

Proposed housing at the Lynwick Street/ Guildford Road junction, Rudgwick

Landscape Statement

Ref: 500193

Date: 04-11-2025

1.0 INTRODUCTION

1.1.1 An outline planning application was submitted in August 2025 for up to 90 residential dwellings on land located to the southwest of Rudgwick/north of Bucks Green (Ref: DC/25/1269). Most of the land forms part of a draft allocation “of at least 66 homes” (within Sites RD1 and RD2) under Strategic Policy HA14: Rudgwick and Bucks Green Housing Allocations of the Regulation 19 Submission Local Plan.

1.1.2 The Landscape Consultation Response (CR) from Place Services dated 10th October 2025 (Ref: 09838) was not supportive on landscape grounds. The Applicant notes:

- a) the criticisms of the submitted Landscape and Visual Impact Appraisal (LVIA) (e.g. an absence of any assessment of effects at construction stage) and the request for additional assessment text and summary tables
- b) that Place Services review has not identified any landscape and visual harm that would arise from the proposed development of up to 90 homes over and above that which would arise from the development of the draft allocation on Site RD1 on the northern side of Bucks Green.

1.1.3 The Applicant has carefully investigated the quantum and extent of housing that could be accommodated on the northern edge of Bucks Green in landscape and visual terms. Considerations have included the elevation and layout of the housing and its relationship to the existing development pattern.

1.1.4 The Applicant considers that (a) up to 90 homes can be successfully integrated into the landscape on the northern edge of Bucks Green, and (b) there is no basis for Place Services not to support

the planning application in the absence of any additional landscape and visual harm associated with the proposed development. There would be no difference between the magnitude of change and significance of landscape and visual effects associated with the proposed development and those associated with the draft allocation on Site RD1.

1.1.5 This Landscape Statement provides a commentary on the CR comments and the additional assessment material that has been requested by Place Services.

2.0 CONSULTATION RESPONSE COMMENTS

2.1.1 CR Pages 2-3 set out the planning policy context for the development proposal. It notes that the site is subject to draft allocation RD1: Land North of Guildford Road and is covered by Strategic Policy HA14: Rudgwick and Bucks Green. This policy states that (a) Site RD1 will be allocated for 60 homes and Site RD2 will be allocated for 6 homes as part of the overall allocation “*of at least 66 homes*” and (b) development within RD1 will be supported where proposals “*Are limited to the southern part of the site as shown on the Policies map, with an agreed landscape treatment in the northern part of the site to minimise landscape impacts*”. CR Page 4 notes that the Application Site extends beyond the draft allocation boundary and that the developable area, as identified on the Land Use Parameters Plan, extends into the northern part of the site.

2.1.2 CR Pages 4-6 provide comments on the submitted Landscape and Visual impact Appraisal (LVIA), noting that the methodology is in accordance with the principles outlined in national guidelines¹. They assert that the LVIA judgements lack clarity in spite of reasoned justifications being provided in the LVIA for all assessment findings. Responses from Scarp Landscape Architecture to Place Services comments are provided in Table 1 below.

Table 1: Responses to Place Services comments

Place Services Comments	Scarp Response
Comments on the Landscape Visual Appraisal	
Para 7.1.2 of the LVA states: “ <i>The appraisal excludes consideration of effects associated with construction works as these would be small-scale and temporary in nature</i> ”. We disagree that construction works will be small-scale given the size of the application. Furthermore, given the location of Public	The LVIA assessment of landscape and visual effects has been updated to include consideration of effects at construction stage (Appendix A to this Landscape Statement)

¹ Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3), by the Landscape Institute and Institute of Environmental Management and Assessment, 2013

Place Services Comments	Scarp Response
<p>Rights of Way (PRoW) footpath RUD-1386 along the eastern boundary, we would expect effects at construction to be assessed.</p>	
<p>It is understood that two landscape receptors have been identified and assessed: 'Effects on the Physical Landscape' (section 7.3) and 'Effects on Landscape Character' (section 7.4). It is difficult to follow the assessment approach on these individual receptors and the conclusions are not clear. Summary tables will provide a better understanding of overall effects and how these are reached and is supported by GLVIA3 as best practice (Chapter 5). To ensure a concise assessment in accordance with GLVIA3, each receptor should be assessed individually [i.e. <i>the physical landscape and landscape character</i>] with clear receptor descriptions and combined to provide clear approach towards conclusions.</p>	<p>The updated assessment in Appendix A provides a more in-depth assessment of effects on the physical landscape and on landscape character for both the site and the surrounding landscape. Summary tables have also been provided to more easily understand how assessment judgements have been reached in accordance with GLVIA3.</p>
<p>"We note the assessment of visual receptors have been grouped.....". "Similarly to landscape receptors, it is difficult to follow the assessment and final conclusions of individual receptors. We recommend summary tables to assist with clarification of findings".</p>	<p>The grouping of visual receptors according to their geographical relationship to the site (north, east, south and west) is an appropriate approach. All visual receptor groups within each geographical area are identified (road users, users of playing fields, users of recreational footpaths residents, etc). Summary tables have now been provided to help clarify the findings.</p>
<p>Para 5.2.1 of the LVA describes the visual baseline of views from the north stating that "<i>Photographs 1 and 2, taken from the northern sections of this footpath, illustrate how (a) the views are dominated by pasture fields and (b) housing at Bucks Green may be seen at a relatively low level set amongst trees in the background.</i>" Para 8.2.1 states "<i>The new built form would be readily noticeable in the background and would be in character with existing views towards the settlement</i>". Our site visit identified views of a well-wooded agricultural pastureland which is characteristic of the landscape. The views of Bucks Green settlement edge were limited from the representative viewpoints 1 and 2 as shown in photographs 1 and 2.</p>	<p>The Place Services description of views (well-wooded agricultural pastureland) reflects the description in the LVA (pasture fields seen against a backdrop of woodland with housing at relatively low level). Whilst the views of the Bucks Green settlement edge are limited from representative viewpoints 1 and 2 (located at 490m and 320m from the site respectively), settlement edge buildings are prominent from viewpoint 3, which lies approximately 200m from the site. The key point is that these views illustrate a settled rural landscape and that recreational footpath users are well aware that they are approaching the settlement - this situation would apply for a minimum of 60 homes associated with Site RD1 or for up to 90 homes associated with the Application Site.</p>

Place Services Comments	Scarp Response
<p><i>"The proposed vegetation belt would, by Year 15, have a strong visual presence and help achieve a high degree of visual integration for the new housing".</i> We disagree that the proposed vegetation belt would be sufficient to achieve this level of visual integration. We have concerns regarding the ridgelines of the proposed new dwellings to the north of the site given that that the topography of the site raises towards this boundary and the proximity of the built envelope to the boundary as it extends onto this elevated part of the site. We would welcome the submission of sections through the site and the northern boundary which demonstrate that this concern can be adequately mitigated by the proposed landscape scheme or reduction of building heights along this edge.</p>	<p>A section through the northern site boundary has been prepared to demonstrate that the level of visual integration can be achieved through provision of a native tree/shrub belt, as identified on the Green Blue Infrastructure Parameter Plan. The proposed tree/shrub belt would be approximately 9.5m high by Year 15. The proposed two storey housing (typically 9m high) would be set well back from the proposed tree/shrub belt and would be located downslope from it. The vegetation belt would provide for a dense arrangement of mature trees and understorey shrubs with a strong visual presence (see Appendix B for precedent image). The proposed vegetation would be subject to the management objectives and prescriptions set out in a Landscape Management Plan, which Place Services has requested be provided as part of a reserved matters submission.</p> <p>Any new housing on the northern edge of Bucks Green will inevitably be noticeable in the short term. The proposed provision of large-scale trees with understorey shrub planting would enclose (summer months) or filter (winter months) views of the new built form by Year 15, whether for the minimum of 60 homes associated with Site RD1 or for up to 90 homes associated with the Application Site.</p> <p>The proposed tree/shrub belt would provide a clearly defined and well-vegetated edge for the expanded settlement. The local landscape is characterised by lines of mature trees and the proposed tree/shrub belt would be in character with these existing landscape features, thereby minimising landscape impacts in accordance with Strategic Policy HA14.</p>
<p>We do not agree with the combined approach of assessing winter views against summer views, instead these should be judged individually in line with para 6.28 of GLVIA3.</p>	<p>The updated assessment in Appendix A provides, as requested, separate assessments of visual effects at both Year 1 (winter) and Year 15 (summer).</p>
Comments on the Parameter Plans	
<p>The Land Use Parameter Plan (Dwg. LUPP-02 Rev A) sets out the 'Developable Area up to 2 Storeys' with sections of areas denoted to be 'up to 2.5 Storeys'. The graphics set out for the</p>	<p>An amended Land Use Parameter Plan has been prepared to clearly define the extent of the 2.5 building height zone in the central part of the site.</p>

Place Services Comments	Scarp Response
2.5 building heights is not a closed line and open to interpretation. Given the topography and visual effects identified within the LVA, we expect more detailed information regarding proposed parameters.	
As previously mentioned, the developable area extends beyond the draft allocation and does not adhere to Policy HA14 which requires the northern part of the allocation area (not the northern part of the site area) to be an agreed landscape treatment	This issue is considered in Section 3.0 below.
We identify potential safety concern regarding the location of the play space and the SuDS basin on the entrance of the site. Where possible we prefer to encourage a multi-functional approach towards open spaces and recommend revising the layout to accommodate accessible SuDS features incorporating play on the way. The provision of fencing would not be accepted.	The Green Blue Infrastructure Parameter Plan provides the opportunity to provide a strong framework of multi-functional greenspaces. The Indicative Landscape Masterplan illustrates one way in which the proposed green infrastructure, including play areas, play on the way, recreational footpaths SuDS basins, accessible SuDS features and vegetation groupings could be designed. This potential concern about the relationship between children's play and SUDS can be addressed at reserved matters stage.
The AIA identifies a large section of vegetation removal to accommodate the proposed primary access road to field 2. While we appreciate the location is planned to limit the loss, we query the extent. This tree line provides a strong historic landscape feature and should be better retained. Where this is not possible, we expect replacement quality trees to close this gap post construction.	The access road to field 2 would require the removal of two Category U trees of relatively small size compared to their neighbours (Tree 44, an oak) and Tree 45, an ash), not "a large section of vegetation". The tree line would remain as a strong historic landscape feature. The Indicative Landscape Masterplan in Appendix C has been updated to illustrate how replacement and supplementary tree planting could be provided to close the gap post construction, and strengthen the structure of the tree line.

3.0 CONFORMANCE WITH THE DRAFT ALLOCATION

3.1.1 The summary of Place Services comments on Page 7 states that the LVA could benefit from further refinement but also sets out what appears to be the core issue behind their decision not to support the planning application on landscape grounds, i.e. *"The proposals extend beyond the RD1 draft allocation boundary and do not align with Policy HA14 that requires development*

to be focused in the southern part of the site, with landscape treatment in the north to help reduce impact".

3.1.2 We note the Application Site was included as a proposed housing allocation in the Regulation 18 Local Plan, 2020 (then known as Site SA574). The supporting Site Assessment document (see Appendix D) was based on the delivery of approximately 120 homes over a slightly larger site area than the Application Site. It was considered that a lower density was likely to be appropriate and that the form and layout of any development would need to respect the existing linear settlement pattern and avoid extending onto the higher and more open land beyond.

3.1.3 We also note that the Horsham District Landscape Capacity Assessment identified that Area RW1 (**Plate A** below), an extensive area of land on the western side of Rudgwick, has a Low-Moderate overall landscape capacity to accommodate small-scale housing (defined in the study as development of no more than 60 dwellings).

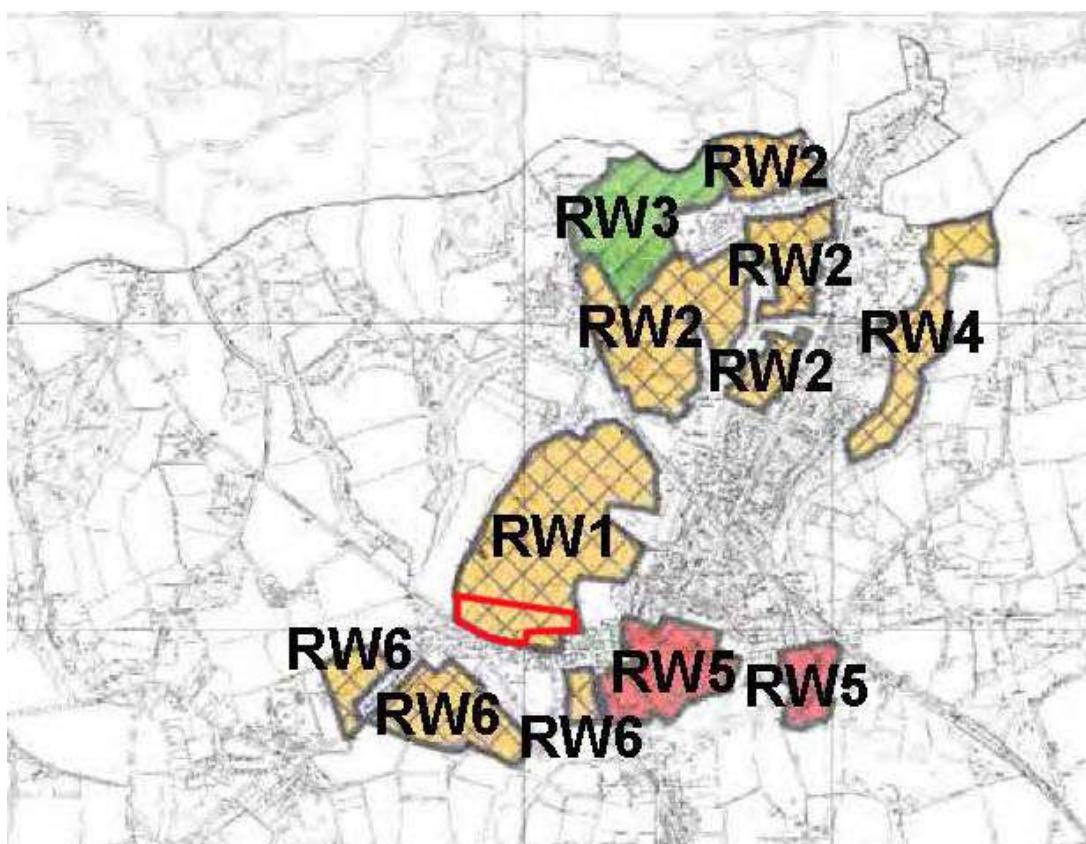


Plate A: Landscape Capacity of Study Areas for Housing Development, extracted from Horsham District Landscape Capacity Assessment

3.1.4 The Application Site lies in the far southern part of the RW1 Assessment Area. It has a relatively high capacity to accommodate new housing compared to the overall landscape capacity for the whole of Area RW1 as it would, using the study assessment criteria, “*avoid extending onto the higher and more open land beyond*”, achieve a good landscape fit in terms of integrating with the “*existing linear settlement pattern of Bucks Green*” and be located in an area with reduced tranquillity close to the A281.

3.1.5 The landscape and urban design studies undertaken to inform the emerging masterplan for the Application Site identified, at an early stage, that there would be no tangible harm in landscape and visual terms arising from a northward extension of Site RD1. The proposed development of up to 90 homes over a larger area provides additional space and flexibility for delivering a more appropriate scheme compared to the more restricted parameters of the proposed allocation, but with no additional landscape or visual harm. The proposed development allows for a notable increase in the number of new homes through a modest enlargement of the development area.

3.1.6 The same landscape planning issues apply to both the RD1 site and the Application Site, i.e. “*avoid extending onto the higher and more open land beyond*” (the landform continues to rise up on the northern side of the Application Site and is visually more open upslope); achieving a good landscape fit in terms of integrating with the “*existing linear settlement pattern of Bucks Green*”; and the need to provide an a landscape treatment in the northern part of the site “*to minimise landscape impacts*” in accordance with the wording of Strategic Policy HA14.

3.1.7 The Place Services consultation response is correct to identify that the proposed development extends into the countryside more than the draft allocation for RD1 site. However, the focus of the response is on (1) their interpretation of Policy HA14 with regard to what constitutes the southern and northern parts of the site and (2) the boundaries of a draft allocation rather than considering whether any landscape or visual harm that would arise from the provision of additional homes on a slightly larger site.

3.1.8 Inherent in RD1 draft allocation is a large and consequential change in the character and appearance of the low-lying hillslopes north of Bucks Green from agricultural land to residential built development set within a framework of retained and proposed tree/shrub vegetation. The magnitude of landscape and visual change arising from the development of up to 90 homes on the Application Site would be no greater than that arising from the development of 60 homes on the draft allocation site. We note that the Place Services response has not identified any tangible landscape or visual harm arising from the larger housing development area.

3.1.9 We consider that the development master planning and design exercise has been led by landscape and visual considerations with careful attention given to the location and layout of the proposed housing and open space with regard to the conservation of landscape character, visual amenity, arboriculture and ecology. The form, layout and extent of the proposed development would relate well to the existing linear settlement pattern. Existing vegetation would be substantially conserved and a new tree/shrub belt would be provided alongside the northern site boundary to provide a clearly defined and well-vegetated edge for the expanded settlement. The planning application provides the opportunity to provide high quality housing based on vernacular architectural styles and materials.

3.1.10 As set out in LVIA Section 9, the proposed development would be in substantial accordance with Horsham District Planning Framework Strategic Policies 25 and 27; Rudgwick Neighbourhood Plan Policy RNP17; and Emerging Horsham Local Plan Strategic Policies 13, 15 and HA14.

3.1.11 In conclusion, the Place Services consultation response has set out some presentational criticisms of the LVIA but has not identified any landscape or visual harm to support their objection to the enlargement of the housing development area. The land on the northern side of Bucks Green has greater capacity to accommodate new housing in landscape and visual terms than was envisaged under Strategic Policy HA14. There is no justification for this 'non-supportive' position beyond their point that the Application Site is larger than the draft allocation site.

Appendix A

Updated Assessment of Landscape and Visual Effects

7.0 LANDSCAPE APPRAISAL

7.1 Introduction

7.1.1 This section provides an appraisal of the effects of the Development on (1) landscape character during the construction stage and (2) the physical landscape and landscape character during the operational stage (at Year 1 and Year 15 following completion of the Development). Impacts on the physical landscape (removal of tree etc) are reported at operational stage only to avoid double-counting.

7.1.2 The appraisal of effects during the construction stage has been based on the assumption that (1) a Construction Environmental Management Plan (CEMP) would be prepared at reserved matters stage and (2) measures to avoid or reduce potentially significant adverse landscape or visual effects would be effectively implemented. Landscape impact avoidance/mitigation measures would typically include:

- Locations of contractor compounds and areas for material storage;
- Measures for the protection of existing trees and hedges; and
- Controls on the maximum height of topsoil storage;

7.1.3 The appraisal of effects at the operational stage has been based on the Land Use, Building Heights, Green/Blue Infrastructure and the Access and Movement Parameter Plans. Reference is also made to the Illustrative Landscape Masterplan (**LVIA Appendix C**), which illustrates one way in which the housing and associated greenspaces could be developed.

7.1.4 Site appraisal and site context photographs are provided in **LVIA Appendix B**. The criteria for assessing magnitude of landscape change are set out in **LVIA Appendix D**.

7.2 Landscape Sensitivity

7.2.1 Field boundary hedgerows are relatively ordinary and readily replaceable but the associated mature oak trees are not readily replaceable in their mature form and their loss would potentially affect local landscape character. Landscape features and views that have relatively high susceptibility to change include:

- open pasture on rising land that contributes an undeveloped rural backdrop for Rudgwick and Bucks Green;
- skyline trees;
- attractive elevated views across Bucks Green to the well-treed valley on its southern side;

- the linear settlement pattern and character of Bucks Green;

7.2.2 The site has medium/high susceptibility to new housing on the basis of the above. Landscape sensitivity derives from the combination of susceptibility and value. The site and local landscape is considered to be of medium/high sensitivity based on its medium value and medium/high susceptibility to change.

7.3 Construction Effects

Effects on Site Landscape Character

7.3.1 The site character would change during the construction phase as construction materials and activities would be introduced to a site currently characterised by pasture fields alongside the settlement edge. Existing grass cover and top-soil would be retained in the green infrastructure corridors but would be removed from the built development areas on a phased basis. Existing hedgerows and trees to be retained would be enclosed by vegetation protection barriers (heras fencing etc). Timber hoardings are likely to be erected (e.g. along the northern site boundary) and temporary construction works signage would be provided at the proposed vehicular entrance off Guildford Road. Changes to site character would also arise from the storage of spoil and construction materials, the introduction of laydown areas and construction compounds, the movement of machinery, and the gradual increase in heights of buildings under construction. There would be a gradual reduction in the openness of the site as new buildings are erected. The works would occupy a large proportion of the site and would represent new uncharacteristic features of the site landscape. The construction works would result in the loss of rural tranquillity but this would occur on a site that lies alongside the existing settlement and abuts Guildford Road, with existing its traffic noise and movement. Retained trees and hedgerows would continue to provide a strong semi-natural contribution to site character.

7.3.2 The magnitude of change to this medium-high sensitivity site landscape would be medium-high. The significance of effect would major-moderate bearing in mind the temporary nature of the change. The nature of effect would be adverse.

Effects on the local part of LCA I1 (Rowhook and Rudgwick Ridge)

7.3.3 Housing construction works are likely to intermittently occur within the built up areas of Rudgwick and Bucks Green, but would represent an uncharacteristic addition to the agricultural landscape outside the settlements. The construction works would be prominent but located at a low elevation alongside the existing settlement and would occupy only a small proportion of this extensive landscape character area. The extent of the characterising influence of the construction

works would be limited by the enclosure provided by existing and proposed trees/hedgerows, by buildings and vegetation at Rudgwick and Bucks Green and by the location of the new housing area at a relatively low level on the rising land on the northern side of Bucks Green. The construction works associated with the westernmost housing cluster would be located in the southern part of one of the “small to medium size pasture fields” around Bucks Green with resultant conflict with this key characteristic. All other key characteristics of the LCA would be conserved, including the “densely wooded character”, “ridgetop villages and hamlets” and “rich collection of timber frame buildings in Rudgwick and surrounding area” would all be conserved. The location of the construction works at a relatively low elevation in the landscape would not affect people’s ability to appreciate the “local landmark of Rudgwick Church spire”.

7.3.4 The magnitude of change to this medium-high sensitivity site landscape would be medium. The significance of effect would moderate bearing in mind the temporary nature of the change. The nature of effect would be adverse.

Effects on Dark Skies

7.3.5 The construction works would have negligible effects on existing dark skies in the context of existing settlement edge light sources and restrictions on night-time working that are likely to be set out in the CEMP.

Summary of Construction Effects

7.3.6 Predicted landscape effects at the construction stage are summarised in Table A1.

Table A1: Summary of Landscape Effects at the Construction Stage

Landscape Receptors	Receptor Sensitivity	Effect	Magnitude of change	Significance of Effect
Landscape Character				
Site landscape character	Medium-high	Construction materials and activities would be introduced to a site currently characterised by agricultural pasture fields alongside the settlement edge. Existing grass cover and top-soil would be removed from the built development areas on a phased basis. Existing hedgerows and trees to be retained would be enclosed by vegetation protection barriers (heras fencing etc). Timber hoardings and temporary construction works signage are likely to be erected. Changes to site character would also arise from the storage of spoil and construction materials, the introduction of laydown areas and construction compounds, the movement of machinery, and the gradual increase in heights of buildings under construction. The works would occupy a large proportion of the site and would be represent new uncharacteristic features of the site landscape.	Medium-high	Major-moderate
Local part of LCA I1 (Rowhook and Rudwick Ridge)	Medium-high	The construction works would be uncharacteristic of the agricultural landscape but would be located at a low elevation alongside the existing settlement and would occupy only a small proportion of this extensive landscape character area. The extent of the characterising influence of the construction works would be limited by the enclosure provided by existing and proposed trees/hedgerows, by buildings and vegetation at Rudwick and Bucks Green and by the location of the new housing area at a relatively low level on the rising land on the northern side of Bucks Green. The construction works associated with the westernmost housing cluster would conflict with the key landscape characteristic of "small to medium size pasture fields" around Bucks Green but all other key characteristics of the LCA would be conserved.	Medium	Moderate
Dark skies	Medium-high	Changes would be negligible in the context existing settlement edge light sources and restrictions on night-time working that are likely to be set out in the CEMP.	Negligible	Negligible

7.4 Operational Effects

Effects on the Physical Landscape

Effects on Landform

7.4.1 The Development would require excavations for the proposed water attenuation basins and minor ground modelling for housing platforms and roads. It would result in a low level change to the existing medium-high sensitivity site landform with a resultant effect of slight adverse significance at Year 1 and Year 15.

Effects on Land Cover

7.4.2 The southern parts of two pasture fields would be developed for new housing, roads, areas of hard-standing and greenspaces. Grass-cover and soil would be permanently removed from a large proportion of the site to accommodate the proposed buildings, roads and areas of hard-standing. Elsewhere, green infrastructure corridors would be developed, incorporating species-rich meadow and lawns. There would be a high level change to the existing medium sensitivity pasture fields with a resultant effect of major-moderate adverse significance at Year 1 and Year 15.

Effects on Trees and Hedgerows

7.4.3 The proposed housing layout takes into account the Tree Protection Plan that has been prepared on the basis of the BS5837 Pre-Development Tree Condition Survey. Existing field boundary trees/hedgerows and would be substantially conserved. The effects of the Development on the existing tree and hedgerow stock are set out in the Arboricultural Impact Assessment report. Some tree/shrub vegetation would be removed from the southern site boundary hedgerow to provide for new vehicular and pedestrian accesses and two relatively small Category U trees (oak and ash) would be removed from the line of mature trees between the two site fields.

7.4.4 A new tree/shrub belt would be provided along the northern site boundary and new trees would also be provided in greenspaces, along streets and within the line of trees between the site fields. The Development would result in an overall enhancement of the quantity, species range, age and ecological diversity of vegetation within the site. All retained and proposed vegetation would be managed to maximise its biodiversity value and to help ensure its healthy growth and contribution to the character of the site and surrounding landscape. The Development would result in a low level change to the existing medium-high sensitivity site tree/hedgerow vegetation with a resultant effect of slight beneficial significance at Year 1 and Year 15.

Effects on Footpaths

7.4.5 Public Footpath 1386 would be retained along its existing alignment. A network of new recreational footpaths would be provided within greenspace corridors. These new routes would connect with the existing settlement and also the wider rural landscape by way of Public Footpath 1386. The Development would result in a medium level change to the existing medium sensitivity site footpath framework with a resultant effect of moderate beneficial significance at Year 1 and Year 15.

Effects on Landscape Character

Effects on Site Landscape Character

7.4.6 The introduction of up to 90 new homes, roads, areas of hard-standing and water attenuation basins would result in the site acquiring a developed character, replacing its predominantly open, agricultural character. In perceptual terms, the site would change from forming part of the countryside to being part of the extended built-up area of the village. The proposed green infrastructure corridors, centred on retained trees and hedgerows, would represent fingers of countryside extending into the village.

7.4.7 High quality housing and greenspaces would be provided through the Reserved Matters design and approval process. The quality of landscape features such as trees, hedgerows, footpaths and greenspaces would be maintained through implementation of an agreed Landscape Management Plan.

7.4.8 At Year 1, there would be a high magnitude of change on the medium-high sensitivity site landscape. At Year 15, the proposed tree and shrub vegetation would be partially mature and would provide a strong, positive contribution to the site landscape. However, the magnitude of landscape character change would remain high. The significance of effect would be major at Year 1 and Year 15. The nature of effect would be adverse.

Effects on the Local Part of LCA 11 (Rowhook and Rudgwick Ridge)

7.4.9 The proposed housing and existing/proposed vegetation structure would be well integrated into the local landscape. The proposed housing area would be located alongside Bucks Green and would be confined to the far lower part of the hillslopes on the northern side of the settlement. The heights of the proposed houses would be predominantly limited to two storeys (with a small element of 2.5 storeys at the centre of the site) to reflect the rural village edge location of the site.

The new built form would have a strong relationship with Bucks Green and would reflect the linear pattern, grain and character of the settlement. The architectural style and materials of the proposed housing would also reflect the character of existing village buildings. The location, height, scale and massing of the new housing and the provision of well-vegetated green infrastructure corridors would avoid any physical or visual coalescence between Rudgwick and the expanded Bucks Green. The proposed framework of green infrastructure corridors would reflect the strong semi-natural character of hedgerows and tree belts in the surrounding agricultural landscape.

7.4.10 The northern boundary of the site, in a similar manner to the RD1 site allocation, does not follow any physical feature. The native tree/shrub belt proposed alongside this boundary would reflect the character of settlement boundary vegetation at Rudgwick and Bucks Green as well as the *“blocks and strips of interconnecting woodland”* that is one of the key characteristics of the Low Weald Hills LCA, as defined by the West Sussex County Council Landscape Character Assessment. It would provide a clear distinction between the expanded built-up area of the village and the open, pastoral landscape on the northern side of the site, thereby conserving the landscape setting of the village. It would also contribute to a well-treed skyline for the expanded settlement and provide a new generation of trees in the local landscape.

7.4.11 In terms of the key characteristics of LCA I1 (Rowhook and Rudgwick Ridge), as identified in the Horsham District Landscape Character Assessment, the *“densely wooded character”*, *“ridgetop villages and hamlets”* and *“rich collection of timber frame buildings in Rudgwick and surrounding area”* would all be conserved. The location of the new housing at a relatively low elevation in the landscape would not affect people’s ability to appreciate the *“local landmark of Rudgwick Church spire”*. The westernmost housing cluster would be located in the southern part of one of the *“small to medium size pasture fields”* around Bucks Green with resultant conflict with this key characteristic but the sub-division of this field would create a new small-scale pasture field on its northern side. The location of the remaining housing clusters in the southern part of the extensive area of pasture that extends up to Canfields Farm would not be in conflict with this *“secluded small to medium sized pasture fields”* key characteristic. The straight alignment of the northern site boundary tree/shrub belt would be in accordance with the *“sinuous and straight boundaries”* key characteristic for local pasture fields.

7.4.12 The Development would be in accordance with the following land management guidelines for the western Low Weald Hills LCA:

“Conserve and enhance rural wooded character”

“Maintain and strengthen the interlinking network of hedgerows, woodland and shaws.”

“Ensure any development respects historic settlement pattern and form, and building materials.”

“Avoid skyline development and ensure any new development is well integrated into the wider landscape.”

“Promote the planting of amenity trees throughout new housing development.”

7.4.13 The Development would result in an overall low magnitude of landscape change to the local part of LCA I1 (Rowhook and Rudgwick Ridge) at both Year 1 and Year 15 as there would be (1) a noticeable change affecting a relatively small area of land and the landscape setting of the existing villages; and (2) a slight alteration to key characteristics of the character area. At Year 1, the proposed housing would have very limited characterising influence on the surrounding landscape due to the enclosure provided by existing trees/hedgerows, by buildings and vegetation at Rudgwick and Bucks Green and by the location of the new housing area at a relatively low level on the rising land on the northern side of Bucks Green. At Year 15, the proposed tree and shrub vegetation would be partially mature and would provide enhanced enclosure and a strong, positive contribution to the site landscape. The loss of greenfield land would represent an adverse component of change to the landscape but there would also be a beneficial component to landscape change in terms of additional tree/shrub vegetation. The overall low magnitude of change to the local part of LCA I1 at Year 1 and Year 15 would be of slight significance for this medium/high sensitivity landscape. The overall nature of effect would be adverse.

Effects on Dark Skies

7.4.14 The Development would have negligible effects on existing dark skies in the context of existing settlement edge light sources and the anticipated low-key nature of any lighting associated with the new housing area.

Summary of Operational Effects

7.4.15 Predicted landscape effects at the operational stage are summarised in Table A2.

Table A2: Summary of Landscape Effects at Operational Stage

Landscape Receptors	Receptor Sensitivity	Effect	Magnitude of change	Significance of Effect
The Physical Landscape				
Site landform	Medium-high	The Development would require excavations for the proposed water attenuation basins and minor ground modelling for housing platforms and roads.	Low	Slight adverse
Site land cover	Medium	The southern parts of two pasture fields would be developed for new housing, roads, areas of hard-standing and greenspaces. Grass-cover and soil would be permanently removed from a large proportion of the site to accommodate the proposed buildings, roads and areas of hard-standing. Elsewhere, green infrastructure corridors would be developed, incorporating species-rich meadow and lawns.	High	Major-moderate adverse
Site trees and hedgerows	Medium-high	The proposed housing layout takes into account the Tree Protection Plan that has been prepared on the basis of the BS5837 Pre-Development Tree Condition Survey. Existing field boundary trees/hedgerows and would be substantially conserved. The effects of the Development on the existing tree and hedgerow stock are set out in the Arboricultural Impact Assessment report. Some tree/shrub vegetation would be removed from the southern site boundary hedgerow to provide for new vehicular and pedestrian accesses and two relatively small Category U trees (oak and ash) would be removed from the line of mature trees between the two site fields. A new tree/shrub belt would be provided along the northern site boundary and new trees would also be provided in greenspaces, along streets and within the line of trees between the site fields. The Development would result in an overall enhancement of the quantity, species range, age and ecological diversity of vegetation within the site. All retained and proposed vegetation would be managed to maximise its biodiversity value and to help ensure its healthy growth and contribution to the character of the site and surrounding landscape.	Low	Slight beneficial
Site footpaths	Medium	Public Footpath 1386 would be retained along its existing alignment. A network of new recreational footpaths would be provided within greenspace corridors. These new routes would connect with the existing settlement and also the wider rural landscape by way of Public Footpath 1386.	Medium	Moderate beneficial
Landscape Character				

Landscape Receptors	Receptor Sensitivity	Effect	Magnitude of change	Significance of Effect
Site landscape character	Medium-high	The introduction of up to 90 new homes, roads, areas of hard-standing and water attenuation basins would result in the site acquiring a developed character, replacing its predominantly open, agricultural character. In perceptual terms, the site would change from forming part of the countryside to being part of the extended built-up area of the village. The proposed green infrastructure corridors, centred on retained trees and hedgerows, would represent fingers of countryside extending into the village.	High at both Year 1 and Year 15.	Major adverse at both Year 1 and Year 15
Local part of LCA I1 (Rowhook and Rudgwick Ridge)	Medium-high	The proposed housing area would be located alongside Bucks Green and would be confined to the far lower part of the hillslopes on the northern side of the settlement. The new built form would have a strong relationship with Bucks Green and would reflect the linear pattern, grain and character of the settlement. The architectural style and materials of the proposed housing would also reflect the character of existing village buildings. The location, height, scale and massing of the new housing and the provision of well-vegetated green infrastructure corridors would avoid any physical or visual coalescence between Rudgwick and the expanded Bucks Green. It would have very limited characterising influence on the surrounding landscape at both Year 1 and Year 15. The proposed framework of green infrastructure corridors would reflect the strong semi-natural character of hedgerows and tree belts in the surrounding agricultural landscape. The native tree/shrub belt proposed alongside this boundary would reflect the character of settlement boundary vegetation at Rudgwick and Bucks Green as well as the " <i>blocks and strips of interconnecting woodland</i> " that is one of the key characteristics of the Low Weald Hills LCA, as defined by the West Sussex County Council Landscape Character Assessment. It would provide a clear distinction between the expanded built-up area of the village and the open, pastoral landscape on the northern side of the site, thereby conserving the landscape setting of the village. It would also contribute to a well-treed skyline for the expanded settlement and provide a new generation of trees in the local landscape. In terms of the key characteristics of LCA I1 (Rowhook and Rudgwick Ridge), as identified in the Horsham District Landscape Character Assessment, the " <i>densely wooded character</i> ", " <i>ridgetop villages and hamlets</i> " and " <i>rich collection of timber frame buildings in Rudgwick and surrounding area</i> " would all be conserved.	Low at both Year 1 and Year 15.	Slight adverse at both Year 1 and Year 15.
Dark skies	Medium-high	Changes would be in the context of existing settlement edge light sources and the anticipated low-key nature of any lighting associated with the new housing area.	Negligible	Negligible

8.0 VISUAL APPRAISAL

8.1 Introduction

8.1.1 This section provides an appraisal of the effects on existing views at (1) the construction stage, during the winter months as 'worst-case' and (2) the operational stage at Year 1 (winter) and at Year 15 (summer) following completion of housing development. The assessment in the summer of Year 15 is intended to take account of the growth of visual impact mitigation and enhancement planting that has been incorporated into the Development.

8.1.2 The appraisal of effects at the construction stage has been based on the assumption that (1) a Construction Environmental Management Plan (CEMP) would be prepared at reserved matters stage and (2) measures to avoid or reduce potentially significant adverse construction effects would be effectively implemented. These visual impact avoidance/mitigation measures would typically include:

- Use of hoarding to screen views of low-level construction works;
- Controls on the maximum height of topsoil storage;
- Use of directional lighting to control potential spillage from any artificial lighting (e.g. for security purposes).

8.1.3 The appraisal of visual effects during the construction stage does not consider night-time effects as it is anticipated that construction lighting would be restricted to working hours (typically during the winter months).

8.1.4 The appraisal of effects at the operational stage has been based on the Land Use, Building Heights, Green/Blue Infrastructure, and the Access and Movement Parameter Plans.

8.1.5 Reference is made to the site appraisal and site context photographs in **LVIA Appendix B**. The methodology for assessing potential visual effects is set out in **LVIA Appendix D**.

8.2 Construction Effects

The Nature of Construction Works

8.2.1 Key components of the construction works include:

- temporary physical changes to the land, including grading, soil stripping, and new landforms;

- removal of existing trees and hedgerows that contribute to views and landscape character;
- erection of buildings and structures;
- infrastructure development: the creation of new access roads, drainage systems (e.g., surface water attenuation features) and utility connections; and
- construction activity and equipment: the temporary presence of cranes, machinery, construction vehicles, and site compounds.

Effects on views from the north

8.2.2 The construction works would be readily noticeable in open middle distance views obtained from Public Footpath 1386 on the approach from the north (**Photographs 1 to 3**). They would enclose existing views of housing and the cypress tree belt along the southern site boundary, be visually discordant and be seen in middle distance views substantially against a backdrop of landform and mature trees on the southern side of the site. Views towards the construction works in the western part of the site would be filtered by the line of mature trees between the two site fields. Views of construction activities would be partially enclosed by timber hoardings that are likely to be erected along the northern site boundary. The magnitude of visual change for high sensitivity recreational footpath users would be medium with resultant effects of major-moderate adverse significance. Near distance views from this public footpath are assessed below under 'Views from sections of Public Footpath 1386 within the site and close to the northern site boundary'.

Effects on views from the east

8.2.3 Views of the construction works from residential properties in Rudgwick are likely to be heavily filtered by intervening trees. The magnitude of visual change for high sensitivity occupants of residential properties would be negligible.

8.2.4 Views of the construction works from the school playing fields would be filtered by the mature tree/shrub vegetation along the eastern site boundary. The overall magnitude of visual change for medium sensitivity recreational users of the playing fields would be low with resultant effects of slight adverse significance.

Effects on views from the south

8.2.5 Existing views of pasture fields obtained from the four residential properties that abut the eastern section of the southern site boundary would be replaced by views of visually discordant construction works and/or timber hoardings alongside the site boundary. There would be a high

magnitude of visual change with resultant effects of major adverse significance for high sensitivity residents.

8.2.6 Views of the construction works from sections of Guildford Road to the south (**Photographs 11 and 12**) and from residential and commercial properties along its southern edge would be typically filtered by retained tree/shrub vegetation along the southern site boundary. The upper parts of some of the housing under construction are likely to be seen above the site boundary vegetation when viewed from some of these residential and commercial properties. Retained vegetation would continue to provide a positive contribution to the well-vegetated character of these views. Views of the construction works for the proposed vehicular junction would be obtained in the context of existing signage and road markings along Guildford Road. Some open views of the construction works would be available through the new site entrance. The overall magnitude of visual change for high sensitivity residents would be low with resultant effects of moderate adverse significance. The overall magnitude of visual change for medium sensitivity road users would be low with resultant effects of slight adverse significance.

8.2.7 Views of the construction works from Rudgwick Recreation Ground would be substantially enclosed by existing buildings along the southern side of Guildford Road (**Photograph 13**). Some of the construction works are likely to be seen through the gaps between existing houses in heavily filtered winter views. The upper parts of the construction works for some other proposed houses are also likely to be seen above some existing roof tops. The overall magnitude of visual change for medium sensitivity users of the recreation ground would be low with resultant effects of slight adverse significance.

8.2.8 Views towards the construction works from housing, roads and public footpaths on the valley floor and on hillsides further to the south would be completely enclosed by intervening woodland and other mature trees in the winter months (**Photograph 14**).

Effects on views from the west

8.2.9 Views of the construction works from northern sections of Lynwick Street would be substantially enclosed by intervening landform and/or the trimmed roadside hedgerow (**Photographs 4 and 5**). In oblique views from the section of Lynwick Street adjacent to the site (**Photograph 6**), the construction works would be readily noticeable, although seen well set back from the road. Views would be partially enclosed by the site boundary hedgerow and its intermittent trees and obtained in the context of existing buildings within the settlement on the southern side of Guildford Road. The overall magnitude of visual change for medium sensitivity road users would be medium with resultant effects of moderate adverse significance.

8.2.10 Views of the construction works from the section of Guildford Road west of the Lynwick Street / Guildford Road junction would be substantially enclosed by intervening landform. Glimpses of the upper parts of some house roofs under construction may be available to the rear of the hedgerow along the western site boundary (**Photograph 9**) or by the tree/shrub belt along the southern site boundary (**Photograph 10**). The overall magnitude of visual change for medium sensitivity road users would be low with resultant effects of slight adverse significance.

8.2.11 Views of the construction works from publicly accessible locations (roads and public rights of way) further to the west would not be available due to the enclosure provided by intervening woodland (**Photographs 7 and 8**).

Effects on views from within the site and close to the northern site boundary

8.2.12 There would be a high magnitude of change to views from the section of Public Footpath 1386 within the site (**Photograph A**) and close to the northern site boundary as any timber hoardings temporarily erected on the western side of the internal footpath or the northern side of the northern site boundary would truncate and enclose near distance views. Any construction works seen above the hoardings would be discordant and visually prominent at this distance. The magnitude of visual change for high sensitivity users of these sections of public footpath would be high with resultant effects of major adverse significance.

Summary of Construction Effects

8.2.13 Predicted visual effects at the construction stage are summarised in Table A3.

Table A3: Summary of Visual Effects at the Construction Stage

Visual Receptors	Receptor Sensitivity	Effect	Magnitude of change	Significance of Effect
Views from the north (middle distance)				
Users of Public Footpath 1386	High	The construction works would be readily noticeable in background of middle distance views obtained from Public Footpath 1386 on the approach from the north (Photographs 1 to 3). They would enclose existing views of housing and the cypress tree belt along the southern site boundary, be visually discordant and be seen in middle distance views substantially against a backdrop of landform and mature trees on the southern side of the site. Views towards the construction works in the western part of the site would be filtered (winter months) by the line of mature trees between the two site fields. Views of construction activities would be partially enclosed by timber hoardings that are likely to be erected along the northern site boundary. Near distance views from this public footpath are assessed below under 'Views from sections of Public Footpath 1386 within the site and close to the northern site boundary'.	Medium	Major-moderate adverse
Views from the east				
Occupants of residential properties in Rudgwick	High	Views are likely to be heavily filtered by intervening trees.	Negligible	Negligible
Users of school playing fields	Medium	Views would be filtered by the mature tree/shrub vegetation along the eastern site boundary.	Low	Slight adverse
Views from the south				
Occupants of residential properties that abut the eastern section of the southern site boundary	High	Existing views of pasture fields would be replaced by views of the construction works and/or timber hoardings alongside the site boundary.	High	Major adverse

Visual Receptors	Receptor Sensitivity	Effect	Magnitude of change	Significance of Effect
Users of Guildford Road	Medium	Views would be typically filtered (winter months) by retained tree/shrub vegetation along the southern site boundary (Photographs 11 and 12). Some open views of the construction works would be available through the new site entrance.	Low	Slight adverse
Occupants of residential and commercial properties along the southern edge of Guildford Road	High	Views would be typically filtered by retained tree/shrub vegetation along the southern site boundary. The upper parts of some of the housing under construction are also likely to be seen above the site boundary vegetation when viewed from some of these residential and commercial properties.	Low	Moderate adverse
Users of Rudgwick Recreation Ground	Medium	Views would be substantially enclosed by existing buildings along the southern side of Guildford Road (Photograph 13). Some of the construction works are likely to be seen through the gaps between existing houses but would be heavily filtered by intervening vegetation.	Low	Slight adverse
Views from the west				
Users of Lynwick Street adjacent to the site	Medium	The construction works would be readily noticeable although seen well set back from the road and with views obtained in the context of existing buildings within the settlement and partially enclosed by the site boundary hedgerow and its intermittent trees (Photograph 6).	Medium	Moderate adverse
Users of Guildford Road west of the Lynwick Street/Guildford Road junction	Medium	Views would be substantially enclosed by intervening landform. Glimpses of the upper parts of some house roofs under construction may be available to the rear of the hedgerow along the western site boundary (Photograph 9) or by the tree/shrub belt along the southern site boundary (Photograph 10).	Low	Slight adverse
Views from sections of Public Footpath 1386 within the site and close to the northern site boundary				
Users of Public Footpath 1386 within the site and close to the northern site boundary	High	Any timber hoardings temporarily erected on the western side of the internal footpath or the northern side of the northern site boundary would truncate and enclose near distance views. Any construction works seen above the hoardings would be discordant and visually prominent at this distance.	High	Major adverse

8.3 Operational Effects

Effects on views from the north

8.3.1 The proposed housing would be seen to varying degrees from Public Footpath 1386 on the approach from the north, depending on distance. At Year 1 (winter), the proposed built form would be seen extending horizontally across the view, substantially seen against a backdrop of landform and mature trees on the southern side of the site and enclosing middle distance winter views of existing housing (as seen in **Photographs 1 to 3**). The fields in the foreground and middle distance of these views would remain open. The new built form would be readily noticeable in the background and would be in character with existing middle distance views towards the settlement. The tree/shrub belt proposed along the northern site boundary would not be readily noticeable at Year 1. The magnitude of visual change for these middle distance views would be medium for day-time and night-time views, resulting in major-moderate adverse effects for these high sensitivity viewers.

8.3.2 At Year 15 (summer), the two storey housing in the upper part of the site (typically 8.5m high, TBC) would be located downslope of the northern site boundary tree/shrub belt identified on the Green Blue Infrastructure Parameter Plan (approximately 9.5m high by Year 15). This vegetation belt would (a) provide a dense arrangement of mature trees and understorey shrubs with a strong visual presence, (b) substantially enclose views of the new built form as indicated by the illustrative cross-section through northern part of the site and (c) help achieve a high degree of visual integration for the new housing. This vegetation belt would also substantially enclose night-time views of on-site artificial lighting. The magnitude of visual change would be low for day-time views and negligible for night-time views, resulting in moderate adverse effects for these high sensitivity viewers in the day-time views and negligible effects during night-time.

8.3.3 N.B. Near distance views from this public footpath are assessed below under 'Views from sections of Public Footpath 1386 within the site and close to the northern site boundary'.

Effects on views from the east

Occupants of residential properties in Rudgwick

8.3.4 At Year 1 (winter), views of the proposed built form are likely to be heavily filtered by intervening trees. The magnitude of visual change would be negligible for day-time and night-time views.

8.3.5 At Year 15 (summer), views of the proposed built form are likely to be enclosed by intervening trees. The magnitude of visual change would be negligible for day-time and night-time views.

Users of school playing fields

- 8.3.6 At Year 1 (winter), views of the proposed housing from the playing fields would be filtered by the mature tree/shrub vegetation along the eastern site boundary. The magnitude of visual change would be low for day-time and night-time views, resulting in effects of slight adverse significance for these medium sensitivity viewers.
- 8.3.7 At Year 15 (summer), views of the proposed housing from the playing fields would be substantially enclosed by the mature tree/shrub vegetation along the eastern site boundary. The magnitude of visual change would be low for day-time and night-time views, resulting in effects of slight adverse significance for these medium sensitivity viewers.

Effects on views from the south

Occupants of residential properties that abut the eastern section of the southern site boundary

- 8.3.8 At Year 1 (winter), there would be a high magnitude of change to views from the four residential properties that abut the eastern section of the southern site boundary. Views of existing pasture fields would be replaced by views of housing and greenspaces. The new built form would be visually prominent. The magnitude of visual change would be high for day-time and night-time views, resulting in effects of major adverse significance for these high sensitivity viewers.
- 8.3.9 At Year 15 (summer), the magnitude of change would fall to medium by Year 15 due to the partial enclosure of views of the new built form by proposed vegetation. The magnitude of visual change would be medium for day-time and night-time views, resulting in effects of major-moderate adverse significance for these high sensitivity viewers.

Users of Guildford Road

- 8.3.10 At Year 1 (winter), views would be typically filtered by retained tree/shrub vegetation along the southern site boundary (**Photographs 11 and 12**). Some open views of the proposed housing would be available through the new site entrance. The magnitude of visual change would be low for day-time and night-time views, resulting in effects of slight adverse significance for these medium sensitivity viewers.
- 8.3.11 At Year 15 (summer), views would be partially enclosed by retained tree/shrub vegetation along the southern site boundary. Some open views of the proposed housing would be available through the new site entrance. The magnitude of visual change would be low for day-time and

night-time views, resulting in effects of slight adverse significance for these medium sensitivity viewers.

Occupants of residential and commercial properties along the southern edge of Guildford Road

- 8.3.12 At Year 1 (winter), views would be typically filtered by retained tree/shrub vegetation along the southern site boundary. The upper parts of some of the housing are also likely to be seen above the site boundary vegetation when viewed from some of these residential and commercial properties. The magnitude of visual change would be low for day-time and night-time views, resulting in effects of moderate adverse significance for these high sensitivity viewers.
- 8.3.13 At Year 15 (summer), views would be partially enclosed by retained tree/shrub vegetation along the southern site boundary. The upper parts of some of the housing are also likely to be seen above the site boundary vegetation when viewed from some of these residential and commercial properties. The magnitude of visual change would be low for day-time and night-time views, resulting in effects of moderate adverse significance for these high sensitivity viewers.

Users of Rudgwick Recreation Ground

- 8.3.14 At Year 1 (winter), views would be substantially enclosed by existing buildings along the southern side of Guildford Road (**Photograph 13**). Some of the proposed houses and their associated light sources are likely to be seen through the gaps between existing houses in heavily filtered winter views. The magnitude of visual change would be low for day-time and night-time views, resulting in effects of slight adverse significance for these medium sensitivity viewers.
- 8.3.15 At Year 15 (summer), views would be substantially enclosed by existing buildings along the southern side of Guildford Road and by intervening vegetation. The magnitude of visual change would be low for day-time and night-time views, resulting in effects of slight adverse significance for these medium sensitivity viewers.
- 8.3.16 Views of the Development from housing, roads and public footpaths on the valley floor and on hillsides further to the south would be completely enclosed by intervening woodland and other mature trees in both the winter and summer months (**Photograph 14**).

Effects on views from the west

Users of Lynwick Street north of the site

8.3.17 Views of the Development from northern sections of Lynwick Street would be substantially enclosed by intervening landform and/or the trimmed roadside hedgerow (**Photographs 4 and 5**).

Users of Lynwick Street adjacent to the site

8.3.18 At Year 1 (winter), the proposed housing would be readily noticeable, although seen well set back from the road. Views would be partially enclosed by the site boundary hedgerow and filtered by its intermittent trees (**Photograph 6**). Views would be obtained in the context of existing buildings within the settlement. The magnitude of visual change would be medium for day-time and night-time views, resulting in effects of moderate adverse significance for these medium sensitivity viewers.

8.3.19 At Year 15 (summer), the proposed housing would not be readily noticeable as supplementary tree/shrub vegetation along the western site boundary would further enclose views of the new built form. The magnitude of visual change would be low for day-time and night-time views, resulting in effects of slight adverse significance for these medium sensitivity viewers.

Users of Guildford Road west of the Lynwick Street / Guildford Road junction

8.3.20 At Year 1 (winter), views would be substantially enclosed by intervening landform. Glimpses of the upper parts of some house roofs, partially filtered by intervening trees, may be available at Year 1 to the rear of the hedgerow along the western site boundary (**Photograph 9**) or by the tree/shrub belt along the southern site boundary (**Photograph 10**). The magnitude of visual change would be low for day-time and night-time views, resulting in effects of slight adverse significance for these medium sensitivity viewers.

8.3.21 At Year 15 (summer), the vegetation proposed within the western greenspace would help substantially enclose views of these house roofs. The magnitude of visual change would be low for day-time and night-time views, resulting in effects of slight adverse significance for these medium sensitivity viewers.

8.3.22 Views of the Development from publicly accessible locations (roads and public rights of way) further to the west would not be available due to the enclosure provided by intervening woodland (**Photographs 7 and 8**).

Effects on views from sections of Public Footpath 1386 within the site and close to the northern site boundary

Users of Public Footpath 1386 within the site

8.3.23 At Year 1 (winter), there would be a high magnitude of change to views from the section of Public Footpath 1386 within the site (**Photograph A**) as the new housing would be visually prominent and would replace existing views of the eastern pasture field. The new housing would be seen set back from the public footpath by greenspace with associated tree/shrub groups providing intermittent filtering of views. Views of some proposed houses would be further filtered by well-vegetated amenity greenspaces proposed alongside housing in the built development area, as proposed in the Illustrative Landscape Masterplan (**LVIA Appendix C**). The magnitude of visual change would be high for day-time and night-time views (as a result of the introduction of house lights and potentially some 'low-key', directional street lights), resulting in effects of major adverse significance for these high sensitivity viewers.

8.3.24 At Year 15 (summer), the high magnitude of change to views from the section of Public Footpath 1386 within the site would remain as the housing would still be visually prominent during the day and house lights and some 'low-key', directional street or footpath lights would potentially be visible during the night. Views of the houses would be intermittently softened and enclosed by well-vegetated amenity greenspaces. The magnitude of visual change would be high for day-time and night-time views, resulting in effects of major adverse significance for these high sensitivity viewers.

Users of Public Footpath 1386 close to the northern site boundary

8.3.25 At Year 1 (winter), the proposed housing seen at near distance would be visually prominent and the tree/shrub belt proposed along the northern site boundary would not be readily noticeable at Year 1. The magnitude of visual change for recreational walkers using the public footpath close to the northern site boundary would be high during the day and night. The magnitude of visual change would be high for day-time and night-time views (as a result of the introduction of house lights and potentially some 'low-key', directional street or footpath lights), resulting in effects of major adverse significance for these high sensitivity viewers.

8.3.26 At Year 15 (summer), the proposed tree/shrub belt along the northern site boundary would be substantially mature and the magnitude of visual change for day-time views would accordingly fall to medium (with the proposed vegetation still enclosing southward views), with resultant

effects of major-moderate adverse significance. The magnitude of visual change during the night would be low at Year 15 (a moderate adverse effect).

Summary of Operational Effects

8.3.27 Predicted visual effects at the operational stage are summarised in Table A4.

Table A4: Summary of Visual Effects at the Operational Stage

Visual Receptors	Receptor Sensitivity	Effect	Magnitude of change	Significance of Effect
Views from the north (middle distance)				
Users of Public Footpath 1386	High	At Year 1 (winter), the proposed built form would enclose middle distance winter views of existing housing (as seen in Photographs 1, 2 and 3) and would be substantially seen against a backdrop of landform and mature trees on the southern side of the site. It would be readily noticeable in the background and would be in character with existing views towards the settlement. The tree/shrub belt proposed along the northern site boundary would not be readily noticeable at Year 1. N.B. Near distance views from this public footpath are assessed below under 'Views from sections of Public Footpath 1386 within the site and close to the northern site boundary'.	Medium for day-time and night-time views	Major-moderate adverse for day-time and night-time views
		At Year 15 (summer), the two storey housing in the upper part of the site would be located downslope of the northern site boundary tree/shrub belt identified on the Green Blue Infrastructure Parameter Plan (approximately 9.5m high by Year 15). This vegetation belt would (a) provide a dense arrangement of mature trees and understorey shrubs with a strong visual presence, (b) substantially enclose views of the new built form as indicated by the illustrative cross-section through northern part of the site and (c) help achieve a high degree of visual integration for the new housing. This vegetation belt would also substantially enclose night-time views of on-site artificial lighting.	Low for day-time views Negligible for night-time views.	Moderate adverse for day-time views Negligible for night-time views
Views from the east				
Occupants of residential properties in Rudgwick	High	At Year 1 (winter), views of the proposed built form are likely to be heavily filtered by intervening trees.	Negligible for day-time views	Negligible for day-time views
		At Year 15 (summer), views of the proposed built form are likely to be enclosed by intervening trees.	Negligible for night-time views	Negligible for night-time views
Users of school playing fields	Medium	At Year 1 (winter), views of the proposed housing from the playing fields would be filtered by the mature tree/shrub vegetation along the eastern site boundary.	Low for day and night-time views	Slight adverse for day and night-time views

Visual Receptors	Receptor Sensitivity	Effect	Magnitude of change	Significance of Effect
		At Year 15 (summer), views of the proposed housing from the playing fields would be substantially enclosed by the mature tree/shrub vegetation along the eastern site boundary.	Low for day and night-time views	Slight adverse for day and night-time views
Views from the south				
Occupants of residential properties that abut the eastern section of the southern site boundary	High	At Year 1 (winter), there would be a high magnitude of change to views from the four residential properties that abut the eastern section of the southern site boundary. Views of existing pasture fields would be replaced by views of housing and greenspaces. The new built form would be visually prominent.	High for day and night-time views	Major adverse for day and night-time views
		At Year 15 (summer), the magnitude of change would fall to medium by Year 15 due to the partial enclosure of views of the new built form by proposed vegetation.	Medium for day and night-time views	Major-moderate adverse for day and night-time views
Users of Guildford Road	Medium	At Year 1 (winter), views would be typically filtered by retained tree/shrub vegetation along the southern site boundary (Photographs 11 and 12). Some open views of the proposed housing would be available through the new site entrance.	Low for day and night-time views	Slight adverse for day and night-time views
		At Year 15 (summer), views would be partially enclosed by retained tree/shrub vegetation along the southern site boundary. Some open views of the proposed housing would be available through the new site entrance.	Low for day and night-time views	Slight adverse for day and night-time views
Occupants of residential and commercial properties along the southern edge of Guildford Road	High	At Year 1 (winter), views would be typically filtered by retained tree/shrub vegetation along the southern site boundary. The upper parts of some of the housing are also likely to be seen above the site boundary vegetation when viewed from some of these residential and commercial properties.	Low for day and night-time views	Moderate adverse for day and night-time views
		At Year 15 (summer), views would be partially enclosed by retained tree/shrub vegetation along the southern site boundary. The upper parts of some of the housing are also likely to be seen above the site boundary vegetation when viewed from some of these residential and commercial properties.	Low for day and night-time views	Moderate adverse for day and night-time views

Visual Receptors	Receptor Sensitivity	Effect	Magnitude of change	Significance of Effect
Users of Rudgwick Recreation Ground	Medium	At Year 1 (winter), views would be substantially enclosed by existing buildings along the southern side of Guildford Road (Photograph 13). Some of the proposed houses and their associated light sources are likely to be seen through the gaps between existing houses in heavily filtered winter views.	Low) for day and night-time views	Slight adverse for day and night-time views
		At Year 15 (summer), views would be substantially enclosed by existing buildings along the southern side of Guildford Road and by intervening vegetation.	Low for day and night-time views	Slight adverse for day and night-time views
Views from the west				
Users of Lynwick Street adjacent to the site	Medium	At Year 1 (winter), the proposed housing would be readily noticeable, although seen well set back from the road. Views would be partially enclosed by the site boundary hedgerow and filtered by its intermittent trees (Photograph 6). Views would be obtained in the context of existing buildings within the settlement.	Medium for day and night-time views	Moderate adverse for day and night-time views
		At Year 15 (summer), the proposed housing would not be readily noticeable as supplementary tree/shrub vegetation along the western site boundary would further enclose views of the new built form.	Low for day and night-time views	Slight adverse for day and night-time views
Users of Guildford Road west of the Lynwick Street/Guildford Road junction	Medium	At Year 1 (winter), views would be substantially enclosed by intervening landform. Glimpses of the upper parts of some house roofs, partially filtered by intervening trees, may be available at Year 1 to the rear of the hedgerow along the western site boundary (Photograph 9) or by the tree/shrub belt along the southern site boundary (Photograph 10).	Low for day and night-time views	Slight adverse for day and night-time views
		At Year 15 (summer), the vegetation proposed within the western greenspace would help substantially enclose views of these house roofs.	Low for day and night-time views	Slight adverse for day and night-time views

Visual Receptors	Receptor Sensitivity	Effect	Magnitude of change	Significance of Effect
Views from sections of Public Footpath 1386 within the site and close to the northern site boundary				
Users of Public Footpath 1386 within the site	High	At Year 1 (winter), there would be a high magnitude of change to views from the section of Public Footpath 1386 within the site (Photograph A) as the new housing would be visually prominent and would replace existing views of the eastern pasture field. The new housing would be seen set back from the public footpath by greenspace with associated tree/shrub groups providing intermittent filtering of views. Views of some proposed houses would be further filtered by well-vegetated amenity greenspaces proposed alongside housing in the built development area.	High for day and night-time views	Major adverse for day and night-time views
		At Year 15 (summer), the high magnitude of change to views from the section of Public Footpath 1386 within the site would remain (Photograph A) as the housing would still be visually prominent. Views of the houses would be intermittently softened and enclosed by well-vegetated amenity greenspaces.	High for day and night-time views	Major adverse for day and night-time views
Users of Public Footpath 1386 close to the northern site boundary	High	At Year 1 (winter), the proposed housing seen at near distance would be visually prominent and the tree/shrub belt proposed along the northern site boundary would not be readily noticeable at Year 1. The magnitude of visual change for recreational walkers using the public footpath close to the northern site boundary would be high during the day and night.	High for day and night-time views	Major adverse for day and night-time views
		At Year 15 (summer), the proposed tree/shrub belt along the northern site boundary would be substantially mature and the magnitude of visual change for day-time views would accordingly fall to medium (with the proposed vegetation still enclosing southward views), with resultant effects of major-moderate adverse significance. The magnitude of visual change during the night would be low at Year 15 (a moderate adverse effect).	Medium for day-time views Low for night-time views	Major-moderate adverse for day-time views Moderate adverse for night-time views

Appendix B

**Precedent image for proposed tree/shrub belt along northern
site boundary**



Appendix C

Updated Indicative Landscape Masterplan



No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

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Client

D Photoshop Plan Re-issue 20/11/2025
C Photoshop Plan Re-issue 18/11/2025
B Photoshop Plan Re-issue 03/11/2025
A Photoshop Plan Issue 10/6/2025
Rev Description

Scarp landscape architecture
environmental planning

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Project title
RUDGWICK MASTERPLAN

Drawing title
LANDSCAPE MASTERPLAN

Issued By London T: 020 7978 2101
Scale 1:750 @ A1 Drawn SCARP
Status PLANNING Checked NG
Date 20/11/2025 Approved SK

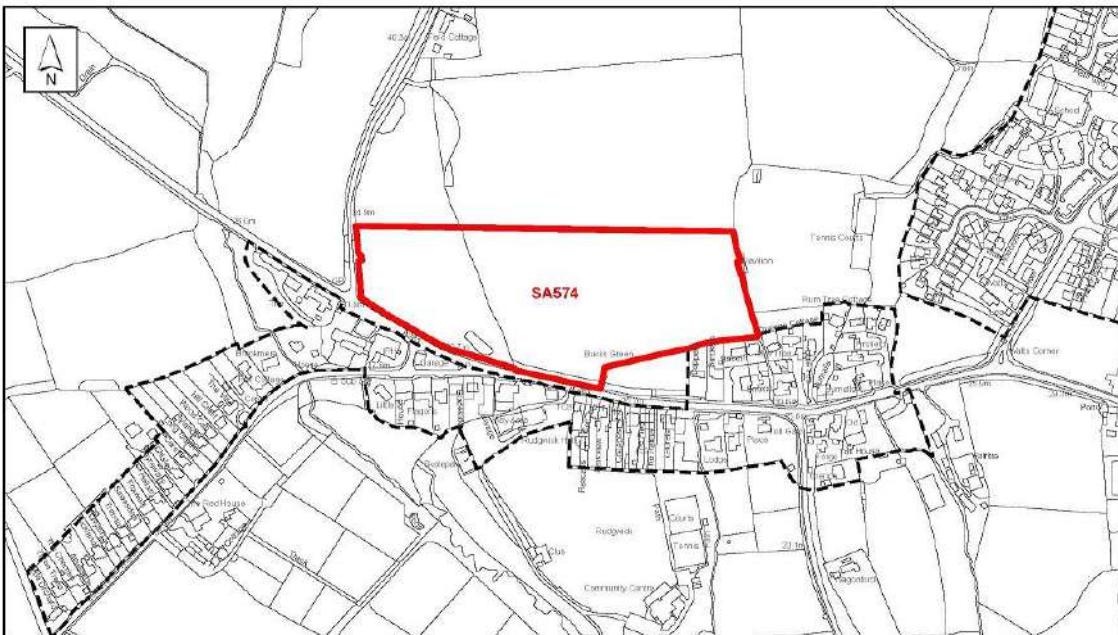
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Drawing number 2164_SCARP_ZZ_GF_DR_LD00100
Revision

Appendix D

Assessment for Site SA574
(extracted from the Regulation 18 Local Plan, 2020)

Site Name: Land North of Guildford Road, Bucks Green	SHELAA Ref number: SA574
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Site Map:



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p>	<p>Rudgwick</p>							
<p>Reproduced by permission of Ordnance Survey map on behalf of HMG. © Crown copyright and database rights (2020). Ordnance Survey Licence 100023386</p>	<table border="1"> <thead> <tr> <th data-bbox="601 1030 948 1033">Reference No:</th> <th data-bbox="948 1030 1116 1033">Date: 09/01/2020</th> <th data-bbox="1116 1030 1233 1033">Scale: 1: 4,000 at A4</th> </tr> </thead> <tbody> <tr> <td data-bbox="601 1033 792 1035">Drawing No:</td> <td data-bbox="792 1033 948 1035">Drawn:</td> <td data-bbox="948 1033 1116 1035">Checked:</td> <td data-bbox="1116 1033 1233 1035">Revisions:</td> </tr> </tbody> </table>	Reference No:	Date: 09/01/2020	Scale: 1: 4,000 at A4	Drawing No:	Drawn:	Checked:	Revisions:
Reference No:	Date: 09/01/2020	Scale: 1: 4,000 at A4						
Drawing No:	Drawn:	Checked:	Revisions:					

Parish: Rudgwick

Site Area: 4.9 hectares

Site Location: The site is located north of the A281 Guildford Road. It is north and west of the main built form of Bucks Green, which is a small linear settlement along the A281. This settlement adjoins the larger village of Rudgwick to the north.

Site Description: The site comprises two open grass fields. The boundary of the site is open to the north. To the south the site is bounded by trees / hedging. A mature tree line runs north west to south east through the site, effectively dividing the site in to two separate parcels.

Site Access: It is envisaged that site access could be achieved from the A281. However this may require a new junction and the impact of this on the local road network and road safety will require highways advice.

Proximity to services and facilities: This site adjoins the settlement boundary of Rudgwick and Bucks Green which is classified as a medium village, having a moderate level of services and facilities. The area has a good bus service linking the village to Horsham and Guildford. The site is within reasonable walking distance of the recreational facilities within Bucks Green. Access to the wider range of services in Rudgwick are further away, and those in the north of the village may lead to the use of the private car. .

Environmental Considerations:

Landscape: The landscape character of this site is relatively open, particularly to the north. This would generate a more urbanised landform, and may create pressure on land to the north for further development. This would not relate well to the existing linear development pattern, which characterises both Rudgwick and Bucks Green. Any development would need to respect the existing linear development pattern and avoid extending onto the higher and more open land beyond.

Biodiversity: If progressed as a development site appropriate ecological assessments will be needed and suitable protection and mitigation required. This will include an appropriate buffer to the trees protected by Tree Preservation orders to the south east of the site, and retaining existing planting on the site. The site is located within a Bat Sustenance Zone and habitats to maintain feeding habitats for bats would need to be retained

Archaeology / Heritage: There are no identified heritage assets on the site, although there is a listed building (The Fox Inn) opposite the site, south of the A281. The impact on this building may need considering

Environmental Quality: The site is within the Brick Clay (Weald Clay) Minerals Safeguarding area. The impact of noise from the A281 may also need to be considered should development take place in this location.

Flooding: The site does not lie within an area identified as at risk of flooding (Flood Zone 1)

Combined RAG Rating: Unfavourable Impacts (with potential for mitigation)

Site Assessment Conclusion: This site adjoins the settlement boundary of Rudgwick and Bucks Green which is classified as a medium village, having a moderate level of services and facilities. The area has a good bus service linking the village to Horsham and Guildford. The site is in single ownership. The site has no specific environmental designations. Appropriate regard would have to be given to a number of issues such as impact on the nearby Grade II Listed Building (The Fox Inn), biodiversity including adjoining Traditional Orchard, Brick Clay (Weald Clay) Minerals Safeguarding, Sustainable Drainage Systems (SuDS), climate change adaption and energy efficiency, affordable housing, capacity of the nearby school and health facility, and improved transport links. The site is large in comparison with existing built development in this location. Development in this location has the potential to impact landscape and settlement character. It would therefore be necessary to consider the form and layout of any development to reflect its surroundings and a lower density than proposed by the promoters is likely to be appropriate.

Estimated Housing Numbers: 120



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