

LAND AT WOODFORDS, SHIPLEY ROAD SOUTHWATER

LVIA CONFORMITY STATEMENT

Prepared on behalf of
Bellway Homes Limited (South London)

SEPTEMBER 2025



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LVIA CONFORMITY STATEMENT

IN RELATION TO THE RESERVED MATTERS APPLICATION OF THE SCHEME

Project Title and Location: Land at Woodfords, Shipley Road,
Southwater

Planning Reference: DC/21/2180

Original LVIA Date: September 2021

Prepared by: fabrik Chartered Landscape Architects

Date: August 2025

Client: Bellway Homes Limited (South London)

Reference: 3424-APA-ZZ-XX-RE-L-9001

Status: Planning

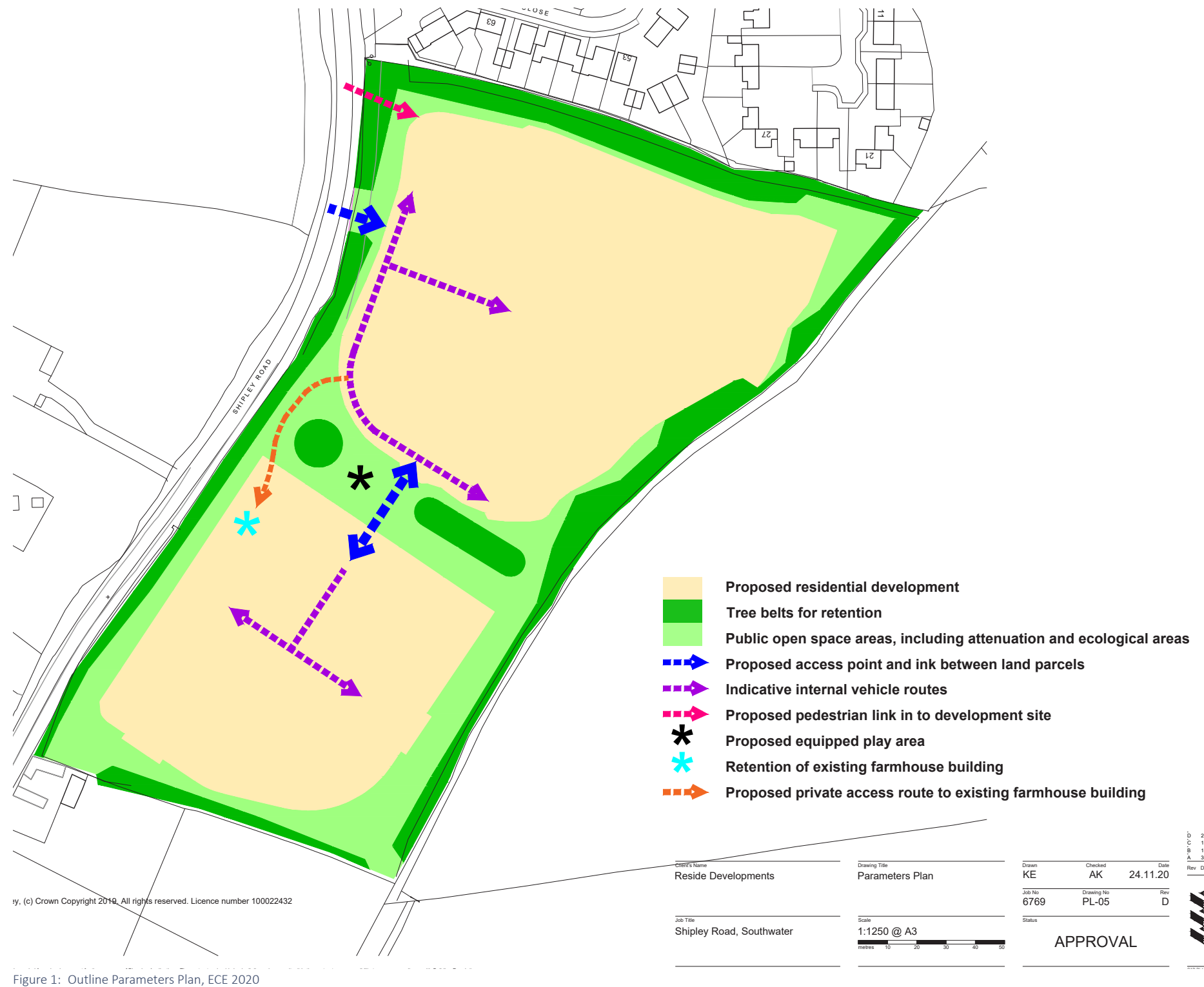
REV	DESCRIPTION	DATE	BY/CHK
P01	Planning	12/09/25	TB/JH
P02	Review and date change	16/09/25	TB/TB

1.0 INTRODUCTION

1.1 This Conformity Statement has been commissioned by Bellway Homes (South London) Limited and prepared by Landscape Architects, Allen Pyke Associates Ltd. It provides an assessment on whether the proposed changes to the scheme that constitute the reserved matters application materially affect the conclusions of the Landscape and Visual Appraisal with Impact Overview (LVAIO) submitted in September 2021. The purpose is to determine whether the original LVAIO remains valid or whether an updated assessment or addendum is required.

2.0 DESCRIPTION OF PROPOSED CHANGES

- 2.1 The adjacent plan (figure 1) illustrates the Outline approved Parameter Plan for the Site. This plan was supported by illustrative proposals presenting a vision for what the scheme could look like subject to a future Reserved Matters planning application.
- 2.2 As set out in the Design and Access Statement for the RMA, the Proposed Development includes 73 units as per the consented outline planning application and therefore, the current RMA proposals are compliant with the consented parameter plans.
- 2.3 The vision for the proposals has undergone a process of design development since the planning consent was granted. Figure 2 shows the illustrative scheme from the approved Outline application and Figure 3 shows the proposed Reserved Matters scheme.
- 2.4 The following design developments to the scheme has been considered:
- Realignment of internal roads which reduces the amount of road and increases green space to the periphery. The proposed Site access remains unchanged;
 - Location of units;
 - Change in unit types, reducing amount of terracing and providing more semi detached homes;
 - Relocation of the apartment block from the north east corner to the south west corner which has increased in height to 3 storeys;
 - Increase in size of SuDS basins.
- 2.5 These changes all adhere to the consented parameter plan.





3.0 UPDATED POLICY CONTEXT

National Planning Policy

3.1 The National Planning Policy Framework (NPPF) was last updated in December 2024. However, there is no material change in landscape and visual terms from the previous version (2021) outlined in the submitted LVAIO.

Horsham District Local Plan

3.2 The Horsham District Local Plan 2023 - 2040 was submitted for examination to the Planning Inspectorate in July 2024. The Planning Inspectorate responded with a recommendation for HDC to withdraw their Local Plan. At the time of writing this report, HDC had submitted new evidence for which the Inspector is taking into consideration as part of a review on the examination (1st September 2025). The current local plan remains the Horsham District Planning Framework November 2015 as outlined in the submitted LVAIO. However, policies within the emerging local plan have been considered. Some policy numbers differ so table 1 compares these for easy reference.

3.3 In broad terms the objectives and policies relating to landscape, visual and design matters are similar to the current local plan. Policies within the Regulation 19 Local Plan that are notably different are outlined below.

3.4 Strategic Policy 17: Green Infrastructure and Biodiversity

'Green Infrastructure

1. Development will be supported where it can demonstrate that it maintains and enhances the existing network of green infrastructure and contributes to the delivery of public open space, the Local Nature Recovery Strategy, Nature Recovery Network, natural capital, ecosystem services and / or biodiversity. Green Infrastructure should be integral to the design and layout of development, and new provision, including green linkages, should be provided taking into account Natural England's green infrastructure guidance and the council's green infrastructure strategy. Provision should seek to optimise public access to open space and nature via foot, bicycle, wheeling, and also horse as appropriate.

Current Local Plan Policy	Regulation 19 Policy
Policy 25- Strategic Policy: The Natural Environment and Landscape Character	Strategic Policy 13: The Natural Environment and Landscape Character
Policy 26- Strategic Policy: Countryside Protection	Strategic Policy 14: Countryside Protection
Policy 31- Green Infrastructure and Biodiversity	Strategic Policy 17: Green Infrastructure and Biodiversity
Policy 32- Strategic Policy: The Quality of New Development	Strategic Policy 19: Development Quality
Policy 33- Development Principles	Strategic Policy 20: Development Principles

Table 1: Policy Reference Comparison

2. Proposals that would result in any loss, degradation or harmful impacts to green infrastructure, or core areas of the Local Nature Recovery Strategy and Nature Recovery Network will be resisted unless it can be demonstrated that new opportunities will be provided that appropriately mitigates and / or compensates for the respective harm and ensures that the ecosystem services of the area are retained and enhanced. Development proposals will be expected to remove invasive species.

3. Proposals will be expected to retain and enhance existing priority habitats and trees, and accord with the aims and objectives of the Green Infrastructure and Local Nature Recovery Strategies. Habitat enhancement including additional hedgerow and tree planting must take account of the local landscape and habitat context. It should seek to optimise biodiversity, ecological connectivity and function, and climate change resilience.

4. Development likely to affect a watercourse and its associated corridor should seek to conserve and enhance its ecological, landscape and recreational value. This should include providing adequate natural buffer zones to the watercourse.'

3.5 Strategic Policy 17 notes the importance of priority habitats and the need to restore, conserve and enhance these. The Site itself does not have any priority habitats, the ancient woodland (Hogs Wood) to the immediate north east corner of the Site boundary is a priority deciduous woodland habitat.

3.6 There is also a water course within the woodland. However it lies further to the east by approximately 35m and beyond the zone requiring any buffer within the Site proposals.

3.7 Strategic Policy 19: Development Quality is broadly similar to the current local plan policy; however, it now further highlights the need for new development to demonstrate that:

'6. It contributes to and enhances, the green and blue infrastructure that makes the District a pleasant place to live. Existing landscape belts, trees, hedgerows and watercourses that form the character of the landscape should be retained;'

3.8 There have been no other policy changes since the original LVAIO was submitted that would effect this statement.

3.9 In response to the Regulation 19 policies the Proposed Development will retain the existing Green Infrastructure network formed by the robust boundary trees and hedgerows. It will also further enhance the Green Infrastructure through incorporate the existing hedgerow boundaries and trees in areas of green and open space. Furthermore, these areas will be planted with native buffers and trees to reinforce local character and in response to the adjacent ancient woodland and priority habitat.

4.0 LANDSCAPE AND VISUAL IMPACTS

- 4.1 Each proposed change has been reviewed with regard to its potential effect on the landscape and visual receptors identified in the original LVAIO.

Landscape Effects

- 4.2 The proposals will see the retention and enhancement of the existing boundary vegetation as per the consented scheme. The proposed changes do not introduce new elements that would significantly alter the character of the landscape at a national, regional or local level.
- 4.3 With regard to the Site, the overall magnitude of change remains medium to low, and the sensitivity of landscape receptors remains medium as previously assessed.
- 4.4 Therefore, the significance of landscape effects remains unchanged.

Visual Effects

- 4.5 This report agrees with the LVAIO that the site has '*a very local visual envelope*'.
- 4.6 No new or material changes have occurred to the Site or within its vicinity that would effect its visibility. A collection of single story outbuildings have been replaced with a new single storey barn beyond the site boundary at the immediate south west corner. This marginally increases screening to the Site from view point 1 in the consented LVAIO.
- 4.7 The nearby Mulberry Fields development is now complete and remains physically and visual separated from the Site by the intervening ancient woodland as previously observed in the LVAIO. The main difference is that View point 7 now includes this new housing instead of a construction site.
- 4.8 Planning consent has been given for land opposite the Site at Rascals Farm. While there was a 'indeterminate and truncated' view of the Site observed within the LVAIO, once construction of Rascals Farm is completed, the view will be completed screened.

- 4.9 The alterations to the proposals will not materially change the visibility or prominence of the scheme from the assessed view points except for the relocation of the apartment block to the south and its increased height at 3 storeys.
- 4.10 The taller 3 storey block will potentially be more visible in transient views moving northwards along Shipley Road. These views will be seen in the context of the recently built barn. However the landscape proposals demonstrate the generous native buffer that will be planted to enhance the mature and retained vegetation along the boundaries and particularly in the south west corner of the Site. This will limit the potential effects to the short term. Therefore the overall effect on these views will remain minor adverse as assessed in the original LVAIO.
- 4.11 No new visual receptors were identified, and the level of effect for all receptors remains as assessed in the original LVAIO.

5.0 CONCLUSION

- 5.1 Based on this review, the proposed changes to the scheme are minor in nature and do not constitute a variation to the approved parameter plan.
- 5.2 They do not result in additional significant landscape or visual effects and they do not materially alter the findings or conclusions of the original LVAIO.
- 5.3 Therefore, the original LVAIO remains valid, and no further assessment is deemed necessary at this stage.