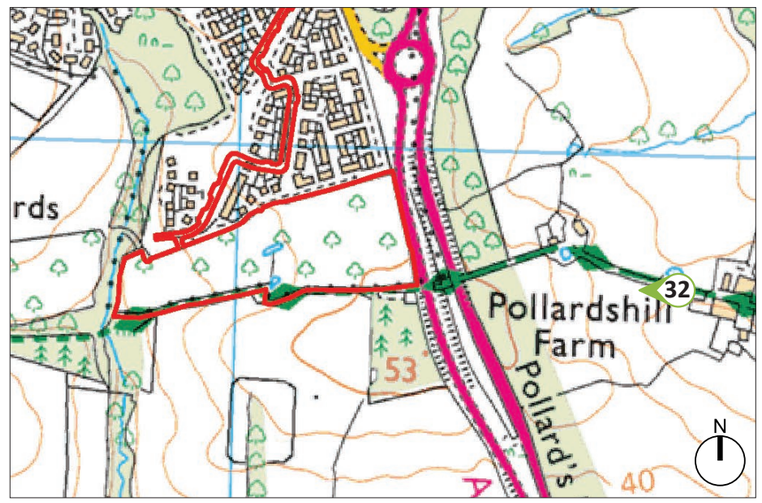
VIEWPOINT 32			
RECEPTORS	**ELEVATION**	**DISTANCE FROM SITE**	**DESCRIPTION OF VIEW**
TRANSIENT RECEPTORS FROM PROW BRIDLEWAY 3215	37M AOD	365M	VIEW FROM PROW BRIDLEWAY 3215 TO THE EAST OF THE SITE ON APPROACH TO THE A24, LOOKING WEST TOWARDS THE SITE. THE ROUTE IS CHARACTERISED BY THE FARM TRACK, FLANKED BY HEDGEROWS, SET AGAINST A BACKDROP OF AGRICULTURAL FIELDS AND THE WOODLAND BELTS ASSOCIATED WITH THE A24 CORRIDOR. THERE ARE PARTIAL VIEWS OF THE TOPS OF THE POLAR PLANTATION WITHIN THE SITE, ALTHOUGH THE INTERVENING VEGETATION AND TOPOGRAPHY TRUNCATE VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE.

LEGEND

- SITE BOUNDARY
- 21 OPEN VIEW
- 21 PARTIAL VIEW
- 21 TRUNCATED VIEW

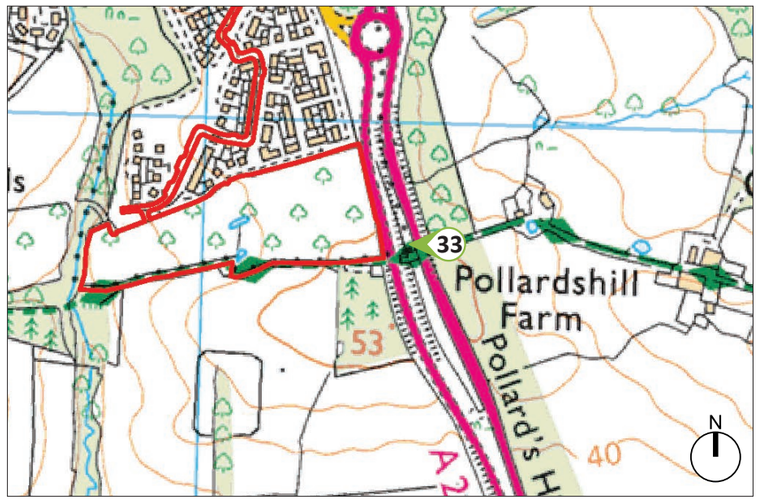


VIEWPOINT LOCATIONS

VIEWPOINT 33			
RECEPTORS	**ELEVATION**	**DISTANCE FROM SITE**	**DESCRIPTION OF VIEW**
TRANSIENT RECEPTORS FROM PROW BRIDLEWAY 3215	52M AOD	55M	VIEW FROM PROW BRIDLEWAY 3215 TO THE EAST OF THE SITE AT ITS CONNECTING POINT TO THE A24. THE VIEW IS CHARACTERISED BY THE ROAD CORRIDOR AND ASSOCIATED VEGETATION WITHIN THE CENTRAL RESERVATION AND ALONG ITS EDGES. THERE ARE PARTIAL VIEWS OF THE POPLAR PLANTATION WITHIN THE SITE WHERE GAPS IN THE CENTRAL RESERVATION VEGETATION ALLOW.

LEGEND

- SITE BOUNDARY
- 21 OPEN VIEW
- 21 PARTIAL VIEW
- 21 TRUNCATED VIEW



VIEWPOINT LOCATIONS

5.0

VISUAL ASSESSMENT

5.3 SUMMARY OF VISUAL RECEPTORS

Table 5.1 below provides a summary of the visual receptors considered within this LVAIS, with reference to the relevant key representative viewpoints. Table 5.2 on the following pages sets out a summary of the visual assessment relative to each representative viewpoint.

TABLE 5.1 – SUMMARY OF VISUAL RECEPTORS

VISUAL RECEPTOR TYPE	KEY VIEWPOINT REFERENCE	VALUE
RESIDENTIAL	1, 2, 3, 4, 5	HIGH
TRANSIENT FROM TRANSPORT CORRIDORS (ROAD AND RAIL)	1, 2, 3, 4, 5, 27, 33	MEDIUM
TRANSIENT FROM PUBLIC RIGHTS OF WAY (FOOT, BIKE AND HORSEBACK, INCLUDING DEDICATED CYCLE ROUTES, OPEN ACCESS LAND AND REGISTERED COMMON LAND, PUBLIC OPEN SPACE ETC)	6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33	HIGH

5.0
VISUAL ASSESSMENT

TABLE 5.2 – SUMMARY OF VISUAL ASSESSMENT

REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION	DISTANCE	VALUE
1	N/A	USERS OF CENTENARY ROAD AND RESIDENTS OF PROPERTIES ON CENTENARY ROAD	VIEW FROM CENTENARY ROAD, LOOKING SOUTHWEST ALONG THE GREEN CORRIDOR TOWARDS THE SITE. THE OAK TREES ON THE NORTHERN BOUNDARY AND THE POPLAR PLANTATION WITHIN THE WESTERN HALF OF THE SITE ARE VISIBLE FROM THIS LOCATION. THE VIEW IS CHARACTERISED BY THE EXISTING HOUSES AND PUBLIC OPEN SPACES, SET WITHIN A WELL TREED FRAMEWORK. THERE ARE PARTIAL VIEWS OF THE RIDGELINE WITHIN THE SOUTH DOWNS NATIONAL PARK WHERE GAPS IN THE INTERVENING VEGETATION ALLOW.	47M AOD	200M	LOW
2	N/A	USERS OF CENTENARY ROAD AND RESIDENTS OF PROPERTIES ON CENTENARY ROAD	VIEW FROM CENTENARY ROAD, LOOKING SOUTH ALONG THE ROAD CORRIDOR TOWARDS THE SITE. THE OAK TREES ON THE NORTHERN BOUNDARY AND THE POPLAR PLANTATION WITHIN THE SITE ARE VISIBLE FROM THIS LOCATION ALONG THE ROAD CORRIDOR BETWEEN THE EXISTING PROPERTIES. THE VIEW IS CHARACTERISED BY THE EXISTING HOUSES SET WITHIN A WELL TREED FRAMEWORK.	48M AOD	65M	LOW
3	N/A	USERS OF HEASMAN PLACE AND RESIDENTS OF PROPERTIES ON HEASMAN PLACE	VIEW FROM HEASMAN PLACE, LOOKING SOUTH ALONG THE ROAD CORRIDOR TOWARDS THE SITE. THE OAK TREES ON THE NORTHERN BOUNDARY AND THE POPLAR PLANTATION WITHIN THE SITE ARE VISIBLE FROM THIS LOCATION ALONG THE ROAD CORRIDOR BETWEEN THE EXISTING PROPERTIES. THE VIEW IS CHARACTERISED BY THE EXISTING HOUSES SET WITHIN A WELL TREED FRAMEWORK.	49M AOD	70M	LOW
4	N/A	USERS OF HEASMAN PLACE AND RESIDENTS OF PROPERTIES ON HEASMAN PLACE	VIEW FROM HEASMAN PLACE AT THE EASTERN EDGE OF THE EXISTING DEVELOPMENT, LOOKING SOUTH ALONG THE PRIVATE DRIVE TOWARDS THE SITE. THE OAK TREES ON THE NORTHERN BOUNDARY AND THE POPLAR PLANTATION WITHIN THE SITE ARE VISIBLE FROM THIS LOCATION ALONG THE ROAD CORRIDOR. THE VIEW IS FRAMED BY THE EXISTING PROPERTIES AND FENCE/VEGETATION ALONG THE A24 CORRIDOR. THE VIEW IS CHARACTERISED BY THE EXISTING HOUSES SET WITHIN A WELL TREED FRAMEWORK.	49M AOD	65M	LOW
5	N/A	RESIDENTS OF PROPERTIES ON CENTENARY ROAD	VIEW FROM A PRIVATE DRIVE ACCESSED FROM CENTENARY ROAD, LOOKING EAST ALONG THE NORTHERN BOUNDARY OF THE SITE. THE OAK TREES ON THE NORTHERN BOUNDARY AND THE POPLAR PLANTATION WITHIN THE SITE ARE VISIBLE FROM THIS LOCATION. THE VIEW IS CHARACTERISED BY THE EXISTING HOUSES AND VEGETATED SITE BOUNDARY. THERE ARE OPEN VIEWS INTO THE SITE WHERE GAPS IN THE BOUNDARY VEGETATION ALLOW.	46M AOD	15M	LOW
6	N/A	TRANSIENT RECEPTORS USING PROW FOOTPATH 2804	VIEW FROM PROW 2804 ADJACENT TO THE SOUTH EASTERN CORNER OF THE SITE, LOOKING WEST ALONG THE SOUTHERN SITE BOUNDARY. THE VIEW IS CHARACTERISED AS A GREEN FARM TRACK DEFINED BY UNMANAGED HEDGEROWS, WHICH ALLOW PARTIAL VIEWS OF THE POPLAR PLANTATION WITHIN THE SITE THROUGH GAPS. THERE ARE GLIMPSED VIEWS OF THE EXISTING BUILT FORM TO THE NORTH OF THE SITE IN PLACES.	53M AOD	10M	LOW
7	N/A	TRANSIENT RECEPTORS USING PROW FOOTPATH 2804	VIEW FROM PROW 2804 ADJACENT TO THE SOUTHERN BOUNDARY OF THE SITE, LOOKING NORTH ACROSS THE SITE TOWARDS THE EXISTING RESIDENTIAL EDGE WITHIN THE MULBERRY FIELDS DEVELOPMENT. THE VIEW IS CHARACTERISED BY THE POPLAR PLANTATION WITHIN THE SITE SET WITHIN A WELL VEGETATED FRAMEWORK WITH THE FIELD BOUNDARY OAK TREES PROMINENT FEATURES. THE EXISTING BUILT FORM TO THE NORTH ACTS AS THE BACKDROP TO THE VIEW.	45M AOD	10M	LOW
8	N/A	TRANSIENT RECEPTORS USING PROW FOOTPATH 2804	VIEW FROM PROW 2804 ADJACENT TO THE SOUTH WESTERN CORNER OF THE SITE, LOOKING NORTH EAST ACROSS THE WESTERN HALF OF THE SITE TOWARDS THE MULBERRY FIELDS DEVELOPMENT. THE VIEW IS CHARACTERISED BY THE POPLAR PLANTATION WITHIN THE SITE SET WITHIN A WELL VEGETATED FRAMEWORK WITH THE FIELD BOUNDARY OAK TREES PROMINENT FEATURES. THE EXISTING BUILT FORM TO THE NORTH ACTS AS THE BACKDROP TO THE VIEW.	38M AOD	5M	LOW
9	N/A	TRANSIENT RECEPTORS USING PROW FOOTPATH 2804	VIEW FROM PROW 2804 WITHIN HOGS WOOD TO THE WEST OF THE SITE, LOOKING EAST ACROSS THE WOODLAND TOWARDS THE SITE. THE VIEW IS CHARACTERISED AND ENCLOSED BY THE WOODLAND, WHICH TRUNCATES VIEWS OF THE SITE.	40M AOD	175M	LOW
10	N/A	TRANSIENT RECEPTORS USING PROW FOOTPATH 2804	VIEW FROM PROW 2804 ON THE EDGE OF THE PLANTATION WOODLAND TO THE WEST OF THE SITE, LOOKING EAST ACROSS THE WOODLAND TOWARDS THE SITE. THE VIEW IS CHARACTERISED AND ENCLOSED BY THE WOODLAND, WHICH TRUNCATES VIEWS OF THE SITE.	47M AOD	300M	LOW
11	N/A	TRANSIENT RECEPTORS USING PROW FOOTPATH 2815 / SUSSEX DIAMOND WAY	VIEW FROM PROW FOOTPATH 2815 / SUSSEX DIAMOND WAY TO THE SOUTH WEST OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE WOODLAND AND FIELD ENTRANCES, WHICH CREATE A SENSE OF ENCLOSURE, TRUNCATING VIEWS OF THE SITE.	42M AOD	500M	LOW
12	N/A	TRANSIENT RECEPTORS USING PROW FOOTPATH 2815 / SUSSEX DIAMOND WAY	VIEW FROM PROW FOOTPATH 2815 / SUSSEX DIAMOND WAY ON THE EASTERN EDGE OF THE DELPH, LOOKING NORTH EAST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE OPEN FIELDS AND VEGETATED FIELD BOUNDARIES WITHIN AN GENTLY UNDULATING LANDSCAPE. THERE ARE PARTIAL VIEWS OF THE TOPS OF THE POPLAR TREES WITHIN THE SITE ABOVE THE INTERMEDIARY RIDGELINE. VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE ARE TRUNCATED.	38M AOD	405M	LOW
13	N/A	TRANSIENT RECEPTORS USING PROW FOOTPATH 2815 / SUSSEX DIAMOND WAY	VIEW FROM PROW FOOTPATH 2815 / SUSSEX DIAMOND WAY TO THE EAST OF THE DELPH, LOOKING NORTH EAST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE OPEN FIELDS AND VEGETATED FIELD BOUNDARIES WITHIN A GENTLY UNDULATING LANDSCAPE. THERE ARE PARTIAL VIEWS OF THE TOPS OF THE POPLAR TREES WITHIN THE SITE ABOVE THE INTERMEDIARY RIDGELINE. VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE ARE TRUNCATED.	35M AOD	410M	LOW

6.0
VISUAL ASSESSMENT

TABLE 5.2 – SUMMARY OF VISUAL ASSESSMENT

REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION	DISTANCE	VALUE
14	N/A	TRANSIENT RECEPTORS USING PROW FOOTPATH 2815 / SUSSEX DIAMOND WAY	VIEW FROM PROW FOOTPATH 2815 / SUSSEX DIAMOND WAY ADJACENT TO BRICK KILN FARM TO THE SOUTH OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE OPEN FIELDS AND VEGETATED FIELD BOUNDARIES WITHIN A GENTLY UNDULATING LANDSCAPE. THE PROXIMITY OF THE FIELD BOUNDARY VEGETATION CREATES A SENSE OF ENCLOSURE AND FORESHORTENS VIEWS FROM THIS LOCATION. VIEWS OF THE SITE ARE TRUNCATED.	30M AOD	385M	LOW
15	N/A	TRANSIENT RECEPTORS USING PROW BRIDLEWAY 2815	VIEW FROM PROW BRIDLEWAY 2815 TO THE SOUTH OF BRICK KILN FARM TO THE SOUTH OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE FARM TRACKS AND BUILDINGS, SET WITHIN A WELL VEGETATED AGRICULTURAL LANDSCAPE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING WOODLAND.	28M AOD	670M	LOW
16	N/A	TRANSIENT RECEPTORS USING PROW BRIDLEWAY 2815	VIEW FROM PROW BRIDLEWAY 2815 TO THE WEST OF BRICK KILN FARM TO THE SOUTH WEST OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE FARM TRACKS, BUILDINGS AND OPEN FIELDS SET WITHIN A WELL VEGETATED AGRICULTURAL LANDSCAPE. THERE ARE PARTIAL VIEWS OF THE TOPS OF THE POPLAR PLANTATION WITHIN THE SITE ABOVE THE INTERVENING VEGETATION, WHICH TRUNCATES VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE.	40M AOD	710M	LOW
17	N/A	TRANSIENT RECEPTORS USING PROW BRIDLEWAY 2815 / SUSSEX DIAMOND WAY	VIEW FROM PROW BRIDLEWAY 2815 / SUSSEX DIAMOND WAY TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE WELL VEGETATED AGRICULTURAL LANDSCAPE WITH TREE BELTS AND WOODLAND BLOCKS PREVALENT ON THE SKYLINE. THERE ARE PARTIAL VIEWS OF THE TOPS OF THE POPLAR PLANTATION WITHIN THE SITE WHERE GAPS IN THE INTERVENING VEGETATION ALLOW.	29M AOD	535M	LOW
18	N/A	TRANSIENT RECEPTORS USING PROW BRIDLEWAY 2815 / SUSSEX DIAMOND WAY	VIEW FROM PROW BRIDLEWAY 2815 / SUSSEX DIAMOND WAY TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE WELL VEGETATED AGRICULTURAL LANDSCAPE WITH TREE BELTS AND WOODLAND BLOCKS PREVALENT ON THE SKYLINE. THERE ARE PARTIAL VIEWS OF THE TOPS OF THE POPLAR PLANTATION WITHIN THE SITE WHERE GAPS IN THE INTERVENING VEGETATION ALLOW.	30M AOD	525M	LOW
19	N/A	TRANSIENT RECEPTORS USING PROW BRIDLEWAY 2815 / SUSSEX DIAMOND WAY	VIEW FROM PROW BRIDLEWAY 2815 / SUSSEX DIAMOND WAY TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE WELL VEGETATED AGRICULTURAL LANDSCAPE WITH TREE BELTS AND WOODLAND BLOCKS PREVALENT ON THE SKYLINE. THERE ARE PARTIAL VIEWS OF THE TOPS OF THE POPLAR PLANTATION WITHIN THE SITE WHERE GAPS IN THE INTERVENING VEGETATION ALLOW.	30M AOD	525M	LOW
20	N/A	TRANSIENT RECEPTORS USING PROW BRIDLEWAY 2815 / SUSSEX DIAMOND WAY	VIEW FROM PROW BRIDLEWAY 2815 / SUSSEX DIAMOND WAY TO THE SOUTH OF THE SITE, LOOKING NORTH WEST TOWARDS THE SITE AND BROWN'S BARN. THE VIEW IS CHARACTERISED BY THE WELL VEGETATED AGRICULTURAL LANDSCAPE WITH TREE BELTS AND WOODLAND BLOCKS PREVALENT ON THE SKYLINE. VIEWS OF THE SITE ARE TRUNCATED BY THE INTERVENING WOODLAND BLOCK TO THE NORTH OF THE BRIDLEWAY.	32M AOD	490M	LOW
21	N/A	TRANSIENT RECEPTORS USING PROW BRIDLEWAY 2815	VIEW FROM PROW BRIDLEWAY 2815 TO THE SOUTH OF THE SITE, LOOKING NORTH EAST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE TREE BELTS AND WOODLAND BLOCKS PREVALENT ON THE NORTHERN SIDE OF THE BRIDLEWAY, WHICH TRUNCATES VIEWS OF THE SITE.	33M AOD	440M	LOW
22	N/A	TRANSIENT RECEPTORS USING PROW BRIDLEWAY 2815	VIEW FROM PROW BRIDLEWAY 2815 TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE TREE BELTS AND WOODLAND BLOCKS PREVALENT ON THE NORTHERN SIDE OF THE BRIDLEWAY, WHICH TRUNCATE VIEWS OF THE SITE.	35M AOD	360M	LOW
23	N/A	TRANSIENT RECEPTORS USING PROW BRIDLEWAY 2815	VIEW FROM PROW BRIDLEWAY 2815 TO THE SOUTH OF THE SITE, LOOKING NORTH TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE WOODLAND BLOCKS PREVALENT ON THE NORTHERN SIDE OF THE BRIDLEWAY, AND THE PLANTATION WOODLANDS BEYOND, WHICH SIT WITHIN THE INTERVENING LANDSCAPE BETWEEN THE VIEWPOINT AND THE SITE. THERE ARE PARTIAL VIEWS OF THE TOPS OF THE POPLARS WITHIN THE SITE WHERE GAPS IN THE INTERVENING VEGETATION ALLOW.	37M AOD	474M	LOW
24	N/A	TRANSIENT RECEPTORS USING PROW BRIDLEWAY 2815/A24	VIEW FROM PROW BRIDLEWAY 2815 AT ITS CONNECTION WITH THE A24, LOOKING NORTH TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE ROAD CORRIDOR AND ITS ASSOCIATED VEGETATION. VIEWS OF THE SITE ARE TRUNCATED.	39M AOD	475M	LOW
25	N/A	TRANSIENT RECEPTORS USING PROW FOOTPATH 2805 / SUSSEX DIAMOND WAY	VIEW FROM PROW FOOTPATH 2805 / SUSSEX DIAMOND WAY TO THE SOUTH EAST OF THE SITE, LOOKING NORTH WEST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE AGRICULTURAL FIELDS AND ASSOCIATED VEGETATED FIELD BOUNDARIES, ALONG WITH THE TREE BLOCKS FLANKING THE A24 ROAD CORRIDOR. THE GENTLY RISING TOPOGRAPHY AND INTERVENING VEGETATION TRUNCATE VIEWS OF THE SITE FROM THIS ROUTE.	35M AOD	765M	LOW
26	N/A	TRANSIENT RECEPTORS USING PROW FOOTPATH 2805 / SUSSEX DIAMOND WAY	VIEW FROM PROW FOOTPATH 2805 / SUSSEX DIAMOND WAY TO THE SOUTH EAST OF THE SITE AT ITS EASTERN CONNECTION TO BAR LANE, LOOKING NORTH WEST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE AGRICULTURAL FIELDS, INDIVIDUAL TREES AND ASSOCIATED VEGETATED FIELD BOUNDARIES. THE TREE BLOCKS FLANKING THE A24 ROAD CORRIDOR FORM THE HORIZON. THE GENTLY RISING TOPOGRAPHY AND INTERVENING VEGETATION TRUNCATE VIEWS OF THE SITE FROM THIS ROUTE.	36M AOD	855M	LOW

5.0
VISUAL ASSESSMENT

TABLE 5.2 – SUMMARY OF VISUAL ASSESSMENT

REPRESENTATIVE VISUAL RECEPTOR VIEWPOINT NO.	LANDSCAPE DESIGNATION	RECEPTORS	EXTENT OF SITE VISIBLE CHARACTER AND AMENITY OF THE VIEW	ELEVATION	DISTANCE	VALUE
27	N/A	TRANSIENT RECEPTORS IN VEHICLES AND ON FOOT/CYCLE USING BAR LANE	VIEW FROM BAR LANE AT THE JUNCTION WITH BROADWATER LANE TO THE EAST OF THE SITE, LOOKING WEST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE EXISTING RESIDENTIAL PROPERTIES AND LANES, SET WITHIN A WELL VEGETATED FRAMEWORK WITHIN THE IMMEDIATE VICINITY OF THE ROAD CORRIDOR. VIEWS OF THE SITE ARE THEREFORE TRUNCATED.	28M AOD	895M	LOW
28	N/A	TRANSIENT RECEPTORS USING PROW FOOTPATH 1687	VIEW FROM PROW FOOTPATH 1687 TO THE NORTH EAST OF THE SITE, LOOKING SOUTH WEST ACROSS THE WIDER LANDSCAPE TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE WOODLANDS AND TREE BELTS BETWEEN COPSALE AND SOUTHWATER INCLUDING NUTHAM WOOD AND THE WOODLAND BELTS ALONGSIDE THE A24. THE ROUTE IS FLANKED BY A HEDGEROW, WHICH IS IN GOOD CONDITION. WHERE TOPOGRAPHY ALLOWS THERE ARE OPEN VIEWS SOUTH WEST TOWARDS THE SITE. THE TELECOMS MAST IMMEDIATELY SOUTH EAST OF THE SITE IS PARTIALLY VISIBLE ALLOWING THE BROAD LOCATION OF THE SITE TO BE IDENTIFIED, ALTHOUGH VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE ARE TRUNCATED BY THE INTERVENING VEGETATION.	45M AOD	925M	LOW
29	ANCIENT WOODLAND	TRANSIENT RECEPTORS USING PROW FOOTPATH 3573	VIEW FROM PROW FOOTPATH 3573 WITHIN NUTHAM WOOD ANCIENT WOODLAND TO THE NORTH EAST OF THE SITE, LOOKING SOUTH WEST TOWARDS THE SITE. THE VIEW IS CHARACTERISED BY THE WOODLAND AND OPEN FIELDS TO THE SOUTH. THE WOODLAND BELT ALONG THE A24 ADDS TO THE SENSE OF ENCLOSURE AND TRUNCATED VIEWS OF THE SITE.	44M AOD	370M	LOW
30	N/A	TRANSIENT RECEPTORS USING PROW BRIDLEWAY 3573 / DOWNS LINK LONG DISTANCE ROUTE	VIEW FROM PROW BRIDLEWAY 3573 / DOWNS LINK LONG DISTANCE ROUTE ON THE FORMER RAILWAY LINE, LOOKING WEST TOWARDS THE SITE. THE LINEAR NATURE OF THE CONVERTED RAILWAY LINE IS FLANKED BY MATURE TREE BELTS, CREATING A SENSE OF ENCLOSURE AND CHANNELLING VIEWS NORTH AND SOUTH ALONG THE ALIGNMENT OF THE ROUTE. VIEWS TO THE WEST ARE FORESHORTENED BY THE INTERVENING VEGETATION, WHICH TRUNCATE VIEWS OF THE SITE FROM THIS ROUTE.	33M AOD	680M	LOW
31	N/A	TRANSIENT RECEPTORS FROM PROW BRIDLEWAY 3215	VIEW FROM PROW BRIDLEWAY 3215 TO THE EAST OF THE SITE ON APPROACH TO POLLARDSHILL FARM, LOOKING WEST TOWARDS THE SITE. THE ROUTE IS CHARACTERISED BY THE FARM TRACK, FLANKED BY HEDGEROWS, SET AGAINST A BACKDROP OF THE WOODLAND BELTS ASSOCIATED WITH THE A24 CORRIDOR. THERE ARE PARTIAL VIEWS OF THE TOPS OF THE POLAR PLANTATION WITHIN THE SITE, ALTHOUGH THE INTERVENING VEGETATION AND TOPOGRAPHY TRUNCATE VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE.	33M AOD	620M	LOW
32	N/A	TRANSIENT RECEPTORS FROM PROW BRIDLEWAY 3215	VIEW FROM PROW BRIDLEWAY 3215 TO THE EAST OF THE SITE ON APPROACH TO THE A24, LOOKING WEST TOWARDS THE SITE. THE ROUTE IS CHARACTERISED BY THE FARM TRACK, FLANKED BY HEDGEROWS, SET AGAINST A BACKDROP OF AGRICULTURAL FIELDS AND THE WOODLAND BELTS ASSOCIATED WITH THE A24 CORRIDOR. THERE ARE PARTIAL VIEWS OF THE TOPS OF THE POLAR PLANTATION WITHIN THE SITE, ALTHOUGH THE INTERVENING VEGETATION AND TOPOGRAPHY TRUNCATE VIEWS OF THE INTERNAL ARRANGEMENTS OF THE SITE.	37M AOD	365M	LOW
33	N/A	TRANSIENT RECEPTORS FROM PROW BRIDLEWAY 3215	VIEW FROM PROW BRIDLEWAY 3215 TO THE EAST OF THE SITE AT ITS CONNECTING POINT TO THE A24. THE VIEW IS CHARACTERISED BY THE ROAD CORRIDOR AND ASSOCIATED VEGETATION WITHIN THE CENTRAL RESERVATION AND ALONG ITS EDGES. THERE ARE PARTIAL VIEWS OF THE POPLAR PLANTATION WITHIN THE SITE WHERE GAPS IN THE CENTRAL RESERVATION VEGETATION ALLOW.	52M AOD	55M	LOW

6.0
PROPOSED DEVELOPMENT

6.1 PARAMETER PLAN

6.1.1 INTRODUCTION

The landscape and visual analysis of the Site and surrounding context set out within the baseline section of the LVAIS has informed the evolution of the Proposed Development as illustrated on the Parameter Plan presented at Figure 6.1 on the opposite page and the Illustrative Landscape Masterplan presented at Figure 6.2 on page 67.

6.1.2 ALTERNATIVES

A number of layout options for the Proposed Development have been tested and refined through an iterative design process with the technical team to arrive at the scheme parameters presented on Figure 6.1. This has included testing different development areas, approaches to urban form, building typologies and orientations and ensuring the green and blue infrastructure networks provide enough public open space and capacity for SuDS and ecological enhancement.

6.1.3 LAND USE

The proposed land uses within the Site include residential development with associated infrastructure such as roads, car parking, footpaths and a pumping station. The residential areas will be set within a green and blue infrastructure network and preserves and enhances the existing field boundary vegetation/trees. Further detail on the Green Infrastructure proposals are described in section 6.6.

6.1.4 BUILDING HEIGHTS

The proposed building heights within the Site range from 2 - 2.5/3 storeys. Building heights are predominantly 2 storeys with areas of 2.5/3 storey used as focal features within the development to aid legibility. The taller buildings are therefore located centrally within the development area or closer to the northern boundary to ensure the southern edge of the Proposed Development is no taller than 2 storeys. A 2m-high acoustic fence is required to mitigate noise from the A24 along the eastern edge of the Site.

6.1.5 URBAN GRAIN

The planning application is in outline with details of the final layout, landscaping and design to be determined at Reserved Matters. Based on the indicative masterplan layout presented at Figure 6.2, the urban grain of the Proposed Development is designed to be of a similar scale and character to that of the Mulberry Fields development to the north, which is of medium density with outward facing development onto public open spaces and existing tree belts/woodland blocks surrounding the Site. The proposed block structure creates a series of perimeter blocks with a mixture of off-street/on-street parking and rear parking court solutions as required. The Proposed Development is accessed from the north with a single vehicular access and primary street providing connections to the secondary streets and private drives.

6.1.6 GREEN INFRASTRUCTURE

The Proposed Green Infrastructure network is set around boundaries of the Site in order to retain and enhance the existing Oak trees and hedgerows on the Site boundaries. Two key open spaces are created within the western and central parts of the Site. The central green space is set around the existing field boundary, retaining the Oak trees and existing basins, which are proposed to form part of the SuDS/blue infrastructure network. In the west of the Site a larger green space provides informal recreation opportunities and the main SuDS feature, which is designed as a terraced feature with areas of permanent water. The western green space also incorporates the necessary 15m buffer to Hogs Wood Ancient Woodland.

The eastern boundary includes an area of ecological enhancement, set behind the proposed acoustic fence. The southern boundary green corridor retains an offset from the Proposed Development to the Site boundary and existing Public Right of Way to ensure development is set back from the existing trees and the character of the PRoW can be retained as far as possible.

6.2 SUSCEPTIBILITY OF THE SITE TO THE DEVELOPMENT PROPOSALS

The Site is currently in use as a commercial plantation woodland on the edge of the existing settlement. It is well enclosed by trees and woodland and topographically is well associated with the existing settlement. The susceptibility of the Site to the Proposed Development is therefore considered to be **Medium**.

6.3 LANDSCAPE DESIGN INTENT

6.3.1 INTRODUCTION

The below text provides a summary of the landscape design intent for the Proposed Development with reference to the Illustrative Landscape Masterplan presented at Figure 6.2 on page 67. Further detail is set out in the landscape section of the Design and Access Statement.

6.3.2 GREEN INFRASTRUCTURE

The Green Infrastructure network has been designed to incorporate the existing field boundary Oak trees around the edges of the Site and along the central field boundary within the Site. This network retains larger areas of green space in the west and centre of the Site to facilitate design responses to the topography, Ancient Woodland, PRoW and identified views.

6.3.3 LANDSCAPE MITIGATION MEASURES

The Green Infrastructure network has been designed to retain and enhance the existing landscape features of highest quality as far as possible. These are mostly the field boundary Oak trees and incorporating the 15m buffer to Hogs Wood Ancient Woodland, which is located immediately to the west of the Site. The largest green space within the Site is located in the west, incorporating the Ancient Woodland Buffer and acting as a continuation of the green corridor adjacent to Centenary Way within the Mulberry Fields development to the north of the Site.

The southern boundary green corridor sets development back from the southern boundary to retain the existing vegetation and the character of the existing PRoW which runs adjacent in an east - west direction. An area of land to the south of the Site is envisaged for ecological enhancement as part of the Biodiversity Net Gain strategy. This land will not incorporate any built development and will be planted in a manner characteristic of the local area, in which woodland blocks and linear tree belts are prevalent.

The landscape treatment of the eastern green corridor along the Site boundary incorporates an area of ecological enhancement and Dormouse mitigation. This area is set behind the acoustic fence and will be inaccessible to the public in response to the ecological requirement. The western side of the acoustic fence is set within a planted landscape strip, which provides opportunity to soften views of the fence and incorporate it more subtly into the Proposed Development.

6.3.4 OPEN SPACE PROPOSALS

The Green Corridor and Community Open Space within the centre of the Site will form a landscape corridor within the built form that uses the existing landscape framework to create opportunities for informal recreation and the creation of new habitat. The indicative landscape masterplan demonstrates that throughout the proposed Public Open Space network existing trees will be retained and enhanced wherever possible and buffer planting will be incorporated to areas of existing vegetation along the Site boundaries. Meadow and grassland areas will provide opportunities for informal recreation with the terraced SuDS attenuation basin with areas of permanent water providing a focal feature within the open space in the west of the Site.

Within the central community open space, opportunities for play in the form of a LAP with mounding and sensory shrub planting will act as a focal feature, set amongst the retained Oak trees. Informal pedestrian routes and mown grass pathways will encourage access.

The southern and eastern boundaries will be planted with new tree and understorey planting with meadow margins of predominantly native species to reinforce the existing landscape framework. This will be help the boundaries to function as wildlife corridors and to create a considered edge that helps to assimilate the new housing within the landscape. It will also help to preserve the prevailing wooded landscape character. The acoustic fence along the eastern boundary and part of the southern boundary will also define the edge of the green corridor, further enhancing the potential of this space for wildlife.

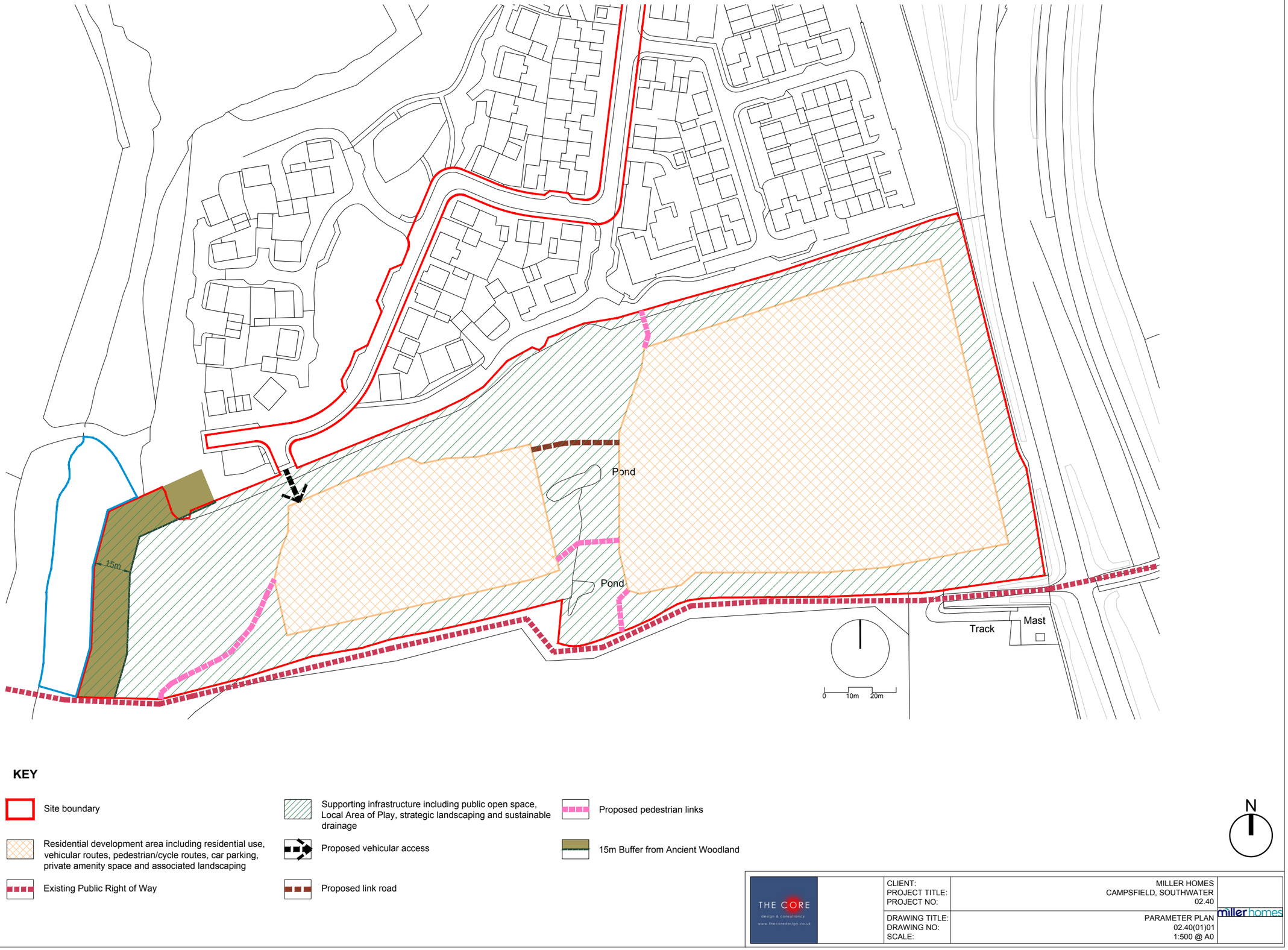


FIGURE 6.1 – PARAMETER PLAN (THE CORE DESIGN CONSULTANCY, 2024)

6.0
PROPOSED DEVELOPMENT

6.3.5 PLAY STRATEGY

A variety of play opportunities will be woven throughout the open space. By considering play within the wider context, rather than confined to designated spaces, then a more imaginative experience is possible.

The Green Corridor and Community Open Space will contain play provision in the form of a LAP, with enclosure created by planting and gentle earth mounding. Alongside this, a deck or terraced area to the existing pond would encourage interaction with the natural landscape.

Within the north of the Green Corridor, there is the opportunity to design the swale as a gently undulating landscape feature, possibly with a piece of local land art, that encourages play and exploration.

In a similar vein, the main SuDS attenuation feature within the southwest of the development will be designed with a terraced landform as part of a usable amenity space.

A network of surfaced recreational footpaths throughout the open space will create connections between the Site and the existing development to the north and the PRoW that traces the southern Site boundary.

Amenity grassland and close-mown pathways through meadow areas will provide alternative walking routes and opportunities for informal play.

6.3.6 TREE STRATEGY

A new edge will be created within the land adjacent to Hogs Wood, which will respect the Ancient Woodland offset and provide a natural buffer. New natural and predominantly native woodland and meadows will help to deter access to Hogs Wood and play a significant role in achieving BNG for the proposals. Within the wider Site street trees are proposed within the primary street network and a mix of fruiting and native trees within the public open space network. The proposed species palette includes: Prunus accolade, Pyrus communis, Malus dom. ‘Crawley Beauty’, Malus dom. ‘Coronation’, Medlar ‘Nottingham’ (fruiting species of local provenance), Amelanchier × lamarckii, Pyrus calleryana ‘Chanticleer’, Magnolia ‘Elizabeth’, Tilia cordata ‘Greenspire’ and Betula pendula.

Hedgerow planting is proposed along key development edges to create a green edge to key open spaces. Species will include: Corylus avellana, Crataegus monogyna, Ilex aquifolium, Prunus spinosa and Viburnum opulus amongst others.

6.3.7 SUDS AND BLUE INFRASTRUCTURE

A new SuDS basin will be created within the open space to the southwest of the new housing that will comprise an area of permanent water with marginal habitats.

The landform will be modelled using terraces and slopes so as to create a usable and accessible space that enables social interaction, whilst forming part of the wider drainage strategy.

LEGEND

SITE BOUNDARY

FIGURE 6.2 – ILLUSTRATIVE LANDSCAPE PROPOSALS (THE CORE DESIGN CONSULTANCY / FABRIK, 2024)

7.0

ADDITIONAL MITIGATION MEASURES AND DESIGN SOLUTIONS

7.1 INTRODUCTION

The design of the proposals has been landscape led and has evolved to minimise the effects as far as possible within this greenfield site. Additional mitigation measures have been identified over and above those designed into the scheme and these are set out below.

7.2 DURING SITE ENABLING AND CONSTRUCTION PHASE

The first effects to occur on the landscape and visual receptors will relate to the enabling works associated with site enabling and demolition.

This will involve the erection of Site security hoarding or fencing to the perimeter of the enabling work area, together with protective fencing (to BS5837, 2012, 'Trees in Relation to Construction') to the existing trees and planting areas to be retained; creating a haul route, which will also form the proposed access roads; setting up the contractors compound; removal of the existing vegetation where necessary (predominantly the commercial Poplar plantation); and stripping of grass and topsoil from the proposed development platforms. The location, extent and height of the contractors compound / office is yet to be determined in consultation with the contractor and landscape consultant, in order to reduce the landscape and visual impact of these elements as much as possible. Construction access would be required through parts of the Mulberry Fields development, this should be enabled during appropriate time frames to minimise disturbance to existing residents.

All cabins and storage mounds will be as low as possible to minimise the visual effects of these elements. The contractors cabins are to be of a muted and visually recessive colour to minimise the visual effect of these temporary elements in localised views. The above is to be agreed with Horsham District Council prior to the commencement of construction as part of a Construction Environmental Management Plan (CEMP).

It is anticipated that the contractors compound and working area would be lit. The lighting of the compound is to be low level and directional into the working area.

7.3 DURING OPERATION

The operational stage will see the occurrence of secondary effects. The setting and spatial arrangement of the built form has been located to enable the provision of open space and space for structure planting.

7.4 HEIGHT AND MASSING

The location and height of the development parcel/s has been landscape driven in order to limit views to the existing visual envelope associated with the Site in views from the immediate, local and wider landscape. The detailed design of the buildings will be informed by the landscape and visual opportunities and constraints, as part of a Reserved Matters Application.

The heights of the proposed dwellings within the development parcels have been set at 9m - 12m to the ridgeline above existing ground levels.

7.5 OPEN SPACE

The location is illustrated on the open space design intent plan relative to the retention of the existing trees / landscape features and is proposed to meet the policy requirement to serve this development.

It is anticipated that the open space will include tree planting and will be designed to be multi-functional, linking to the wider network of green infrastructure, wherever possible.

7.6 TREES AND VEGETATION

The outline specification of trees and shrubs to be planted across the Site is proposed and is to be agreed through the Reserved Matters Application / by condition. The primary street is to be tree lined, with existing trees retained wherever possible.

7.7 MATERIALS

The proposed building facades will comprise of materials, finishes and hues, which are evident in the local landscape and townscape (as set out in the DAS).

7.8 LIGHTING

It is assumed that the proposed development will be lit. The lighting is to be designed to be as low as possible, directional into the Site and shielded with no backwards glare in line with the submitted lighting assessment.

8.0

LIMITATIONS AND ASSUMPTIONS

8.1 LIMITATIONS AND ASSUMPTIONS

The following assumptions will be made in relation to the assessment of effects:

- The assessment baseline year is 2024.
- Existing vegetation will continue to grow at rates typical of its location, species and maturity.
- For the visual assessment from residential properties, transport corridors and public rights of way, the receptor is a standing adult with an eye height of 1.6m.
- Visual effects are based on good visibility. Visual effects can be expected to vary, with poor visibility at times of low cloud, rainfall and at dusk. At these times a reduction in visual clarity, colour and contrast will be experienced. Reduced visibility will limit the extent of views, particularly long distance views. Therefore, the assessment of effects will present a worst case scenario, when the proposed development will be most visible.
- The assessment is based on publicly accessible locations. Professional judgement is used to determine the likely effects from private properties.
- Assumptions have been made in relation to the impact on night-time character based on the approach to lighting summarised on page 68 and set out within the submitted lighting assessment.

9.0

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

9.1 INTRODUCTION

In determining the landscape and visual effects arising from the Proposed Development, the following pages set out summary of effects on the following groups of receptors:

- Effects on contextual landscape receptors (i.e. effects on landscape receptors beyond the Site boundary, for example, indirect effects on landscape character);
- Site landscape receptors (i.e. effects on landscape receptors within the Site boundary only); and
- Visual receptors (effects arising from the changes to the landscape which are perceived by both static and transient receptors).

The proposed Masterplan and associated buildings heights are assessed for the effects on the contextual landscape receptors, Site landscape receptors and visual receptors.

9.2 SUMMARY OF EFFECTS ON CONTEXTUAL LANDSCAPE RECEPTORS

The following contextual landscape receptors have been considered:

- Natural Elements (Geology and Soils, Landform and Drainage, Vegetation Cover)
- Cultural/Social Elements (Land Use, Settlement, Enclosure, Land Ownership, Time Depth)
- Perceptual and Aesthetic Elements
- LCA G4: Southwater and Shipley Wooded Farmlands
- LCA H1: Southwater and Christs Hospital Farmlands
- LCA M1: Crabtree and Nuthurst Ridges and Ghylls

No changes are proposed to the contextual landscape outside the Site boundary as a result of the Proposed Development, therefore effects on the Natural and Cultural/ Social Elements are considered to be **Negligible.**

The introduction of the residential properties, associated areas of hardstanding, streets, car parking, open spaces and tree planting within the Site are considered to have a Minor Adverse - Negligible effect on the Perceptual and Aesthetic Elements of the contextual landscape in the immediate surroundings of the Site to the south due to the replacement of a commercial plantation with built form. This adverse effect considered to be **Minor Adverse - Negligible** due to the well vegetated nature of the contextual landscape limiting the geographic extent to which adverse effects will be perceived.

LCA G4: Southwater and Shipley Wooded Farmlands covers the landscape to the south of Southwater, including the Site and the recently constructed Mulberry Fields development to the north of the Site. The A24 road corridor and existing woodlands/ tree belts compartmentalise the receptor and restrict the geographic extent from which effects would be felt on this contextual receptor. The Site makes a small contribution to the character of this LCA due to its small geographic extent in comparison to the LCA as a whole. The presence the existing settlement within the north of the character area means the Proposed Development is not out of character with the contextual townscape. The retention of the existing landscape pattern and structure will ensure that the surrounding wooded skylines are retained resulting in a limited effect on this receptor. Effects are therefore considered to be **Minor Adverse - Negligible**.

LCA H1: Southwater and Christs Hospital Farmlands and LCA M1: Crabtree and Nuthurst Ridges and Ghylls are located within the wider study area to the north east and east of the Site respectively. The Proposed Development is not considered to effect the key characteristics of these LCAs and effects are therefore considered to be **Negligible**.

9.3 SUMMARY OF EFFECTS ON SITE LANDSCAPE RECEPTORS

The following Site landscape receptors have been considered:

- Natural Elements (Geology and Soils, Landform and Drainage, Vegetation Cover)
- Cultural/Social Elements (Land Use, Settlement, Enclosure, Land Ownership, Time Depth)
- Perceptual and Aesthetic Elements
- Landscape Character of the Site

NATURAL ELEMENTS

Geology and Soils

No changes are proposed to the underlying geology of the Site. The Proposed Development would introduce areas of non-permeable surfacing within the Site through the creation of the development platforms and road infrastructure. There would be some minor regrading within parts of the Site to create the landform associated with the landscape areas, including areas of SuDS attenuation in the west. Soils are proposed to be managed and re-used on Site, which would not result in an overall change to the soil's character on Site. Effects are therefore considered to be **Minor Adverse** during construction and operation.

Landform and Drainage

The drainage and SuDS strategy works with the natural topography of the Site, which is gently sloping in a westerly direction. The SuDS attenuation basins are proposed within the lowest parts of the western half of the Site, with swales, rain gardens and areas of permeable paving introduced in the developable areas where possible to ensure run off is captured and directed towards the attenuation in the west. Some minor regrading works would be required to create appropriate development platforms within the Site. Overall, the sloping profile of the Site will still be discerned. The proposals are considered to be minor changes within the Site and mostly experienced at Site level. Effects are therefore considered to be **Minor Adverse** during construction and operation.

Vegetation Cover

The vegetation cover within the Site can broadly be split into two categories. The mature Oak trees and hedgerows/scrub confined to the Site boundaries and central field boundary, and the areas of Poplar plantation within the two field parcels. The boundary vegetation to the west comprises the Ancient Woodland of Hogs Wood. A 15m buffer is retained within the western part of the Site to protect and enhance this woodland, with an appropriate woodland edge mix planted to create an ecotone transition to the area of public open space and SuDS attenuation in this part of the Site. The boundary vegetation around the perimeter of the Site and within the central field boundary is retained as far as possible to preserve the existing landscape pattern and enclosure to the field boundaries. 1No. Category C Ash tree, 3No. Category C tree groups and 1No. Category U tree group require complete removal alongside the partial removal of 1No. Category C tree group to facilitate the Proposed Development.

Within the Site, the remaining areas of commercial Poplar plantation within the central areas of the two field parcels and the bracken/areas of understorey will be removed to facilitate the proposed development parcels. Street trees and shrubs will be planted within the areas of public realm wherever possible and in front gardens to replace some of the existing vegetation lost in these areas.

Within the western part of the Site, the Proposed Development would retain the existing relationship with the Site boundary vegetation, whilst introducing a publicly accessible green space with a terraced SuDS feature that includes areas of permanent water and shallower terraces that would be accessible during dry periods. Green corridors are retained around the boundaries of the Site with new planting introduced to supplement the retained wherever possible. The central green corridor incorporates the existing Oaks and ponds with new areas of grassland, meadow mixes and trees introduced alongside elements of natural play. The eastern boundary and part of the southern boundary, behind the acoustic fence are retained as ecological corridors with opportunities to introduce new planting in areas of the Site that will be inaccessible to the public. The wider landscape proposals within the Site would see grass mixes, tree and scrub planting introduced to enhance biodiversity and deliver a net gain alongside the off-site area immediately south of the Site, which would see new woodland copse planting introduced in a manner characteristic of the local landscape. The Proposed Development would see an overall net gain in landscape features within the Site. Effects are therefore considered to be **Moderate - Minor Adverse** at construction/Year 1 leading to **Minor Beneficial** upon maturity of the landscape proposals.

CULTURAL/SOCIAL ELEMENTS

The land use within the Site will change from a Poplar plantation to a residential development with associated open space and infrastructure. The additional built form and areas of hard-standing within the Site would form an extension of the residential character to the north of the Site, which is considered to have a minor effect on the sense of enclosure of the Site due to the retained enclosure created by the existing tree belts on the boundary. The perceived time depth of the Site is not considered to alter with the scheme proposals in place. Effects are therefore considered to be **Moderate - Minor Adverse** during construction/at Year 1 reducing to **Minor Adverse** upon maturity of the landscape proposals at Year 15.

PERCEPTUAL AND AESTHETIC ELEMENTS

The perceptual and aesthetic nature of the Site is experienced as a commercial

plantation woodland set within a well treed landscape, which creates a sense of enclosure and limits the perception of the Site from the wider area. The Proposed Development would see a material change to its perceptual and aesthetic elements due to the removal of the plantation woodland and the introduction of the residential dwellings and associated infrastructure. The landscape proposals and enhancements, including SuDS attenuation and buffer planting along the western boundary would help to reduce these effects. Effects on the perceptual and aesthetic elements of the Site are considered to be **Moderate - Minor Adverse** during construction/at Year 1 reducing to **Minor Adverse** upon maturity of the landscape proposals at Year 15**.**

LANDSCAPE CHARACTER OF THE SITE

The landscape character of the Site consists of the existing Poplar plantation, set within a mature landscape framework with Hogs Wood Ancient Woodland to the west and the Oak trees around the perimeter of the Site. The Site is set within a well treed landscape, that compartmentalises and limits intervisibility and interaction with the surroundings. The Proposed Development would see the removal of the areas of plantation woodland and the introduction of residential dwellings, which would perceptually extend the residential character from the land immediately adjacent to the north. Adverse effects are identified due to the introduction of new areas of built form into a Site that currently lacks these elements, although built form is present immediately to the north. The key characteristics of the Site retained include the field boundary trees and vegetation, the topographical profile and PRoW along the southern boundary. Overall, effects on balance on the landscape character of the Site are considered to be **Moderate Adverse,** reducing to **Minor Adverse** with maturation of the landscape proposals.

NIGHT TIME CHARACTER

The Proposed Development would introduce domestic scale lighting within the Site that is in keeping with the character of the existing light sources within the residential area of Mulberry Fields to the north of the Site. Lighting associated with the comings and goings of vehicles within the residential area would also be introduced. The retained vegetation along the southern boundary and provision of new planting within the green corridor would work in combination with the proposed lighting strategy to minimise light-spill to the south and west to preserve the areas of darker sky. Effects are considered to be **Minor Adverse**.

9.4 SUMMARY OF EFFECTS ON VISUAL RECEPTORS

The following visual receptors have been considered:

- Receptors in private residential properties (Properties on Centenary Road and Heasman Place within the Mulberry Fields development to the north of the Site)
- Transient receptors using transport corridors (Centenary Road, Heasman Place, the A24 and Bar Lane).
- Transient receptors using PRoW (PRoW Footpath 2804, PRoW Footpath & Bridleway 2815/Sussex Diamond Way long distance route, PRoW Footpath 2805/ Sussex Diamond Way long distance route, PRoW Footpath 1687, PRoW Footpath 1688, PRoW Footpath 3573 / Downs Link long distance route and PRoW Bridleway 3215.
- Receptors using visitor attractions and areas of open space (Users of the areas of public open space within the Mulberry Field development to the north)

Overall, the Proposed Development will not increase the visual envelope associated with the existing Site arrangements.

RECEPTORS IN PRIVATE RESIDENTIAL PROPERTIES

Views of the Proposed Development from receptors in private residential properties on Centenary Road and Heasman Place within the Mulberry Fields development to the north of the Site would see the introduction of residential dwellings, set beyond the northern boundary trees and supplemented planting/landscape treatments. Views would be of a residential environment of a similar scale and character, partially filtered by the boundary Oak trees. Effects are considered to be **Moderate Adverse** during the construction period due to the temporary visual impact of the construction traffic. Upon completion and at Year 15, effects are considered to be **Minor Adverse**.

TRANSIENT RECEPTORS USING TRANSPORT CORRIDORS

Views of the Proposed Development within the Site for transient receptors using Centenary Road (within the Site) and Heasman Place (to the north of the Site) would have partial views of the Proposed Development where gaps in the boundary vegetation and intervening built form allow for users travelling south towards the Site. There would be open views of the western open space from Centenary Road on approach to the access to the Site. The change to the views from these routes is considered to be in keeping with the existing residential character. Effects are considered to be **Moderate Adverse** during the construction period due to the temporary visual impact of the construction traffic. Upon completion and at Year 15 Effects are considered to be **Minor Adverse - Negligible**.

Views of the Proposed Development for transient receptors using Bar Lane to the east of the Site are truncated by the intervening topography and vegetation along the A24 corridor are therefore effects are considered to be **Negligible** at all stages.

Views of the Proposed Development for transient receptors using the A24 to the east of the Site are generally truncated by the vegetation along the western edge of the route. The boundary of the Site forms a short length of the route overall and therefore any views of the construction operations and latterly the rooftops within the Site would be fleeting and limited. The overall visual character of the route would be retained and therefore effects are considered to be **Negligible** at all stages.

TRANSIENT RECEPTORS USING PROW

PRoW Footpath 2804

PRoW Footpath 2804 connects Shipley Road to the A24 through Hogs Wood and before running adjacent to the southern boundary of the Site. Views of the Proposed Development from the western half of the route are truncated by Hogs Wood itself, which creates an enclosed character to this section of the route. As receptors using the route emerge from Hogs Wood, views of the Proposed Development would become apparent, with areas of residential development set back behind the retained Oak trees on the southern Site boundary, and the areas of public open space and green corridors in the west and south of the Site. The Proposed Development would be perceived as an extension to the Mulberry Fields development, bringing built form closer to the PRoW, but set within well vegetated boundaries. The new southern development edge would see residential properties actively fronting towards the PRoW, with the residential streets framed by new hedgerows to create a clear definition between the development area and the southern green corridor. Two new pedestrian connections to the PRoW would be established to the central and western parts of the Site to improve connectivity to the route, views in to the public realm within the Proposed Development will be possible from these locations. The Proposed Development is considered to introduce additional built form into the views from this route, whilst this would result in residential properties being more prominent in view from the section of the route adjacent to the Site boundary, the character of the view would not be significantly altered due to the retention of the mature boundary vegetation and the areas of open space adjacent to the route. Effects are therefore considered to be **Moderate - Minor Adverse** during construction, reducing to **Minor Adverse** upon completion and at Year 15 due to the maturing landscape proposals.

PRoW Footpath & Bridleway 2815 / Sussex Diamond Way

Views of the Proposed Development from receptors using PRoW Footpath & Bridleway 2815 - Sussex Diamond Way Long Distance Route to the south of the Site are either truncated or limited to partial views of the southern boundary vegetation. There would be partial views of the southern built form frontage where gaps in the southern boundary vegetation allow from the sections of the route with open views across the intervening agricultural fields. The scale of the Proposed Development means that the built from would sit below the vegetated horizon and therefore is not considered to alter the existing character of the views, or the experience from this route. Effects are therefore considered to be **Minor Adverse - Negligible** at all stages.

PRoW Footpath 2805 / Sussex Diamond Way

Views of the Proposed Development from receptors using PRoW Footpath 2805 / Sussex Diamond Way to the east of the A24 and south east of the Site are truncated by the intervening topography and vegetation associated with the A24 corridor. Effects are therefore considered to be **Negligible** at all stages.

PRoW Footpath 1688

Views of the Proposed Development from receptors using PRoW Footpath 1688 to the north of the Site are truncated by the intervening built form and vegetation associated with the intervening Mulberry Fields development. Effects are therefore considered to be **Negligible** at all stages.

PRoW Footpath 1687

Receptors using PRoW Footpath 1687 to the north east of the Site experience partial views of the tree tops within the Site from the easterly section of the route near Fox End Farm and Polecat Lane when travelling west due to its elevated location. Views of the internal arrangements of the Site and therefore the Proposed Development are truncated by the intervening topography and vegetation associated with the former railway line and the A24 corridor. Views of the Site are wholly truncated from the western section of the route. Effects are therefore considered to be **Negligible** at all stages.

9.0

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

PRoW Bridleway 3215

Receptors using PRoW Bridleway 3215 to the east of the Site experience partial views of the tree tops within the Site when approaching from the A24. Views of the internal arrangement of the Site and therefore the Proposed Development are truncated by the intervening topography and vegetation associated with the A24 corridor. Effects are therefore considered to be **Negligible** at all stages.

PUBLIC OPEN SPACE, OPEN ACCESS LAND AND REGISTERED COMMON LAND

Public Open Space within Mulberry Fields

Views of the Proposed Development from the areas of Public Open Space within the Mulberry Fields development to the north of the Site are filtered by the boundary vegetation that defines the northern boundary of the Site. The western open space acts as a continuation of the main area of open space with views to the escarpment of the South Downs National Park. Views of the Proposed Development include views of additional residential built form, set within a wooded environment, which are considered to be in keeping with the existing character of the views from these spaces. Effects are considered to be **Moderate - Minor Adverse** during the construction period due to the temporary visual impact of the construction traffic. Upon completion and at Year 15, effects are considered to be **Minor Adverse - Negligible**.

10.0

ASSESSMENT AGAINST LANDSCAPE POLICY AND LANDSCAPE CHARACTER

10.1 LANDSCAPE POLICY

Horsham District Council's relevant development plan policy is set out within the Horsham District Planning Framework (November 2015). The Proposed Development responds positively to the following landscape related policies:

HORSHAM DISTRICT PLANNING FRAMEWORK (ADOPTED NOVEMBER 2015)

Policy 25: District Character and the Natural Environment
This policy protects the natural environment and landscape character of the District. The Site is not identified as an area of "landscape importance" and forms a logical and discrete extension to the existing Mulberry Fields development on the southern edge of Southwater that does not lead to adverse impacts on the individual settlement characteristics or the sense of separation in accordance with point 1 of the policy. The Proposed Development positively responds to the landscape and townscape character by retaining the mature Oak trees on the Site boundaries and incorporating an appropriate 15m buffer to Hogs Wood Ancient Woodland to the west. The townscape character of the Proposed Development is of a density and scale in keeping with the existing character of the townscape immediately north of the Site, which retains the wooded skyline in views from the local PRoW network within the immediate vicinity to the south. The retention of key landscape features maintains and enhances the Green Infrastructure Network and the Proposed Development does not impact on the setting to the South Downs National Park.

Policy 26: Countryside Protection
This policy covers development outside of built-up area boundaries (the Site adjoins the proposed extension of the settlement boundary). The Proposed Development forms a visually discrete extension to the existing settlement within a retained framework of tree belts, hedgerows and woodlands. Whilst it would result in a land use change from commercial Poplar plantation to residential development, it is considered to be of a scale appropriate to the Site's location and is considered to conserve and enhance *"the key features and characteristics of the landscape character area in which it is located"*.

Policy 31: Green Infrastructure and Biodiversity
This policy requires existing green infrastructure networks to be maintained and enhanced, it covers designated landscapes such as Ancient Woodland and priority habitats. The Proposed Development responds positively to this policy by maintaining the existing mature boundary vegetation within the proposed green infrastructure network. High value features such as Hogs Wood Ancient Woodland to the west of the Site are retained with a suitable 15m buffer retained within the western part of the Site. This buffer is planted with suitable woodland edge species and forms part of the wider green infrastructure network within the Site. Ecological corridors are established along the eastern and part of the southern boundaries of the Site with public access restricted through appropriate design interventions in combination with the acoustic fencing. The landscape proposals introduce additional hedgerows, tree planting, shrubs, scrub, wildflower meadow, amenity grassland and SuDS attenuation into the Site to help enhance its biodiversity and green/blue infrastructure.

Policy 32: The Quality of New Development
This policy sets out requirements for high quality and inclusive design, character and open space. Whilst currently in outline, the Proposed Development responds positively to this policy by creating a residential environment that is attractive, functional, accessible, safe and adaptable through embedding best practice urban design and landscape design principles. Residential properties front onto the green infrastructure and public realm networks, new green links to the existing residential areas and open spaces to the north and PRoW network to the south are established, and the character of the properties complements that of the adjacent development to the north in terms of materiality, scale and density. The Proposed Development will deliver a high quality network of public open space with opportunities for play and informal recreation that complement those amenities already present in the immediate locality.

Policy 33: Development Principles
This policy covers scale, massing, local distinctiveness and the retention of existing important landscape and natural features. The Proposed Development responds positively to this policy through its appropriate scale, density and materiality that creates a visually discreet southerly extension to Southwater within a retained mature landscape framework.

EMERGING POLICY

The Horsham District Local Plan 2023-2040 (Regulation 19) Draft was published for consultation from the 19th January until the 1st March 2024. The following emerging policies are of relevance to the Site. The landscape design within the Proposed Development responds positively to each as set out below.

- **Strategic Policy 6: Climate Change and Strategic Policy 10 Flooding** - The Proposed Development incorporates SuDS attenuation features as integral elements of a multi-functional green and blue infrastructure network within the Site.
- **Strategic Policy 13: The Natural Environment and Landscape Character and Strategic Policy 14: Countryside Protection** - The Proposed Development responds positively as per the response to Policies 25 and 26 of the adopted HDPF.
- **Strategic Policy 17: Green Infrastructure and Biodiversity** - The Proposed Development responds positively as per the response to Policy 31 of the adopted HDPF.
- **Strategic Policy 19: Development Quality and Strategic Policy 20: Development Principles** - The Proposed Development responds positively as per the response to Policies 32 and 33 of the adopted HDPF.

HORSHAM DISTRICT COUNCIL GREEN INFRASTRUCTURE STRATEGY 2024

The Proposed Development has been informed by, and accords with the HDC Green Infrastructure Strategy 2024. In relation to the "site level" principles set out in Section 4.3.5, the responses to Local Policy are set out on this page. Additionally, the Proposed Development proposes additional planting and the creation of new habitats that are appropriate to the locality, including a range of species that are predominantly native and where resilience to climate change has been a key factor in the selection of the indicative planting palettes. The Parameter Plan sets out a green and blue infrastructure network within the Site that provides appropriate offsets to key existing features such as Hogs Wood Ancient Woodland and the mature Oak trees along the Site boundaries and central field boundary. The green infrastructure network creates appropriate connections to the public open space network within Mulberry Fields to the north and two connections to PRoW 2804 adjacent to the southern boundary, allowing opportunity for active travel and informal recreation for all within the appropriate walking distances set out within the HDC GI Strategy.

10.2 LANDSCAPE CHARACTER

The HDC Landscape Character Assessment (October, 2003) identifies that the Site and majority of the study area lie within LCA G4 Southwater and Shipley Wooded Farmlands. The character assessment sets out a series of Planning and Land Management Guidelines for the LCA. Those of relevance to the Site and Proposed Development are set out below with a summary of how the Proposed Development responds to the relevant guidance.

The Planning and Land Management Guidelines are defined as:

- *"Conserve the rural mostly undeveloped character of the area.*
- *Ensure any appropriate new development on the A24 corridor is well integrated into the existing landscape pattern with new woodland and hedgerow planting.*
- *Conserve and manage existing woodlands.*
- *Restore deciduous woodland to conifer plantations where possible.*
- *Restore hedgerows where they have been lost."*

The Proposed Development is set within the existing field pattern of the Site, retaining the existing hedgerows and tree belts defining the northern, eastern and southern boundaries. The Ancient Woodland of Hogs Wood to the west of the Site is preserved through the establishment of a 15m buffer, with the landscape strategy creating an appropriate ecotone edge to this feature. The eastern boundary with the A24 is bolstered through the establishment of an ecological corridor. The retention of the mature Oak trees along the northern and southern boundaries and through the central field boundary retain the existing landscape pattern adjacent to the A24 corridor in line with the guidelines for the LCA. Hedgerow and tree planting within the Site seeks to bolster existing features and introduce new features that are characteristic of the locality. In terms of built features, new development is contained within the existing boundaries of the Site, is in keeping with the scale, density and character of the residential areas immediately north, and is visually discreet within the context of the LCA. The additional development is perceived from a limited and localised area, meaning the rural, mostly undeveloped character of the majority of the LCA is retained.

HDC LANDSCAPE CAPACITY ASSESSMENT

The Landscape Capacity Assessment (May 2021) identifies a *"no-low capacity to accommodate development"* for LLCA 26 relating to large scale development and employment uses. The assessment for the same area in relation to *"medium scale housing"* identifies a *"low-moderate capacity"*. Medium scale housing is defined as *"development of approximately 100-500 dwellings associated with urban extensions"*. The Proposed Development is for 82 new homes within a visually discreet site adjacent to the existing settlement edge and is therefore considered of an appropriate scale in landscape capacity terms.

11.0

SUMMARY AND CONCLUSIONS

11.1 SUMMARY AND CONCLUSION

This Landscape and Visual Appraisal with Impact Statement (LVAIS) has been completed in line with best practice, as outlined in the relevant published guidance and as part of the iterative design process throughout the preparation of the planning application for the Proposed Development within the Site. The LVAIS has described the baseline landscape resource, visual envelope, and a series of visual receptors through a combination of desktop study and site survey. It then goes on to describe the scheme proposals and the associated landscape and visual effects anticipated to arise from the Proposed Development.

There are no landscape or ecological designations of international or national significance within the Site, nor does the Site lie within a view corridor protected by policy. Hogs Wood to the west of the Site is an area of Ancient Woodland that lies adjacent to the Site boundary. A 15m buffer within the Site is required. Within the Site, the field boundary vegetation, which includes a number of mature Oak trees define the boundaries of the Site and divide it in half. The Mulberry Fields residential development lies adjacent to the northern Site boundary, beyond the eastern boundary is the A24 and to the south is agricultural land.

The Proposed Development is a residential development of up to 82 new dwellings of 2 - 2.5 storeys in height with associated infrastructure, public open space, a Local Area for Play and SuDS attenuation. The residential properties are located within two development parcels that lie to the east and west of the central field boundary. Both development parcels are surrounded by the proposed green infrastructure network, which retains the existing boundary vegetation as far as possible and provides opportunities for play and informal recreation. The western part of the Site incorporates the main area of public open space and SuDS attenuation with the 15m buffer to the Ancient Woodland beyond along the western boundary of the Site. Vehicular access is taken from Centenary Road within Mulberry Fields to the north. Two pedestrian connections to PRoW Footpath 2804 along the southern boundary of the Site are also proposed.

The Proposed Development would see the removal of two areas of commercial poplar plantation to facilitate the residential development parcels and areas of public open space. The scale and density of the Proposed Development is considered to be in keeping with the Mulberry Fields development to the north, ensuring built form remains below the existing tree line and set back from the PRoW along the southern boundary. The landscape proposals further enhance the field boundaries, creating a green settlement edge to the south. In landscape and visual terms the Proposed Development is considered to result in the introduction of a visually discrete residential development that sits appropriately within the existing landscape framework of retained tree belts and woodlands, resulting in a limited number of locations from which it would be visible. Despite this, the change of use from commercial plantation to residential development, like development on any greenfield site, would still result in inevitable landscape harm at the Site level. As the Site is visually well contained, the Proposed Development is not considered to extend the existing visual envelope associated with the existing Site and therefore visual effects from the wider study area are not considered to be significant.

APPENDIX 1

FABRIK LVIA METHODOLOGY

A1.1 INTRODUCTION

The methodology employed in carrying out an LVA with an Impact Statement (LVAIS) of the Site, is drawn from the Landscape Institute and the Institute of Environmental Management and Assessment's 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) Third Edition (Routledge 2013). The method adopted follows a structured and transparent process, and is proportionate to the proposals.

The term landscape is defined as an area perceived by people, whose character is the result of the action and interaction of nature and / or human factors. It results from the way that different components of our environment – both natural and cultural / historical interact together and are perceived by us. The term does not mean just special, valued or designated landscapes and it does not only apply to the countryside. The definition of landscape can be classified as:

- All types of rural landscape, from high mountains and wild countryside to urban fringe farmland (rural landscapes);
- Marine and coastal landscapes (seascapes); and
- The landscape of villages, towns and cities (townscapes).

An LVAIS provides a description of the baseline conditions and sets out how the study area and site appears, or would appear, prior to the proposed development. The baseline assessment is then used to predict the landscape and visual impacts arising from the proposed development. The assessment of impact is carried out as part of the iterative design process in order to build in mitigation measures to reduce the impacts as much as possible.

The photography will be prepared in accordance with Technical Guidance Note 06/19 on Visual Representation of Development Proposals (Landscape Institute, 17 September 2019).

A1.2 SUMMARY OF LVIA METHODOLOGY

Landscape and visual assessments are separate, although linked, procedures. For example, often the assemblage of landscape elements contributes to informing the Zone of Theoretical Visibility and the degree of visibility from the range of visual receptors.

The baseline assessment describes:

- Each of the landscape elements which then collectively inform landscape character for the site and its context;
- The character, amenity and degree of openness of the view from a range of visual receptors (either transient, serial or static views);
- The current baseline scenario; and
- The value of each of the landscape and visual receptors.

Landscape effects derive from either direct or in-direct changes to the physical landscape which may give rise to changes to the individual landscape components. This in turn effects the landscape character and potentially changes how the landscape is experienced and valued.

Visual effects relate to the changes that arise in the composition, character and amenity of the view as a result of changes to the landscape elements.

The assessment of effects therefore systematically:

- Combines the value of the receptor with the susceptibility to the proposed change to determine the sensitivity of the receptor;
- Combines the size, scale, geographic extent, duration of the proposals and its reversibility in order to understand the magnitude of the proposal;
- Combines the sensitivity of the each of the receptors and the magnitude of effect to determine the significance of the effect;
- Presents the landscape and visual effects in a factual logical, well-reasoned and objective fashion;
- Indicates the measures proposed over and above those designed into the scheme to prevent/avoid, reduce, offset, remedy, compensate for the effects (mitigation measures) or which provide an overall landscape and visual enhancement;
- Sets out any assumptions considered throughout the assessment of effects; and
- Sets out residual effects.

Effects may be positive (beneficial) or negative (adverse) direct or indirect, residual, permanent or temporary short, medium or long term. They can also arise at different scales (national, regional, local or site level) and have different levels of significance (major, moderate, low, negligible or neutral / no change).

The combination of the above factors influences the professional judgement and opinion on the significance of the landscape and visual effects.

The emphasis is placed on the narrative text describing the landscape and visual effects, and the judgements made about their significance, with tables and matrices used to support and summarise the descriptive text. The criteria and thresholds set out in the methodology are used to inform the assessment of effects. Ranges of criteria and thresholds are used in the assessment where appropriate. Whilst every possible range is not defined in the methodology, each of the thresholds and criteria are clearly explained, and therefore the logic to each range can be traced.

The following sections set out in more detail the assessment process employed.

A1.3 ESTABLISHING THE LANDSCAPE BASELINE

DESK AND FIELD STUDIES

The initial step is to identify the existing landscape and visual resource in the vicinity of the proposed development – the baseline landscape and visual conditions. The purpose of baseline study is to record and analyse the existing landscape, in terms of its constituent elements, features, characteristics, geographic extent, historical and cultural associations, condition, the way the landscape is experienced and the value / importance of that particular landscape. The baseline assessment will also identify any potential changes likely to occur in the local landscape or townscape which will change the characteristics of either the site or its setting.

A desk study is carried out to establish the physical components of the local landscape and to broadly identify the boundaries of the study area. Ordnance survey (OS) maps and digital data are used to identify local features relating to geology, soils, landform, drainage, vegetation cover, land use, settlement, the history of the landscape and the way that landscape is experienced, which together combine to create a series of key characteristics and character areas. Vertical aerial photography and Google streetview will be used to supplement OS information. At this stage, any special designated landscapes (such as National Landscapes, National Parks, Green Belt, Conservation Areas, Listed Buildings, Areas of Special Character); heritage or ecological assets are identified. A review of information available in terms of any published historic landscape characterisation together with any other landscape / capacity / urban fringe and visual related studies is carried out at this stage.

Landscape character assessment is the tool for classifying the landscape into distinct character areas or types, which share common features and characteristics. There is a well established methodology developed in the UK by the Countryside Agency and Scottish Natural Heritage in 2002, which has been superseded in England by guidance published by Natural England in 2014. The national, regional and district level character assessments are often available in published documents. The character assessment will also identify environmental and landscape opportunities, recent changes, future trends and forces for change where they may be important in relation to the proposal, especially considering how the landscape appears, or would appear prior to the commencement of development. The condition of the landscape, i.e. the physical state of an individual area of landscape, will be described as factually as possible. The assessment of landscape importance includes reference to policy or designations as an indicator of recognised value, including specific features or characteristics that justify the designation of the area. The value of that landscape by different stakeholders or user groups may also influence the baseline assessment.

These desk based studies are then used as a basis for verification in the field. The field based assessment also considers the perceptual qualities of the landscape, including tranquillity.

Judgements on the value of both the landscape and visual receptor are made at the baseline stage.

LANDSCAPE VALUE

Value is concerned with the relative value or importance that is attached to different landscapes. Landscape value is inherent, considered independently of the development proposals. The baseline assessment considers any natural and cultural heritage, landscape condition, associations with notable people, events and the arts, distinctiveness, recreational opportunities, and perceptual qualities (including scenic quality, wilderness, tranquillity and / or dark skies). These environmental, historical and cultural aspects, physical and visual components are considered together with any statutory and non-statutory designations, taking into account other values to society, which may be expressed by the local community or consultees. Wherever possible information and opinions on landscape value is to be sought through discussions with consultees, stakeholders and user groups.

Landscape value is not always signified by designation. When considering an undesignated area, landscape value will be determined through a review of existing assessments, policies, strategies and guidelines. Where appropriate, new survey and analysis will inform judgements about landscape value. Any landscape designation will be considered in terms of their 'meaning' to today's context.

The tables relating to landscape value and the value attached to views are a starting point for consideration in the field. Table A1.1 overleaf sets out the criteria and definitions used in the baseline assessment to determine landscape value (in addition to condition / quality). Figure 5.1 set out within 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA3) Third Edition (Routledge 2013), along with Technical Guidance Note 02/21 *'Assessing landscape value outside national designations'* (Landscape Institute, May 2021) have been used to inform these criteria.

Not all of the criteria within Table A1.1 need to be met for a landscape to be assigned a value of high, medium or low.

The indicators of value should be reviewed on a case-by-case basis, taking into account what they contribute (positively or negatively) to a specific landscape. The relative importance to be attached to each indicator is likely to vary across different landscapes. Once evidence for each factor has been collated and assessed, it is important to step back and judge the overall 'weight of evidence' in coming to an overall judgement on landscape value.

There are likely to be overlaps between the factors, as well as overlaps with other specialist studies for example in relation to natural and cultural factors. These overlaps should be acknowledged and considered when presenting conclusions on the overall value of the landscape.

While condition/intactness of a landscape is one factor that can influence value, poor landscape management should not be a reason to deny a landscape a valued status if other factors indicate value. Deliberately neglecting an area of landscape and allowing its condition to deteriorate should not be allowed to diminish its value in a planning context.

When assessing landscape value of a site it is important to consider not only the site itself and its features/elements/characteristics/qualities, but also their relationship with, and the role they play within, the site's context. Value is best appreciated at the scale at which a landscape is perceived – rarely is this on a field-by-field basis.

Landscape function can influence value, but the presence of a spatial designation (e.g. Green Belt or Green Gap) is not in itself an indicator of high landscape value.

The presentation of information about landscape value should be proportionate to the task at hand.

Landscape value, and the way in which landscapes are valued by people, is a dynamic process, and can change over time. Any value assessment will be a snapshot in time.

More about tranquillity can be found in Landscape Institute Technical Information Note 01/2017 (Landscape Institute, 2017).

NIGHT TIME CHARACTER ASSESSMENT

During the field survey stage it may be considered appropriate to carry out a baseline night time 'darkness' assessment to understand whether the Site is currently influenced by lighting at night. This will assist in understanding the likely effects of the proposal on the night-time character and visual experience gained, especially considering those receptors immediately adjacent to the Site or those travelling past the Site.

A night time lux level assessment is that which is carried out by lighting engineers and may be used to inform the night time character assessment.

TABLE A1.1 - LANDSCAPE VALUE CRITERIA

HIGH	MEDIUM	LOW

Natural Heritage
• Unique components relating to ecology, geology, topography, soils and water.
• Components may be nationally / internationally designated, including:
  • Sites of Important Nature Conservation
  • Heritage Coasts
  • Special Protection Areas
  • Ancient Woodland
Cultural Heritage
• Rare or distinct components relating to built history that positively contribute to landscape character including:
  • drove roads / salt ways / packhorse trails
  • sunken lanes
  • ridge and furrow fields
  • relic farmsteads
• Nationally / internationally designated component/s including:
  • UNESCO World Heritage Sites
  • Listed buildings / structures and their associated setting.
  • Historic Parks ad Gardens (included within the Register by Historic England)
  • Registered Battlefield
  • Scheduled Ancient Monuments
Landscape Condition
• Landscape area or components in a very good - good physical condition / intact, with appropriate management.
• Absence of detracting/ incongruous features (or features are present but are not prominent).
Associations
• Many or significant connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape.
Distinctiveness
• Unique components that make a strong and multifaceted positive contribution to landscape character e.g. the whalebone arch in Whitby.
• Landscape area that is recognised nationally / internationally for its scenic beauty, including areas within:
  • National Parks
  • National Landscapes
• Landscape areas that have a strong visual or functional link with adjacent designated landscapes and their special qualities.
Recreational
• Prominence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths), plus high quality public open space.
• Areas with very good or good accessibility with opportunities for the enjoyment of the outdoors.
Perceptual
• Unique landscape areas or components, particularly regarding scale, form, colour, texture, diversity or contrasts that positively contribute to landscape character.
• High levels of tranquillity and relative wildness, including sense of remoteness, dark skies, presence of wildlife / bird song and relative peace and quiet.
Functional
• Unique landscape areas or components that contribute to the healthy functioning of the landscape and make a strong and multi-faceted positive contribution to landscape character e.g. areas that form carbon sinks such as peat bogs
	Natural Heritage
	• Common components relating to ecology, geology, topography, soils and water.
	• Components may be designated at the local or borough level, including:
	  • TPO's
	  • Nature Reserve's
	Cultural Heritage
	• Common components relating to built history that positively contribute to landscape character such as vernacular architecture typical of the locality.
	• Locally designated component/s including:
	  • Conservation Areas
	  • Scenic Trails / Scenic Routes
	  • Locally listed buildings and monuments
	• Un-designated components but acknowledge locally for their heritage importance or expressed through non-statutory designations.
	Landscape Condition
	• Landscape area or components in a good - ordinary condition, with scope to improve.
	• Some detracting / incongruous features.
	Associations
	• Some connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape.
	Distinctiveness
	• Some components that are unique and contribute positively to landscape character.
	• Recognised locally, including designations such as Special Landscape Areas, Areas of Great Landscape Value, Strategic or Local Gaps.
	Recreational
	• Some open access land, common land and public rights of way.
	• Areas with good or ordinary accessibility with opportunities for the enjoyment of the outdoors.
	Perceptual
	• Demonstrates some wildness and tranquillity.
	• Some detracting features.
	Functional
	• Landscape areas or components which make some contribution to the healthy functioning of the landscape.
		Natural Heritage
		• Inconsequential components relating to ecology, geology, topography, soils and water.
		• Generally un-designated.
		Cultural Heritage
		• Few or no components relating to built history that positively contribute to landscape character.
		• Generally un-designated.
		Landscape Condition
		• Landscape area or components in a poor condition, with scope to improve.
		• Many detracting / incongruous features.
		• Disturbed or derelict land.
		Associations
		• Few or no connections with well-known events, people, works of art, science or technical achievements that positively contribute to perceptions of the landscape.
		Distinctiveness
		• Few landscape areas that are unique and contribute positively to landscape character.
		• Certain individual components identified in landscape character assessments may be worthy of conservation.
		• Frequent dominant detracting features.
		Recreational
		• A limited quantum of open access land, common land and public rights of way.
		• Poor accessibility with opportunities for the enjoyment of the outdoors.
		Perceptual
		• Limited or no sense of wildness and tranquillity.
		• Frequent / multiple detracting features.
		Functional
		• Limited or no contribution to the healthy functioning of the landscape.

A1.4 ESTABLISHING IN THE VISUAL BASELINE

DESK AND FIELD STUDIES

The visual baseline will establish the area in which the site and the proposed development may be visible, the different groups of people who may experience the views, the places where they will be affected and the nature, character and amenity of those views.

The area of study for the visual assessment is determined through identifying the area from which the existing site and proposal may be visible (the Zone of Theoretical Visibility or ZTV). The baseline ZTV of the site is determined through either manual topographical analysis (a combination of desk and field based analysis which are considered appropriate for Landscape and Visual Appraisals and projects below the EIA threshold) or digital mapping based on bare earth modelling, (which do not take account of features such as vegetation or built form) constructing a map showing the area where the proposal may theoretically be visible. The extent of the mapping will depend on the type of proposal. The actual extent of visibility is checked in the field (both in the summer and winter months if the project timescales allow) to record the screening effect of buildings, walls, fences, trees, hedgerows and banks not identified in the initial bare ground mapping stage and to provide an accurate baseline assessment of visibility. Viewpoints within the ZTV should also be identified during the desk assessment, and the viewpoints used for photographs selected to demonstrate the relative visibility of the site (and any existing development on it and its relationship with the surrounding landscape and built forms). The selection of a range of key viewpoints will be proportional, subject to scale and nature of the development proposals and based on the following criteria for determination in the field:

- The requirement to provide an even spread of representative, specific, illustrative or static / kinetic / sequential / transient viewpoints within the ZTV and around all sides of the Site;
- From locations which represent a range of near, middle and long distance views (although the most distant views may be discounted in the impact assessment if it is judged that visibility will be extremely limited);
- Views from sensitive receptors within designated, historic or cultural landscapes or heritage assets (such as from within World Heritage Sites; adjacent to Listed Buildings - and co-ordinated with the heritage consultant - National Parks, Areas of Outstanding Natural Beauty or Registered Parks and Gardens) key tourist locations and public vantage points (such as viewpoints identified on OS maps);
- The inclusion of strategic / important / designed views and vistas identified in published documents;

Views from the following locations are to be included in the visual assessment:

- Settlement edges and dwellings. These are to be collated as representative viewpoints as it may not be practical to visit all properties that might be affected;
- Transient views from public viewpoints (i.e. from roads, railway lines and Public Rights of Way - including tourist or scenic routes and associated viewpoints);
- Areas of publicly accessible green space (i.e. public open space, open access land, recreation grounds, country parks, visitor attractions, tourist destinations or scenic viewpoints);
- Key public buildings/ spaces, where relevant (i.e. libraries, hospitals, churches, community halls etc); and
- Places of employment.

The visual assessment records:

- The character and amenity of the view, including topographic, geological and drainage features, woodland, tree and hedgerow cover, land use, field boundaries, artefacts, access and rights of way, direction of view and potential seasonal screening effects and any skyline elements or features.
- The type of view, whether oblique or direct; panoramic or vistas.
- The extent of visibility of the range of receptors is based on a grading of degrees of visibility, from a visual inspection of the site and surrounding area. There will be a continuity of degree of visibility ranging from no view of the site (truncated) to fully open views. Views are recorded, even if views are truncated of the existing site, as the proposed development may be visible in these views.

To indicate the degree of visibility of the site from any location, three categories are used:

a **Open View:**
An open, unobstructed and clear view of a significant proportion of the ground plane of the site; or a clear view of much of the site and its component elements in close proximity.
b **Partial View**:
A view of part of the site, a filtered or glimpsed view of the site, or a distant view where the site is perceived as a small part of the wider view;
c **Truncated View:**
No view of the site or the site is difficult to perceive.

Following the field survey,a Photographic Viewpoint Plan will be prepared to illustrate the representative, specific and illustrative views into / towards and within the Site (if publicly accessible) and the degree of visibility of the site noted. This Plan will be included in a Key Views document for agreement with the Local Planning Authority and any other statutory consultees as part of the consultation process. The visual assessment will include a series of annotated photographs, the location and extent of the site within the view together with identifying the character and amenity of the view, alongside any specific elements or important component features such as landform, buildings or vegetation or detracting features which interrupt, filter or otherwise influence views. The photograph will also be annotated with the Value attributed to the receptor or group of receptors.

The photographs have been taken in line with the Landscape Institute's Technical Guidance Note 6/19 Visual Representation of Development Proposals (Landscape Institute, 2019), using a Full Frame Sensor Digital Single Lens Reflex Camera, within a 50mm Focal Length Lens.

The Landscape Institute's Technical Guidance Note 2/19 Residential Visual Amenity Assessment (Landscape Institute, 2019) has informed the approach to the assessment of residential visual amenity, within the scope of the LVIA.

By the end of this stage of the combined landscape and visual site study, it will be possible to advise, in landscape and visual terms, on any specific mitigation measures required in terms of the developments preferred siting, layout and design.

VALUE OF VISUAL RECEPTORS

Judgements on the value attached to the views experienced are based on the following criteria.

TABLE A1.2 – VALUE ATTACHED TO VIEWS

VALUE	CRITERIA
HIGH	Views from and to landscapes / viewpoints of national importance, or highly popular visitor attractions / scenic vantage points (not necessarily designated) where the view forms a significant role in the visual experience, and / or has nationally recognised cultural associations. This may include residential receptors in Listed Buildings where the primary elevation of the dwelling is orientated to take advantage of a particular view (for example across a Registered Park and Garden or National Park or National Landscape).
MEDIUM	Views from and to landscapes / viewpoints of regional / district / local importance or moderately popular visitor attractions / scenic vantage points (not necessarily designated) where the view forms part of the experience, and / or has local cultural associations. This may include residential receptors where the primary elevation of the dwelling is orientated to take advantage of a particular view.
LOW	Views from and to landscapes / viewpoints with no designation, not particularly important and with minimal or no cultural associations. This may include views from the rear elevation of residential properties.

A1.5 ASSSESSMENT OF LANDSCAPE AND VISUAL SUSCEPTIBILITY AND MAGNITUDE

The assessment of landscape and visual effects is obtained through assessing susceptibility, combining this with the judgement on value, to form the sensitivity of receptors. Sensitivity is then linked with a judgement of magnitude of effect experienced to form the assessment of effect.

Susceptibility, sensitivity and magnitude of change are explained further within this section.

LANDSCAPE SUSCEPTIBILITY

The susceptibility of the landscape is a measure of its vulnerability to the type of development proposed, without undue consequences for the maintenance of the baseline situation. Existing landscape capacity assessments may form a starting point for the refinement of the assessment of landscape susceptibility at the local and site level.

The overall susceptibility for each landscape receptor is categorised as High, Medium or Low as set out in Table A1.3.

Table A1.3 – Landscape Susceptibility Criteria

SUSCEPTIBILITY	CRITERIA
HIGH	The receptor has a well-defined composition with a direct relationship to adjacent key characteristics. The type of development proposed is likely to alter the overall integrity of the receptor and is very unlikely to be able to accommodate recommendations as set out in published guidelines.
MEDIUM	The receptor has a varied composition with some links to adjacent key characteristics. The type of development proposed may potentially alter the overall integrity of the receptor and could incorporate recommendations as set out in published guidelines.
LOW	The receptor has a disjointed composition with little - no links to adjacent key characteristics. The type of development proposed is unlikely to alter the overall integrity of the receptor and is capable of incorporating recommendations as set out in published guidelines. .

LANDSCAPE SENSITIVITY

The assessment of landscape sensitivity is then combined through a judgement on the value attributed to that landscape receptor (at the baseline stage) and the susceptibility of the landscape receptor to the proposed change using the matrix as set out in Table A1.5.

VISUAL SUSCEPTIBILITY

The susceptibility of each visual receptor is a measure of their receptiveness to the type of development proposed, without undue consequences for the maintenance of the baseline situation. Visual susceptibility considers; the extent to which the viewers attention is focused on the landscape; the extent to which the view contributes to the amenity experience; and the nature of the activity the viewer is involved in.

The overall susceptibility for each visual receptor is categorised as High, Medium or Low as set out in Table A1.4.

Table A1.4 – Visual Susceptibility Criteria

Susceptibility	Criteria
HIGH	People engaged in an activity and/or at a location where they are focused on the landscape; where the view contributes to the amenity experience; and where there is opportunity to appreciate the view.
MEDIUM	People engaged in an activity and/or at a location where they are not especially focused on the landscape; where the view contributes in part to the amenity experience; and where there is some opportunity to appreciate the view.
LOW	People engaged in an activity and/or at a location where they are not focused on the landscape; where the view does not contribute to the amenity experience; and where there is little - no opportunity to appreciate the view.

SENSITIVITY JUDGEMENTS

The assessment of landscape / visual sensitivity is then combined through a judgement on the value attributed to that receptor (at the baseline stage) and the susceptibility of the receptor to the proposed change using the criteria as set out in Table A1.3 and A1.4.

Table A1.5 below sets out the sensitivity matrix, with criteria set out as High, Medium, Medium and Low.

Table A1.5 - Landscape and Visual Sensitivity Matrix

		LANDSCAPE / VISUAL RECEPTOR SUSCEPTIBILITY		
		HIGH	MEDIUM	LOW
LANDSCAPE / VISUAL VALUE	HIGH	HIGH	HIGH	MEDIUM
	MEDIUM	HIGH	MEDIUM	MEDIUM
	LOW	MEDIUM	MEDIUM	LOW

LANDSCAPE MAGNITUDE OF EFFECT

Scale

Factors contributing to the scale of the change to be experienced by the landscape receptor (as set out in Table A1.6) include the extent of the receptor that will be altered (with reference to their wider contribution to the landscape); the degree to which aesthetic of perceptual aspects will be altered; and the geographical area that will be directly and indirectly altered.

Table A1.6 - Landscape Scale Criteria

EXTENT	DESCRIPTION
SUBSTANTIAL	Likely be a whole scale change to the landscape receptor, which will result in change in the integrity of the receptor of a wide geographic area.
SIZEABLE	Likely be change to a high proportion of the landscape receptor, which will result in a noticeable change in the integrity of the receptor of an extended geographic area.
MODEST	Likely be change to a moderate proportion of the landscape receptor, which will be perceptible and have some effect on the integrity of the receptor within a localised geographic area.
COMPACT	Likely be change to a limited proportion of the landscape receptor, which will not be discernible or have no - limited effect on the integrity of the receptor within its immediate setting (very localised geographic area).

Duration and Reversibility

Factors contributing to the duration of the change to be experienced by the landscape receptor (as set out in Table A1.8) include whether the change is wholly reversible, permanent or temporary. Construction impacts are likely to be very short - short term but see the start of a permanent change. Operational effects are likely to be long term, permanent and either irreversible.

Table A1.7 - Landscape Duration and Reversibility Criteria

DURATION	DESCRIPTION
LONG	Likely to be of permanence with limited prospect of being reinstated and is deemed irreversible.
MEDIUM	Likely to be of permanence (between 10-25 years) and is potentially, or theoretically reversible.
SHORT	Likely to last for up to 10 years and is wholly or partially reversible / receptors can be reinstated.
VERY SHORT	Likely to be temporary (up to 2 years) and readily reinstated / reversed. Includes construction effects (unless these are for an extended period).

VISUAL MAGNITUDE OF EFFECT

Scale

Factors contributing to the scale of the change to be experienced by the visual receptor (as set out in Table A1.8) include the angle of view in relation to the main activity of the receptor; the distance of the viewer from the proposed development; the extent of the area over which the changes will be visible; and the degree of visual intrusion of the proposed development in the view.

Table A1.8 - Visual Scale Criteria

EXTENT	DESCRIPTION
SUBSTANTIAL	Likely be a distinct change in the composition of the view, close to the viewer and occupying a wide extent of the view.
SIZEABLE	Likely be a noticeable change in the composition of the view, which may be close to the viewer and / or occupying a sizeable extent of the view.
MODEST	Likely be a perceptible change in the composition of the view, which may be at some distance from the viewer, or nearby but only glimpsed and/or occupying a discrete extent of the view.
COMPACT	Likely be a barely perceptible change in the composition of the view, which is likely to be at a considerable distance from the viewer and only glimpsed and / or occupying a limited extent of the view.

Duration and Reversibility

Factors contributing to the duration of the change to be experienced by the visual receptor (as set out in Table A1.9) include whether the view is experienced in fixed or transient views; and the nature of transient views - being intermittent, glimpsed or continuous.

Table A1.9 - Visual Duration and Reversibility Criteria

DURATION	DESCRIPTION
LONG	Likely to be of permanence and visible for a continuous period.
MEDIUM	Likely to be of permanence and intermittently visible.
SHORT	Likely to be temporary and visible for a continuous period.
VERY SHORT	Likely to be temporary and intermittently visible.

MAGNITUDE OF EFFECT JUDGEMENTS

The assessment of size / scale / geographic extent plus duration and reversibility is then combined based on the matrix as set out in Table A1.10 below, with criteria set out as High, Medium, Small and Negligible.

Table A1.10 - Magnitude Matrix

		DURATION AND REVERSIBILITY			
		LONG	MEDIUM	SHORT	VERY SHORT
SCALE	SUBSTANTIAL	HIGH	HIGH / MEDIUM	MEDIUM	LOW / NEGLIGIBLE
	SIZEABLE	HIGH / MEDIUM	MEDIUM	MEDIUM	LOW / NEGLIGIBLE
	MODEST	MEDIUM	MEDIUM	LOW	NEGLIGIBLE
	COMPACT	LOW / NEGLIGIBLE	LOW / NEGLIGIBLE	NEGLIGIBLE	NEGLIGIBLE

A1.6 LEVEL OF EFFECTS

Sensitivity and magnificence of effect are considered alongside one another for each receptor, in line with Table A1.11 below, to draw conclusions on the significance of landscape and visual effects. Depending on the nature of the proposed development, the significance of effects may be considered at different stages of the project life cycle (e.g. during construction; at Year 1 of operation; at Year 15 of operation; and/or on decommission).

The assessment of significance is subject to professional judgement and is rated on a scale of Negligible through to Major. Table A1.12 sets out a starting point for the assessment, it is important that a balanced and well reasoned professional judgement of these two criteria is provided with an explanation.

Table A1.11 - Levels of Effects Matrix

		LANDSCAPE AND VISUAL RECEPTOR SENSITIVITY		
		HIGH	MEDIUM	LOW
MAGNITUDE	HIGH	MAJOR	MAJOR	MODERATE
	MEDIUM	MAJOR	MODERATE	MODERATE - MINOR
	LOW	MODERATE	MODERATE - MINOR	MINOR
	NEGLIGIBLE	MINOR	MINOR - NEGLIGIBLE	NEGLIGIBLE

The judgement of significance indicates how important the effect is likely to be from a landscape and visual perspective. For schemes subject to Environmental Impact Assessment, effects of Major or Moderate significance are deemed 'significant' as governed by the EIA Directive (2014/52/EU). These are highlighted in orange in Table A1.11 above.

Table A1.12 - Level of Effects Description

LEVEL OF EFFECT	DESCRIPTION
MAJOR	An effect that is likely to be very important from a landscape and visual perspective.
MODERATE	An effect that is potentially important from a landscape and visual perspective.
MINOR	An effect that is unlikely to be important from a landscape and visual perspective.
NEGLIGIBLE	An effect that has minimal importance from a landscape and visual perspective.
NO CHANGE	No effect and therefore of no importance from a landscape and visual perspective.

A1.6.1 NATURE OF EFFECTS

Effects are defined as beneficial, adverse, or neutral, as defined in Table A1.13 This consideration is termed the 'balance of effects', factoring in both the potentially beneficial and adverse aspects associated with a given change and its resultant effect. Where landscape effects are judged to be adverse, additional mitigation or compensatory measures are to be considered. The significant landscape effects remaining after mitigation are then to be summarised as the residual effects.

Effects will be described clearly and objectively, and the extent and duration of any negative / positive effects quantified, using four categories of effects, indicating a gradation from high to low.

Table A1.13 - Nature of Effect Criteria

LEVEL OF EFFECT	DESCRIPTION
BENEFICIAL	An effect that will on balance result in an improvement to the condition, integrity or key characteristics/composition of the landscape receptor or viewing experience.
ADVERSE	An effect that will on balance result in damage to the condition, integrity or key characteristics/composition of the landscape receptor or viewing experience.
NEUTRAL	An effect that will on balance maintain the condition, integrity or key characteristics / composition of the landscape receptor or viewing experience and may incorporate a combination of positive and negative aspects.

A1.8 EFFECTS DURING OPERATION (AT YEAR 1 AND YEAR 15)

At the operational stage, the sources of landscape and visual effects may include:

- The location, scale, height, mass and design of buildings in terms of elevational treatment; structures and processes, including any other features;
- Details of service arrangements such as storage areas or infrastructure elements and utilities and haulage routes;
- Access arrangements and traffic movements;
- Lighting;
- Car parking;
- The noise and movement of vehicles in terms of perceived effects on tranquillity;
- Signage and boundary treatments;
- Outdoor activities that may be visible;
- The operational landscape, including landform, structure planting, green infrastructure and hard landscape features;

A1.9 MITIGATION AND COMPENSATORY MEASURES

The purpose of mitigation is to avoid, reduce and where possible, remedy or offset, any significant (major to moderate) negative (adverse) effects on the landscape and visual receptors arising from the proposed development. Mitigation is thus not solely concerned with 'damage limitation', but may also consider measures that could compensate for unavoidable residual effects. Mitigation measures may be considered under three categories:

- Primary measures that intrinsically comprise part of the development design through an iterative process;
- Standard construction and operational management practices for avoiding and reducing environmental effects (tertiary mitigation); and
- Secondary (or residual) measures designed to specifically address the remaining effects after the primary and standard construction practices have been incorporated.

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