ;	HIGH	VERY LOW	NEGLIGIBLE	NEGLIGIBLE	
Visual amenity for pavement users of Rock Road to the east are represented by Viewpoint No. 03 and 04 ;	MEDIUM	MEDIUM	MINOR ADVERSE	MINOR BENEFICIAL	
Visual amenity for pedestrians using Bracken Lane are represented by Viewpoint No. 05 .	MEDIUM	LOW	NEGLIGIBLE	MINOR BENEFICIAL	

APPENDIX A - VIEWPOINT PHOTOGRAPHS



Viewpoint No. 01

Location: Public Footpath THA 2625/2.

Direction of View: west.

Date: 25th March 2025

Weather: Overcast

Visibility: Fair

Approximate Ground Level: 57 metres aOD

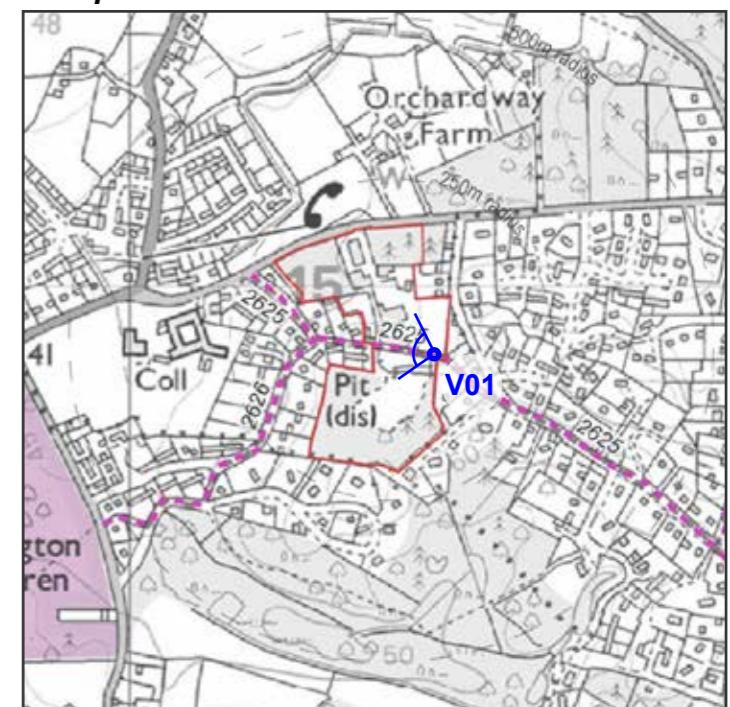
Ordnance Survey Grid Coordinates: TQ 10473 14896

Distance from Site: 0 m

Description - Illustrative view taken from the footpath crossing the Site, where the path rises to a height to overlook the tall fence and wall. The centre of the view shows the enclosed public footpath, approaching from the west, screened by tall retaining wall from the south, and industrial buildings from the north. To the right of the view, the northern section of the Site is visible, with utilitarian industrial buildings and a depot area with tall piles of material. A coniferous tree line forms the western site boundary, providing an evergreen backdrop to this part of the view.

To the left, a section of the southern Site area is visible. It is retained by concrete retaining wall, and is elevated compared to the northern Site section and the footpath. To the west, glimpsed views are afforded through the deciduous tree line towards the adjacent residential properties of Hillside Walk. The more dense boundary vegetation, the rising topography and the large scale industrial buildings screen views towards the wider landscape towards the south-west.

Viewpoint Location:





Viewpoint No. 02

Location: Hillside Walk, Public Footpath THA 2625/2.

Direction of View: east.

Date: 25th March 2025

Weather: Overcast

Visibility: Fair

Approximate Ground Level: 51 metres aOD

Ordnance Survey Grid Coordinates: TQ 10314 14920

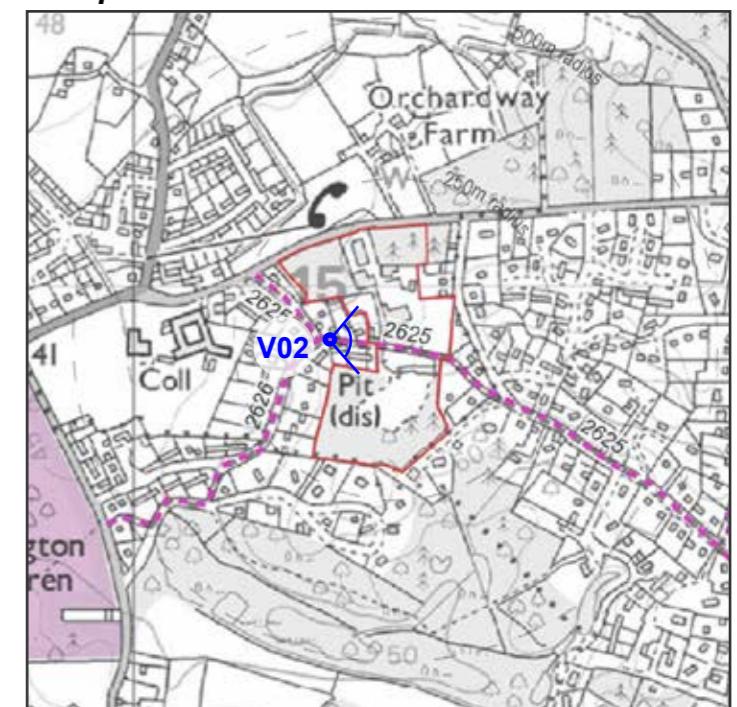
Distance from Site: 60 m

Description - Illustrative view taken from the Public Footpath approaching the Site from Hillside Walk. The private residential properties and their front gardens line the narrow road from both sides, limiting views towards and north and south. Post and rail fences with wire mesh and mature hedgerows provide enclosure to these front gardens, mainly used for parking.

The road terminates at the last visible property, whilst the footpath continues on but disappears from view as it crosses the boundary tree line of the Site. From this location, glimpsed views are afforded towards the southern section of the site, with structures and stored material visible through the deciduous tree line.

Evergreen trees and rising topography screen views towards the wider landscape towards the south and south-east.

Viewpoint Location:





Viewpoint No. 03

Location: Pavement along Rock Road.

Direction of View: east.

Date: 25th March 2025

Weather: Overcast

Visibility: Fair

Approximate Ground Level: 63 metres aOD

Ordnance Survey Grid Coordinates: TQ 10255 15064

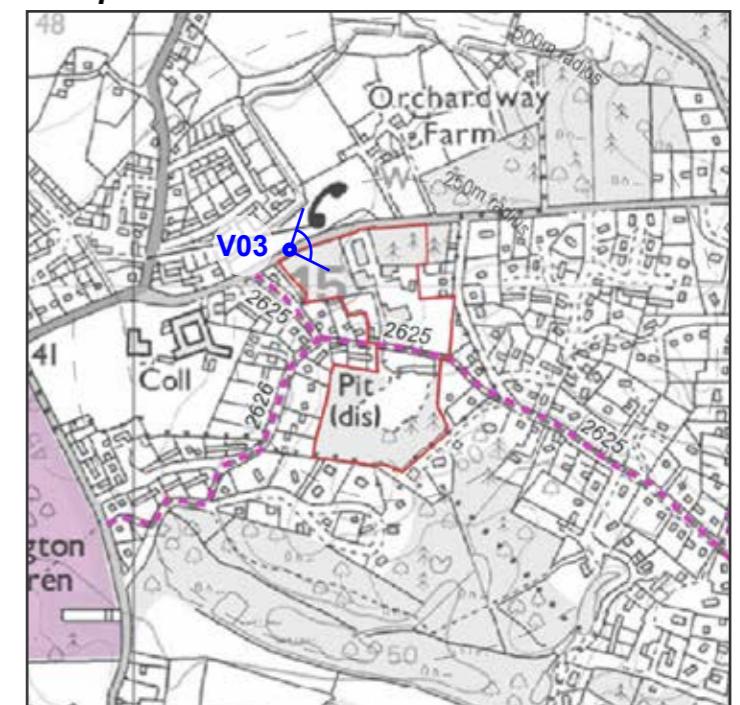
Distance from Site: 51 m

Description - Illustrative view taken from the pavement along Rock Road, adjacent the Site's northern boundary, looking towards the existing Site entrance. The densely vegetated north-western corner of the Site is apparent to the right hand side, with the more open central section of the northern Site area beyond. There is a gap in the vegetation where the extensive hardstanding of the depot is located. This area is secured by concrete block wall.

The internal Site area is well screened from this location, only highly filtered views afforded towards the roof of the Site office building.

This location shows the enclosed nature of the Site's surrounding, including the tree and shrub line to the north of Rock Road, and the woodland blocks to the west and east of the Site's depot area.

Viewpoint Location:





Viewpoint No. 04

Location: Pavement along Rock Road.

Direction of View: west.

Date: 25th March 2025

Weather: Overcast

Visibility: Fair

Approximate Ground Level: 57 metres aOD

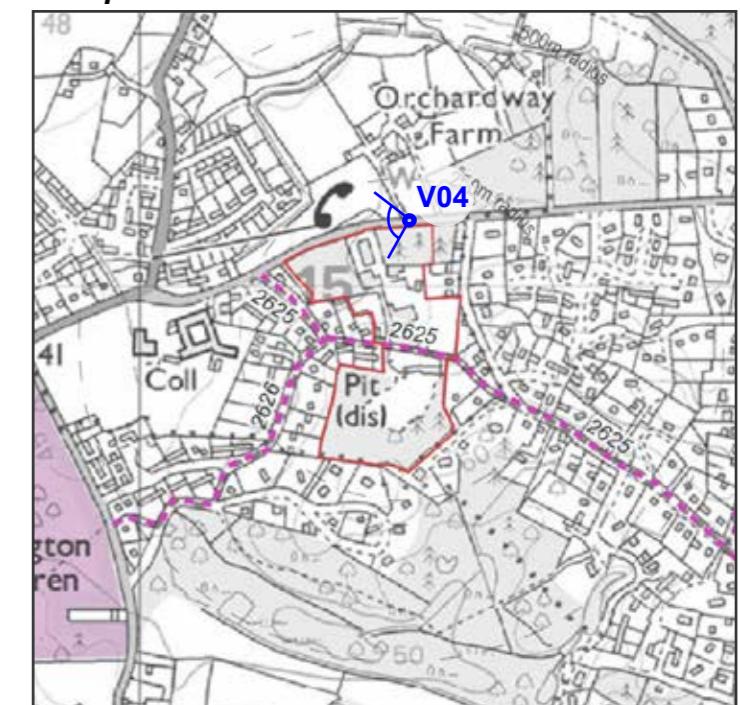
Ordnance Survey Grid Coordinates: TQ 10405 15103

Distance from Site: 1 m

Description - Representative view taken from the pavement along Rock Road, adjacent the Site's northern boundary. The internal Site areas, including the Site entrance is screened from this location by intervening woodland block at the north-eastern corner of the Site.

Dense tree and shrub line to the opposite, northern side of Rock Road screens most views towards the wider countryside, affording only glimpsed views towards open arable fields.

Viewpoint Location:





Viewpoint No. 05

Location: Bracken Lane.

Direction of View: west.

Date: 25th March 2025

Weather: Overcast

Visibility: Fair

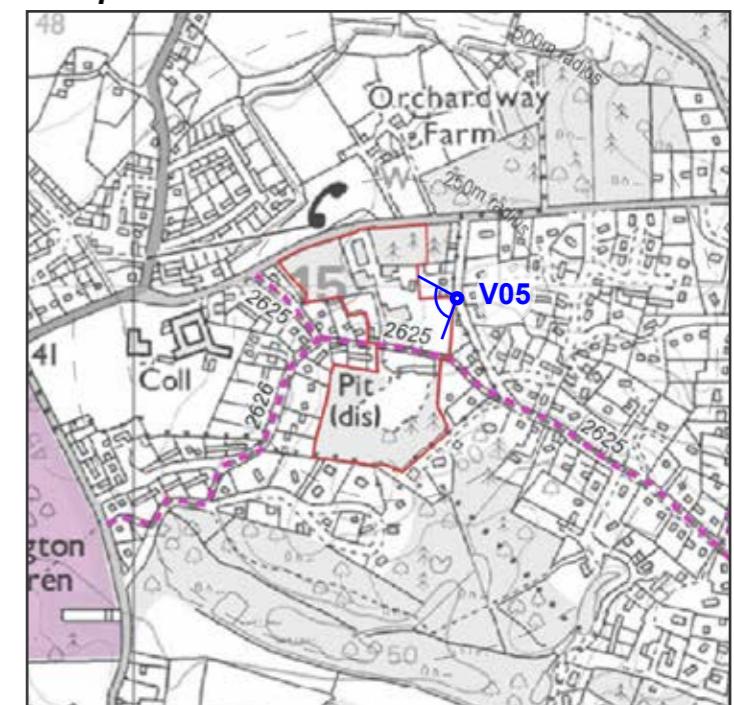
Approximate Ground Level: 66 metres aOD

Ordnance Survey Grid Coordinates: TQ 10505 14981

Distance from Site: 20 m

Description - Illustrative view taken from the private residential road of Bracken Lane. Through the gap in the otherwise well wooded Site boundary, glimpsed views are afforded to the internal Site area. Limited visibility is afforded towards the extensive hardstanding of the southern Site area beyond the closeboard fence of a neighbouring property. Bracken Lane is well enclosed by the vegetated gardens and scattered residential buildings, as illustrated in this view. The well wooded boundaries of the Site screen views towards the wider landscape beyond the Site.

Viewpoint Location:





Viewpoint No. 06

Location: South Downs National Park, Sullington Hill,
Bridleway SAS 2282/1, near SDNP Representative Viewpoint Sullington Hill (34)

Direction of View: north.

Date: 25th March 2025

Weather: Overcast

Visibility: Fair

Approximate Ground Level: 152 metres aOD

Ordnance Survey Grid Coordinates: TQ 09601 12416

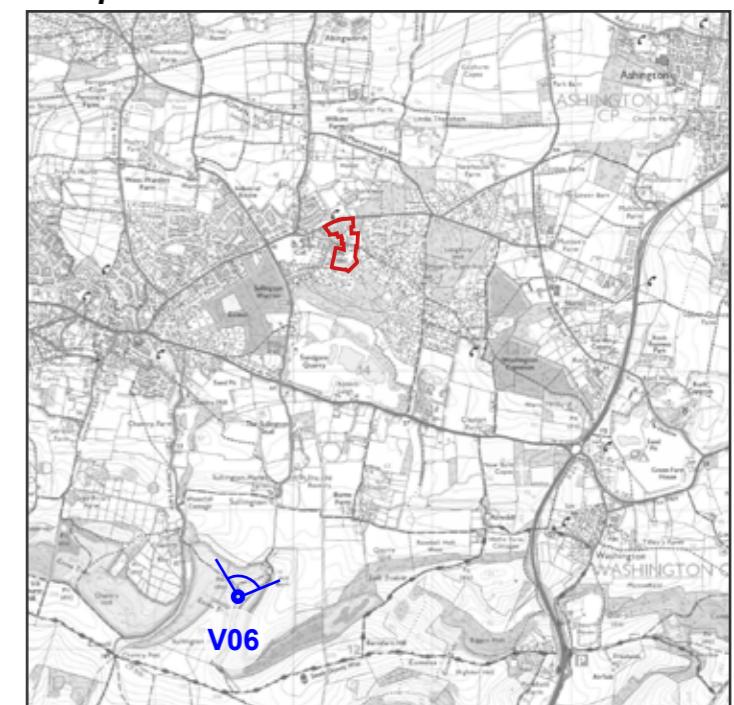
Distance from Site: 2.5 km

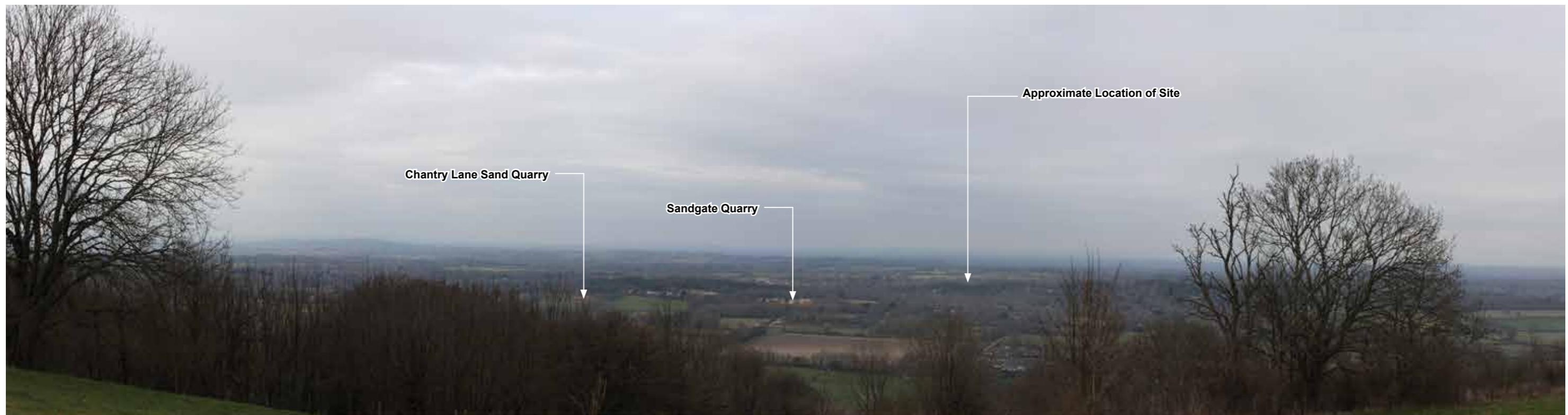
Description - Representative view taken from Sullington Hill, from the northern escarpments of the Downs.

Extensive views are afforded over the low lying landscape to the north of the Downs. The topography to the north of the steep escarpment is gently undulating, allowing views towards the hills in the far distance. The more immediate landscape is mostly used as arable fields, bordered by scattered trees and hedgerows. Blocks of woodlands cover the hilltops, between the built-up areas of nearby settlements. Areas of quarrying activities are evident from this location.

The Site lies beyond a woodland covered hill, with the woodland belts along the Site boundary potentially visibly from this location.

Viewpoint Location:





Viewpoint No. 07

Location: South Downs National Park, Barnsfarm Hill,
Bridleway SAS 2666/4

Direction of View: north.

Date: 25th March 2025

Weather: Overcast

Visibility: Fair

Approximate Ground Level: 200 metres aOD

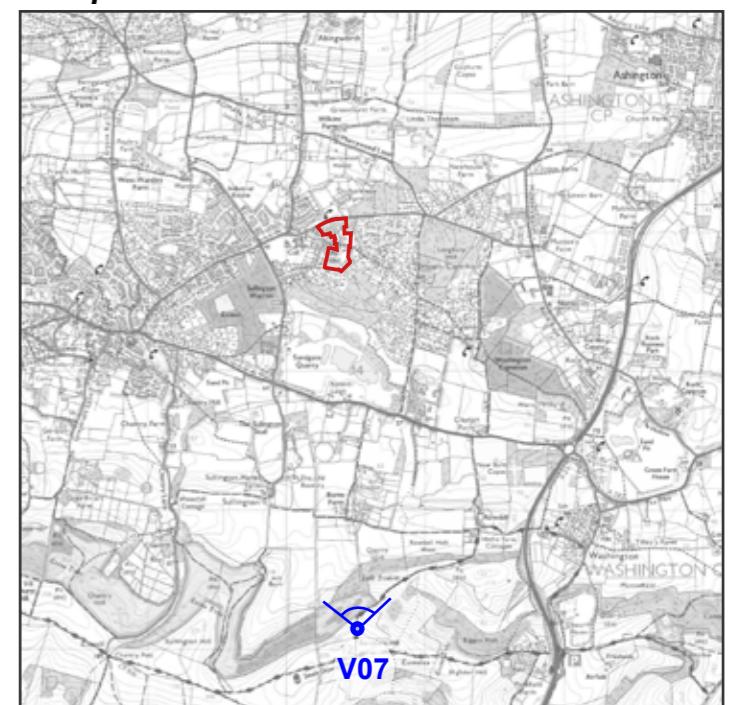
Ordnance Survey Grid Coordinates: TQ 10501 12090

Distance from Site: 2.7 km

Description - Representative view taken from Barnsfarm Hill, from the northern side of the South Downs.

Extensive views are afforded over the low lying landscape to the north of the Downs. The topography to the north of the steep escarpment is gently undulating, allowing views towards the hills in the far distance. The more immediate landscape is mostly used as arable fields, bordered by scattered trees and hedgerows. The Site lies beyond a woodland covered hill, with the woodland belts along the Site boundary potentially visibly from this location.

Viewpoint Location:



APPENDIX B - LANDSCAPE AND VISUAL APPRAISAL - METHODOLOGY

METHODOLOGY

General

This assessment has been prepared with reference to the following guidance:

- *An approach to landscape sensitivity assessment – to inform spatial planning and land management. (Natural England, June 2019);*
- *Landscape Character Assessment - Guidance for England and Scotland (Scottish Natural Heritage and The Countryside Agency, 2002); An Approach to Landscape Character Assessment, (Natural England, 2014);*
- *Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013 (GLVIA3);*
- *Visual representation of development proposals, Technical Guidance Note 06/19, published by the Landscape Institute, 17 September 2019.*

In accordance with the principles of best practice identified within GLVIA3, the following distinct but inter-related assessments are undertaken:

- *Assessment of landscape character effects – assessing effects of the proposal on landscape as a resource through: 'changes to physical areas/features of the landscape and/or the aesthetic, perceptual and experiential characteristics that make different landscapes distinctive...';*
- *Assessment of visual amenity effects – assessing effects of the proposal on views available to people and their general visual amenity through: 'changes in the context and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements'.*

The Study Area

The extent of the Wider Study Area is defined by the Scheme's Zone of Theoretical Visibility (ZTV). The ZTV defines the potential visibility of the Scheme based on landform, determined during the desktop survey and analysis from reference to Ordnance Survey mapping and Google Earth Viewshed output. The ZTV is primarily used to identify viewpoints or areas to be visited during the field survey.

Through reference to the field survey and review of resulting photographs a Zone of Visual Influence (ZVI) is identified, which identifies the extent of land that is visually connected with the Site, viewed from the public realm, taking into account landform, vegetation, built structure and distance.

The Study Area is subsequently defined to enable a proportionate evaluation of likely effects on landscape and views.

Field Survey

The field survey work was carried out in overcast but clear weather conditions on the 25th March 2025, when vegetation was mainly out of leaf.

Landscape Character

Existing landscape character assessments are reviewed to inform the baseline in advance of the field survey work. This informs the description of landscape character across the study area, which through reference to landscape planning designations provides the baseline of qualitative and quantitative information against which the potential landscape effects of the Scheme can be predicted.

Within this Study the term 'landscape' is synonymous with its definition within the European Landscape Convention as: *'An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'*. The Convention is very wide in scope and covers: *'natural, rural, urban and peri-urban areas, which include land, inland water and marine areas.'*

Visual Amenity

Viewpoints are selected to represent a range of potential visual effects which may occur from the proposed development and demonstrate long, medium and short distance views. Short distance views are categorised based on the viewpoint being within 500m of the Site, mid-distance, (500m-1km) or long-distance views, (beyond 1km).

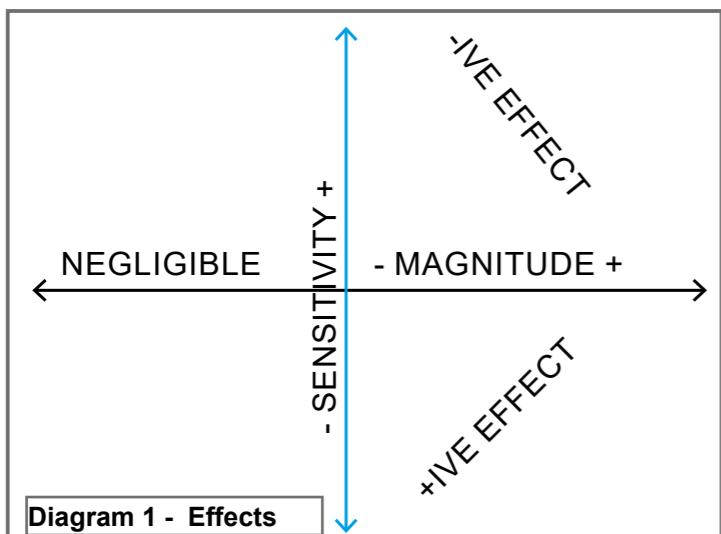
Viewpoints are identified as either representative, illustrative or specific. Representative viewpoints are selected to best represent the nature of a view and where the effects are unlikely to differ across an area. Illustrative viewpoints are otherwise used to demonstrate an effect restricted to that particular location. Where a viewpoint is particularly noteworthy and sometimes promoted, associated with a designated landscape or feature, then this may be identified as a specific viewpoint.

The photographs have been taken using a Canon EOS 6D Digital SLR Camera with a full frame sensor and a 50mm prime lens.

The viewpoint images, (See **Appendix A**) have been taken at approximately 1.7m above ground for consistency and in order to replicate the view an average sized person would experience in that location. The date, time, weather, lighting conditions and direction of view has been recorded including the approximate ground level and Ordnance Survey grid coordinates.

A series of single shot photographs have been composed to form panoramic photographs using the cylindrical projection function in Adobe Photoshop. The images are marginally cropped to remove white space from the surrounding edges, to enable the composition of the visual components to be clearly presented.

The viewpoint photographs are presented to be viewed upon an A3 size of paper (420 x 297mm), held at arms length. Based upon variables introduced from differing arm length of between 300mm - 500mm, the resulting relative scale of visual components are presented to approximate with the extent of that visible to a viewer within the landscape.



Assessment Criteria

General

The framework shown in **Table 1**, through reference to **Diagram 1** is used as a guide to inform the identification of adverse or beneficial effects anticipated from identified landscape and visual receptor sensitivity resulting from susceptibility to the magnitude of change:

Table 1 – Effect Thresholds Framework

Magnitude	Sensitivity (Nature of receptor)		
	High	Medium	Low
High	Major	Major	Moderate
Medium	Major	Moderate	Minor
Low	Moderate	Minor	Negligible

Note: **Table 1** is only a framework to aid consistency of reporting and provide an initial indication of the likely effect from a consideration of the nature of the receptor and the magnitude of change, undertaken as part of the assessment of effects. The respective effects represent levels on a continuum or continuous graduation, requiring application of professional opinion to lead on the assessment of effect. Major effects are likely to result in a significant effect.

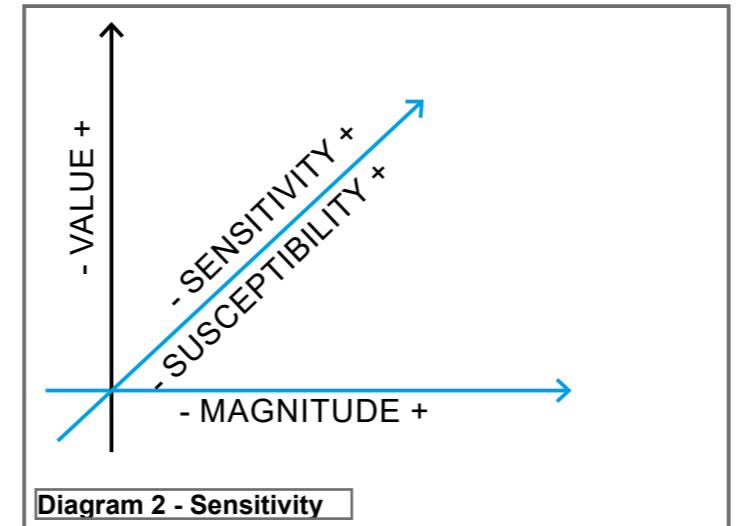
The following **Tables 2** and **3** are used to respectively inform consideration of value, and susceptibility, the combination of which results in an identification of Sensitivity to the Scheme, (see **Diagram 2**):

Table 2 – Value Criteria

Value	Criteria
High	Area and/or features/or views with distinctive characteristics, in good condition with no potential for substitution. Strong sense of cohesion with no or few detracting features. These are likely to be, but not necessarily, within a National Park or Area of Outstanding Natural Beauty.
Medium	Area and/or features/or views with distinctive characteristics or association, in good condition, with limited potential for substitution. Sense of cohesion with few detracting features. These may be locally designated or recognised within district level landscape characterisation.
Low	Area and/or features/or views with typical characteristics, in generally moderate condition, with potential for substitution.
Very Low	Area and/or features/or views in fair to poor condition which have undergone change to the extent that they no longer have a distinctive local character or have become degraded.

Table 3 – Susceptibility Criteria

Susceptibility	Criteria
High	Area and/or features/or views considered resilient to relatively small changes.
Medium	Area and/or features/or views considered reasonably tolerant of change.
Low	Area and/or features/or views considered potentially tolerant of substantial change.



Landscape Impact Assessment

Nature of Landscape Receptors (Sensitivity)

Within The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Sensitivity is defined as: '*A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor*', (p158). It is recommended within GLVIA3, that the '*nature of receptor*' should be used as shorthand in place of the term '*sensitivity*', (p37).

Landscape components against which the susceptibility of the landscape to the proposed development might be appraised are identified by Lizard through reference to planning policy, designations, and landscape characterisation, including aspects such as scenic quality and tranquillity amongst other considerations, as relevant.

Reference is made to Box 5.1, (p84, GLVIA3) which provides a range of factors that can assist in the identification of valued landscapes as follows:

- **Landscape quality (condition):** *A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;*
- **Scenic quality:** *The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses);*
- **Rarity:** *The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type;*
- **Representativeness:** *Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples;*
- **Conservation interests:** *The presence of features of wildlife; earth science; archaeological; historical or cultural interest can add to the value of the landscape as well as having value in their own right;*

- **Recreation value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important;
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities, notably wildness and / or tranquillity;
- **Associations:** Some landscapes are associated with particular people, such as artists or writers.'

Regarding susceptibility of landscape receptors, GLVIA3 identifies that: 'Since landscape effects in LVIA are particular to both the specific landscape in question and the specific nature of the proposed development, the assessment of susceptibility must be tailored to the project. It should not be recorded as part of the landscape baseline but should be considered as part of the assessment of effects.' (p89). Susceptibility is defined as: 'The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences', (GLVIA, p158).

This definition is understood by Lizard to comprise a consideration of the resilience, (*or capacity*) of the landscape component / area to the proposed change, taking into account the reversibility of the change, or whether the receptor could be easily recreated or substituted elsewhere. It would follow that the Sensitivity of the landscape receptor is Low, (*low susceptibility / high resilience*) if undue negative consequences were not likely. The opposite being that Sensitivity would be High if negative consequences were likely (*high susceptibility / low resilience to the Scenario / Scheme*).

The allocation of sensitivity is subsequently defined through reference to **Table 4** in a progressive way through a process of firming up the value of the identified landscape receptor identified, through a consideration of their susceptibility to the specific proposal taking into account primary mitigation and enhancement.

Table 4 - Landscape Sensitivity Criteria	
Sensitivity	Criteria
High	Landscape area or feature of high - medium value, with limited potential to accommodate the proposal without Major-Moderate adverse effects. The Scheme would be out of scale / cause a noticeable deterioration to a landscape area / associated feature of recognised quality / scenic qualities.
Medium	Landscape area or feature with some potential to accommodate the proposal with limited Moderate or Minor adverse effects resulting. The Scheme would not quite fit / cause a perceptible deterioration to a landscape area / associated feature which contributes to local landscape character.
Low	Landscape area or feature with potential to accommodate the proposal with limited adverse or Negligible effects resulting. The Scheme would complement the scale, landform and pattern of a landscape area or associated feature; maintain existing landscape quality.
Very Low	Landscape area or feature of low value, with potential to accommodate the proposal. The Scheme would complement the scale, landform and pattern of a landscape area or associated feature; maintain or enhance existing landscape quality.

Magnitude of Landscape Impact

Impacts are defined through considering the magnitude of change anticipated, taking into account size and scale, geographic extent, duration and reversibility. The criteria in **Table 5** are used to identify magnitude of landscape change:

Table 5 – Magnitude of Landscape Change Criteria	
Magnitude	Criteria
High	Notable change in key landscape characteristics and features over an extensive area ranging to a very intensive change over a more limited area.
Medium	Partial changes in key landscape characteristics and features over a wide area ranging to notable changes in a more limited area.
Low	Minor or virtually imperceptible change in any area of landscape characteristics and features.

The magnitude of change to landscape character depends upon the nature, scale and duration of change. Duration is judged on a scale as follows: short, (0-5 Years) medium, (5-10 years) and long, (10-25 years).

Landscape Effect

Effects are defined as the consequences of impacts taking into account the nature of the landscape receptor and magnitude of change. The criteria in **Table 6** are used to define the nature of the landscape effect:

Table 6 - Landscape Effect Criteria Definitions	
Effect	Definition
Significant Major adverse	The proposed Scheme would result in effects that are at a complete variance with the landform, scale and pattern of the landscape; would permanently degrade, diminish or destroy the integrity of valued characteristic features, elements and/or their setting; would cause a very high quality landscape to be permanently changed and its quality diminished.
Major adverse	The proposed Scheme would result in effects that are at a considerable variance to the landscape scale, landform and pattern degrading the integrity of the landscape; would be substantially damaging to a high quality landscape.
Moderate adverse	The proposed Scheme would be out of scale with the landscape or at odds with the local pattern and landform; would be damaging to a landscape of recognised quality.
Minor adverse	The proposed Scheme would not quite fit into the landform and scale of the landscape; would affect an area of recognised landscape character.
Negligible / Neutral	The proposed Scheme would complement the scale, landform and pattern of the landscape; maintain existing landscape quality / Effects are described as 'neutral' where beneficial effects are deemed to balance the adverse effects. Where this occurs, the adverse and beneficial effects are clarified so that the judgement is clear.
Minor beneficial	The proposed Scheme has the potential to improve the landscape quality and character; fit in with the scale, landform and pattern of the landscape; enable the restoration of valued characteristic features partially lost through other land uses.
Moderate beneficial	The proposed Scheme would have the potential to fit very well with the landscape character; improve the quality of the landscape through removal of damage caused by existing land uses.

Visual Impact Assessment

The visual effect of any proposal depends on both the nature of the visual receptor and susceptibility to the magnitude of change anticipated.

Nature of Visual Amenity Receptor

The people whose visual amenity is defined are referred to as visual amenity receptors. Visual receptors are commonly grouped based on either the nature of the visibility which they are afforded towards the Site, which may be further subdivided based upon distance and orientation.

To enable a description of the nature of the visual amenity afforded to people, the nature of use and any values associated with the visual amenity are identified. This includes the identification of any landscape features within the view, which may emphasise the value associated with the features contribution to the views compositional balance.

The compositional balance of the view is initially described, taking into account considerations of form, scale, mass, line, height, colour and texture as appropriate, which is often defined by the association between horizontal elements such as the skyline and vertical elements such as tree groups and built form. The contribution or presence of elements associated with the Site are then described, to enable their present contribution to the view to be identified. Landscape quality, (*condition*) may also be identified as part of the description of the view, with susceptibility to change subsequently informed by this.

The following criteria in **Table 7** are used to identify the likely Sensitivity of visual receptors, albeit limited by the generic language within. As with Landscape Sensitivity, the allocation of Sensitivity is defined in a progressive way through a process of firming up the nature of the landscape receptors associated with or relevant to the Site, and balancing a consideration of the susceptibility of these components to the specific proposals through retrospective consideration from a point where the magnitude of impact can be anticipated on the character of the view:

Table 7 – Visual Sensitivity Criteria

Sensitivity	Criteria
High	Receptors experiencing views of high value importance and/or who will notice any change to visual amenity from the Scheme by reason of the nature of use and their expectations associated with that view. Such as those who are engaged in outdoor recreation, including users of public rights of way and visitors to heritage assets.
Medium	Receptors experiencing incidental views not critical to amenity and / or the nature of the view towards the Scheme is not a primary consideration of the users. Such as users of pavements and those engaged in sport or at work.
Low	Receptors where the changed view is unimportant / irrelevant and / or are not sensitive to change. Such as vehicular users on road, rail or other transport routes.

Magnitude of Visual Impact

The magnitude of change to visual amenity depends upon the size and scale, geographic extent, duration and reversibility of the proposed change.

Duration is judged on a scale as follows: short, (0-5 Years) medium, (5-10 years) and long, (10-25 years). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting would reach a satisfactory height and density to filter or reduce intervening views. The criteria in **Table 8** are used to identify magnitude of visual change:

Table 8 – Magnitude of Visual Change Criteria

Magnitude	Criteria
High	Where the proposed Scheme or elements of the Scheme will dominate the view and fundamentally change its composition in terms of form, scale and mass, line, height, colour and texture.
Medium	Where the proposed Scheme or elements of the Scheme will be noticeable in the view, affecting its composition in terms of form, scale and mass, line, height, colour and texture.
Low	Where the proposed Scheme or elements of the Scheme will be perceptible as a minor element within the composition, likely to be missed by the casual observer and/or scarcely appreciated.

Visual Amenity Effect

Whilst landscape value associated with the components of a view is taken into account within the visual amenity assessment, the focus is upon the overall pleasantness of the view in terms of the visual character and compositional balance.

The criteria in **Table 9** are used to define the nature of the visual effect:

Table 9 – Visual Effect Criteria Definitions

Effect	Definition
Significant adverse	Where the Scheme would cause a significant deterioration to the character of an existing promoted view.
Major adverse	Where the Scheme would cause a significant deterioration to the character of the existing view.
Moderate adverse	Where the Scheme would cause a noticeable deterioration to the character of the existing view.
Minor adverse	Where the Scheme would cause a barely perceptible deterioration to the character of the existing view.
Negligible	No discernible deterioration or improvement in the existing view.
Minor beneficial	Where the Scheme would cause a barely perceptible improvement to the character of the existing view.
Moderate beneficial	Where the Scheme would cause a noticeable improvement to the character of the existing view.

Cumulative Effects

Cumulative effects are considered where relevant, further to the assessment of landscape and visual effects.

Where relevant to the decision, approved and allocated development within the Study Area or where identified by the Regulatory Authority would be considered for potential inter-scheme cumulative landscape and visual effects.

Where appropriate the potential for intra-scheme cumulative effects would be considered, relative to the separate assessment by others of for example, ecological or heritage impacts.



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