

Landscape and Visual Impact Assessments

Part 1

Proposed Development on Land North of Billingshurst (Phase 1 and 2)

Part 2

Phase 3 Commercial Area

(Pursuant to Planning Application Reference: DC/21/0748)

02/10/25

Proposed Development on
Land North of Billingshurst (Phase 3)
West Sussex
Landscape & Visual Impact Assessment

March 2021

DLA/2043/LVIA/RPT/01/V03

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NOTICE

This document has been produced on behalf of Dunmoore Group by Davies Landscape Architects for the sole purpose of planning for the project below:

Document Title: Proposed Development on Land North of Billingshurst (Phase 3), West Sussex

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Revision Description Of Changes

Revision	Description Of Changes

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1 INTRODUCTION

1.1 Purpose

1.1.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared by Davies Landscape Architects Ltd (DLA) on behalf of Dunmoore Group for land east of Hilland Farm, which lies on the northern tip of Billingshurst, West Sussex.

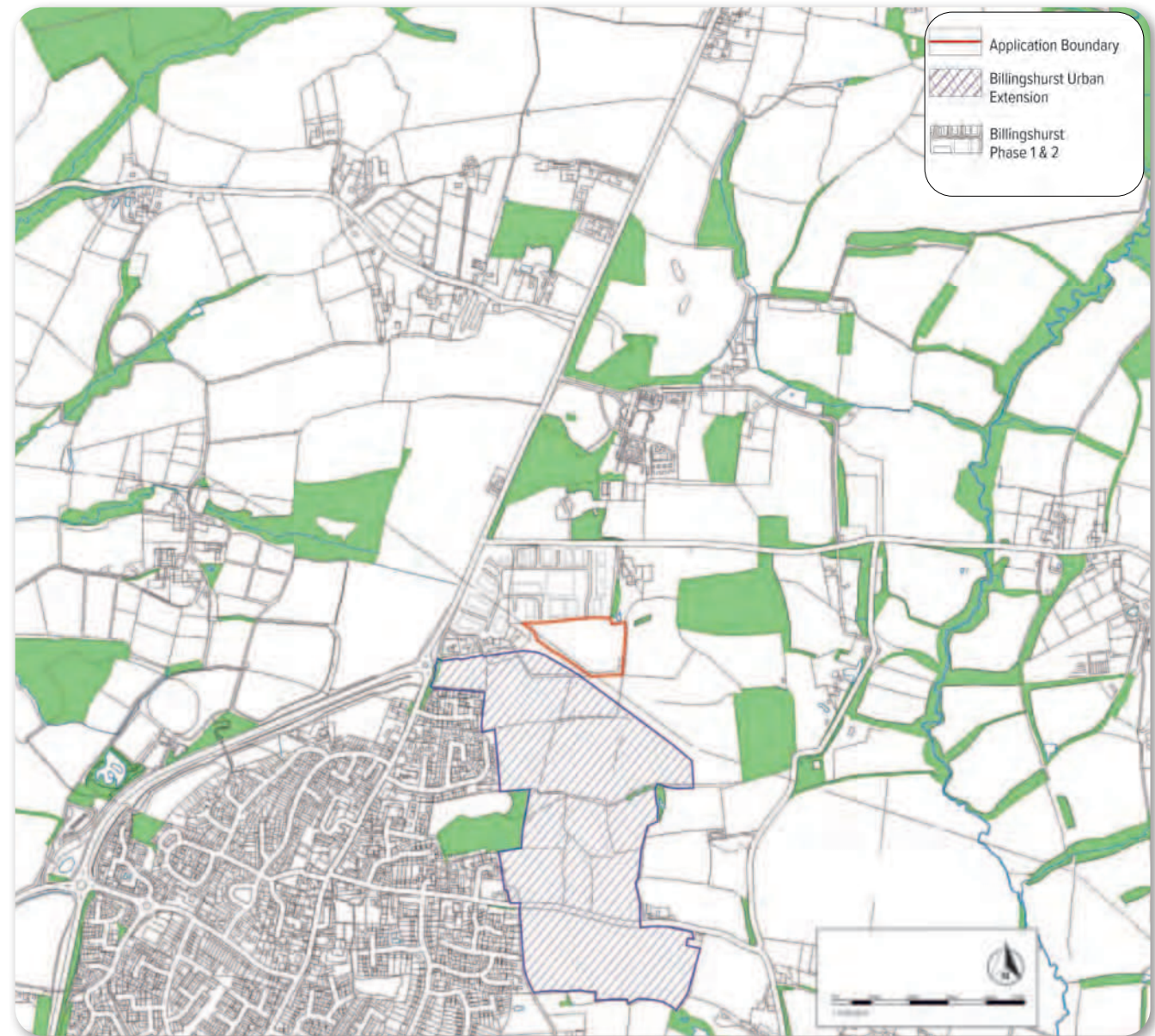
1.1.2 The proposal is for an outline application for a business park as an extension (phase 3) to an existing development to the north. Further details are provided in Section 1.3 of this report.

1.1.3 The LVIA considers the effects of the proposed development upon the landscape and visual resources of the site and surrounding area. The development is non-EIA and therefore this LVIA does not consider significance of effects.

1.2 Site Location

1.2.1 The site is located on the northern edge of Billingshurst (OS reference centred TQ 09349 26604) as illustrated on Figure 01. Recent development has expanded the general settlement area further north and north-east, to the extent that the site now forms a partial indent into it.

1.2.2 Billingshurst is a large village located approximately 10km southwest of Horsham and supports a wide range of community services and facilities. The



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Figure 01 - Site Location and Boundary

village is connected to the north and south by the A29 - Stane Street.

1.2.3 The site comprises a roughly triangular field currently under arable agricultural management. Part of the site is crossed by high voltage cables and pylons. To the north and north-west of the site lies land that is currently being redeveloped as part of phase 1 and 2 of the employment and business scheme.

1.2.4 To the immediate west lies Hilland Farn. To the south, the site is bounded by a strip of grassland, a drainage ditch and a bund. Beyond this is Amblehurst Green (road) and the Billingshurst sustainable urban extension (SUE), comprising residential areas and public open space. A local public right of way, no. 1942, passes to the immediate east, north and through the site.

1.2.5 The site lies within the jurisdiction of Horsham District Council (HDC).

1.3 Planning Background

1.3.1 The development under construction to the north and north-west (phase 1 and 2) of the site form part of the approved application DC/18/2122 and subsequently amended as DC/20/0171. These schemes included a comprehensive suite of landscape recommendations, also prepared by D-LA, which are in the process of being implemented in the current and following planting seasons, as the development progresses.

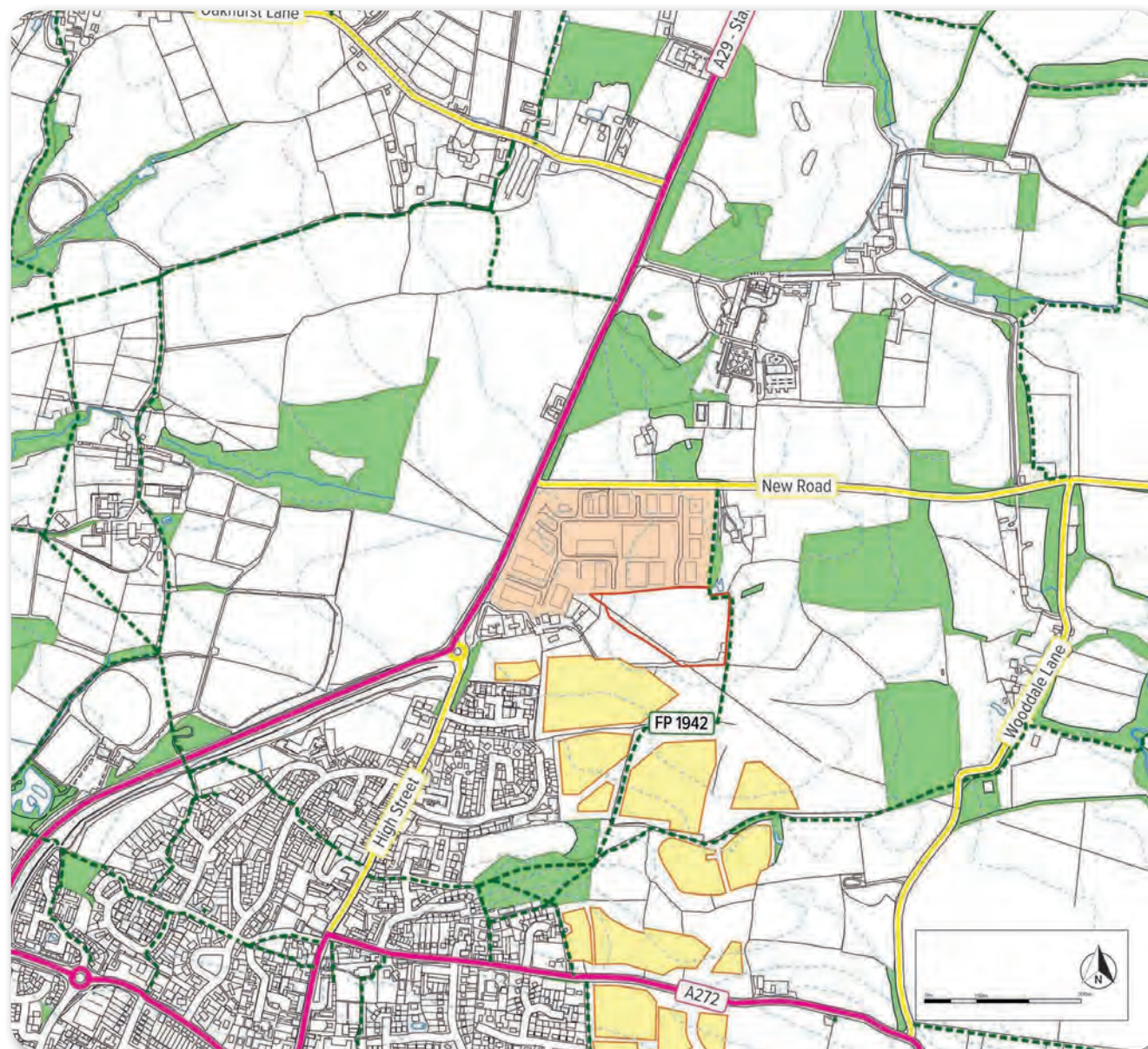


Figure 02 - Site Context Plan

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1.4 Project Description

1.4.1 The primary objectives of this LVIA are to evaluate the existing landscape and assess how the proposals will affect its landscape character and visual amenity.

1.4.2 The proposals are as follows:

- Upto 9825m² E (industrial processes), B2 and B8
- Access as an extension to the existing phase 2;
- Associated landscaping and biodiversity improvements.

1.4.3 The illustrative masterplan in Figure 03 presents the proposals that have addressed baseline weaknesses in landscape character, responded to visual sensitivities, provided necessary mitigation and additional enhancements.

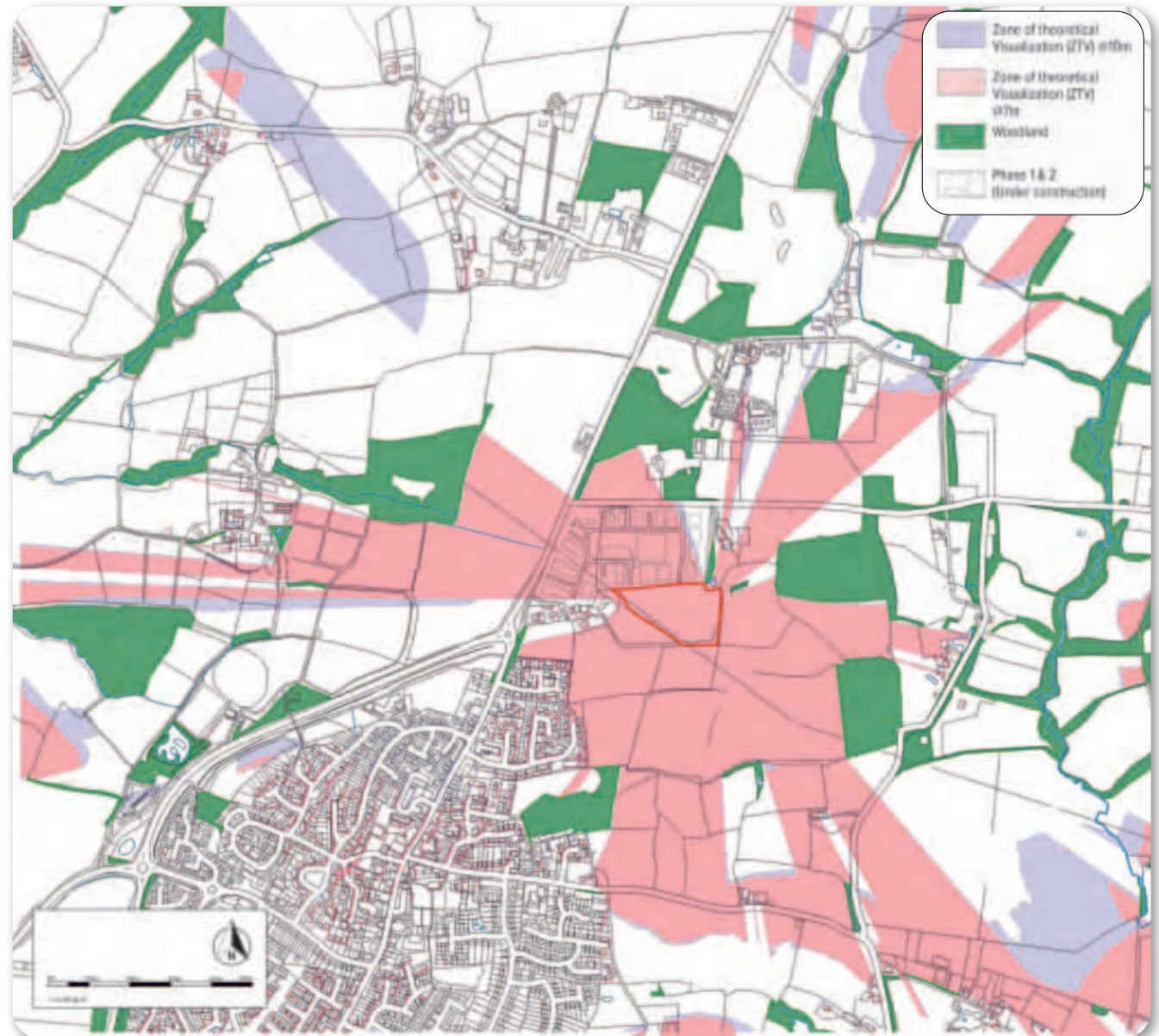


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Figure 03 - Illustrative Masterplan

1.5 Study Area

- 1.5.1 The study area and potential receptors have been derived using GIS Zone of Theoretical Visibility (ZTV) analysis. The baseline ZTV has been prepared using a Digital Terrain Model (DTM) OS Terrain 50 data sets which provide an elevation accuracy of +/-4m.
- 1.5.2 To determine potential receptors, a 10m high 'transmitter' representing the buildings, was located within the highest and lowest parts of the site and the process run to provide a worst-case 'bare earth' scenario for the whole site. This was then refined by modelling an average height of 10m for mature woodland, as represented by the OS base mapping, and 8m for existing residential parcels. The resulting ZTV is shown in Figure 04.
- 1.5.3 The second stage of the desktop analysis has been to determine the study area which is proportionate to the scale of the proposed development and the range of receptors. This included reference to the previous LVIA for the consented hybrid application to the north.
- 1.5.4 The site visit was subsequently undertaken within the 'yellow' study area to determine and refine the visual envelope and to further assess the potential nature and magnitude of views within this area. The findings are included in Section 5.0.



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Figure 04 - Study Boundary

2 OVERVIEW

2.1 Scope

2.1.1 This assessment has been set out as follows:

Guidance & Policy

- A description of the methodologies and techniques applied throughout the assessment;
- Understanding of the relevant landscape related policies and guidance and their bearing on the proposals; and
- Identification of other resources used within the assessment.

Baseline

- 2.1.2 An assessment of the existing baseline through desktop analysis and site visits identifying significant landscape elements within the wider area including context, character and views into and out of the site from key vantage points;
- An assessment of key features within the site, including their **quality, value, sensitivity** and influence upon the site's character; and
 - Identification of the extent and range of potential receptors and views.

Predicted Effects

2.1.3 The GLVIA3 Statement of Clarification 1/13 Note 4 sets out that the consideration of significance of effects is not a requirement of non-EIA Landscape and Visual Impact Appraisals. However it may be appropriate to consider mitigation of adverse effects identified in the course of the appraisal, without the need to assess the significance of those effects.

2.1.4 In assessing the visual impact from the different receptor groups, views have been predicted through a combination of site visits and cross section analysis. Where possible a photograph has been taken that represents a view from locations of the receptor groups. This however is limited to public views where access is freely available. The assessment of potential effects include:

- Description of the likely effects of the proposals on landscape elements/features; character; and views into and out of the site from the principal viewpoints.
- Mitigation measures that should be employed to avoid, reduce or remove significant adverse impacts; the residual effects that will remain; and measures that are being provided in compensation for effects that cannot be effectively removed or that will enhance the application site beyond its existing condition.

2.2 Methodology

2.2.1 While intrinsically linked, LVIA's are essentially separate procedures. It is often the case that an impact on one will give rise to or be related to an impact on the other. The assessment process relies on a combination of objective and subjective judgment through evaluating quantitative and qualitative data and it is fundamental to the creditability of the work, therefore a structured, consistent and recognised approach is used.

2.2.2 The assessment has been undertaken by fully qualified, trained and experienced landscape professionals using techniques and best practice guidance in accordance with the following guidelines:

- 'Guidelines for Landscape and Visual Impact Assessment' - Landscape Institute & the Institute of Environmental Management and Assessment, 2013 (Third edition);
- Landscape Character Assessment Guidance, (2002), Countryside Agency in conjunction with Scottish Natural Heritage;
- Photography and photomontage in landscape and visual impact assessment – Landscape Institute Advice Note 09/19; and
- An Approach to Landscape Character Assessment - Natural England October 2014.



- 2.2.3 A full methodology including assessment techniques and criteria are given in **Appendix A**.

Photographic Material

- 2.2.4 Photographs have been taken from within and around the site to demonstrate landscape features, the surrounding context and possible view receptors. These fall into three types:

Representative Viewpoints (RVP)

- 2.2.5 Chosen to provide a representation of the potential views from different types of receptors where significant effects are likely to differ.

Specific Viewpoints (SVP)

- 2.2.6 Specific key views that are often promoted or particular locations that have particular associations such as areas of landscape designations, recreation value or views with particular cultural or historical landscape associations.

- 2.2.7 The assessment identified that there were no

Specific Viewpoints associated with the site or upon the elevated ridgeline to the south and southwest.

Illustrative Viewpoints (IVP)

- 2.2.8 These have been included to illustrate a particular effect or issue that impacts upon the views or character, although not necessarily a viewpoint.

Other Technical Sources

- 2.2.9 As part of the application the following technical reports have been produced and referenced within this LVIA:

- Tree survey and AIA (Tim Pursey Arboricultural Consultant - October 2017 and August 2018);

2.3 Policy Context

- 2.3.1 This section has been structured to provide an overview of national, regional and local landscape policy considered relevant to the location and nature of the proposed development, and that has been considered as part of the landscape parameters.

- 2.3.2 Table 1 sets out all landscape policies which are specifically relevant to the redevelopment of the site. Relevant extracts from the regional and local policies are available in **Appendix B** to the rear of this document.

- 2.3.3 A brief summary of the current policy context is outlined after the table.

Table 1 - Relevant Policy

Level	Policy
National Planning Policy Framework July 2019	Section 12 - Achieving well - designed places
	Section 15 – Conserving And Enhancing The Natural Environment
Horsham District Planning Framework November 2015	Policy 24 - Environmental Protection
	Policy 25 - District Character & The Natural Environment
	Policy 26 - Countryside Protection
	Policy 31 - Green Infrastructure & Biodiversity

National

- 2.3.4 Proposed development that accords with an up-to-date Local Plan should be approved however policies and strategies of the NPPF should be a material consideration when determining applications.

Regional/Local

- 2.3.5 The Horsham District Planning Framework (HDPF) was adopted in November 2015 and replaced the Horsham District Core Strategy, with the exception of the South Downs National Park.

- 2.3.6 The Framework sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs for the district.

2.4 Policy In Relation To The Site

- 2.4.1 The influence and inclusion of the identified policies within the design process have been summarised

below.

NPPF Section 12 - Achieving Well Designed Places

- 2.4.2 Paragraph 127 outlines the importance of good architecture, layout and landscaping in creating visually attractive design. Layouts should positively respond and improve the local character and history of the built environment and landscape. The overriding policy sets out the need to establish a strong sense of place, through good urban design, creating places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 2.4.3 The Application Site has been assessed in accordance with the requirements of para 001 of the NE NPPG to 'inform, plan and manage change'. This assessment has been carried out using the latest guidance set out by Natural England.¹
- 2.4.4 High quality and inclusive design should be a primary consideration above visual appearance and architectural design; however the proposals should reinforce and reflect local distinctiveness and avoid potential impacts upon sensitive or valued landscape features.
- 2.4.5 This report has been produced as part of a suite of technical documents to provide the level of information required to identify the potential impact of the development on the environment.

2.4.6 It is proposed that elements identified by the various consultants which positively contribute to the existing character, biodiversity, features and quality of the site and its surrounding areas have been used to develop the scheme and landscape strategy. These assessments will also be used to identify opportunities for enhancement and improvement in quality. The main aspects considered in the development of the landscape parameters are:

- Existing Landscape Features (HDPF Policy 31);
- Biodiversity (HDPF Policy 31);
- Visual amenity (HDPF Policy 25); and
- High Quality Design and layout (HDPF Policy 32);

2.4.7 Crime prevention and natural surveillance will also be considered with regard to 'Safer Places - The Planning System and Crime Prevention'.

2.4.8 The site's capacity to adapt to climate change has been considered. In terms of landscape layout this relates particularly to the use of Sustainable Urban Drainage Systems (SUDS).

NPPF Section 15 – Conserving and Enhancing the Natural Environment

2.4.9 The policy reflects the requirement to contribute to enhancing the local and natural environment and the protection of 'valued' landscapes. Para 171 set out that Plans should allocate land with the least environmental or amenity value where consistent with other policies within the NPPF.

2.4.10 Whilst it is easy to identify landscapes which have been afforded protection through statutory and non statutory designation and policy undesignated landscapes require careful consideration against this paragraph. These have been discussed in further detail in Chapter 4.

2.4.11 When determining planning applications the following principles for conservation and enhancement of biodiversity should be applied, these include:

- Refusal of development that causes significant harm that cannot be adequately mitigated and, as a last resort compensated;
- Provide opportunities to incorporate biodiversity in and around the development; and
- No loss or deterioration of irreplaceable habitats including ancient woodland and veteran trees, unless the development clearly outweighs the loss.

2.4.12 An arboricultural and ecological assessment have been carried out as part of the design process and have provided the primary constraints and opportunities used to influence the layout strategy.

2.4.13 Paragraph 009 of the NE NPPG provides clarification of what is defined as ecological networks, many of which are also considered key to the definition of the local character. Of particular relevance is identification of main landscape features that provide potential habitat corridors, the potential for enhancement or restoration and an audit of green space where new development is proposed. Para 019 outlines that

¹ An Approach to Landscape Character Assessment – Oct 2014, Natural England.

to make a proposal sustainable sufficient green infrastructure² should be incorporated into the design.

2.4.14 This accords with HDPF Policy 31.

Supplementary Planning Guidance

2.4.15 The following document has been considered relevant to the landscape development and assessment of the site:

- Design Statement for the Parish of Billingshurst.

Other documentation

2.4.16 In addition to the adopted policy and site assessment the following document has also been used in preparation of a suitable landscape and development strategy:

- Horsham District Landscape Capacity Assessment
Rev B February 2020

² NPPG Para 015 'Green infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens'

3 LANDSCAPE BASELINE ASSESSMENT

3.1 Statutory & Non Statutory Designations

Landscape

- 3.1.1 There are no national, regional or locally designated landscapes or features within or immediately adjoining the site.
- 3.1.2 There are no local landscape designations or protected features within or adjacent to the site.
- 3.1.3 The quality and condition of landscape features within the site are discussed in Section 4.4.

Ecology

- 3.1.4 There are no statutory or non-statutory designated sites within 1 km of the site.
- 3.1.5 The site is covered by a Biodiversity Opportunity Area (BOA) within the Horsham District Green Infrastructure Strategy³ which affords opportunities to deliver, protect, improve and enhance the wider Green Infrastructure network.

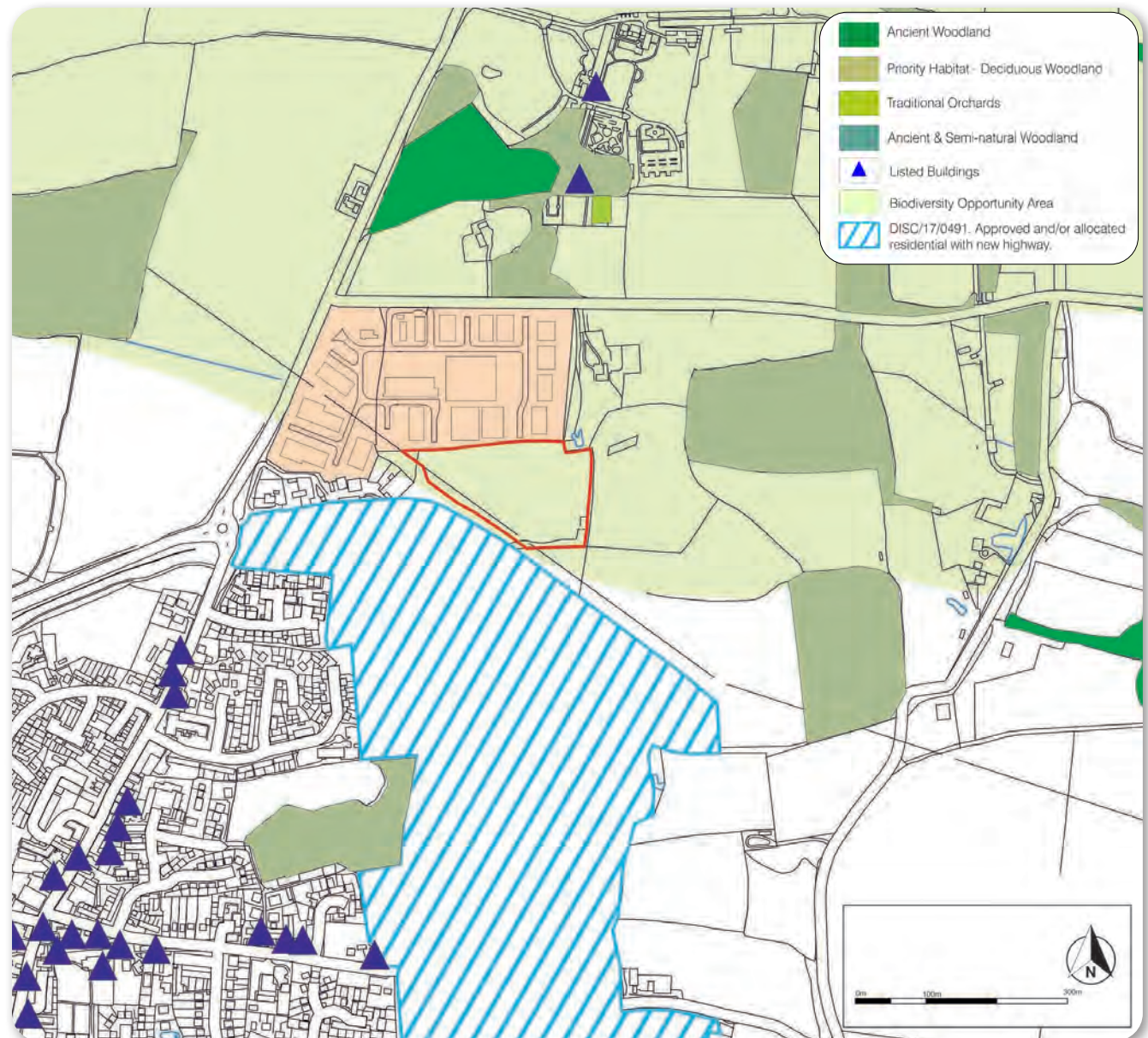


Figure 05 - Policy & Designations

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³ https://www.horsham.gov.uk/__data/assets/pdf_file/0007/50956/CD_EN_03_Green-Infrastructure-Study.pdf

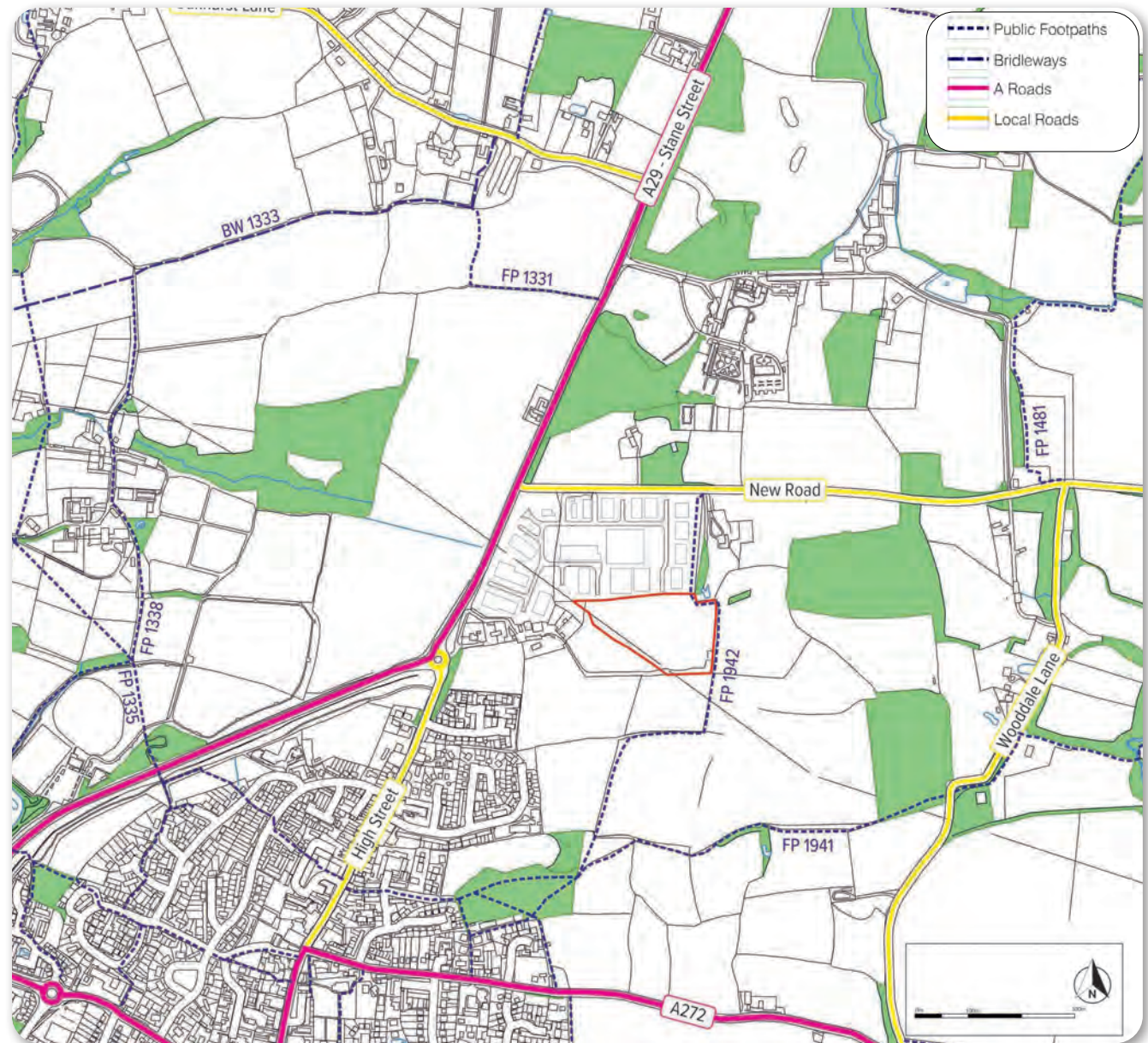
Cultural and Historical

- 3.1.6 There are no cultural or historical designations within or adjacent to the site.
- 3.1.7 The nearest heritage asset is Summers Place, a Grade II Listed country house and an associated building within its grounds. These are located approximately 510m & 380m north respectively and set amongst a wooded landscape.

3.2 Access

Roads

- 3.2.1 The principal route through the area is the A29 - Stane Street, a 90km long Roman Road originally linking London to Chichester. The road now forms a direct route between the village of Pullborough (9km SW) and Clemsfold (7.6km NE). Stane Street runs along the entirety of the site's western boundary.
- 3.2.2 To the west of the site, beyond Hilland Farm, Stane Street acts as a bypass around Billingshurst, before rejoining the original route immediately south of the town. The original route of Stane Street is now formed by the High Street within Billingshurst.
- 3.2.3 Amblehurst Green is the new link road serving the RUE to the south and providing an alternative connection to the A272 further to the south. Residential development parcels are enclosed by the road to the south of the site.



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Figure 06 - Access

Public Rights of Way

3.2.4 For the purposes of this assessment only the Public Rights of Way (PROW) which have been identified within the Visual Envelope (VE) have been assessed. The footpath numbers have been taken from the West Sussex County Website⁴.

- Public Footpath 1942 - This footpath runs along the inside of the site's north-eastern boundary and traverse the land to the north of the site to connect with New Road. It continues outside of the site, alongside the eastern boundary, where it cross agricultural land to meet with Amblehurst Green and onwards through the SUE and into Billingshurst.
- Public Footpath 1941 - Runs in an easterly direction from the Allotments through the SUE towards Wooddale Lane, terminating approximately 625m southeast of the site;
- Public Footpath 1335 - This footpath connects Billingshurst to the Jubilee Sports Fields via a pedestrian footbridge over the A29, approximately 650m southwest of the site. Much of the route passes through the built environment of Billingshurst;
- Public Footpath 1338 lies approximately 655m west of the site and runs in a north to south direction, from the grounds of Billingshurst Football Club in the south, past Tedfold Cottage Farm to the juncture of Bridleway 1333, 825m northwest of the site;
- Bridleway 1333 runs in a east x west direction across

the landscape to the west before heading north at the junction with Footpath 1331 and Minstrels Wood, terminating at Okehurst Lane, 665m north of the site; and

- Public Footpath 1331 is a short route heading south from the junction with Bridleway 1333 before turning east and terminating as it meets Stane Street, 350m north of the site.

⁴ <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/public-rights-of-way-imap/imap/>

3.3 Landscape Character

- 3.3.1 Landscape character is defined as the distinct pattern or combination of elements that occur consistently in a particular landscape to make it different and unique from one place to another. It is how we perceive the interaction of a number of aspects recognised as the earth sciences, historical and cultural influences, biodiversity, visual and sensory qualities, which all combine to create local distinctiveness and a sense of place.
- 3.3.2 A desk study revealed that the following Character Assessments (Figure 07) were applicable to the Application Site and its context:

Table 2 - Landscape Character Assessments

Assessment	Character Area/Type	Date
National		
National Character Area (NCA)	121 - Low Weald (NE450)	2013
Regional		
West Sussex LCA	LW6 - Central Low Weald	2003
Local		
Horsham District Council LCA	G3 - Slingfold & Five Oaks Wooded Farmlands	2003

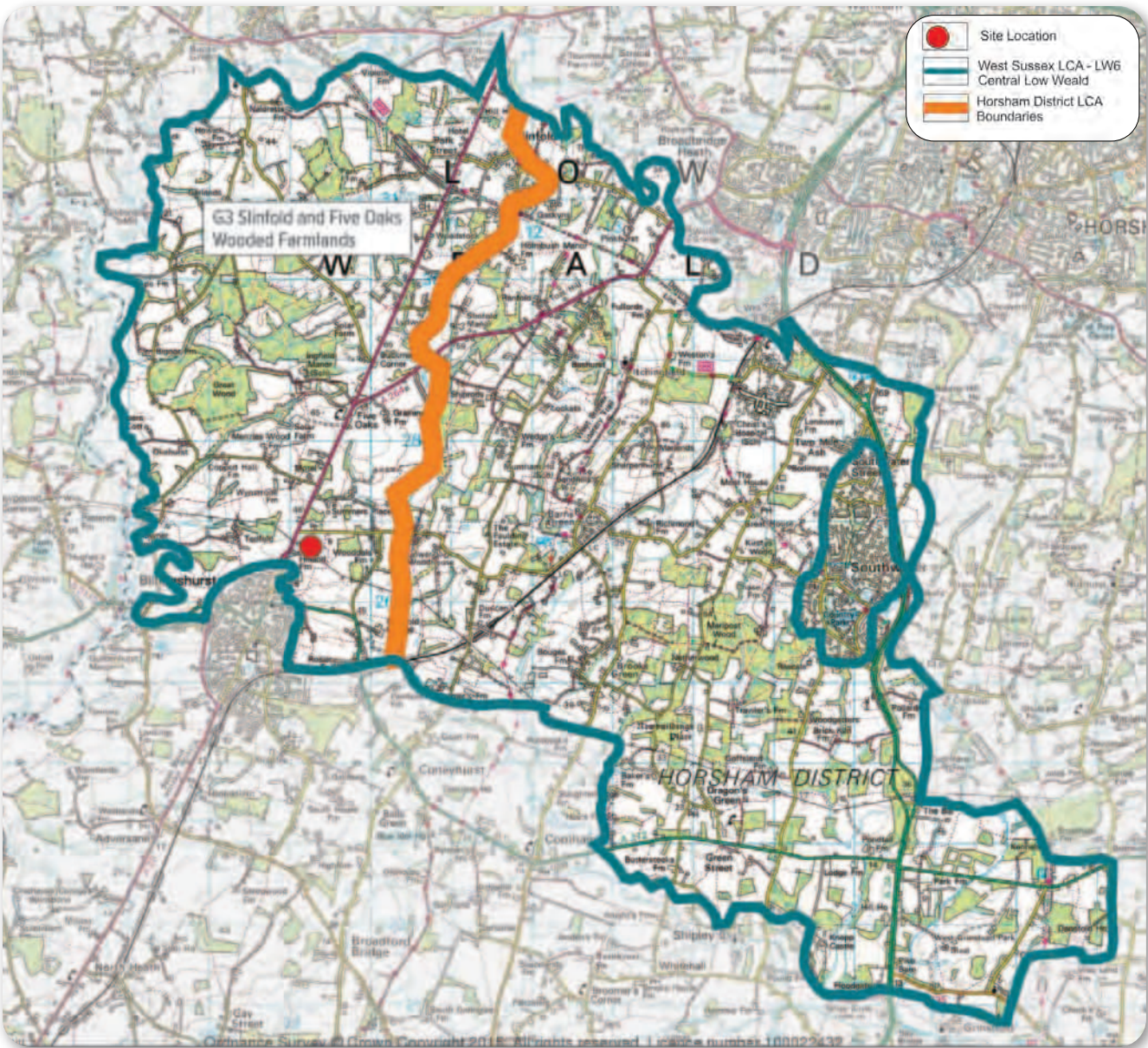


Figure 07 - Landscape Character Assessments

3.3.3 The following descriptions provide an outline of the extent and wider influences that have determined the extents of the Landscape Character Assessments. The identified defining characteristics are discussed in further detail in the narrative that follows. Extracts of the following are contained within **Appendix C.**

National

NCA: 121 - Low Weald

3.3.4 The NCA stretches around the High Weald to the north, west and south. It is a low lying clay vale and is dominated by agricultural and horticultural land. The NCA contains a lot of streams and woodlands.

3.3.5 Whilst the NCA does not give a sensitivity it is considered that the quality of rurality and key features are notably influenced by the site's proximity to the village of Billingshurst and the busy A29 running alongside the western boundary.

3.3.6 The LVIA has identified that the Application Site has a limited contribution to the Key characteristics of the NCA.

3.3.7 The sensitivity of the LCA in this location and with the influence of the surrounding context is considered Moderate when judged against Table 8 of the Methodology (**Appendix A**).

3.3.8 The NCA sets out the following Statements of Environmental Opportunity (SEO) which are considered in part relevant to the site and type of development and have been incorporated in to the landscape strategy (see Table 7 in Chapter 6).

- SEO 1: Protect, manage and significantly enhance the area's intricate and characteristic mix of semi-natural ancient woodlands, gill woodland, shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access for health and wellbeing and reinforce sense of local identity; and
- Additional Opportunity 1: Plan for the creation of high-quality blue and green space and green corridors to provide a framework for new and existing development in urban areas and along major transport routes for the enjoyment and wellbeing of communities and to enhance biodiversity.

Regional

West Sussex LCA: LW6 - Central Low Weald

3.3.9 The West Sussex LCA was carried out in 2003 and split the county into 42 distinct areas, providing land management guidelines for each character area.

3.3.10 LW6 is central to the county and stretches from Slinfold in the northwest to West Grinstead to the southeast.

3.3.11 The assessment sets out the following:

- Key Characteristics;
- Change - Key Issues;
- Landscape & Visual Sensitivities; and
- Land Management Guidelines.

Key Characteristics

3.3.12 The key characteristics are identified in Table 3. A narrative of how these relate to the Application Site's contextual setting is also discussed.

Change - Key Issues

3.3.13 The condition of hedgerows forms a key issue within the character area due to the lack of management leading to fragmentation. Other key issues include increased traffic, road improvements along the A29 and suburban development around Southwater and Billingshurst.

Landscape & Visual Sensitivities

3.3.14 While the LCA does not give a specific sensitivity of the landscape, it specifies a number of qualities that can affect it, such as loss of woodland, unsympathetic urban development and loss of tranquillity.

Land Management Guidelines

3.3.15 The LCA also provides guidance of how the land should be managed. The following points are considered relevant to the site (See Appendix C for full extract).

- Maintain and restore hedgerows and shaws. Link hedgerows through new planting and aim for good linkage via trees, woodland and hedgerows across land parcels.
- Conserve and reinstate small scale hedgerow cover

and pasture wherever possible.

- Create new woodlands, linking in with existing field boundaries to extend and link existing woodland areas.
- Encourage landscape enhancements to existing village edges and road approaches.
- Increase tree cover to enhance village approaches and fringes.
- Consider the cumulative impact on landscape character of small developments and land use change. Avoid the introduction of suburban styles and materials.
- Conserve and enhance rights of way network.

Local

Horsham District Council LCA: G3 - Slinfold & Five Oaks Wooded Farmlands

- 3.3.16 A district-wide assessment of landscape character within Horsham, identifying the need to conserve and enhance the distinctive character of the district. This document was also used as part of the evidence base for the HDPF.
- 3.3.17 LCT G3 is generally dominated by woodlands enclosing small irregular pastures. Small streams create gentle undulations within the largely rural landscape, although the A29 corridor creates some suburban influences. The key characteristics are discussed in Table 3.

3.3.18 The assessment also identifies visual intrusion along the A29 corridor as a key issue and large scale housing/commercial development as a key sensitivity.

3.3.19 Full details of the various LCAs can be found in **Appendix C**.

Horsham District Landscape Capacity Assessment - Rev B February 2020

3.3.20 This document has been produced to help guide development within the district due to the overall lack of Brownfield sites and high level of landscape protection (AONB, National Park etc) within the area.

3.3.21 The assessment identified the site as lying within Landscape Character Area 49 - Land North-East of Billingshurst, which was considered to have a 'no/low' landscape capacity for large scale employment development, on the principle that it is has an 'unspoilt rural character and good condition, and moderate value' (See **Appendix C**).

3.3.22 However, the context has changed substantially since that report was produced, as a result of the SUE and the employment and business park for phase 1 and 2. This has resulted in a change in landscape character, for two reasons: firstly, Hilland Farm is no longer on the edge of the village, but instead forms part of it. Secondly, that views of Billingshurst Church are now partly obscured by the intervening SUE. Therefore, with regard to the methodology for the capacity assessment, overall sensitivity should be reduced to account for these substantial changes.

Regulation 18 Site Assessment Report February 2020

3.3.23 The Regulation 18 report provides information in relation to the development potential for the SHELAA area SA565, which includes the site. The extract shown in Figure 08 below, shows the location of the the site (phase 3) and parcels 1 and 2, relative to the SHELAA parcel SA565. For SA565, the report states that:

"only the north-west segment of this site is considered to have potential for either employment or housing development."

3.3.24 The north-west segment of SA565 corresponds directly with the site location for the proposed development of phase 3, and therefore represents the area that the Regulation 18 report considers has potential for employment development .



Figure 08 - Extract of Reg. 18 Site Assessment Report 2020

Table 3 - Landscape Character & The Application Site

NCA 121 - Low Weald	West Sussex LCA - LW6 Central Low Weald	Horsham LCA - G3 Slinfold & Five Oaks Wooded Farmlands	Extent of Representation Within The Site	Narrative in Relation to the Site
Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.	Gently undulating landform	Gently undulating wooded landscape	Moderate	The site forms part of the undulating landscape, sloping towards the south-western corner with woodland dominating to the east and north. There are however no outcrops of limestone or sandstone.
The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.			None	The site and the immediate surroundings do not contain remnants of materials for industries, or pits, lime kilns and quarries.
A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.	Some larger arable fields	Small hedged pastures. Some larger arable fields	Moderate	The site is currently used as pasture and is medium sized. The site and its immediate surroundings have no association with grazed paddocks or golf course development and is not legible as a wooded pasture.
Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.	Local concentrations of horse grazed paddocks and golf course development		Low	Hedgerows are almost entirely absent within the site and therefore it not enclosed and neither does it form a shaw within woodland.
	Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows.			
Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.	Many scattered, traditional Wealden farmsteads and cottages and a few linear villages	Historic farmsteads dispersed along winding lanes	Low	Billingshurst is a larger village developing around the A29 with a number of smaller linear settlements found in the landscape to the north. Hilland Farm is not scattered or accessed via a winding lane.
Frequent north-south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.	Crossed by major transport links north south, both road and rail	Largely rural character, although busy A29/A272 road corridors in the west, together with some aircraft noise	Moderate	The A29 runs in a north-south direction and forms a notable audible detractor. Traffic also uses the new link road serving the SUE. Several pylons and overhead cables further erode the overall rurality of the site.
	Green lanes and droveways		(Negative Attribute)	
Small areas of heathland particularly associated with commons such as Ditchling and Chailey. Also significant historic houses often in parkland or other designed landscapes.	Some large country houses and parkland		None	The site and the immediate surroundings are not associated with areas of heathland or designated landscapes.

NCA 121 - Low Weald	West Sussex LCA - LW6 Central Low Weald	Horsham LCA - G3 Slinfold & Five Oaks Wooded Farmlands	Extent of Representation Within The Site	Narrative in Relation to the Site
The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.	Dense cover of ancient broadleaved woodlands and conifer plantations	Extensive coppice woodland in small and large irregularly shaped blocks	Low	The site itself does not contain any woodland cover, however woodlands form a prominent feature within the surrounding landscape, with an Ancient Woodland lying approximately 200m north. Deciduous and semi-ancient woodland can also be found to the north and east of the site.
		Glimpsed views across the Arun Valley from hedgerow gaps		
Many small rivers, streams and watercourses with associated watermeadows and wet woodland.	Small stream valleys draining to the Adur and the Arun	Many small streams draining to the Adur	Low	There are no rivers, streams or watercourses, watermeadows or wet woodland within the site. On the eastern boundary lies a barely legible dry ditch that may provide occasional discharge of water from an off-site pond to the north.
Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.			None	There are no further pond features within the site. A pond lies off-site to the north, surrounded by mature woodland.
Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.		Local vernacular of timber framing, weatherboarding, brick and tile hanging	None	There is currently no built form on the site, however Hilland Farm and Old Hilland lie immediately west and contain elements of the local vernacular of materials and construction techniques.

3.4 Historic Landscape

3.4.1 The following Historic Landscape Characterisation (HLC) information was provided by West Sussex County Council⁵ and provides further background as to how the landscape has developed and the potential sensitivities that development could have on this resource.

3.4.2 The assessment categorised the site based as follows on extensive research and analysis:

- **Fieldsapes** - a landscape dominated by fields created by either the enclosure of parcels of land or by clearance of woodland and waste. This 'Broad Type' makes up approximately 58% of the county.
- **Informal Fieldsapes** - A sub-type within the Fieldscape category which indicates a piecemeal or semi-formal system of enclosure, often the result of field reorganisation from the medieval period onwards.
- **Regular Piecemeal Enclosure & Post Medieval** - This is dominated by field enclosure (73%), where fields were created as part of formal enclosure of open fields, commons and heaths. There appears to be a considerable amount of field reorganisation during this period continuing from the early post-medieval and it appears to occur across Sussex.

3.4.3 Historic sensitivity of the field boundaries is unknown, however the 1876 OS Mapping shows that the field

boundaries have changed compared to the current baseline and SUE. The baseline absence of notable hedgerows is consistent with the historical mapping, however this mapping also indicates that substantial, well treed hedgerows were also a feature, which appear to have strengthened the field pattern.

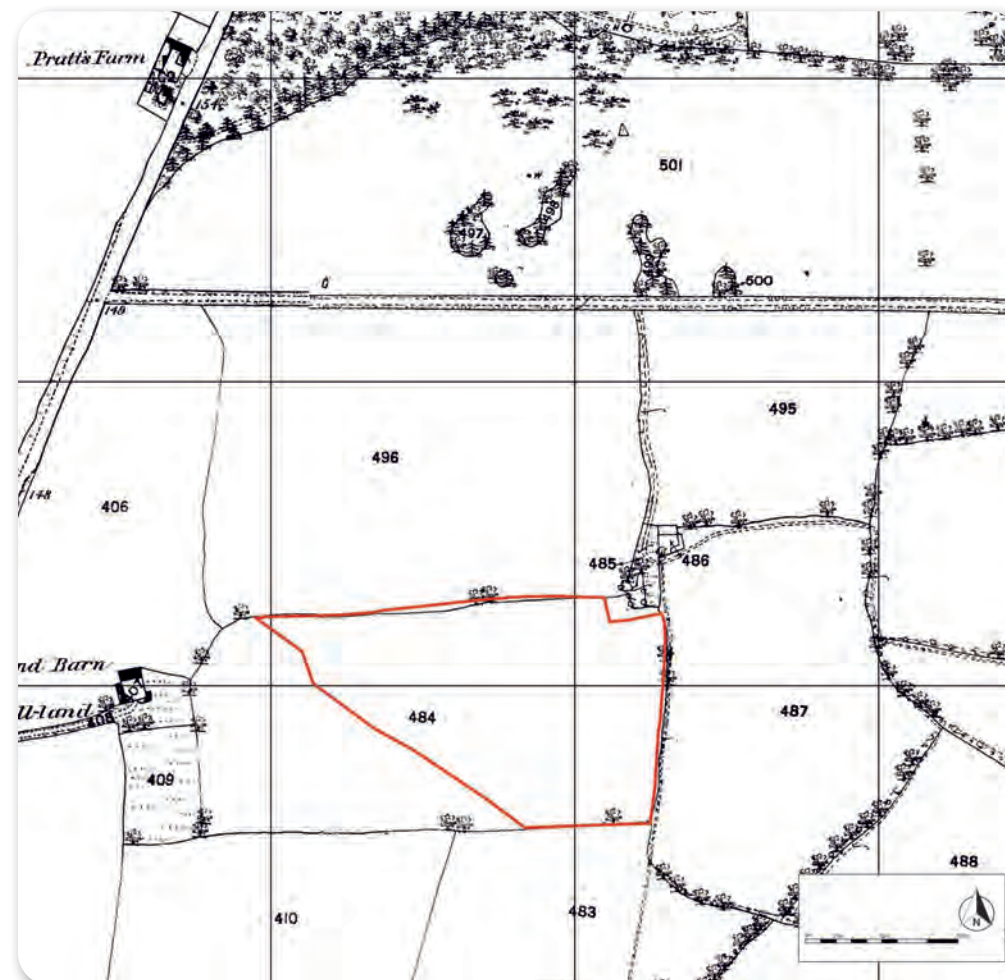


Figure 09 - 1876 OS Map

⁵ http://archaeologydataservice.ac.uk/archives/view/sussex_hlc_2014/downloads.cfm

4 LANDSCAPE CHARACTERISTICS OF THE WIDER CONTEXT AND APPLICATION SITE

4.1 Geology and Topography

Wider Context

4.1.1 The wider topography is generally gently undulating, as the adjacent plan indicates the site lies on a localised plateau with slopes gradually falling to the east, and west towards the Rivers Adur and Arun respectively.

4.1.2 Five Oaks to the north forms the highest point within the surrounding landscape at approximately 70m AOD, 1.7km northeast. The topography drops to around 9m AOD along the River Arun corridor, approximately 2.8km southwest of the site.

Site Assessment

4.1.3 The levels within the site remain consistent with the wider gently undulating landscape.

4.1.4 There is a gradual fall from the north-east to the south-west of the site. The highest point is approximately 55m AOD within the north-eastern corner and the lowest is approximately 45 AOD within the south-western corner - see figure 14 further below.

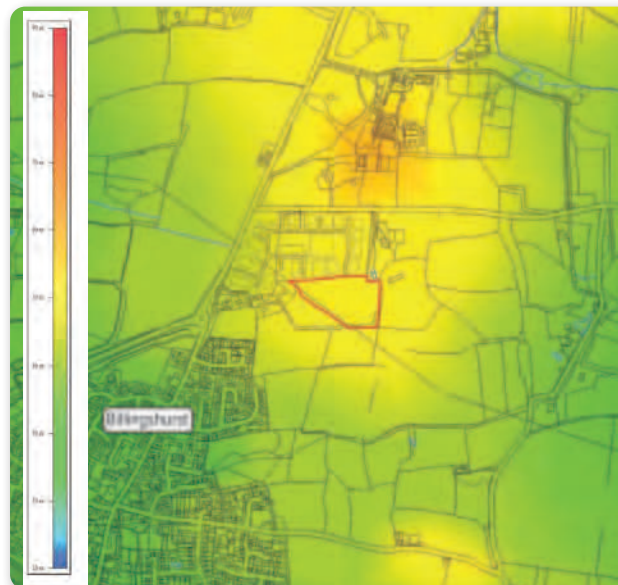


Figure 10 - Topography

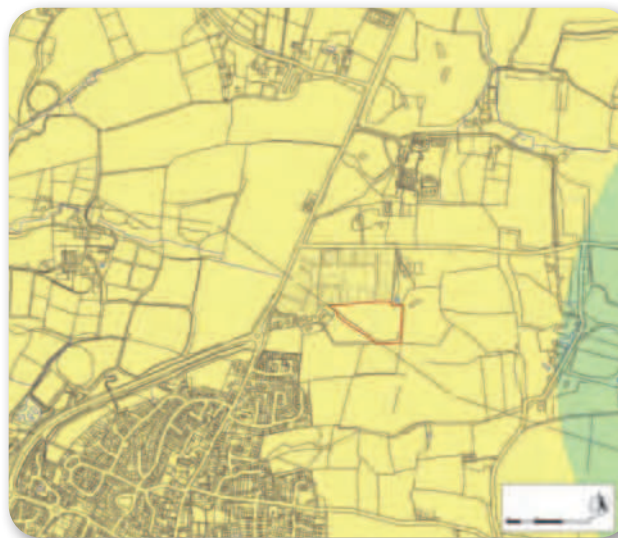


Figure 11 - ALC

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4.2 Agricultural Land Classification

4.2.1 The Agricultural Land Classification⁶ (ALC) confirmed that the site lies within an area of Grade 3 (Good to moderate quality agricultural land), which equates to approximately 50% of the agricultural land in England and Wales. It is therefore not considered a significant, unique or rare feature.

4.3 Hydrology

Wider Context

4.3.1 The River Arun runs in a north x south direction approximately 2km to the west of the site and is fed by a number of small streams from the surrounding landscape, whereas the River Adur runs in a north x south direction approximately 1km to the east.

Site Assessment

4.3.2 Due to the wider landscape's gently undulating nature, hydrological features within the context of the site are limited to small streams following the bottom valleys to the east and west of the site. Within the site, there is a barely legible dry ditch along the eastern boundary which allows water to drain from an off-site pond to the north. However, the steep gradient of the boundary means the ditch does not support a permanent stream feature.

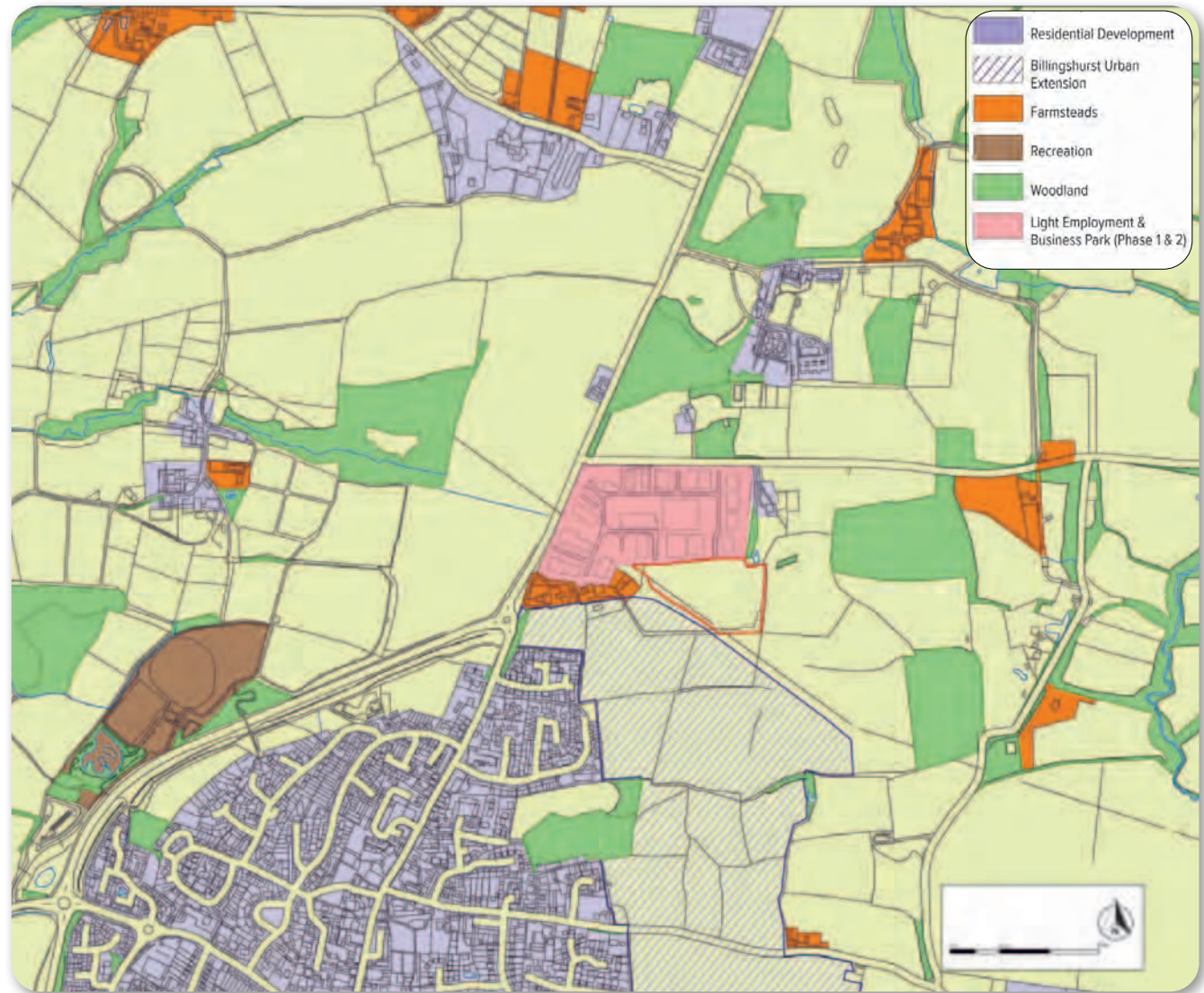


Figure 12 - Hydrology

4.4 Land Use

Wider Assessment

- 4.4.1 The land to the south of the site is being redeveloped as part of urban extension for Billingshurst. This has completely changed the settlement boundary and immediate contextual character from farmland to urban between the town and the edge of the site.
- 4.4.2 For the purposes of this section the assessment has looked at:
- Agricultural Patterns & Landuse; and
 - Site Features - Field Boundaries, trees and other key features;
- 4.4.3 The agricultural patterns found within the surrounding landscape are a combination of small pastures and occasional larger arable fields. Boundaries



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Figure 13 - Landcover/Landuse

- are generally made up of woodlands, shaws and hedgerows.
- 4.4.4 A number of coppiced woodland areas, creating shaws, are interspersed within the wider wooded landcover.
- 4.4.5 Large historic farmsteads are common across the landscape and are accessed via long winding lanes. Occasional large country houses and associated parkland are also interspersed across the area.

Site Assessment

- 4.4.6 The site comprises improved grassland and is currently grazed by sheep. It is not associated with large country houses or winding lanes. It does contain or form part of a woodland shaw and does not enclosed by hedgerows or woodland.

4.5 Landscape Features

- 4.5.1 The site is identifiable within the local envelope by high voltage pylons and overhead cables that cross the south-western portion and by the communications mast in the south-eastern corner. The ongoing development of the light employment area lies forms the backdrop to the northern part of the site. Hilland Farm is located off-site to the southwest.
- 4.5.2 The site comprises one pasture field managed as improved grassland, grazed by sheep. It is bordered off-site to the east by a gappy, denuded rich native

hedgerow alongside a 1.0m high timber post and wire fence.

- 4.5.3 Off-site to the north-eastern corner is a group (G10) of mature Turkey Oaks that stand at over 20m high. over an mixed-species edge understorey of blackthorn and hawthorn. The remaining portion of the boundary consists of post and wire fence with some scatted mature trees, varying in height from 9m to 15m and made up of Oak, Holly, and Hybrid Poplar (T7, T8, G5 and G6), but the site is otherwise open to

4.5.4

the ongoing development to the north.

In the north-eastern corner is a section of new planting forming a continuation of hedgerow and bufer underplanting from the land to the north, connecting to the land to the east of the site.

4.5.5

To the west is Hilland Farm and Old Hilland Farm, with no intervening woodland. To the south the boundary comprises a timber post and beam fence, with a newly constructed crushed hardcore access road and junction to Amblehurst Green. In the south-



Figure 14 - Site Features

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eastern corner is a mixed-species group of trees that serves as screening planting to a communications mast and metal fenced enclosure.

- 4.5.6 Collectively, the considerably denuded or absence boundary features are not fully consistent with the wider characteristic of hedgerow boundaries.

4.6 Settlement Pattern and Access

Wider Assessment

- 4.6.1 The prevailing settlement pattern is dominated by the expansion of Billingshurst through its new residential urban extension and link road from the A29 and, the development of phase 1 and phase of the light employment and commercial scheme to the north and west of the site.
- 4.6.2 Together, these developments have consumed Hilland Farm to the extent that it is no longer representative of a scattered farm accessed down a winding lane.

Site Assessment

- 4.6.3 In this context, the site occupies an indent between the two development, but maintains its connection to the settlement edge. There is potential access to the site from the southern boundary, off the newly constructed link road 'Amblehurst Green' that serves the SUE. This has already completely changed the character of access to the site.



IVP A - View of western portion of site with ongoing development, pylon corridor, timber fence and absence of hedgerow boundary



IVP B - View of eastern portion of site with new access track, fencing, screening planting, pylons and communications mast



IVP C - View of south-eastern portion of site with dominant detractors substantially eroding aesthetic character



IVP CD- View of central and western portion of site with dominant detractors substantially eroding aesthetic character

4.7 Aesthetics and Perceptual

Wider Context

- 4.7.1 The gently undulating nature of the topography allows for an open feel to the east, which is truncated in parts by large blocks of woodland.
- 4.7.2 In the wider area, beyond the immediate woodland adjacent to the site, the contrast between the pastoral fields and woodland blocks creates a simple palette that is interspersed with occasional large farmsteads and historic linear villages.

Site Assessment

- 4.7.3 The aesthetics and perceptual nature of the site is heavily influenced by the gently sloping topography which affords wide views from the elevated eastern extent towards the landscape to the west.
- 4.7.4 The rural nature is heavily eroded in the immediate vicinity of the site by ongoing development, pylons, main roads and general settlement activity.
- 4.7.5 The site lies on the southern tip of both County and District LCAs which heavily reduces the site's contribution to a number of the key aesthetic and perceptual influences of the wider context.

4.8 Landscape Value

- 4.8.1 Landscape Value relates to a series of elements that are considered to influence and contribute to the perceived character of the Application Site. Paragraph 170 (a) of the NPPF sets out the emphasis the planning system should have on '*protecting and enhancing valued landscapes*', Whilst it is easy

- 4.8.2 The GLVIA3 discusses this technical issue and provides a list of potential criteria that could form part of the consideration of the value of undesignated landscapes (see Box 5.1 of the GLVIA3 - page 84).

Table 4 - Landscape Value

Criteria	Summary	Importance	Value
Quality, condition and intactness of both individual features and overall Landscape Condition	The few mature trees along the northern and western boundary represent the highest value individual features. Overall landscape condition is lowered due to lack of re-planting and creation of features to form successional character.	Local	Very Low
Scenic quality and appeal to the receptors senses, including perceptual aspects such as tranquility	Views within the site are directed towards the settlement and employment schemes that form the immediate setting. Tranquillity is severely eroded by the high voltage pylons. The distant background of the South Downs National Park is apparent but not fundamental to appreciation of the setting, being partly obscured by new development at Billingshurst SUE. Similarly, views of St Marys church spire are now obscured by new development and the best, most open views are only available in the SUE	Local	Low
Uniqueness, rarity and contribution to key local features, including any designations	The site does not contain any features considered to be rare or unique in its contribution to local landscape character. There are no landscape designations on or adjacent to the site which would otherwise add an additional layer of protection or constraint.	District	Very Low
Cultural or historical associations and designations;	There are no cultural or historical associations on site.	N/A	N/A
Recreational use of the landscape.	Public Footpath 1942 runs along the inside of the north-eastern boundary, connecting the site to the wider landscape to the north. There are currently long distance views south, over Billingshurst. Best and most open views are however at the north-eastern corner, looking south-east away from the site.	Local	N/A

The criteria in Table 4 have been drawn from this table, desk top research and site visits.

4.8.3 Whilst the table provides only guidance, a robust landscape and visual appraisal and professional judgement has been used to identify the key elements that contribute to the value of the site.

4.8.4 Another consideration of landscape 'Value' has derived from ongoing appeal judgements. The current clarification on value has been derived from the Mr Justice Ouseley's High Court judgement on the Stroud DC v Gladman (reference CO/4082/2014) which concluded that *"to be valued would require the site to show some demonstrable physical attribute rather than just popularity"*.

4.8.5 This list below is considered to assess the *"demonstrable physical attributes"* that are relative to the Application Site and scale of development.

4.8.6 The criteria for each is set out **Appendix A**.

4.8.7 Overall the site is considered to be of **low** value due to lack of high quality features and the strong suburban influences in and around the site.

4.8.8 There is significant opportunity to increase the representation of landscape characteristics and thereby increase landscape value of the Application Site through improved landscape features, condition and connectivity of these features to the surrounding landscape framework.

Table 5 - Landscape Sensitivity

Criteria	Summary	Importance	Sensitivity
Geology/Topography	Site forms part of undulating landscape but shares no resemblance to limestone or sandstone outcrops.	Local	Low
Hydrology	Ditch is dry, barely legible and shows no appreciable evidence of connectivity to wider hydrological network.	Local	Low
Land Use	Majority of the site is representative of pastoral agricultural management, which is common of the prevailing landscape surrounding the settlement.	Local	Moderate/ Low
Landscape Features	Hedgerow condition within the site is poor and offers little in the way of connectivity to the wider landscape or of strengthening the wider field and hedgerow pattern. Historic mapping indicates that some hedgerows have been well treed, but now not represented. Mature trees along some boundaries provide some landscape maturity but lack connectivity or successional planting.	Local	Low
Settlement Pattern & Access	Site forms indent to large village that has developed around A29. Existing access from newly constructed link road offsite is not a winding lane.	Local	Low

4.9 Sensitivity of Landscape Receptors

- 4.9.1 The GLVIA identifies sensitivity as a combination of the 'susceptibility of the receptor to a specific type of change or development' and the '*value related to that receptor*'.
- 4.9.2 The susceptibility to change relates to the ability of the Application Site to '*accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategy*'.
- 4.9.3 Potential landscape receptors have been identified within the various LCAs as well as site visits and technical assessments.
- 4.9.4 The sensitivity of visual receptors is described in Visual Analysis (Section 5). The factors that are considered to contribute to the landscape sensitivity are set out in Table 5.
- 4.9.5 The analysis has found that the adjacent settlement development and energy infrastructure exerts the greatest influence on overall sensitivity.
- 4.9.6 The north-eastern section of the site where it crosses the boundary is most remote from the nearby development. Whilst there are views towards the church spire in Billingshurst and the backdrop of the SDNP, these are interrupted by the intervening SUE and pylons.
- 4.9.7 Therefore, the best opportunities lie in considerable strengthening of the remaining boundaries, adding

hedgerows where none currently exist. And, reinforcing the wooded character through additional tree planting near the north-eastern corner.

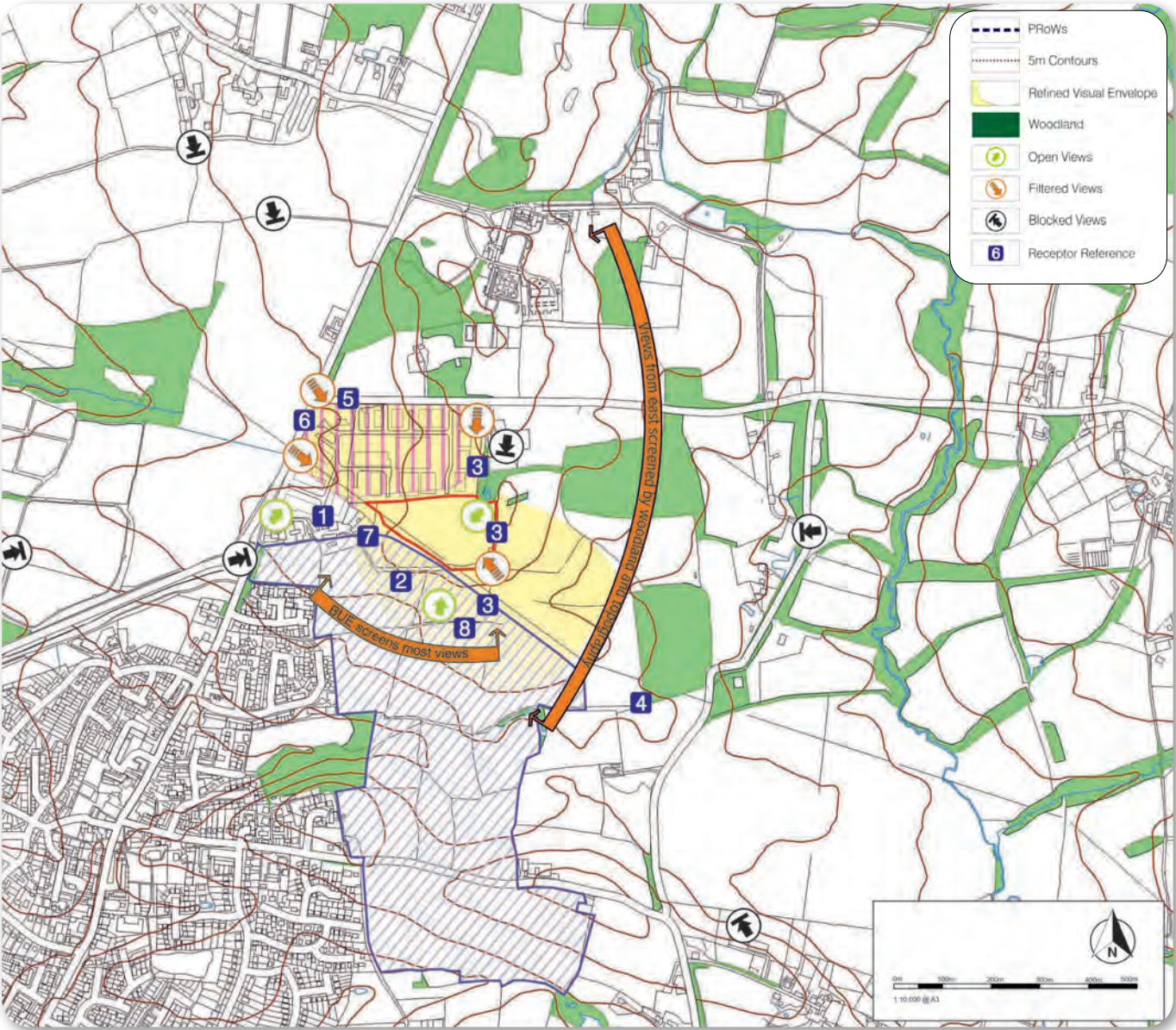
- 4.9.8 This landscape framework would adhere to the key guidelines set out within the Central Low Weald LCA strategies.

5 VISUAL ANALYSIS

5.1 Overall

5.1.1 During the February site visit, winter leaf cover was at its lowest. It was found that due to the site sloping gently in a south-westerly direction and the large woodland blocks beyond the northern-eastern boundary, the visual envelope is generally limited to the south and south-east of the site.

5.1.2 The intervening development to the north-west and south has truncated many views from these directions. Representative Photoviewpoints (RVP) are included in the main body of this section for reference, however the accompanying set in Appendix E can be printed at A3 in accordance with LI guidance.



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Figure 15 - Refined Visual Envelope and Visual Analysis

5.2 North

- 5.2.1 Views from the north are progressively becoming truncated and screened by ongoing development and associated landscaping.
- 5.2.2 Potential receptors include: New Road (RVP01 & RVP02) and PRoW 1942 (RVP03).
- 5.2.3 Views from properties further north, north-west and north-east are screened by intervening woodland.

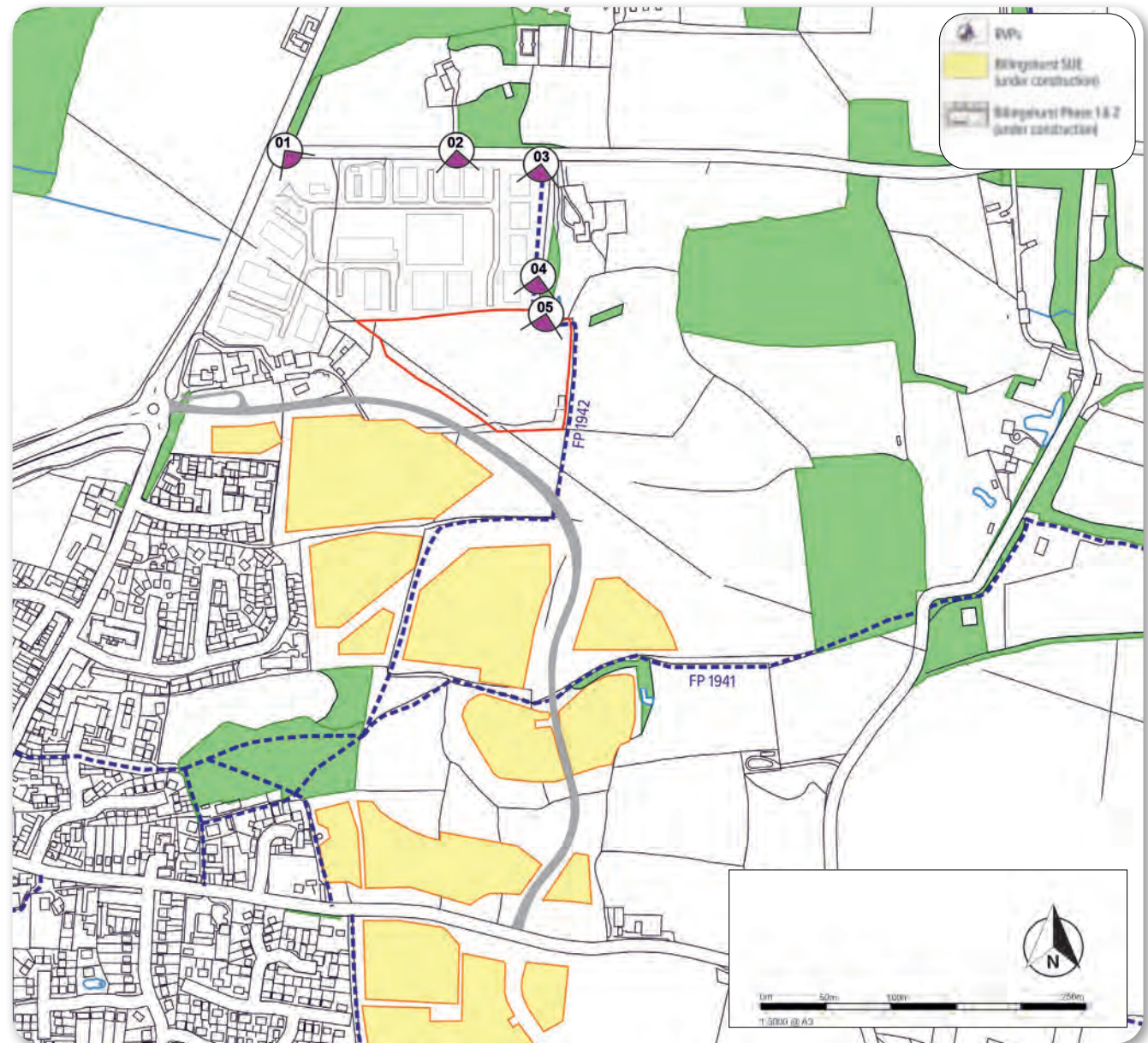


Figure 16 - Photograph Locations - North

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Approximate extent of site falls away from view and is partly screened by development in foreground

Communications mast near south-eastern corner of site



RVP 01 - View into site from junction of New Road and A29 to the northwest of the site

Distance From Site:	215m	Horizontal Field of View:	Panoramic, for context	Camera Focal Length:	50mm	Viewpoint Altitude:	46m AOD
OS Grid Reference	TQ 09106 26836	Bearing at Image Centre:	152° (SE)	Date & Time:	15/02/21 (AM)	Weather Conditions:	Clear

Receptors:

New Road - Low Sensitivity

View Description:

Views are becoming progressively more screened by ongoing development in the foreground. The site lies beyond this development, on ground that slopes slightly away from the viewpoint. It is identified by the upper part of the high voltage pylon near the south-eastern corner and upper part of the more distant communications mast on the eastern boundary. The development and pylon corridor, combined with the location beside the A29 at the new roundabout junction, substantially reduces reduces likely susceptibility for receptors in this area.



RVP 02 - View taken from Friskeys driveway on the New Road looking towards the site

Distance From Site:	205m	Horizontal Field of View:	Panoramic, for context	Camera Focal Length:	50mm	Viewpoint Altitude:	50m AOD
OS Grid Reference	TQ 09335 26860	Bearing at Image Centre:	210° (SE)	Date & Time:	15/02/21 (AM)	Weather Conditions:	Clear

Receptors:

New Road - Low Sensitivity

View Description:

Views are becoming progressively more influenced in the foreground by ongoing development to form the light commercial and distribution park north of Hilland Farn. The site lies beyond this development, on ground that slopes slightly away from the viewpoint. It is identified by the large high voltage pylon, which forms part of the highly detracting pylon corridor that impacts on many local views in the area.

Views from the driveway of Friskeys are largely filtered by vegetation along its route. This view is representative of experiences from the driveway as it emerges onto New Road. Views from the property itself are screened by intervening mature vegetation.



RVP 03 - View looking south towards the site from northern extent of PRoW no. 1942

Distance From Site:	180m	Horizontal Field of View:	Panoramic, for context	Camera Focal Length:	50mm	Viewpoint Altitude:	53m AOD
OS Grid Reference	TQ 09434 26841	Bearing at Image Centre:	195° (S)	Date & Time:	15/02/21 (AM)	Weather Conditions:	Overcast

Receptors:

Footpath 1942 - Medium Sensitivity

View Description:

The elevated South Downs forms a distant backdrop to the south-west, but is seen as the backdrop to the intervening settlement. The combination of development and pylon corridor reduces the sensitivity of the receptor at this location and for the route passing through the site.



RVP 04 - View looking south towards the site from PRoW no. 1942

Distance From Site:	5m	Horizontal Field of View:	Panoramic, for context	Camera Focal Length:	50mm	Viewpoint Altitude:	55m AOD
OS Grid Reference	TQ 09419 26669	Bearing at Image Centre:	200° (S)	Date & Time:	15/02/21 (AM)	Weather Conditions:	Overcast

Receptors:

Footpath 1942 - Medium Sensitivity

View Description:

The SUE forms the dominant backdrop to the site and views from the PRoW. The combination of development and pylon corridor reduces the sensitivity of the receptor at this location and for the route passing through the site.



RVP 05 - View across site from Footpath 1942 along northern boundary

Distance From Site:	0m	Horizontal Field of View:	Panoramic, for context	Camera Focal Length:	50mm	Viewpoint Altitude:	55m AOD
OS Grid Reference	TQ 09422 26638	Bearing at Image Centre:	220° (S)	Date & Time:	15/02/21 (AM)	Weather Conditions:	Clear

Receptors:

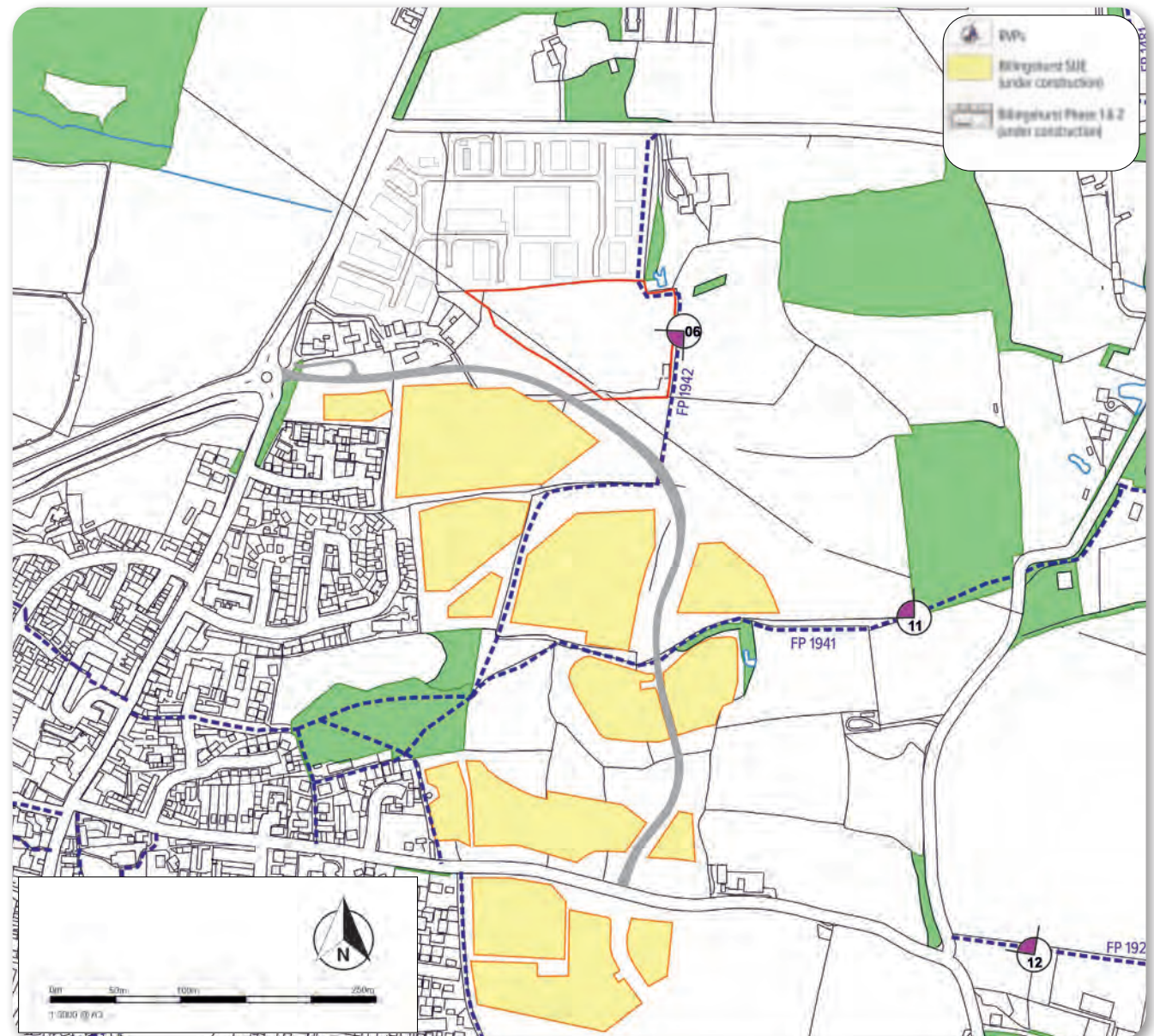
Footpath 1942 - Medium Sensitivity

View Description:

The SUE forms the dominant backdrop to the site and views from the PRoW. The combination of SUE development and pylon corridor reduces the sensitivity of the receptor travelling along this route through the site.

5.3 East

- 5.3.1 Views from the east are partially screened by mature woodland. Within the pylon corridor, it was found that despite seasonal cut-back of vegetation the low lying winter scrub still screened views (RVP 11).
- 5.3.2 Hilland House lies approximately 30m to the east and on the basis of views towards the property from PRoW 1942, these are so heavily filtered, even during winter, by the boundary woodland, that it is unlikely that the development would fundamentally alter the immediate views within the grounds of the property.
- 5.3.3 Potential receptors include PRoW 1942 (RVP05, 06), PRoW 1941 (RVP11) and PRoW 1921 (RVP12).



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Figure 17 - Photograph Locations - East



RVP 06 - View south-west across site from Footpath 1942 off-site on eastern boundary

Distance From Site:	>5m	Horizontal Field of View:	Panoramic, for context	Camera Focal Length:	50mm	Viewpoint Altitude:	54m AOD
OS Grid Reference	TQ 09465 26590	Bearing at Image Centre:	225° (SW)	Date & Time:	15/02/21 (AM)	Weather Conditions:	Clear

Receptors:

Footpath 1942 - Medium Sensitivity

View Description:

The SUE forms the dominant backdrop to the site and views from the PRoW alongside the eastern boundary. The pylon corridor is a dominant detractor in the view. These features substantially reduces the sensitivity of the receptor travelling along this route adjacent to the site. Better, more open views are to the east, where the elevated location provides long-distance views, uninterrupted by development of this type.



RVP 11 - View north-west from PRoW 1941

Distance From Site:	415m	Horizontal Field of View:	Panoramic, for context	Camera Focal Length:	50mm	Viewpoint Altitude:	49m AOD
OS Grid Reference	TQ 09143 26534	Bearing at Image Centre:	90° (NW)	Date & Time:	15/02/21 (AM)	Weather Conditions:	Clear

Receptors:

Footpath 1941 - Medium Sensitivity

View Description:

The site is not easily identified due to the intervening scrub beneath the pylon corridor and gappy vegetation along the site's south-eastern corner. The communications mast is used to identify the location of the site, but due to the topography of the site sloping away from the viewpoint, the interior of it cannot be easily identified, if at all. The high voltage pylons are major detractors within the view whilst the SUE establishes a settlement edge within the wider visual context.



RVP 12 - View north-west from PRoW 1921

Distance From Site:	850m	Horizontal Field of View:	Panoramic, for context	Camera Focal Length:	50mm	Viewpoint Altitude:	41m AOD
OS Grid Reference	TQ 09756 26236	Bearing at Image Centre:	310° (NW)	Date & Time:	15/02/21 (PM)	Weather Conditions:	Clear

Receptors:

Footpath 1921 - Medium Sensitivity

View Description:

In views from this route, which follows lower lying ground to the south-east, the site is entirely screened by intervening mature woodland traversing north-south across the landscape. The pylon identified in the middle ground is located 315m to the south-east of the site. No further assessment is carried out in receptors along this portion of the route.

5.4 South

5.4.1 Views from the south have fundamentally changed since previous LVA were undertaken for the development of the light employment area to the north and west of the site. The Billingshurst SUE now screens or has completely changed the context of views from receptors travelling along PRoW to the south and has introduced new receptors within the associated public open space. There is potential for some 'slot' views between houses, but these are in the context of the intervening houses and boundary fencing and walls.

5.4.2 Potential receptors are:

- Users of the public open space off Amblehurst Green, to the south (RVP07);
- PRoW 1942 on the approach towards the site (RVP08) and from further south (RVP09)
- On the approach to the site along Amblehurst Green (RVP10).

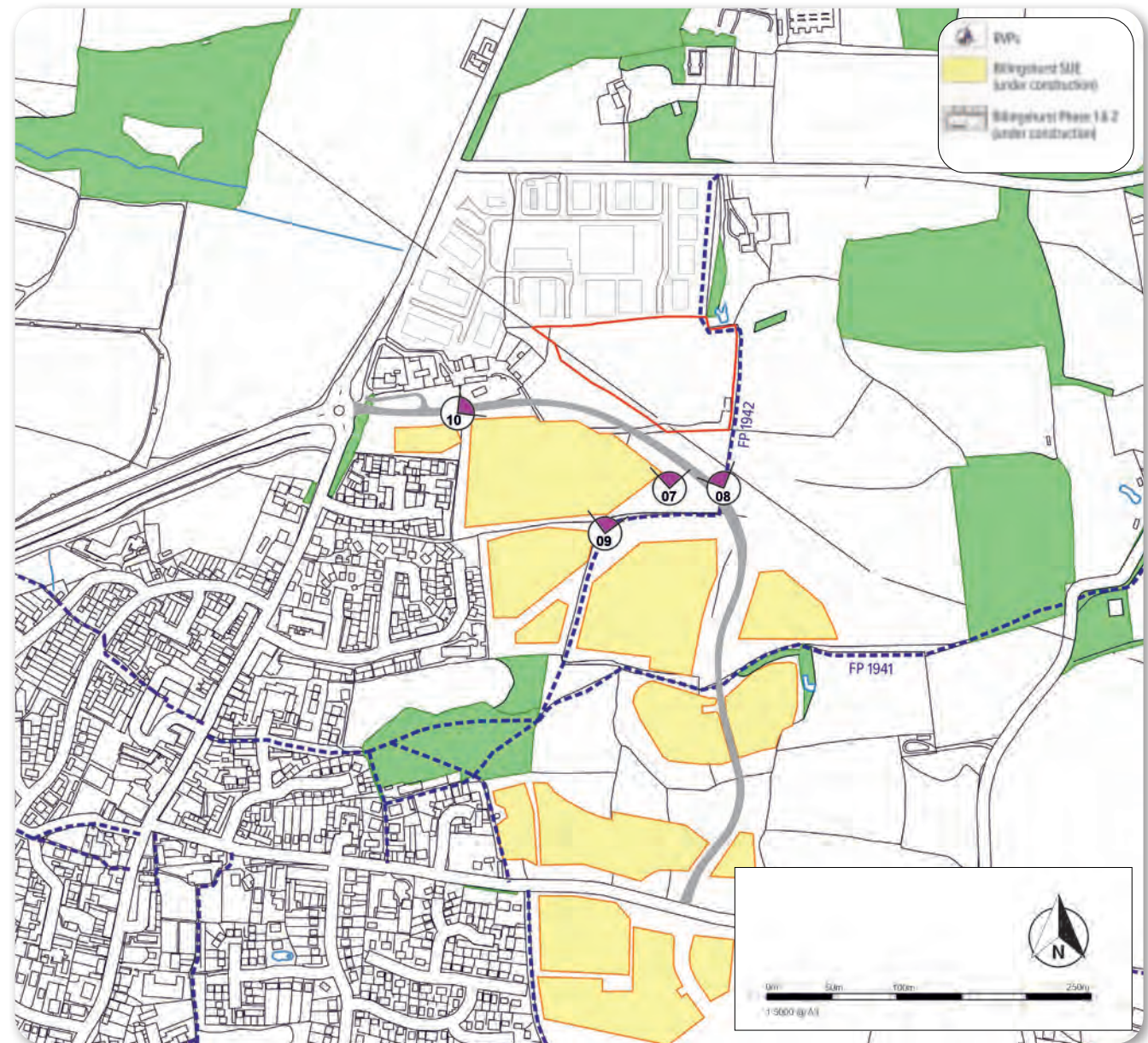


Figure 18 - Photograph Locations - South

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Approximate extent of Application Site



RVP 07 - View north towards site from public seating area

Distance From Site:	60m	Horizontal Field of View:	Panoramic, for context	Camera Focal Length:	50mm	Viewpoint Altitude:	51m AOD
OS Grid Reference	TQ 09374 26452	Bearing at Image Centre:	23° (NW)	Date & Time:	15/02/21 (PM)	Weather Conditions:	Clear

Receptors:

Public open space - Medium sensitivity

View Description:

The RVP is located on the edge of the SUE beside a new bench. However, the bench is orientated in the opposite direction, away from the site and instead south-west. In rear facing views from behind the bench, the pylon corridor and link road form part of the view. Mature woodland forms the backdrop of the site and ensures it does not form an exposed skyline. The pylon corridor is the dominant detractor in this view, combined with the communications mast and street lighting, which reinforces the suburban context and detracts from otherwise ordinary short distance views across edge-of-settlement agricultural land.



RVP 08 - View towards site from Footpath 1942 to the south

Distance From Site:	70m	Horizontal Field of View:	Panoramic, for context	Camera Focal Length:	50mm	Viewpoint Altitude:	44m AOD
OS Grid Reference	TQ 09438 26436	Bearing at Image Centre:	325° (NW)	Date & Time:	15/02/21 (PM)	Weather Conditions:	Clear

Receptors:

Local PRoW 1942 - Medium sensitivity

View Description:

The RVP is taken from the point at which PRoW no. 1942 is crossed by the new Amblehurst Green road, serving the SUE and providing an alternative link to Billingshurst to the south. The site is seen slightly to the left of the main direction of travel along the road, but within the slightly wider view corridor. The pylon corridor is the dominant detractor in this view, combined with the communications mast, street lighting and road signage, which reinforces the suburban context and detracts from the otherwise ordinary short distance views across edge-of-settlement agricultural land. More open views are to the north and east (out of view to the right), away from the settlement and towards the wooded, lower-lying landscape.



RVP 09 - View north towards site from PRoW 1942 within SUE							
Distance From Site:	165m	Horizontal Field of View:	Panoramic, for context	Camera Focal Length:	50mm	Viewpoint Altitude:	45m AOD
OS Grid Reference	TQ 09305 26350	Bearing at Image Centre:	30° (NW)	Date & Time:	15/02/21 (PM)	Weather Conditions:	Clear

Receptors:
 Local PRoW 1942 - Medium sensitivity

View Description:
 The RVP is taken from PRoW 1942 in a visual context that has changed entirely in the last 12 months. The site is now almost entirely screened by intervening development, with just occasional views from the route where it leaves the SUE and adjoins the link road further to the north-east (right in the view, beyond the nearby hump). Retained mature trees and hedgerows with the SUE maintain a sense of maturity to the landscape that provide additional filtering of views. The pylon corridor is a notable detractor in the view.

Appication site partly screened by bung and
seen in context of SUE and pylon corridor



RVP 10 - View north-east from Amblehurst Green at junction with Rhodes Way

Distance From Site:	165m	Horizontal Field of View:	Panoramic, for context	Camera Focal Length:	50mm	Viewpoint Altitude:	45m AOD
OS Grid Reference	TQ 09305 26350	Bearing at Image Centre:	30° (NW)	Date & Time:	15/02/21 (PM)	Weather Conditions:	Clear

Receptors:

Local road and upper storeys of dwellings - Low sensitivity

View Description:

The RVP is taken from the pavement alongside Amblehurst Green, at the junction with Rhodes Way. Taking account of the 20m high mature woodland on the north-eastern boundary, where just the upper parts can be seen, much of the site up to a height of approximately 10m, is screened by the bund in this location and further west. Due to the absence of an ongoing pavement, pedestrians turn right into Rhodes Way where the SUE screens views out. Residential dwellings are generally orientated east-west, meaning that their view directly ahead is not interrupted by the site. The pylon corridor and communications mast form the dominant detractors in these views, and when combined with the general sub-urban context including signing and street lighting, the susceptibility of visual receptors is lowered.

5.5 West

- 5.5.1 Due to the ongoing development of the light employment area and commercial development to the east, between the site and the A29, views from further west are now screened or heavily truncated. Potential receptors are limited to passengers of vehicles travelling along the A29, and are represented by RVP13 beneath the pylon corridor.

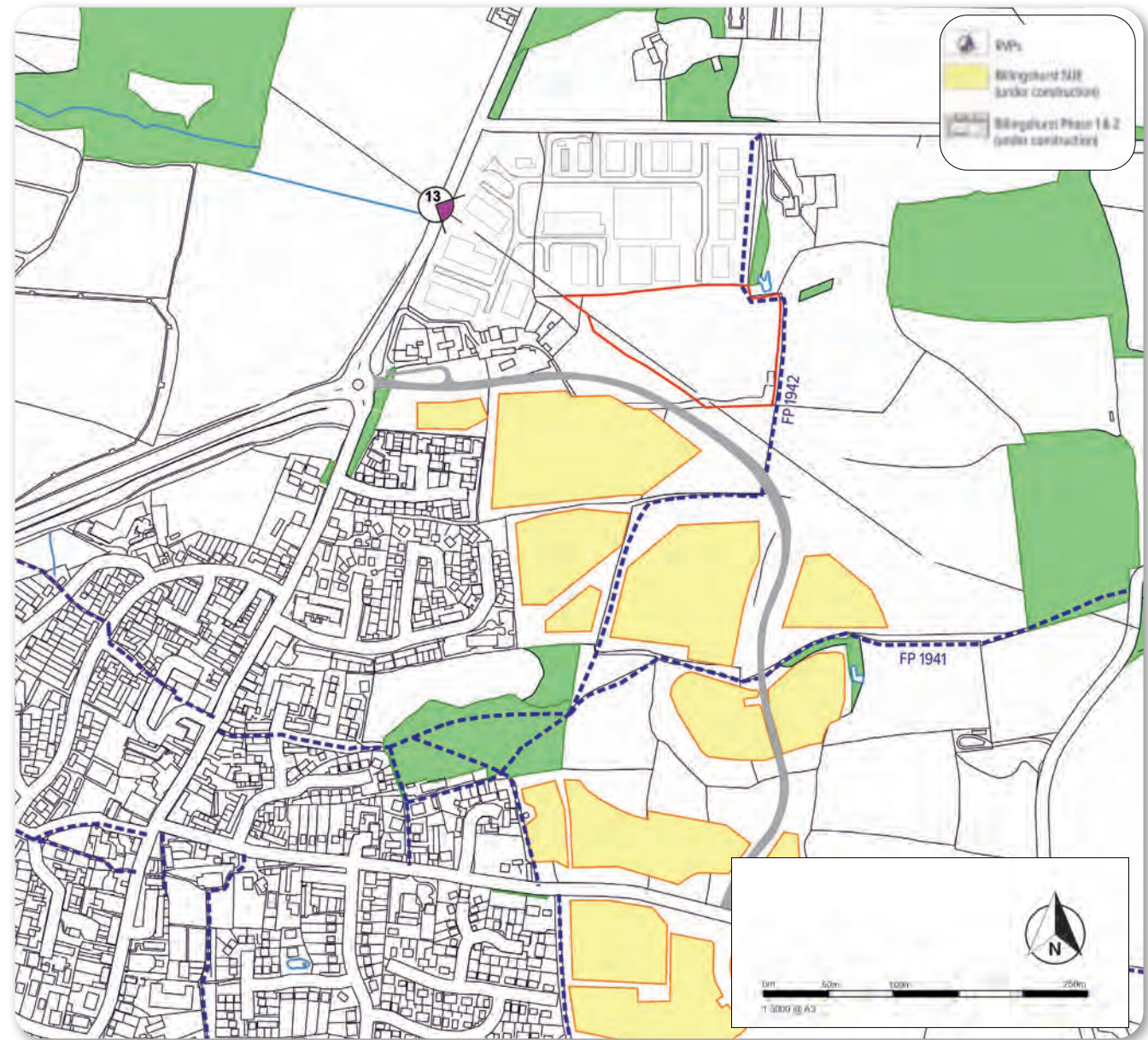


Figure 18 - Photograph Locations - West

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Appication site partially obscured by planting within pylon corridor, or screened by development



RVP 13 - View south-east from A29 (Stane Street)							
Distance From Site:	200m	Horizontal Field of View:	Panoramic, for context	Camera Focal Length:	50mm	Viewpoint Altitude:	45m AOD
OS Grid Reference	TQ 09040 26756	Bearing at Image Centre:	128° (SE)	Date & Time:	15/02/21 (PM)	Weather Conditions:	Clear

Receptors:

A29 road users and pedestrians - Low Sensitivity.

View Description:

The RVP is at a location on the pavement that represents views primarily for pedestrians and occassionaly for passengers in vehicles. The view is oblique to the direction of travel and the majority of the site is entirely screened by intervening built form. A very narrow part of the north-eastern corner of the site is briefly identified, but in the context of the the pylon corridor, which iis a dominant detractor. Given this sub-urban context, the susceptibility of visual receptors is lowered.

Table 6 - Receptor Summary

Ref No	Location at nearest point	RVP/IVP	Receptor	Description	Potential for View	Sensitivity
Residential						
1	30m	N/A	Hilland Farm, Old Hilland Farm and cottages	Potential for partial upper storey views east towards the site. Visual context north and south has changed substantially by SUE. Pylons will also be a dominant detractor in the views. Due to suburban context, susceptibility to similar development is lowered.	✓	Moderate
2	70m	07, 10	SUE adjacent to Amblehurst Green	Residential group on north-eastern edge of SUE. Views from properties are primarily east-west facing due to orientation of buildings. Gardens are enclosed by 1.8m fences or walls. Upper storey views may include the site within their wider view corridor to the north, where the pylon corridor would be a dominant detractor.	✓	Moderate
Public Rights of Way						
3	0m - 175m	03, 04, 05, 06, 08, 09	Footpath 1942	Where available, long distance views towards South Downs further west, partly obscured by Billingshurst in the foreground. St Mary's Church spire in Billingshurst is now partially or wholly screened by SUE. SUE forms immediate setting to site and in close-range views from the PRoW. Commercial development to the west partially screens views west from across the site. Pylons are a dominant detractor in all views.	✓	Low
4	415m	11	Footpath 1941	Views screened by intervening topography and boundary vegetation. Possible long distance views immediately following scrub removal in pylon corridor.	X	Low
Roads						
5	215m	01, 02	A29 / New Road	Views are heavily filtered by intervening hedgerows or partly screened by intervening development. The site lies on land that primarily falls away from the viewpoint. The SUE forms the backdrop to the setting to the site.	✓	Low
6	200m	13	A29 - Stane Street	Much of the site is screened by new development. Where there is a view of the site, this is under the pylon corridor which substantially impacts on baseline visual amenity.	✓	Low
7	30m		Amblehurst Green	Views from this new road as it sweeps around the northern and eastern boundary of the new SUE. There are no landscape features evident, other than a bund which provides some screening to the north. The views are open on the approach from the south-east, but visual amenity is already substantially impacted on by the pylon corridor and sub-urban context created by the SUE and lighting.	✓	Low
Other						
8	70m	07	Public seating	Close-range open views towards the site, where the site is seen against the backdrop of mature woodland and the context is substantially impacted upon by the suburban context and pylon corridor.	✓	Moderate

6 CONSTRAINTS, OPPORTUNITIES & LANDSCAPE STRATEGY

6.5.1 In summary, this assessment has identified the following opportunities and constraints that should be carefully considered to preserve the valued features representing landscape character in the site, and the visual amenity of potential receptors and provide benefits to the adjacent neighbourhoods.

6.1 Constraints

6.1.1 The assessment has identified the following landscape and visual constraints that should be carefully considered:

- suburban influence of the SUE on views from PRow 1942 and 1941;
- RPAs of existing trees along site boundaries to be retained and protected;
- 20m buffer along route of pylon and cables to remain free from built form;
- visual amenity for properties with potential upper storey views.

6.2 Opportunities

6.2.1 The LVIA process has identified several opportunities within the site and design process to provide mitigation measures and enhancement to the baseline landscape character and visual amenity.

6.2.2 Mitigation is not always necessary within non-EIA projects but provide opportunities to avoid, remove or reduce adverse effects and as such are considered a valuable aspect of the design process and should be considered as a pre-requisite to any scheme design.

6.2.3 Enhancement, whilst often a positive benefit of mitigation measures, is not in itself being proposed to offset a landscape or visual effect. These are measures that are considered to provide a positive benefit to the baseline condition of the receptors and is often included as best practice to provide a holistic approach to the development framework and landscape setting.

6.2.4 In summary these measures are:

- Retain high quality landscape features that positively contribute to the site, setting and key features, including the mature trees on the western and northern boundaries
- Create a large landscape buffer along northern, eastern and southern boundary of site;
- Provide an overall net gain in terms of biodiversity and new key landscape features; and
- Reduce visual effects through associated planting.

6.2.5 These are discussed in more detail within the Table 7 - Landscape Objectives in Landscape Strategy.

6.2.6 Whilst emphasis on enhancing the key LCA qualities and delivering a site specific response has been

fundamental to the strategy, consideration has also been given to similar permitted applications of 'previously undeveloped countryside location' within HDC. These are in relation to the development to the north and north-west of the site, where the strategy will use the same palette of species.

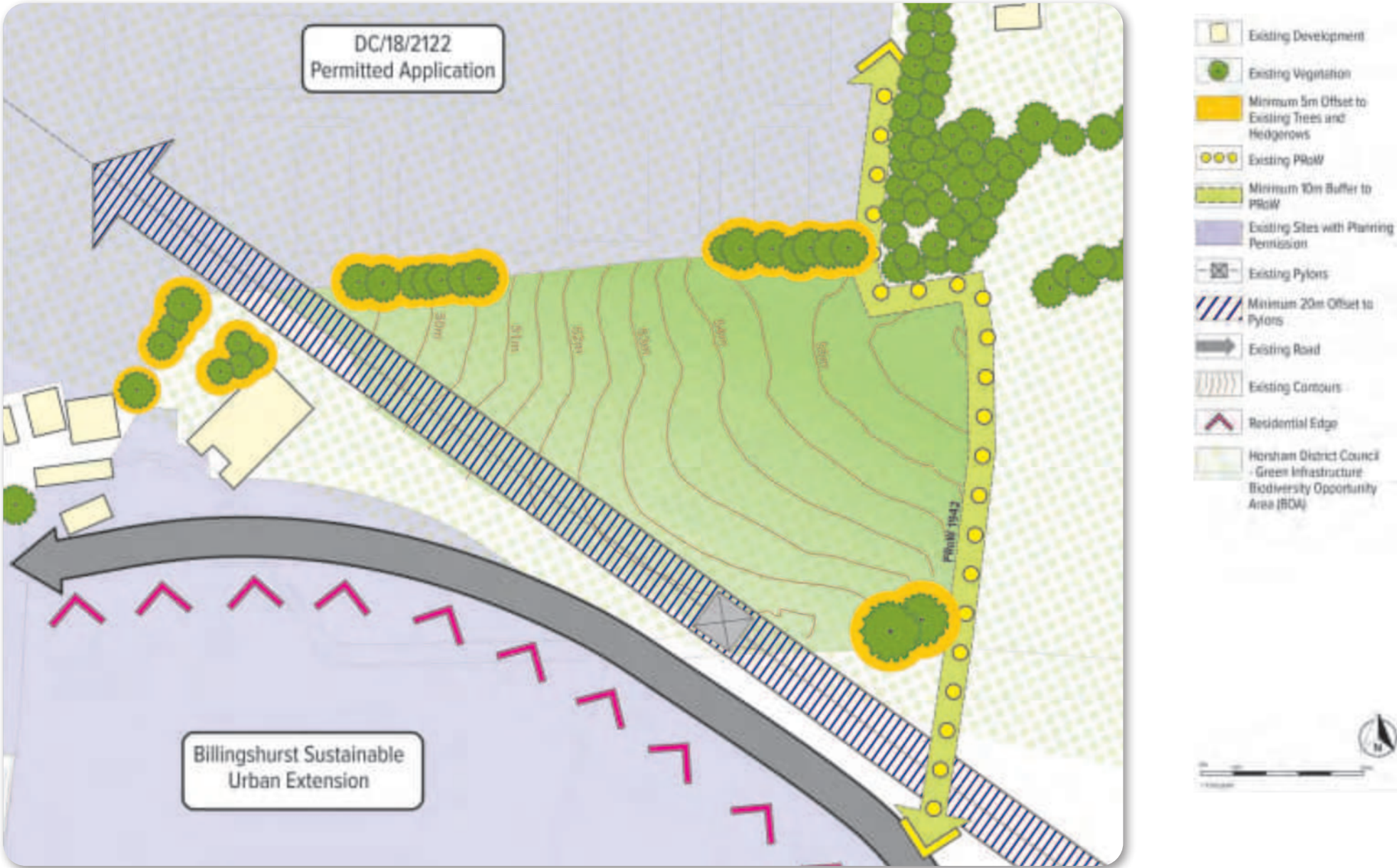


Figure 19 - Constraints



Figure 20 - Opportunities and Landscape Strategy

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6.2.7 Landscape Strategy

6.2.8 The overriding strategies for the various LCAs relate primarily to the conservation of a rural landscape and its valuable features and does not therefore directly correlate to the allocation of sections of the character areas for strategic development. However, whilst it is acknowledged that the proposals will result in a permanent change in character, the LCAs play an important role in identifying key characteristics and features that should be considered in the creation of a suitable and sustainable landscape framework and setting.

6.2.9 The following table sets out a number of measures that have been considered throughout the masterplanning. These objectives have derived from the various landscape character strategies, policy and technical assessment work. These objectives have been considered to conserve the valuable elements of the landscape framework and ensure its assimilation within the wider LCA and to minimise its influence on the surrounding vale. In summary these relate to:

- Protection and enhancement of key landscape character features identified within the various Landscape Character Assessments through site visits and consultation;
- The consideration of potential visual effects both on existing receptors and potential future users; and
- Implementation of Green Infrastructure within the Application Site.

Table 7 - Landscape Strategy Objectives

OBJECTIVES	Rationale	Designed in Measures			
		Avoid/prevent impacts	Reduce impacts	Offset / Compensatory	Enhancement
Landscape Character					
Locate development in the areas of the site deemed low/moderate sensitivity/susceptibility.	Provide appropriate mitigation to the proposed development areas.	✓	✓		
Retain and enhance the existing landscape features and key LCA characteristics	Retain trees; retained hedgerow; establish new native hedgerows on southern and eastern boundaries;	✓	✓		✓
Enhance biodiversity and habitat creation	Increase habitat opportunities and strengthen connectivity; improved links between new onsite hedgerow and off-site hedgerow				✓
Visual Amenity					
Retain most attractive, open views	Retain visual connectivity to most attractive views to the east.		✓		
Enhance screening from properties to the south	Reduce impacts of proposed development through strategic buffer planting and native hedgerows		✓		✓
Create attractive approach to the village from the north	Align with ‘Land Management Guidelines’ set out within West Sussex LCA, establish new hedgerows, to link with off-site vegetation and create coherent settlement edge	✓			
Green Infrastructure					
Retain green buffer on north and eastern boundary of site	Area to be kept free from development and enhanced for biodiversity, landscape setting and PRoW access	✓	✓		✓
Provide green links across the site to encourage biodiversity	Set pylons within landscape corridor with SUDs elements to promote biodiversity, habitat potential and species diversity.Create roadside swales and green margins from east to west to promote connectivity and enhance SUDs potential.	✓			✓



Figure 21 - Illustrative Landscape Masterplan

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7 POTENTIAL EFFECTS

7.1 Introduction

7.1.1 Impacts are described as beneficial or adverse and occur either directly or indirectly and may be permanent or temporary in duration. Adverse effects on landscape character normally arise through characteristic features being directly lost as a result of the Development (landscape), or by affecting the way in which we perceive the landscape with our senses (visual and sensory).

7.2 Predicted Landscape Effects

7.2.1 Most adverse landscape impacts normally occur during the construction period and any potential beneficial aspects occur during the management of the Development as new planting matures.

Effects on Landscape Character

7.2.2 The impacts are assessed against the represented key features identified within Table 3. The definitions of sensitivity and magnitude of change are in **Appendix A.**

7.2.3 Whilst the NCA and LCA's do not give a sensitivity, the quality of rurality and key features are notably influenced by the ongoing developments in the area and the high voltage pylon corridor.

Geology / Topography

7.2.4 The proposed development will require excavation of materials to lower the buildings into the landscape and reduce visual impact. The excavation will result in a localised high magnitude of change on topography. However the over-arching perception of the hill within the wider area and its contribution to local landscape character will remain unchanged. When considered against a low overall sensitivity, this results in a permanent, Minor adverse effect.

Landuse

7.2.5 The development will entirely change the land use of the site from pasture to built form. This would result in a very high magnitude of change. For a moderate overall sensitivity, this would yield a Moderate adverse effect.

7.2.6 This effect is irreversible, however it must be considered against the a baseline that is not rare or unique or have been lost through agricultural intensification. This adverse effect should be balanced against the provision of sustainable employment opportunities and new features. The Agricultural land classification is Grade 3 and does not represent the higher quality agricultural soils.

Landscape Features

7.2.7 The NCA and LCA identified field boundaries, particularly hedgerows, as important features. They have high landscape value through character, impact on views and connectivity of wildlife and habitats.

Within the site these are restricted to the external boundaries. The southern boundary has been formed by timber fence. The site's contribution to this characteristic is considered Moderate.

7.2.8 An Arboricultural Impact Assessment (AIA) for the adjoining development to the north identified removal of trees. The removal of these trees were mitigated through either translocation or new native hedgerow planting to maintain and enhance the character and connectivity around the site.

7.2.9 This additional planting serves to reinforce the northern boundary of the site. The landscape strategy for the application site extends the new planting around the north-eastern corner and establishes new hedgerow along the eastern boundary, to reinforce the field boundaries and hedgerow pattern.

7.2.10 The loss of three trees on the north-eastern corner is more than compensated for by new trees on all other boundaries. This would result in a Medium magnitude of change, leading to a Moderate/Minor beneficial effect with new features partially enclosing the site, increasing the hedgerow representation and increasing the perception of woodland enclosure.

Table 8 - Phase 3 landscape benefits

Native hedgerows	Approximately 370 lin m new native planting
Buffer understorey planting and scrub mix	Approximately 3250 ² additional habitat
Meadow, grassland & ponds/basins	Approximately 1950 ² new habitat

7.2.11 These additional areas will provide species diversity and connectivity across the site that will also have positive benefits to the strategic Biodiversity Opportunity Area, key features and wider vegetated framework.

Settlement Pattern and Access

7.2.12 The pattern of scattered farmsteads, linear villages and winding lanes are not a strong characteristic in the site or immediately adjacent to it. The proposed development will therefore result in a low magnitude of change upon this characteristic. When combined with the low sensitivity, this would result in a negligible level of effect.

7.3 Visual Effects

7.3.1 The visual effects have been based on the tree planting specified in the illustrative masterplan and sections included in this report.

Residential

Hilland House - Medium Sensitivity

7.3.2 Hilland House lies beyond the north-eastern site boundary. Views towards the site are heavily screened by the mature woodland (20m high) that defines its curtilage.

7.3.3 The landscape strategy for a new copse with understorey native mix in the north-east corner will add further low-level screening during the short (5 years) to medium term, and long term (15 years) once trees within the planting mix have matured more appreciably.

7.3.4 Section A (Appendix D) illustrates the landscape buffer between the house and the development area.

7.3.5 The resulting magnitude of change will be high, and when combined with a medium sensitivity, would result in a Moderate adverse effect.

Hilland Farm, Hilland Farm Cottages & Old Hilland - Medium Sensitivity

7.3.6 Opportunities for views from these properties are afforded from upperstoreys. Views from ground floors are largely screened and heavily filtered by intervening boundary vegetation and built development associated with the farm.

7.3.7 Views from these upperstoreys may overlook the site, and high voltage pylon corridor. This will be added to by the proposed development, which

forms an extension to the development already consented to the north of these properties.

7.3.8 The levels within the site have been reduce, to reduce the heights of the proposed buildings. This increases the effectiveness of the new planting along the intervening boundary.

7.3.9 Section B illustrates that at 5 - 7 years the feathered planted standard trees will provide effective summer screening towards the units. The effectiveness of the winter screening will improve as the planting matures reducing views to heavily filtered.

7.3.10 The proposed buildings are positioned perpendicular to the dwellings to ensure they do not harm the living amenity of the adjacent residents.

Magnitude of change: Major adverse reducing after 15 years to Minor adverse.

Billingshurst SUE - Medium Sensitivity

7.3.11 Residents in the new dwellings along the northern development parcels closest to the site will experience the addition of the new units within their field of view but not necessarily direct in front. New planting along the southern boundary of the site is restricted beneath the pylon corridor. However, where space goes exist, this still allows for a mature scrub understorey to provide low-level screening of vehicular movement and lower level offices within the development.

Magnitude of change: Major adverse reducing after 15 years to Moderate adverse

PRoW

Footpath 1942 - Medium Sensitivity (03 - 06)

7.3.12 In views from the footpath, the visual context is already changing into built form. The SUE now features a designed open view corridor to the church spire. and can be best enjoyed from the seating provided within the SUE.

7.3.13 In this strongly suburban settlement context, the view from the route on the approach from the south, passing through the site and travelling along the route to the east of the site, will change from one of a field forming an indent into the settlement, to a continuation of built form. The establishment of the new copse between the footpath and the development will soften the built form.

Magnitude of change: Very High; Level of Effect: Major Adverse

7.3.14 Footpath 1941 - Medium Sensitivity (RVP10)

7.3.15 Scrub clearance below the pylon corridor may result in occasional, short term open views towards the site. In the narrow view cone that results from the clearance, where the receptor is orientated towards the site along a short section of the route, the receptor may notice the eastern elevation of unit 35, this being at a distance of 135m. In the short term, this may be noticed, but as new planting matures, this will become progressively screened.

Magnitude of change: Low; Level of Effect: Moderate / Minor Adverse reducing as planting

matures.

Roads

New Road - Low Sensitivity (RVP01, RVP02)

7.3.16 The baseline appraisal has found that views from the road are heavily filtered by intervening hedgerow. Where this has been removed as part of the new junction with the A29 there is currently a narrow view corridor towards the site, traversed by the high voltage pylon corridor.. The foreground context has is progressively changing to built form.

7.3.17 It is unlikely that the development would be noticed for receptors travelling along New Road. This is due to the direction of travel along the road being oblique to the direction of view to the site and the extent of screening provided by the intervening hedgerow.

7.3.18 For receptors travelling south along the A29, the intervening development already screens much of the site and it is unlikely that the visual amenity of receptors would be affected by the proposed units that is located beyond the intervening commercial and employment scheme.

Magnitude of change: Very Low; Level of Effect: Minor/Negligible Adverse, reducing as intervening scheme is built.

A29 Stane Street - Low Sensitivity (RVP 13)

7.3.19 The view corridor from this route is oblique to the main direction of travel. Whilst it offers a narrow partly obscured view of the western portion of the

site, it is strongly impacted upon by the high voltage pylon corridor and adjacent units. The proposed development may be noticed, but the maturation of intervening planting will soften this development.

Magnitude of change: Very Low; Level of Effect: Minor/Negligible Adverse, reducing as intervening scheme is built.

Other

Public Open Space, SUE - Medium Sensitivity (RVP07)

7.3.20 The public open space in the north-eastern portion of the SUE will feature new landscaping as part of the SUE. The orientation of benches is inwards to address the POS. The current backdrop to this is the site, within the strongly suburban visual context and pylon corridor. Within this narrow view corridor, the proposed development will change the site from pasture to built form.

7.3.21 In the short term, the open view will be completely changed. As the intervening planting matures, both around the public open space and along the site's southern boundary, the built form will be softened.

Magnitude of change: Very High; Level of Effect: Major Adverse in the short term, reducing to Moderate Adverse once planting matures more appreciably.

CONCLUSIONS

7.4 Landscape

- 7.4.1 This LVIA baseline found that the site makes a limited contribution to the key characteristics of the landscape, which has weakened this part of the NCA and LCA. Most notably, there is an almost complete absence of hedgerows and trees are scattered with no successional planting. Consequently, the site is not fully representative of the "pasture fields enclosed by woodland, shaws and hedgerows". Whilst the land use of the site is pasture, its intensive management means that biodiversity is reduced - this being a defined negative characteristic.
- 7.4.2 In the setting to the site, the now intervening SUE and existing pylon corridor partly obscure the South Downs, which weakens the local perception of the site within the landscape.
- 7.4.3 The layout has been designed to retain all of the valued key landscape features identified within the NCA and LCA and to incorporate the relevant management and design guidelines. Chiefly these are to establish new field hedgerow boundaries, with native scrub and understorey buffers to improve the enclosure around the site.
- 7.4.4 The proposed planting and selected species are consistent with the approved development in Phase 1 of the commercial/employment scheme.
- 7.4.5 The layout is considered to afford positive benefits

to the overall habitat potential and connectivity of the site and the wider landscape, and sets the proposals within a well treed landscape framework. This framework will, as it matures, reduce the effects of the proposals on the local character and set them within a well vegetated native landscape that is of an appropriate scale to the built form.

- 7.4.6 The landscape buffers will also increase the contribution to multifunctional green infrastructure and create a robust boundary to the existing settlement edge that will develop into a considerably more coherent hedged character than currently exists.

7.5 Visual

- 7.5.1 The assessment has identified that there are limited opportunities for receptor views due to the extent of ongoing development in close-range views and woodland cover in wider views from the east and south-east. The SUE and Phase 1 units have now established the immediate setting in local views.
- 7.5.2 In this context, the greatest visual change will occur in views from the public right of way that passes through the site, although this is unsurprising. Whilst there are views of the South Downs and St Mary's church in the middle to long distance, these are partly obscured across the full horizontal plane of the view by the surrounding development and therefore the visual receptors have a lowered sensitivity.
- 7.5.3 The development will require excavation of land

by at least 3m to create a level surface. This also ensures that visual impact is reduced by lowering the overall heights of proposed buildings.

- 7.5.4 The main purpose of the landscape strategy has been to enclose the built form within a well vegetated buffer that also offers seasonal interest, compared to the baseline. This also addresses visual sensitivities. Allowing for a reduction in height of at least 3m for the buildings, and a mature height of the native buffer of at least 3m, less than 50% of the upper parts of the buildings are likely to be visible.

- 7.5.5 In the short term, approximately five years after establishment of planting, and accounting for ongoing management and replacement of items, the understorey and hedgerows will have matured sufficiently to provide low-level softening during full leaf cover. Maturation of new tree planting is expected to reach a more appreciable level of softening to improve visual mitigation in the medium to longer term, as would be expected for any landscape strategy of this type.

- 7.5.6 Overall, the LVIA has been used to develop a suitable landscape strategy for the development, which addresses weakness in landscape character, responds to sensitive visual receptors and demonstrates that beneficial change will occur in response to the proposed recommendations.

APPENDIX A

ASSESSMENT METHODOLOGY AND CRITERIA

METHODOLOGY

There are two levels of Landscape and Visual Assessment.

LVIA as part of a standalone Landscape 'appraisal' and LVIA as part of an Environmental Impact Assessment (EIA). This methodology has been set out to define the processes involved in the first procedure - an LVIA as part of a stand alone landscape 'appraisal'.

Whilst the processes and principles are fundamentally the same LVIA as part of an 'appraisal' is not required to establish the significance of the effects. GLVIA3 Statement of Clarification 1/13 10-06-13 states *'The reason is that should a landscape professional apply LVIA principles and processes in carrying out an appraisal and then go on to determine that certain effects would be likely be significant, given the term 'significant' is enshrined in EIA Regulations, such a judgement could trigger the requirement for a formal EIA.'*

The level of information and assessment should be proportional to the scale of the project that is being assessed and the nature of its likely effects.

The GLVIA3 (table 3.1 - page 27) sets out the components required at this level of assessment and which have been used in the preparation of this document. These are:

Project Description;

A description of the propose development, main features of the proposals and any established parameters. can included a description of any alternative considered.

Baseline Studies;

Establishing the baseline condition and nature of the landscape and visual components of the study area, including any forces for change or changes likely independently of the development. Includes information of the **condition, value** and **sensitivity**

of the baseline. These are described in further detail on the following pages).

The preliminary stages are aimed at building up a thorough understanding of the existing baseline conditions of the landscape and its resources. The latter stages analyse and evaluate the significance of predicted effects of the proposals taking account of the mitigation measures that have incorporated.

A desk study was undertaken using Ordnance Survey maps, Landscape Character Assessments, topographic surveys, aerial photographs and sometimes cross sections of the landscape. These sources were examined for existing patterns and scale of landform, land cover and built development, giving guidance on the general landscape character of the application site and its surroundings.

For visual analysis, an approximate extent of visibility (visual envelope) and likely persons (receptors) potentially affected by the proposals are recorded for further analysis in the field.

The GLVIA3 sets out a series of different visual receptor groups that may be considered;

- Public viewpoints, including buildings, open access land and PRoW;
- Transport Routes; and
- Places of work.

The guidance sets out that in some cases it may be appropriate to consider private views points such a residential properties. The extent and range of receptors should be agreed with the LPA where possible.

For the purposes of this assessment the effects on residential properties is used as a tool to inform the overall landscape and visual impact assessment/appraisal **not** as part of an residential amenity assessment/appraisal. (Refer to GLVIA3 Statement of Clarification 2/14 28-01-14).

Field and Photographic surveys

A Pre-planning BS5837 Tree Survey is carried out at the beginning of the process to provide an understanding of potential landscape constraints. This is used, along with ecological studies and site visits to provide a landscape constraint plan and potential opportunities to be developed as part of the strategy.

The extent of the visual envelope identified in the desk study is checked by initially looking out into the landscape from various locations within the application site and walking all footpaths and roads in the vicinity.

It is often the case that views from houses and places of work can only be predicted by looking towards the receptor from the application site and cross checking the view through section analysis. This process can limited clearly as views are seen from ground level and may be available from elevated viewpoints such as upper floor windows. In these instances where sensitive views are being considered, professional experience and judgement are crucial and where doubts exist, are checked by cross sectional analysis.

Representative viewpoints are selected to represent the range of receptors and distances from which there will be a potential impact by the proposals. The photographs are taken from publicly accessible locations in suitable weather conditions using an SLR camera with the focal lens length set at 50mm (equivalent to 35mm film camera).

Photographs are taken following the Guidelines for Landscape

and Visual Impact Assessment and The landscape Institute Advice Note 09/19 – Photography and Photomontage in Landscape and Visual Impact Assessment. Locations of the photograph are recorded using GPS data.

Preliminary layout proposals are tested to obtain an initial understanding of what aspects of the proposed development might be seen from sensitive receptors and what influence the landscape elements such as trees hedges and woodland might have in screening or filtering views. This information is then relayed to the architects as key constraints and opportunities plan and used to develop the masterplan.

Identification and Description of Effects;

The assessment clearly and systematically set out the evaluates the possible effects on the existing landscape and visual resources of the area, including whether they are adverse or beneficial.

Following the identification of these potential receptors the likely effects of the development and the proposed mitigation are then assessed.

A further narrative as to the types of impacts is given on the following page.

Mitigation

Table 3.1 of the GLVIA3 sets out that mitigation is only a requirement of the EIA process, however it may appropriate to consider mitigation of adverse effects to inform and contribute to a holistic design approach.

For the purposes of this assessment this has included investigating measure to avoid, remove or reduce adverse effects. It is considered that avoidance mitigation for any significant effects should be the pre-requisite to any scheme design.

Most development will inevitably result in some landscape or visual impacts which cannot be avoided. It is how these effects are dealt with in the design response that normally determines the acceptability or not of the development. These will be identified through the assessment of predicted effects and additional measures recommended.

Offset or compensatory mitigation are the measures to be undertaken in order to compensate for effects that cannot be satisfactorily mitigated by design alone.

Enhancement

Enhancement, whilst often a positive benefit of mitigation measures, is not in itself being proposed to offset a landscape or visual effect. These are measures that are considered to provide a positive benefit to the baseline condition of the receptors.

Enhancement is not a requirement of the EIA regulations but is often included as best practice and to provide a holistic approach to the development framework and landscape setting.

Technical Assumptions

- For the purposes of the assessment the following assumption have been made:
- For human receptors, views are assessed at 1.6m, assuming adult standing height.
- For assessment of planting mitigation measures the following heights have been used. These are based on an average growth rate planted in suitable soils, during the optimum planting season and using good horticultural practices.

These estimates are based on experience. Naturally so many variables are involved eg species of tree, bare-root or root-

balled or container grown, health of planting stock, quality of soil, suitability of plant to soil type, drainage, competing vegetation, ability of operative doing the planting, quality of planting aftercare etc.

Appendix A - Table 1 - Average Planting Heights

Planting Type	Year 1	Year 5	Year 10	Year 15
Feathered Standard Trees	2.5-3m	4.5m	6.5m	8.5m
Selected Heavy Standard Trees	3.5m	4.5m	6.5m	8.5m
Semi-mature Tree	4.5	5.5m	7.5m	9.5m
Native Shrub/ Scrub	60-90cm	2m	3.5m	5m

IMPACTS

Construction Impacts

This period is defined as the building works up to the completion of a component of the development. The impacts are normally direct and temporary in terms of the project life cycle and generally result in the majority of adverse landscape and visual effects.

Construction details are usually not fully known at this stage but they are likely to follow a standard building approach for a development of this scale and complexity. It is assumed that the following key construction items will form part of the construction changes for all phases of work:

- Site compound, incorporating portacabins, temporary parking and site storage;
- Delivery vehicles including low loaders, HGVs, tipper wagons, vans and cars;
- Construction plant – large earth moving machinery, cranes, tracked and wheeled excavators and dumper trucks;
- Scaffolding; and
- Temporary lighting during winter months.

Operation and Management Impacts

These are impacts caused during the functioning of an individual component of the development, such as people, car, lorry and machinery movements, as well as the residual effects of landscape maturing. Most residual landscape effects are therefore generally beneficial and adverse views will normally decrease as planting matures. For the purposes of this

assessment the impact has been assessed at seven years after the initial mitigation planting to show the effects approximately some way to maturity.

Residual effects are either positive or negative effects that cannot be mitigated by the proposed landscape strategy. (identified as permanent within the significance column of the assessment tables)

Cumulative effects are a result of additional changes to the landscape or visual character of the application site caused by the development working in conjunction with other existing, or in some cases proposed development in the area.

Landscape Impacts

These are concerned with the physical effects of the proposals on the landscape and the changes that might occur to its character and how it is perceived. Landscape effects can be direct or indirect, beneficial or adverse and can be cumulative, permanent or temporary (short, medium or long term).

Direct effects include the quantifiable removal of features to the landscape, such as the loss of trees, hedgerows or water bodies or conversely, the addition of new landscape elements such as woodland.

Indirect effects include:

- Changes to the perception of the landscape;
- Changes in the character of an area;
- Changes to the experience of being in a particular space or designed landscape; and
- Changes to the experience of driving or cycling along a road or walking along a footpath

Visual Impacts

Visual effects relate to the changes that might arise to available views as a result of physical changes to the landscape and how people might respond to those changes. The views are assessed

As with landscape impacts, effects may be positive (beneficial), negative (adverse) and arise at different scales (local, regional or national) with different levels of significance. They may also be direct or indirect, cumulative, permanent or temporary (short, medium or long term).

ASSESSMENT CRITERIA

Introduction

Potential receptors are identified through the baseline and site visits. Threshold tables are used to assess the sensitivity or importance of receptors, the magnitude of change and the resulting significance. By correlating the magnitude and sensitivity it is possible to identify the level of significance of each impact.

Landscape character is inherently affected by the quality or condition of key elements within the site or its surroundings. Assessment of the quality is based on the physical state, visual and habitat intactness of the landscape, individual features or elements which contribute to the overall character including:

- The influence of existing built features and other detracting features;
- Appropriate land use and management;
- Consistency, strength, quality and intactness of both the landscape and visual components.

Landscape Sensitivity

Landscape sensitivity relates to the extent that a landscape feature or area can ‘accept change of a particular type and scale without unacceptable adverse effects on its character.’

The GLVIA3 identifies sensitivity as a combination of the ‘susceptibility of the receptor to a specific type of change or development’ and the ‘value related to that receptor’.

Potential landscape receptors have been identified as the various LCA’s as well as criteria identified through the site visits and technical assessments.

Landscape Value

The value of a landscape cannot be assessed by a standard approach and can apply to a combination of elements that contribute to the character of the landscape at national, regional and local level. The value of landscape and visual receptors can to some degree be reflected in their designation, and as a starting point, may be informed by the criteria in Table A1 below.

Table A1: Value based on Designation

Very High	International / Nationally Designated Landscape e.g. AONB, National Park, SSSI, SAC, RAMSAR, Registered Park and Garden, Grade I Listed Buildings
High	Regional / County / Local Plan Designated Landscape e.g. Conservation Area; Joint Regional Planning Designation; Separation Gap; Grade II, II* Listed Buildings, Ancient Woodland; Green Belt
Medium	Undesignated landscape but with local plan strategies, policy or guidance for protection / management of features e.g. village green, TPO.
Low	Community or ‘every day’ landscapes that may have an association with a local settlement or area of settlement but have no formal designation
Very Low	Land with no designation and no evidence of association with local community

However, the GLVIA3 provides a list of potential criteria that could form part of the consideration of the value of undesignated landscapes (see Box 5.1 of the GLVIA3 - page 84), or to further understand to what extent a landscape can be valued even if it is designated. The criteria in the following tables are informed by site visits and desktop review:

- Quality, condition and intactness of both individual features and overall Landscape Condition
- Designation of a landscape or feature(s);
- Scenic quality and appeal to the receptors senses, including perceptual aspects such as tranquillity;
- Uniqueness, rarity and contribution to key local features;

- Cultural or historical associations and designations;
- Recreational use of the landscape

The value methodology tables form a framework for appraisal but professional judgement must be applied to consider the significance and influence of each of the factors within the landscape. A landscape does not always need to fulfil all of the criteria, however a thorough reasoning and assessment should be given to justify the value.

“Landscape value – The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wilderness, cultural associations or other conservation issues” – (source Annex 1 – Glossary of Terms An Approach to Landscape Character Assessment - Natural England October 2014).

The GLVIA further describes landscape value as *“The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.”*

Landscape Susceptibility

The susceptibility to change relates to the ability of the Application Site to ‘accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategy’.

Susceptibility of the landscape is a measure of the receptor’s ability to accommodate change relating to a particular type of development, rather than simply overall landscape sensitivity. It is therefore determined at the assessment stage once the nature of proposed development has been established. At this stage, the context in which the change is taking place is relevant.

Table A2: Landscape Value - Landscape Quality, Condition, Rarity, Uniqueness and Representativeness of Key Characteristics

Value	Importance	Typical Examples/Features
Very High	International/ National	Exceptional, well managed and unique high quality landscape and features that are fundamental to the character.. Considered an outstanding exemplar.
High	National, Regional District/Local	High quality landscape containing good quality and sometimes rare examples of key landscape characteristic features. Well managed, although some elements could be improved or strengthened.. Areas that contain predominately good to moderate condition and quality of landscape features,, experiences and / or views that identify with the expected perception and key characteristic of the surrounding character. Landscape appropriately managed with minimal detractors or threats to the overall condition or integrity. Trees groups or woodlands of particular visual importance as arboricultural and/or landscape features or of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture (Category A2/3 trees).
Medium	Regional District/Local	Moderate quality landscape or features. Some management of the whole or majority of features evident. Areas that contain predominantly moderate to poor quality examples of landscape features, experiences and / or views that identify with the expected perception and key characteristic of the surrounding character. Some landscape management however also some evidence of decline or potential damage to the overall condition or integrity. Trees present in numbers, usually growing as groups or woodlands, such as they attract a higher collative rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wide locality. Trees with material conservation or other cultural value (Category B2/3 trees).
Low	District/Local	An ordinary low quality landscape with features in a degraded, damaged or poor condition. Certain elements maybe worthy of conservation and enhancement, but currently have minimal management. Areas that are devoid or contain very few examples of representative landscape features, experiences and / or views. Low expected perception with major alteration and detractors to the key elements of the surrounding character. Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits. Trees with no material conservation or other cultural value (Category C2/3 trees).
Very Low	N/A	An ordinary low quality landscape, devoid of any key landscape features, often with no management.

Table A3: Landscape Value: Scenic Quality, Tranquility and Perceptual

Value	Importance	Typical Examples/Features
Very High	International/ National	Representative of the expected views and distinctive scenic quality of an internationally or nationally recognisable landscape or specific view.
High	National, Regional District/Local	Forms part of the attractive views/scenic quality representative of the designated or highly valued landscape. Contains important or distinctive landscape features, or is important in recognised views. A tranquil or rural landscape with minimal or occasional influence from human activity..
Medium	Regional District/Local	Forms part of/or a feature notable within local views. Strong visual links to locally distinctive landscape features such as local monuments and church spires. Some background influence from transport networks or noise pollution and/or some human activity which can impact upon the potential tranquillity.
Low	District/Local	The landscape has a limited influence in local views with minimal scenic value. Some visual links to locally identifiable features. Heavily influenced by major transport networks, noise pollution and moderate or intermittent human activity.
Very Low	N/A	The landscape does not form a significant feature in local views or have any scenic value. No visual links to locally valued distinctive features and not representative of the local landscape.

Table A5: Landscape Value - Cultural or Historical Associations or Designations, Conservation

Value	Importance	Typical Examples/Features
Very High	International/ National	Forms part of the setting for internationally important historical buildings, or cultural features. Landscape has strong historical, cultural or conservation associations;
High	National, Regional District/Local	Provides a setting for Listed Buildings, Registered Parks and Gardens or nationally important historical/cultural features. The landscape contains elements that have historical, cultural or conservation associations.
Medium	Regional District/Local	Contains some local historic and cultural associations but not necessarily related to the landscape. Some landscape features may form part of a conservation interest.
Low	District/Local	Historical and cultural associations do not relate to the landscape. Site may border an area of conservation interest.
Very Low	N/A	No historical or cultural associations. Site does not border an area of conservation interest.

Table A6: Landscape Value - Recreation

Value	Importance	Typical Examples/Features
Very High	International/ National	Provides a nationally important recreational resource or attraction.
High	National, Regional District/Local	Provides well used recreational facilities and / or attractions for locals and visitors.
Medium	Regional District/Local	Provides a well-used recreational resource and / or attraction for local residents.
Low	District/Local	Provides some informal recreational use of limited access. May not be well used.
Very Low	N/A	No recreational or public access.

Table A7: Landscape Susceptibility

Very High	Large scale landscape or no enclosure resulting in open landscape, strong indirect and direct relationships with adjacent landscapes/features; A landscape that would not readily accept changes to the baseline; new elements would be easily recognisable across a wide area and would be completely out of context; Very limited potential for mitigation and enhancement.
High	Generally large-scale landscape or limited levels of enclosure resulting in broadly open landscape, and some strong indirect and direct relationships with adjacent landscapes/features; A landscape that would accept limited changes to the baseline within a defined area; new elements would be recognisable in some areas and may be completely out of context; Limited potential for mitigation and enhancement for several specific areas or individual components of the landscape.
Medium	Medium scale landscape with some level of containment, resulting in some indirect relationships between adjoining landscapes/features. A landscape capable of accepting some recognisable elements that may be partly contained within a defined area; new elements are not entirely out of context. Some potential for mitigation and enhancement that would bring recognisable benefits in some areas of the landscape character.
Low	Medium to small scale and/or with a degree of enclosure, resulting in a lower direct or indirect relationship with adjoining landscapes/features. A landscape capable of accepting a large amount of new elements within a defined area; new elements are consistent with surrounding context; Good potential for mitigation and enhancement that would bring recognisable benefits across most of the defined area.
Very Low	Small scale landscape and/or with high levels of enclosure, resulting in limited or no direct or indirect relationship with adjoining landscapes/features; A landscape capable of accepting a complete change within a defined area; new elements are entirely consistent with surrounding context; Strong potential for mitigation and enhancement that would bring recognisable benefits for strengthening landscape character across the whole defined area.

Visual Sensitivity

The overall sensitivity of the visual receptor is a measure of a combination of susceptibility and value. Visual susceptibility relates to the expectations and activity of the receptor in terms of what they are doing, why they are there and whether or not the view and visual amenity is a focus. Other factors can include:

- The location and context of the viewpoint;
- The amount of use;
- The importance of the view.

Value attached to views should take account of recognition such as in relation to heritage assets or through relevant planning applications. For this assessment, the recognition will typically be well documented, published and/or identified on mapping and signage. Where consultation has been undertaken with the LPA, there is an expectation that the LPA must also take these factors into account where agreeing RVPs.

Table 8.6 describes the criteria for judging sensitivity for landscape receptors and 8.7 for visual receptors.

Table A8: Visual Sensitivity Criteria

Receptor		View type	Sensitivity
Private dwellings	Gardens/ outdoor space	Often used for sitting and leisure, where people congregate with opportunity for high quality views over the surrounding landscape.	High
		Gardens that are Moderately well screened with opportunities for occasional Moderate quality views towards the surrounding landscape.	Moderate
		Gardens that are very well screened with no or extremely limited opportunities of low quality views towards the surrounding landscape.	Low
	Ground Floor	Windows orientated and designed to take advantage of specific views where people may congregate for a prolonged period of time.	High
		Windows that are orientated towards moderate or unexceptional quality views and contain urban elements or detracting views.	Moderate
		Windows that overlook low quality or degraded landscape, or are dominated by large urban structures.	Low
	Upper Floor	Balconies orientated and designed to take advantage of high quality views during the day	High
		Bedroom windows used for relatively short periods with curtains drawn at night.	Moderate
		Windows illuminating stairs, bathrooms or toilets	Low
Places of Work	External areas	Outdoor seating areas	Low
	Ground & Upper Floors	Windows overlooking development	Low
Recreational Routes	PROW, CRoWs& Cycle Routes & Waterways	Nationally designated paths/cycle ways with a high expectation of very high quality views and experiences including elevated panoramas.	Very High
		Recreational paths/cycle ways with a high expectation of quality views and experiences of the surrounding landscape.	High
		Recreational paths/cycle ways with a Moderate expectation of views and experiences and contain elements that are uncharacteristic or discordant with the overall view.	Moderate
		General access routes that are dominated by discordant and low quality aspects of the neighbouring landscape. Includes routes that appear to not be in use.	Low
Others	Public open space	Managed public open space normally found within or adjoining settlements used for formal and informal play/ sporting activities and intermittent use	Moderate
	Designated Cultural/ Historical Aspects	Views from and towards the feature form an integral part of the perceived setting of a designated heritage asset.	High
Roads	Rural	Well used recreation routes that allow prolonged high quality views of a designated landscape.	High
		Lanes or roads that provide local access to isolated settlements or may have occasional opportunities for both high and medium quality views.	Moderate
		Busy lanes where there is no expectation of high quality or prolonged views of the landscape or are low quality when available.	Low
	Main	Traffic speed likely to limit experience and influence on receptors	Low
All		Where no views are available	Negligible

Magnitude

Magnitude is defined as 'a combination of the scale, extent and duration of an effect,' Duration is temporary, short term or permanent. The criteria for levels of magnitude are outlined as below:

Appendix A - Table 10 Landscape Magnitude Criteria

Type	Magnitude	Criteria
Adverse	Very High	Total loss of or major alteration to key elements/features/characteristics of the entire baseline i.e. pre-development landscape and/or introduction of elements considered to be totally uncharacteristic compared to the receiving landscape
	High	Substantial alteration to most elements/features/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements considered to be totally uncharacteristic when set up within the attributes of the receiving landscape; the change is likely to be long term.
	Medium	Partial loss of or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape
	Low	Minimum loss of or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape.
Negligible	Very Low	Localised improvement or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape - no change.
Beneficial	Low	Minor improvement or removal of key elements/features/characteristics that slightly detracts from the baseline character of the landscape and/or introduction of new elements, which relate to and provide minor enhancement to the baseline character of the landscape.
	Medium	Moderate improvement or removal of key elements/features/characteristics that currently detract from the baseline character of the landscape and/or introduction of new elements, which fit into the baseline landscape/townscape and Moderately enhance the baseline character of the landscape/townscape.
	High	Substantial improvement or removal of notable key elements/features/characteristics that significantly detract from the baseline character of the landscape and/or introduction of new elements, which fit into the baseline landscape and substantially enhance the baseline character of the landscape.
	Very High	Total improvement or removal of notable key elements/features/characteristics that significantly detract from the baseline character of the landscape and/or introduction of new elements, which fit into the baseline landscape and substantially enhance the baseline character of the landscape

Appendix A - Table 11 Visual Magnitude Criteria

Type	Magnitude	Criteria
	Very High	Major changes in views where the development would form a major and immediately apparent part of the scene that affects and changes its overall character and would be experienced on a regular or permanent basis.
Adverse	High	Substantial changes in views where the development would form a major and immediately apparent part of the scene that affects and changes its overall character and would be experienced on a regular or permanent basis.
	Medium	Partial changes in views where the development may form a visible and recognisable new element within the scene and may be readily noticed by the observer and would be experienced on occasion.
	Low	Minor changes in view, few receptors affected, where development would be a minor component of the wider view and may be missed by the casual observer-awareness of the proposals would not have a marked effect on the scene.
Negligible	Very Low	No perceived change in view or where the development would be scarcely appreciated and, on balance, would have little effect on the scene.
Beneficial	Low	Where enhancement or mitigation would be a minor component of the wider view, few receptors affected and may be missed by the casual observer-awareness of the proposals would not have a marked effect on the scene.
	Medium	Moderate enhancement of views and or many receptors affected where the development may form a visible and recognisable new element within the scene and may be readily noticed and appreciated by the observer
	High	Substantial enhancement of views and or large numbers of receptors affected. Where the development may form a visible and recognisable new element within the scene and may be readily noticed and appreciated by the observer
	Very High	Major enhancement of views and or large numbers of receptors affected. Where the development may form a visible and recognisable new element within the scene and may be readily noticed and appreciated by the observer

Levels of Effects

The matrix in the table below provides a valuable basis for determining the levels of effect on each receptor; however professional judgement is sometimes required to adjust the value based on sound reasoning. These can be either adverse, neutral or beneficial. A neutral effect may occur where the change is a 'like for like'. The effects should be considered on a sliding scale that supports the finer grain of detail that may be provided by the assessment narrative.

Table A11: Effects Matrix

Effects Matrix			Sensitivity					
			Very High	High	Medium	Low	Very Low	Negligible
Magnitude of Change	Adverse	Very High	Severe	Severe/Major	Major	Major/ Moderate	Moderate	Moderate/ Minor
		High	Severe/Major	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
		Medium	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
		Low	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
		Very Low	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible	Negligible/ None
	Beneficial	Low	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible	Negligible
		Medium	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor	Minor/ Negligible
		High	Severe/Major	Major	Major/ Moderate	Moderate	Moderate/ Minor	Minor
		Very High	Severe	Severe/Major	Major	Major/ Moderate	Moderate	Moderate/ Minor

GLOSSARY

Taken from the GLVIA3 the following provide definitions to terminology used within the LVIA process.

Access land - Land where the public have access either by legal right or by informal agreement.

Baseline studies - Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.

Characterisation - The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.

Characteristics - Elements, or combinations of elements, which make a contribution to distinctive landscape character.

Compensation Measures - devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced.

Designated landscape - Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.

Development - Any proposal that results in a change to the landscape and/or visual environment.

Direct effect - An effect that is directly attributable to the proposed development.

Elements - Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.

Enhancement - Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.

Environmental Impact Assessment (EIA) - The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.

Environmental Statement - A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.

Feature - Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal.

Geographical Information System (GIS) - A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.

Green Infrastructure (GI) - Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.

Heritage - The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.

Historic Landscape Characterisation (HLC) and Historic Land-use Assessment (HLA) - Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.

Indirect effects - Effects that result indirectly from the proposed

project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.

Iterative design process - The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.

Key characteristics - Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.

Land cover - The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.

Land use - What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Landform - The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.

Landscape - An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

Landscape and Visual Impact Assessment (LVIA) - A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.

Landscape Character - A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Landscape Character Areas (LCAs) These are single unique

areas which are the discrete geographical areas of a particular landscape type.

Landscape Character Assessment (LCA) - The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.

Landscape Character Types (LCTs) - These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Landscape classification - A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.

Landscape effects - Effects on the landscape as a resource in its own right.

Landscape quality (condition) - A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

Landscape receptors - Defined aspects of the landscape resource that have the potential to be affected by a proposal.

Landscape strategy - The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.

Landscape value - The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

Magnitude (of effect) - A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.

Parameters - A limit or boundary which defines the scope of a particular process or activity.

Perception - Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).

Photomontage - A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.

Receptors - See Landscape receptors and Visual receptors.

Sensitivity - A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.

Significance - A measure, the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.

Stakeholders - The whole constituency of individuals and groups who have an interest in a subject or place.

Susceptibility - The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

Townscape - The character and composition of the built environment including the buildings and the relationships

between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.

Tranquillity - A state of calm and quietude associated with peace, considered to be a significant asset of landscape.

Visual amenity - The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.

Visual effects - Effects on specific views and on the general visual amenity experienced by people.

Visual receptors - Individuals and/or defined groups of people who have the potential to be affected by a proposal.

Visualisation - A computer simulation, photomontage or other technique illustrating the predicted appearance of a development.

Zone of Theoretical Visibility (ZTV; sometimes Zone of Visual Influence) - A map usually digitally produced, showing areas of land within which a development is theoretically visible.

APPENDIX B

RELEVANT POLICY EXTRACTS

HORSHAM DISTRICT PLANNING FRAMEWORK - NOVEMBER 2017

Policy 2 - Strategic Development

To maintain the district's unique rural character whilst ensuring that the needs of the community are met through sustainable growth and suitable access to services and local employment, the spatial strategy to 2031 is to:

1. Focus development in and around the key settlement of Horsham, and allow for growth in the rest of the district in accordance with the identified settlement hierarchy.
2. Recognise and develop Horsham town's role as the primary town for the District, promoting its historic function as a market town and safeguarding its compact and attractive character, and complemented by rationalisation and redevelopment at Broadbridge Heath Quadrant.
3. Bring forward three strategic development areas of at least 2,500 dwellings immediately to the north of Horsham Town, around 600 dwellings West of Southwater, and around 150 dwellings South of Billingshurst to meet the strategic requirement for new homes, and to provide access to new employment, health, educational and recreational opportunities.
4. Bring forward a strategic mixed used opportunity at the former Novartis site in Horsham for employments, education and specialist housing at the equivalent of around 200 units.
5. Continue to support in principle the sustainable development of settlements through an appropriate scale of development which retains the existing settlement pattern over the plan period.

6. Manage development around the edges of existing settlements in order to prevent the merging of settlements and to protect the rural character and landscape.

7. Guide development form and provide access to strategic green space and recreational opportunities in and around the built-up urban areas.

8. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

9. Identify existing sites of important employment use, and to safeguard their function through flexible policies and designation of Key Employment Areas, together with supporting the rural economy, to allow people the opportunity to work close to where they live.

10. Provide for the varied housing needs of the community in terms of tenure, affordability, care and other support needs and the specific temporary and permanent needs of the Gypsy and Travellers and Travelling Showpeople.

11. Support the provision of rural housing which contributes towards the provision of affordable housing where there is a demonstrable need.

12. Retain and enhance natural environmental resources, including landscapes and landscape character, biodiversity, and retaining and enhancing environmental quality including air, minimises energy and resource use and provides flood mitigation.

13. Support development which protects, conserves and enhances the District's built heritage whilst ensuring that new development is safe, well designed, adapts to climate change and helps to reduce the District's carbon emissions.

14. Monitor delivery of the Strategy and associated infrastructure in conjunction with partner organisations, developers and

landowners.

Policy 25 - The Natural Environment and Landscape Character

The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which:

1. Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.
2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.
3. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.
4. Conserve and where possible enhance the setting of the South Downs National Park.

Policy 26 - Countryside Protection

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

1. Support the needs of agriculture or forestry;
2. Enable the extraction of minerals or the disposal of waste;

3. Provide for quiet informal recreational use; or

4. Enable the sustainable development of rural areas.

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;

2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and

3. The landform of the area.

Policy 31 - Green Infrastructure & Biodiversity

1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.

2. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required.

4. a) Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:

i. Special Protection Area (SPA) and Special Areas of Conservation (SAC)

ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)

iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above.

b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:

i. The reason for the development clearly outweighs the need to protect the value of the site; and,

ii. That appropriate mitigation and compensation measures are provided.

5. Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.

Policy 32 - The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be

expected to:

1. Provide an attractive, functional, accessible, safe and adaptable environment;

2. Complement locally distinctive characters and heritage of the district;

3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;

4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and

5. Help secure a framework of high quality open spaces which meets the identified needs of the community.

Policy 33 - Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;

2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

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

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

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

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

7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;

9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;

10. Contribute to the removal of physical barriers; and,

11. Make a clear distinction between the public and private

spaces within the site.

APPENDIX C

RELEVANT LCA EXTRACTS



Statements of Environmental Opportunity

SEO 1: Protect, manage and significantly enhance the area's intricate and characteristic mix of semi-natural ancient woodlands, gill woodland, shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access for health and wellbeing and reinforce sense of local identity

For example by:

- Working with partners and landowners to realise the Forest District potential.
- Re-introducing appropriate and traditional woodland management techniques, preserving both fallen and standing deadwood where appropriate for biodiversity value.
- Supporting initiatives such as the West Weald Landscape Project which focuses on Chiddingfold Forest and the internationally important ancient pasture woodlands of Ebernoe Common, promoting the integrated management of the landscape for biodiversity and people.
- Working with woodland owners, land managers and the silvicultural community to develop new markets and initiatives that realise the value and potential of high-quality hardwood and local wood fuel from new and existing woodlands.
- Identifying areas where the introduction of short rotation coppice could be used to link fragmented habitats and provide a source of fuel.
- Protecting the characteristic hedgerows with standard trees which give the area much of its intimate feel, considering replacement planting where needed.
- Further expanding broadleaved woodland on steeper slopes, especially within the catchments of the Arun, Adur, Beult and Medway, with species that reduce the risk and rate of soil erosion.
- Restoring and expanding characteristic woodland shaws, interlinking with hedgerows and copses by reinstating appropriate and traditional management, to enhance landscape, cultural heritage and biodiversity, especially where this reinforces ancient field patterns, improves habitat networks and/or helps to integrate new and existing development.
- Encouraging the targeted re-introduction and sustained implementation of traditional coppice management in woodlands that have been previously coppiced or newly planted for coppice where this is appropriate.
- Considering appropriate species for new plantings to maintain landscape structure, character and biodiversity in response to the impacts of climate change.
- Protecting ancient and veteran trees in parklands, hedgerows and fields.
- Monitoring and maintaining sustainable populations of potential problem species such as deer, squirrel and wild boar.
- Monitoring and responding to new and existing threats to woodland structure from pest and diseases such as Chalara and Phytophthora. Also monitoring and controlling non-native invasive species, particularly following periods of trauma such as loss of a key species through disease.

Additional opportunity:

1. Plan for the creation of high-quality blue and green space and green corridors to provide a framework for new and existing development in urban areas and along major transport routes for the enjoyment and wellbeing of communities and to enhance biodiversity.

For example by:

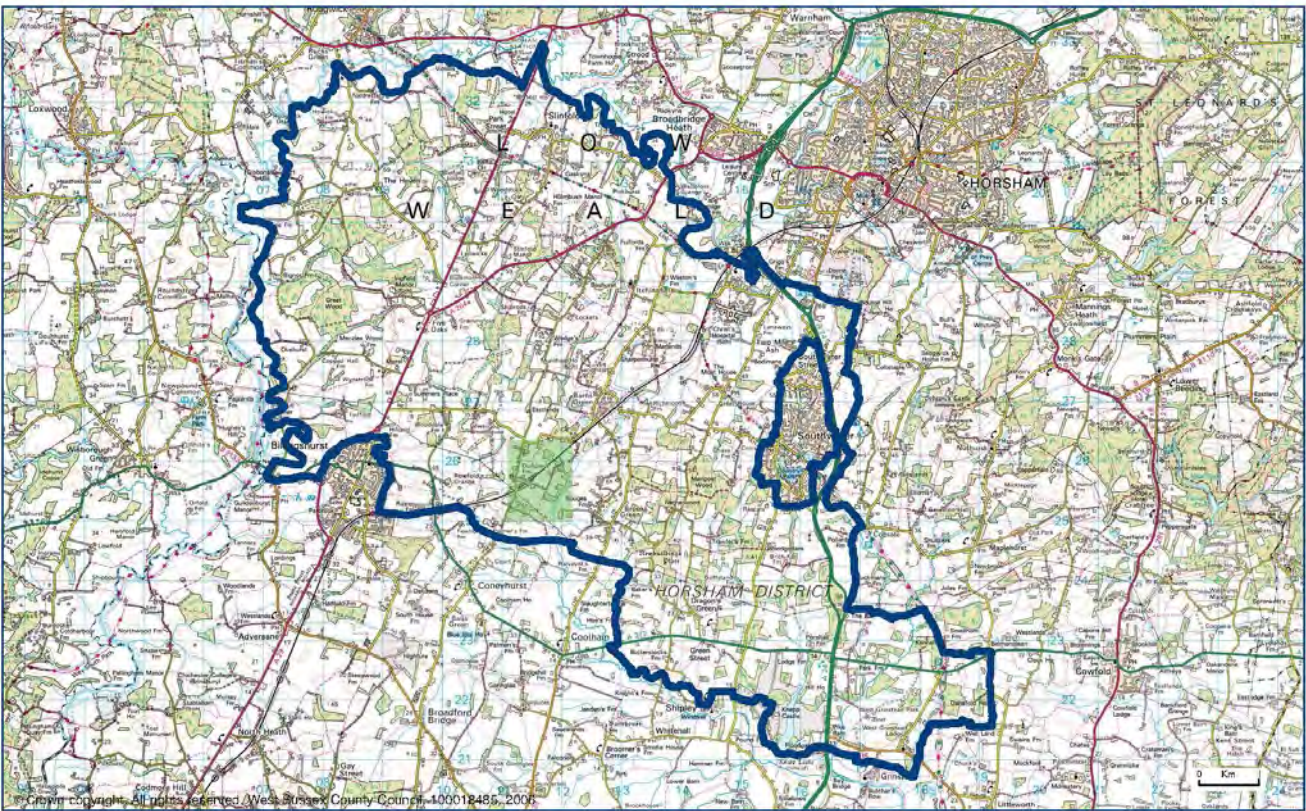
- Working to identify and maintain important views to elevated landforms outside the NCA such as the Wealden Greensand, the North and South Downs and the High Weald.
- Creating or safeguarding extensive areas of multifunctional green space within and surrounding towns and identified new development areas, including attractive new wetlands forming part of sustainable urban drainage systems and linking into the heart of urban areas as part of green infrastructure planning.
- Creating community allotments and potentially developing community orchards on the edges of urban areas.
- Managing and enhancing the provision and promotion of access across the area including supporting plans to extend cycle networks.
- Encouraging measures such as restoration and expansion of networks of hedgerows and shaws to minimise the effects of development and its associated infrastructure (including light, noise and air pollution) intruding on the rural character and the special qualities of adjacent protected landscapes.
- Ensuring that high-quality green infrastructure provision is integral to all development planning and encouraging improvement of the public transport network to reduce damage to rural roads and lanes.
- Promoting sustainable tourism and recreational activities to minimise impact on the environment, while helping to generate income and employment.
- Seeking to conserve areas with high levels of tranquillity and the settlement pattern of small, scattered villages and hamlets of this predominantly rural area.
- Encouraging detailed landscape assessment in advance of all significant development to identify ways of minimising impact on the rural character, the local community and the environment.

Overall Character

This large Character Area is in the centre of the county stretching from Slinfold to West Grinstead. It is a mainly pastoral landscape with a well-wooded character. Local character varies depending on the presence or otherwise of large parkland estates, concentrations of horse paddocks, and major roads and suburban development. Many small farms and cottages are concentrated along lanes and a few historic linear villages are often located at crossroads. These villages, especially those on the major roads, tend to have a suburban character.

Key Characteristics

- Gently undulating landform.
- Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows.
- Some larger arable fields.
- Local concentrations of horse grazed paddocks and golf course development.
- Dense cover of ancient broadleaved woodlands and conifer plantations.
- Small stream valleys draining to the Adur and the Arun.
- Some large country houses and parkland.
- Green lanes and droeways.
- Many scattered, traditional Wealden farmsteads and cottages and a few linear villages.
- Crossed by major transport links north south, both road and rail.



THE WEST SUSSEX LANDSCAPE Land Management Guidelines

Sheet LW6

Central Low Weald

Low Weald

The area covered by the Sheet is derived from:

Central Low Weald (K3) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).



LW6

Historic Features

- Route of the Roman Road of Stane Street.
- Moated farmsteads, such as Marshall's Farm to the north and Watling's Farm to the east.
- Old droveways.
- Small and medium-sized assarts. Linear patterns associated with droveways and irregular fields radiating out from settlements.
- Large blocks of historic parkland at Knepp Castle and West Grinstead Park to the south. Smaller blocks of parkland either side of the A29 such as at Slinfold, Summers Place and Lydwicke.
- Various brickwork and brickfields.
- St Nicholas medieval church and Priest House at Itchingfield.
- Hammer Pond at Knepp Castle.



Narrow green lanes - Tin Haver



Pastoral landscape with a well wooded character - Slinfold



Urban development - Billingshurst



Arable fields - Billingshurst

Biodiversity

- Wet woodland, including willow and alder woodlands on wet ground along streams. Slinfold Stream and Quarry and Coppedhall Hanger are Sites of Special Scientific Interest (SSSI).
- Some unimproved grasslands. Walden Close Meadow is a Site of Nature Conservation Importance (SNCI).
- Many small to medium-sized broadleaved semi-natural woodlands, some of which are also SNCI's such as Bishops Wood, Lannards and Long Copses, Horsham Common, Alder Copse, Coate's Furzefield and Constable's Furze.
- Ancient woodland – notably large blocks at Bignor Wood and Great Wood to the north and Madgeland Wood and Marlpot Wood to the south.
- Field corner ponds and hammer ponds.
- Biodiversity reduced by intensive arable fields and plantation woodlands.

Change - Key Issues

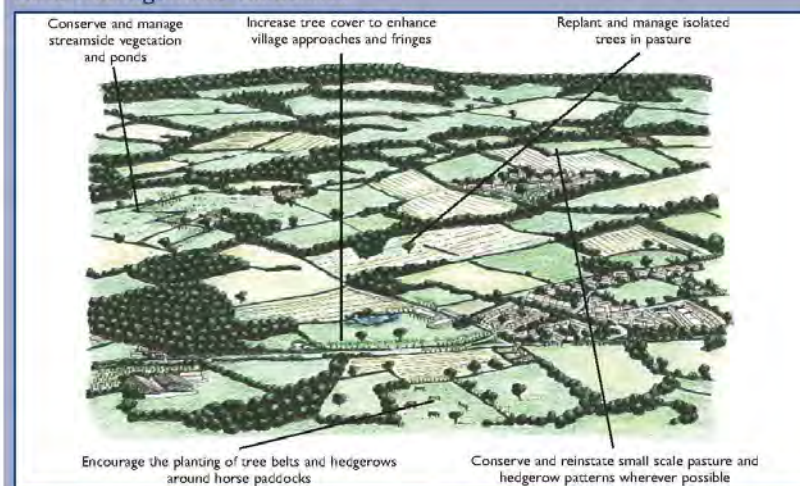
- Poor hedgerow and woodland management.
- Fragmentation of hedgerows and loss of hedgerow trees and pasture or field trees.
- Neglected ponds.
- Increased traffic.
- Expansion of horse paddocks.
- Increased use of rights of way network.
- Road improvements along A29 and A24.
- Suburban development, in particular around Southwater and Billingshurst settlement fringes, and along main roads.

Landscape and Visual Sensitivities

Key sensitivities are:

- Unsympathetic urban development, changes in settlement pattern and addition of suburban features.
- Unsympathetic or major transport improvements.
- Loss of woodland cover or diversity of woodland due to plantation planting or lack of management.
- Changes in land management practices leading to change in field sizes, and loss of hedgerows and isolated pasture trees.
- Loss of tranquillity.
- Rights of way network vulnerable to reduction in quality due to poor drainage management and increased use.
- Subdivision of fields and changes in boundary styles linked to increase in horse paddocks.

Land Management Guidelines



Conserve predominantly wooded character of the area, and its existing tranquil, rural qualities, and ensure that new development is well-integrated within the landscape.

- Maintain the historic character of the area, including the pattern of small fields and network of droveways.
- Maintain and restore hedgerows and shaws. Link hedgerows through new planting and aim for good linkage via trees, woodland and hedgerows across land parcels.
- Encourage the development of hedgerow trees through tagging especially on roadsides.
- Replant and manage isolated trees in pasture.
- Conserve and reinstate small scale hedgerow cover and pasture wherever possible. Assess the potential for transferring marginal yield arable to pasture.
- Conserve and encourage sound management of all woodlands.
- Support and promote woodland industries.
- Create new woodlands, linking in with existing field boundaries to extend and link existing woodland areas.
- Conserve and manage streamside vegetation and ponds.
- Encourage management of streamside vegetation to perpetuate conservation and landscape interests.
- Seek to reduce the extent, intensity and impact of horse grazing. Encourage the planting of tree belts and hedgerows around horse paddocks.
- Encourage landscape enhancements to existing village edges and road approaches.
- Increase tree cover to enhance village approaches and fringes. Plant amenity trees in villages.
- Consider the cumulative impact on landscape character of small developments and land use change. Avoid the introduction of suburban styles and materials.
- Conserve existing green lanes and drove roads, and conserve and enhance rights of way network.
- Reduce nitrate inputs to increase floral diversity in meadows and re-instate hay cutting regimes.
- Encourage removal of visually and ecologically intrusive conifer plantations and leylandii hedge and tree planting.
- Encourage dredging of old silted up ponds and creation of new ones.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in *A Strategy for the West Sussex Landscape* (November 2005) published by West Sussex County Council.

For further information call 01243 642119 or visit www.westsussex.gov.uk

G3 SLINFOLD AND FIVE OAKS WOODED FARMLANDS



Key Characteristics

- Gently undulating wooded landscape.
- Many small streams draining to the Adur.
- Small hedged pastures. Some larger arable fields.
- Extensive coppice woodland in small and large irregularly shaped blocks.
- Glimpsed views across the Arun Valley from hedgerow gaps.
- Historic farmsteads dispersed along winding lanes.
- Local vernacular of timber framing, weatherboarding, brick and tile hanging.
- Largely rural character, although busy A29/A272 road corridors in the west, together with some aircraft noise.



Overall Character

Bounded by the Arun Valley to the west, this Character Area lies on the Weald Clay. It is dominated by the enclosing presence of woodlands around small irregular pastures. Gentle undulations are created by small streams cutting through the clay. Many small historic farmsteads are dispersed along winding lanes and tracks. Moated farmsteads are an occasional distinctive feature. Much of the area has a strongly rural character, although nearer the A29 road corridor there are some suburban influences.

Historic Features

- Small fields carved out of woodland (assarts).
- Radiating field patterns extending outwards from settlements.
- Moated farmsteads.
- Droveaways.

Biodiversity

- Strong network of ancient woodland and hedgerows. Some coniferous planting in deciduous woodlands.

Key Issues

- Expansion of horse grazed paddocks.
- Localised visual/noise intrusion along the A29 road corridor.
- Recreational pressure in the north of the area, including golf courses and a shooting range.

Landscape Condition

Overall condition is good.

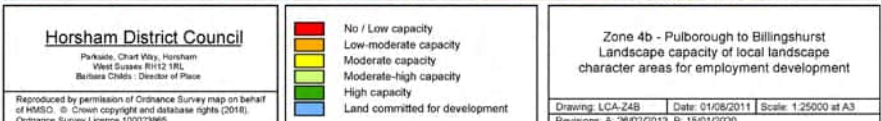
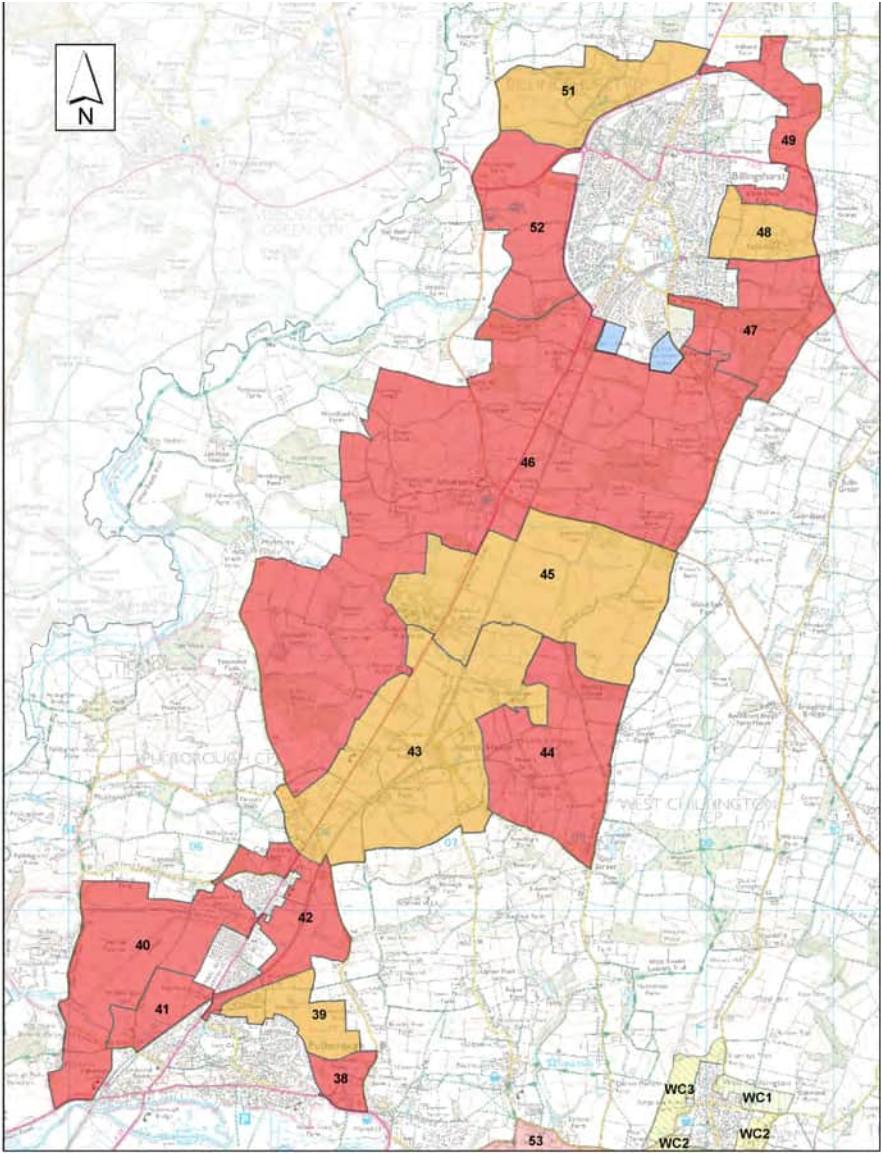
Sensitivity to Change

Sensitivity to change is overall high due to its many landscape qualities and rural character in most parts. Significant localised loss of character has already occurred along the A29 corridor resulting in a moderate sensitivity to change. Key sensitivities are to:

- Further expansion of horse paddocks.
- Large scale housing/commercial development.
- Increase in flights from Gatwick.
- Cumulative impact of small scale change.

Planning and Land Management Guidelines

- Conserve rural undeveloped character. Any large scale housing and commercial development is likely to damage character, e.g. through loss of small scale field patterns and loss of woodlands.
- Consider the cumulative impact of small scale change, e.g. suburbanisation along roads.
- Ensure any appropriate new development responds to historic settlement pattern, local design and building materials and is well integrated into the existing landscape pattern of woodlands, hedgerows and shaws.
- Manage coppice woodlands where appropriate.
- Restore native species in conifer plantations.
- Restore where possible arable fields to pasture.
- Manage isolated field trees.
- Encourage landowners to adopt better management of horse paddocks.



Local Landscape Character Area 49: Land North East of Billingshurst

69

Landscape Character Sensitivity

- This area comprises a distinctive, complex valley landform rising to a ridgeline along the A272 and higher land to the north
- There is a small to medium scale, irregular medieval field pattern interspersed with low hedgerows
- Hedgerowed pasture fields with prominent hedgerow oak trees
- There is a predominantly rural character for most of the area notwithstanding urban influences from the new development under construction
- The landscape is in good to moderate condition as a result of the pylon route passing through the area north-west to south-east
- There is an attractive historic approach route into Billingshurst on the A272, although this is abruptly disrupted by the new development under construction
- Woodland and trees provide a strong soft edge to Billingshurst

Visual Sensitivity

The visual sensitivity of the area is considered to be moderate-high for housing and high for employment development. Although there is

Assessment Summary

	Medium Scale Housing	Large Scale Housing	Large Scale Employment
Landscape Character Sensitivity	Moderate-High	High	High
Visual Sensitivity	Moderate-High	Moderate-High	High
Combined Landscape Sensitivity	Moderate-High	High	High
Landscape Value	Moderate	Moderate	Moderate
OVERALL LANDSCAPE CAPACITY	Low-Moderate	No/Low	No/Low

Landscape Capacity Study Feb. 2020

some enclosure provided by landform and hedgerows, development would be visually prominent, particularly on the higher valley sides.

Landscape Value

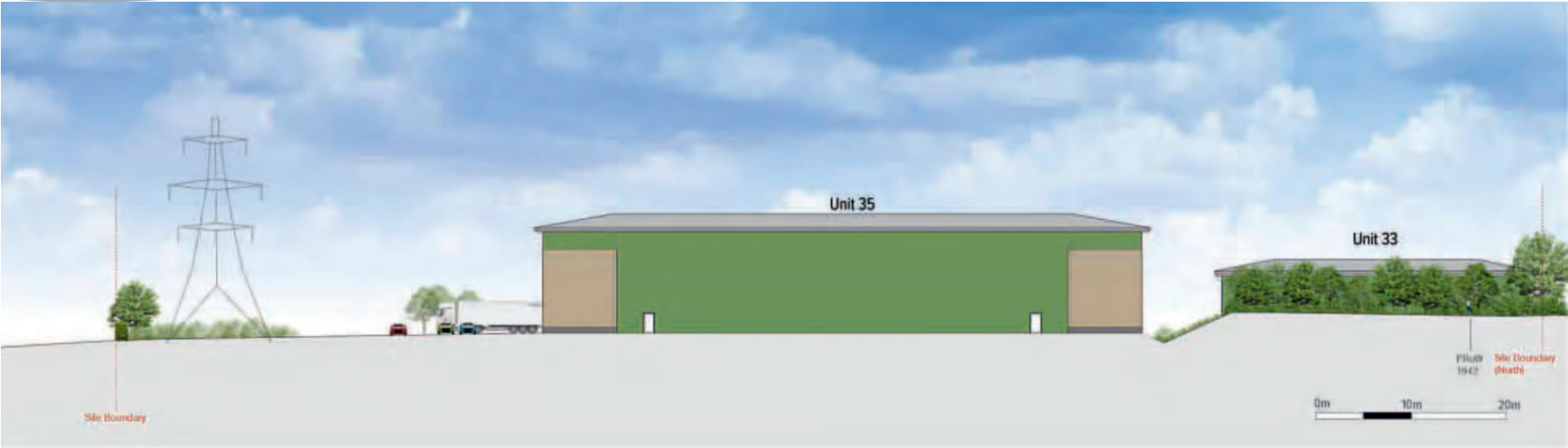
- Moderate to low tranquillity due to proximity to road noise and construction works but also natural qualities of woodland
- Some ecological interest of hedgerows – many are classified as 'Important' under the Hedgerows Act and Local Wildlife Site
- Amenity and ecological value from Duckmoor Copse
- Amenity value of views from rights of way including important west-east footpath route providing access to the countryside from the eastern side of Billingshurst

Landscape Capacity

Due to the areas high landscape character sensitivity, which reflects its unspoilt rural character and good condition, and moderate landscape value, the area is considered to have no/low capacity for large scale housing and employment development. Large scale development in this area would be likely to have unacceptable adverse impacts on both landscape character and landscape value.

APPENDIX D

ILLUSTRATIVE SECTIONS



Section A - 1:500 at A3



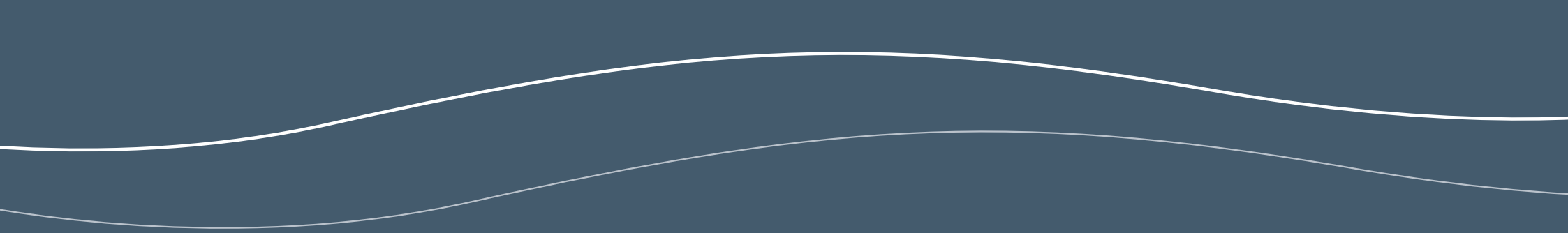
Section B - 1:500 at A3



Planting shown at 15 years
APPENDIX D - Sections

APPENDIX E

REPRESENTATIVE VIEWPOINTS



Proposed Development on Land North of Billingshurst, West Sussex

Landscape & Visual Impact Assessment

October 2018

DLA/1751/LVIA/RPT/02 - PLANNING ISSUE REV B

CONTENTS

NOTICE

This document has been produced on behalf of Dunmoore Group by Davies Landscape Architects for the sole purpose of planning for the project below:

Document Title: Proposed Development on Land North of Billingshurst, West Sussex

Document Reference: DLA/1751/LVIA/RPT/02/PLANNING ISSUE REV B

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Document History

Rev.	Purpose	Author	Checked	Reviewed	Authorised	Date
	Planning	AH	MD	NP/SH	MD	31.08.18
A	Planning	AH/NP	MD	NP/SH	MD	01.10.18
B	Planning	AH/NP	MD	NP/SH	MD	03.10.18

Revision	Description Of Changes

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1 INTRODUCTION

1.1 Purpose

1.1.1 This Landscape and Visual Impact Assessment (LVIA) has been prepared by Davies Landscape Architects Ltd (DLA) on behalf of Dunmoore Group for land north of Billingshurst.

1.1.2 The proposals are for a hybrid application for a commercial scheme as described in para 1.3.3.

1.1.3 This document should be read in conjunction with the other technical reports submitted as part of the application.

1.1.4 The LVIA considers the effects of the proposed development upon the landscape and visual resources of the site and surrounding area.

1.1.5 Site visits were carried out in August, September and December 2016.

1.2 Site Location

1.2.1 The 8.2ha site is located on the northern edge of the village of Billingshurst (OS reference centred TQ 09241 26750) as illustrated on Figure 01.

1.2.2 Billingshurst is a large village located approximately 10km southwest of Horsham and supports a wide range of community services and facilities. The village is connected to the north and south by the A29 - Stane Street.

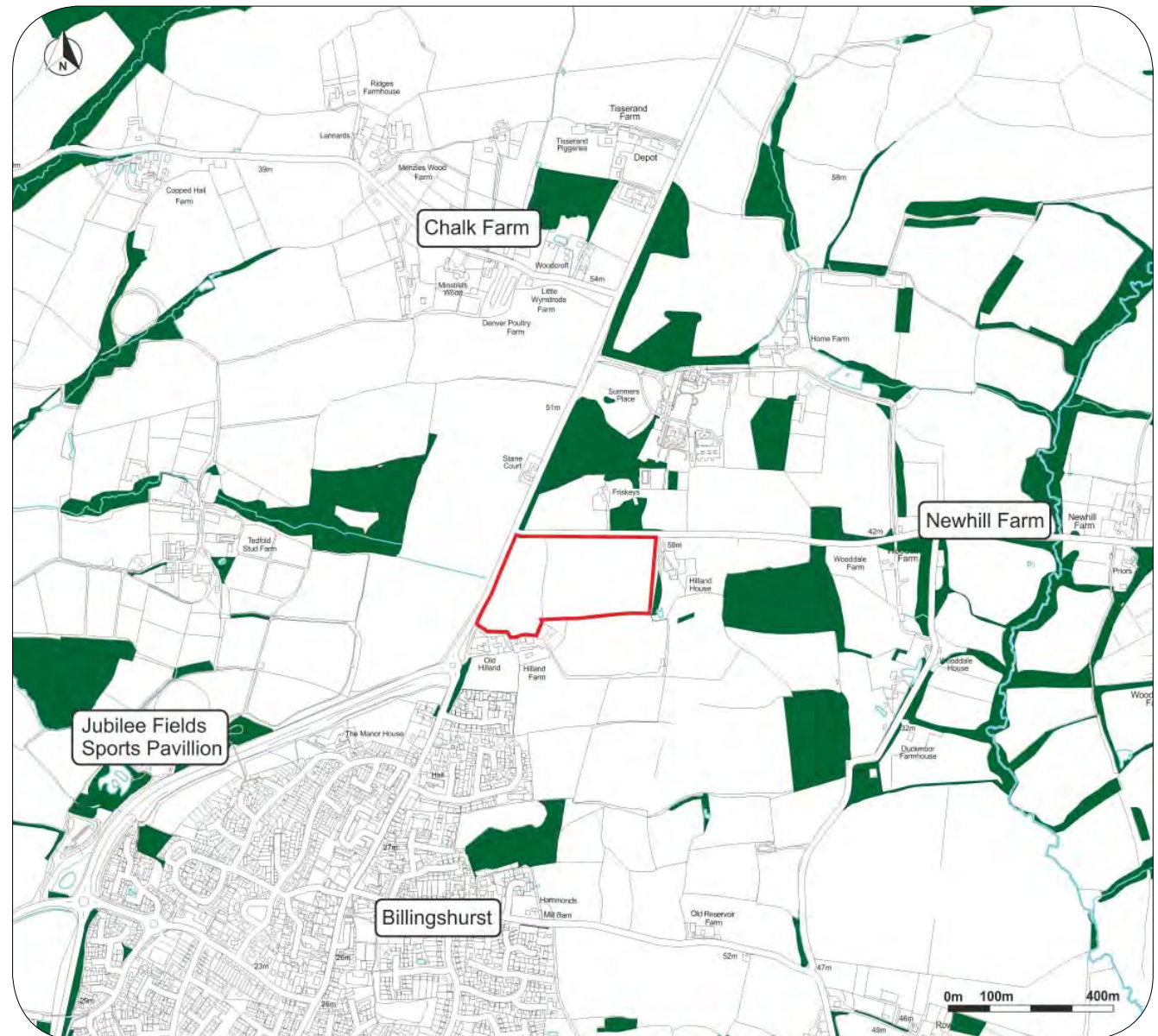


Figure 01 - Site Location

- 1.2.3 The site forms part of a rectangular piece of grazing land located to the north of the settlement boundary. It is defined by New Road to the north, a wire fence to the east and south and the A29 - Stane Street to the west.
- 1.2.4 The site lies within the jurisdiction of Horsham District Council (HDC).
- 1.2.5 For policy, Public Rights of Way (PRoWs) and services information, reference has been made to:
- <https://www.horsham.gov.uk/>;
 - <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/public-rights-of-way-imap/imap/>
 - <https://historicengland.org.uk/listing/the-list/>; and
 - <http://www.natureonthemap.naturalengland.org.uk>.

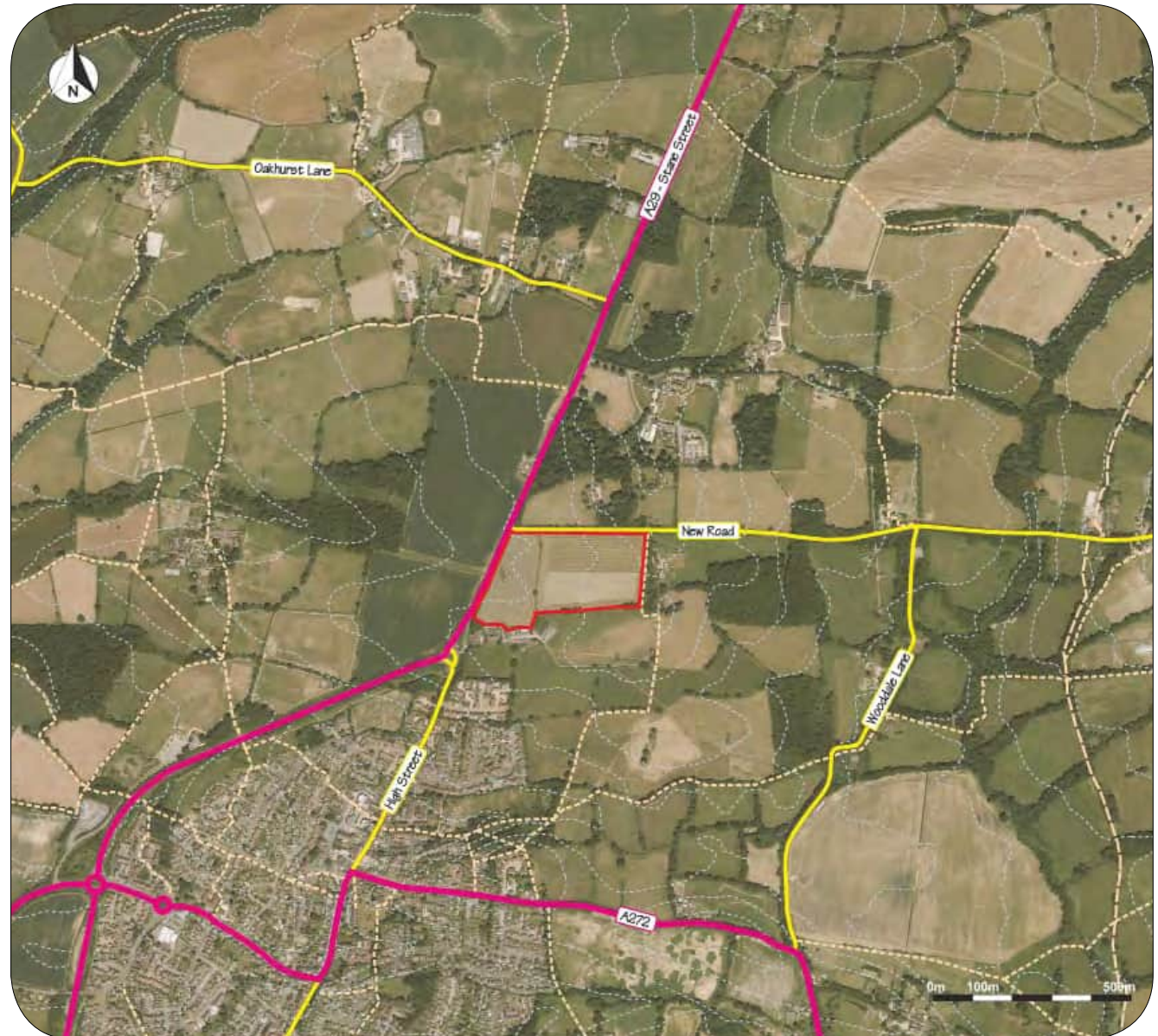


Figure 02 - Site Context Plan

1.3 Project Description

- 1.3.1 The primary objectives of this LVIA are to evaluate the existing landscape and assess how the proposals will affect its landscape character and visual amenity.
- 1.3.2 The indicative proposals are shown in Figures 03 and 21.
- 1.3.3 Detailed Hard and Soft Landscaping plans have been produced as part of the hybrid application and are submitted under separate cover - DLA.1751.L003.01.REVB and DLA.1751.L003.02.REVA
- 1.3.4 The proposals are for a Hybrid Application as follows;

Phase 1 - Full Application to include

- Upto 5000m² B1/B2/B8 uses (Units 1 - 13);
- New roundabout junction and site access; and
- Associated landscaping.

Phase 2 - Outline Application to include

- Petrol Filling Station
- Drive through restaurant (A3 use); and
- Upto 14,075m² B1/B2/B8 use.



Figure 03 - Illustrative Masterplan

1.4 Study Area

- 1.4.1 The study area and potential receptors have been derived using GIS Zone of Theoretical Visibility (ZTV) analysis. The ZTV has been prepared using a Digital Terrain Model (DTM) OS Terrain 50 data sets which provide an elevation accuracy of $\pm 4\text{m}$. A 10m high Transmitter was located within the centre of the site and the process run to provide a 'bare earth' scenario for the whole site.
- 1.4.2 The process was then repeated showing the centre of the site equivalent to the proposed development height to provide an indication of the range of potential receptors.
- 1.4.3 The ZTV in Figure 04 shows the map re-run with the adjacent housing and woodland also included (housing at 8m and woodland 10m). These heights were verified on site and considered an average representation.
- 1.4.4 The second stage of the desktop analysis has been to identify a series of potential representative receptors through study of initial site photographs, OS mapping and aerial photography.
- 1.4.5 Site visits were subsequently undertaken within the 'yellow' study area to determine and refine the visual envelope and to further assess the potential nature and magnitude of views within this area. The findings are included in Section 5.0.

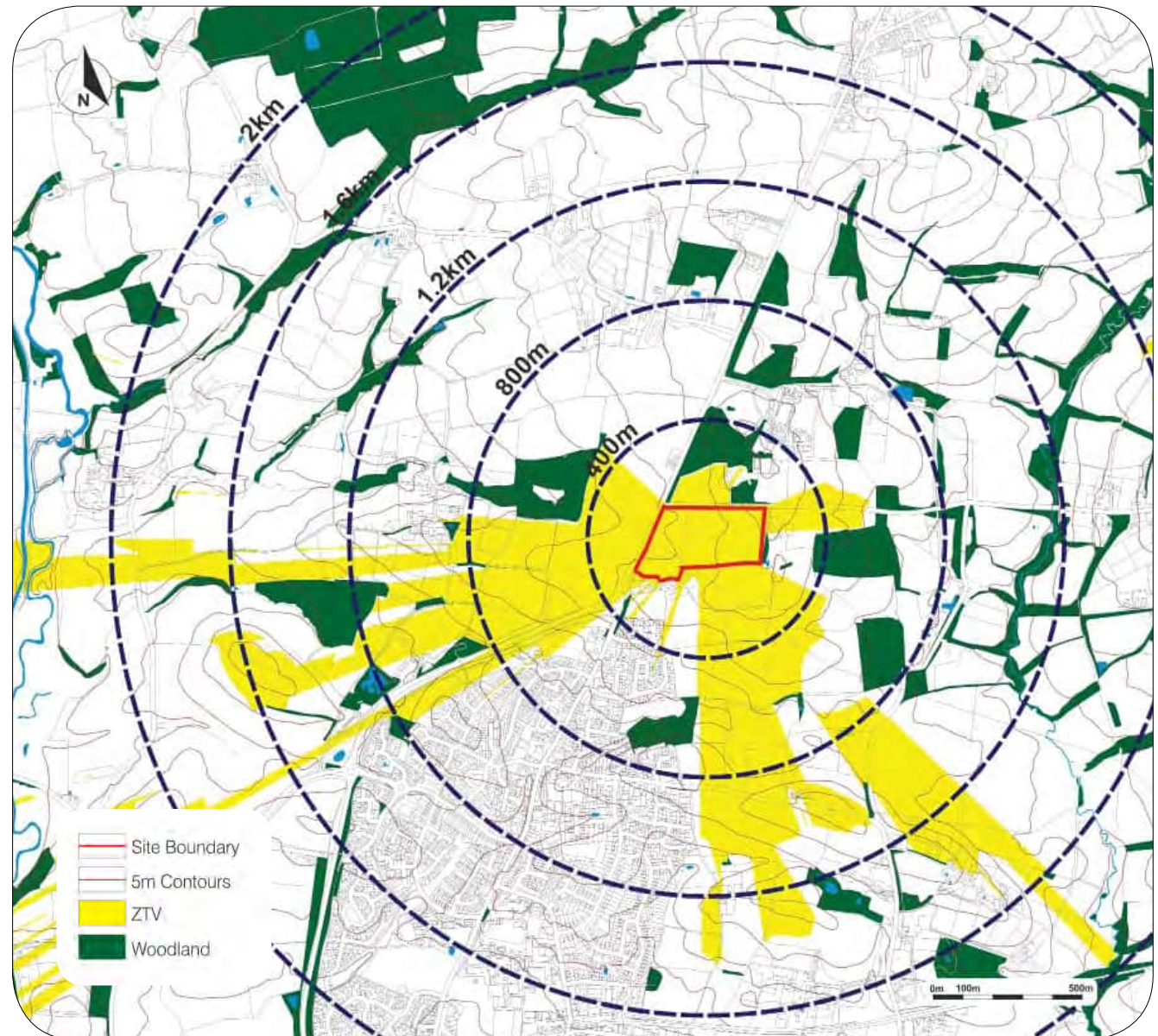


Figure 04 - Study Boundary

2 OVERVIEW

2.1 Scope

2.1.1 This assessment has been set out as follows:

Guidance & Policy

- A description of the methodologies and techniques applied throughout the assessment;
- Understanding of the relevant landscape related policies and guidance and their bearing on the proposals; and
- Identification of other resources used within the assessment.

Baseline

- 2.1.2 An assessment of the existing baseline through desktop analysis and site visits identifying significant landscape elements within the wider area including context, character and views into and out of the site from key vantage points;
- An assessment of key features within the site, including their **quality, value, sensitivity** and influence upon the site's character; and
 - Identification of the extent and range of potential receptors and views.

Predicted Effects

2.1.3 The GLVIA3 Statement of Clarification 1/13 Note 4 sets out that the consideration of significance of effects is not a requirement of non EIA Landscape and Visual Impact Appraisals. However it may be appropriate to consider mitigation of adverse effects identified in the course of the appraisal, without the need to assess the significance of those effects.

2.1.4 In assessing the visual impact from the different receptor groups, views have been predicted through a combination of site visits and cross section analysis. Where possible a photograph has been taken that represents a view from locations of the receptor groups. This however is limited to public views where access is freely available. The assessment of potential effects include:

- Description of the likely effects of the proposals on landscape elements/features; character; and views into and out of the site from the principal viewpoints.
- Mitigation measures that should be employed to avoid, reduce or remove significant adverse impacts; the residual effects that will remain; and measures that are being provided in compensation for effects that cannot be effectively removed or that will enhance the application site beyond its existing condition.

2.2 Methodology

2.2.1 While intrinsically linked, LVIA's are essentially separate procedures. It is often the case that an impact on one will give rise to or be related to an impact on the other. The assessment process relies on a combination of objective and subjective judgment through evaluating quantitative and qualitative data and it is fundamental to the creditability of the work, therefore a structured, consistent and recognised approach is used.

2.2.2 The assessment has been undertaken by fully qualified, trained and experienced landscape professionals using techniques and best practice guidance in accordance with the following guidelines:

- 'Guidelines for Landscape and Visual Impact Assessment' - Landscape Institute & the Institute of Environmental Management and Assessment, 2013 (Third edition);
- Landscape Character Assessment Guidance, (2002), Countryside Agency in conjunction with Scottish Natural Heritage;
- Photography and photomontage in landscape and visual impact assessment – Landscape Institute Advice Note 01/11; and
- An Approach to Landscape Character Assessment - Natural England October 2014.



- 2.2.3 A full methodology including assessment techniques and criteria are given in **Appendix A**.

Photographic Material

- 2.2.4 Photographs have been taken from within and around the site to demonstrate landscape features, the surrounding context and possible view receptors. These fall into three types:

Representative Viewpoints (RVP)

- 2.2.5 Chosen to provide a representation of the potential views from different types of receptors where significant effects are likely to differ.

Specific Viewpoints (SVP)

- 2.2.6 Specific key views that are often promoted or particular locations that have particular associations such as areas of landscape designations, recreation value or views with particular cultural or historical landscape associations.

- 2.2.7 The assessment identified that there were no Specific Viewpoints associated with the site or upon

the elevated ridgeline to the south and southwest.

Illustrative Viewpoints (IVP)

- 2.2.8 These have been included to illustrate a particular effect or issue that impacts upon the views or character, although not necessarily a viewpoint.

Other Technical Sources

- 2.2.9 As part of the application the following technical reports have been produced and referenced within this LVIA:
- Tree survey and AIA (Tim Pursey Arboricultural Consultant - October 2017 and August 2018);
 - Ecological Appraisal (All Ecology - November 2017 & July 2018);
 - Archaeology & Heritage Assessment (ACD Environmental - December 2017); and
 - Exterior Lighting Assessment (Desco September 2018)

2.3 Policy Context

- 2.3.1 This section has been structured to provide an overview of national, regional and local landscape policy considered relevant to the location and nature of the proposed development, and that has been considered as part of the landscape parameters.

- 2.3.2 Table 1 sets out all landscape policies which are specifically relevant to the redevelopment of the site. Relevant extracts from the regional and local

policies are available in **Appendix B** to the rear of this document.

- 2.3.3 A brief summary of the current policy context is outlined after the table.

Table 1 - Relevant Policy

Level	Policy
National Planning Policy Framework July 2018	Section 12 - Achieving well - designed places
	Section 15 – Conserving And Enhancing The Natural Environment
	Natural Environment NPPG: • Landscape Para 001 and 003 • Biodiversity, Ecosystems and Green Infrastructure paras 009, 015 and 019
Horsham District Planning Framework November 2015	Policy 1 - Sustainable Development
	Policy 2 - Strategic Development
	Policy 7 - Economic Growth.
	Policy 9 - Employment Development
	Policy 24 - Environmental Protection
	Policy 25 - District Character & The Natural Environment
	Policy 26 - Countryside Protection
	Policy 31 - Green Infrastructure & Biodiversity
	Policy 32 - The Quality of New Development
	Policy 33 - Development Principles
	Policy 34 - Heritage Assets & Managing Change within the Historic Environment

National

2.3.4 The National Planning Policy Framework (NPPF) 2018 provides the overall framework for planning policy in England and is inherent in the preparation of locally - based plans. The NPPF applies a presumption in favour of sustainable development based on three interdependent objectives. Each objective should be considered to provide opportunities to secure net gains against each.

- An economic objective – contributing to building a strong, responsive and competitive economy;
- A social objective – supporting strong, vibrant and healthy communities including well designed open spaces to reflect current and future needs; and
- An environmental objective – contributing to protecting and enhancing our natural, built and historic environment; the effective use of land and improve biodiversity.

2.3.5 The NPPF does not change the statutory status of the Development Plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved however policies and strategies of the NPPF should be a material consideration when determining applications.

Regional/Local

2.3.6 The Horsham District Planning Framework (HDPF) was adopted in November 2015 and replaced the

Horsham District Core Strategy, with the exception of the South Downs National Park.

2.3.7 The Framework sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs for the district.

2.4 Policy In Relation To The Site

2.4.1 The influence and inclusion of the identified policies within the design process have been summarised below.

NPPF Section 12 - Achieving Well Designed Places

2.4.2 Paragraph 127 outlines the importance of good architecture, layout and landscaping in creating visually attractive design. Layouts should positively respond and improve the local character and history of the built environment and landscape. The overriding policy sets out the need to establish a strong sense of place, through good urban design, creating places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

2.4.3 The Application Site has been assessed in accordance with the requirements of para 001 of the NE NPPG to 'inform, plan and manage change'. This assessment has been carried out using the latest guidance set out by Natural England.¹

2.4.4 High quality and inclusive design should be a primary consideration above visual appearance and

architectural design; however the proposals should reinforce and reflect local distinctiveness and avoid potential impacts upon sensitive or valued landscape features.

2.4.5 This report has been produced as part of a suite of technical documents to provide the level of information required to identify the potential impact of the development on the environment.

2.4.6 It is proposed that elements identified by the various consultants which positively contribute to the existing character, biodiversity, features and quality of the site and its surrounding areas have been used to develop the scheme and landscape strategy. These assessments will also be used to identify opportunities for enhancement and improvement in quality. The main aspects considered in the development of the landscape parameters are:

- Existing Landscape Features (HDPF Policy 31);
- Biodiversity (HDPF Policy 31);
- Visual amenity (HDPF Policy 25); and
- High Quality Design and layout (HDPF Policy 32);

2.4.7 Crime prevention and natural surveillance will also be considered with regard to 'Safer Places - The Planning System and Crime Prevention'.

2.4.8 The site's capacity to adapt to climate change has been considered. In terms of landscape layout this relates particularly to the use of Sustainable Urban Drainage Systems (SUDS).

¹ An Approach to Landscape Character Assessment – Oct 2014, Natural England.

NPPF Section 15 – Conserving and Enhancing the Natural Environment

- 2.4.9 The policy reflects the requirement to contribute to enhancing the local and natural environment and the protection of ‘valued’ landscapes. Para 171 set out that Plans should allocate land with the least environmental or amenity value where consistent with other policies within the NPPF.
- 2.4.10 Whilst it is easy to identify landscapes which have been afforded protection through statutory and non statutory designation and policy undesignated landscapes require careful consideration against this paragraph. These have been discussed in further detail in Chapter 4.
- 2.4.11 When determining planning applications the following principles for conservation and enhancement of biodiversity should be applied, these include:
- Refusal of development that causes significant harm that cannot be adequately mitigated and, as a last resort compensated;
 - Provide opportunities to incorporate biodiversity in and around the development; and
 - No loss or deterioration of irreplaceable habitats including ancient woodland and veteran trees, unless the development clearly outweighs the loss.
- 2.4.12 An arboricultural and ecological assessment have been carried out as part of the design process and have provided the primary constraints and

opportunities used to influence the layout strategy.

- 2.4.13 Paragraph 009 of the NE NPPG provides clarification of what is defined as ecological networks many of which are also considered key to the definition of the local character. Of particular relevance is identification of main landscape features that provide potential habitat corridors, the potential for enhancement or restoration and an audit of green space where new development is proposed. Para 019 outlines that to make a proposal sustainable sufficient green infrastructure² should be incorporated into the design.

- 2.4.14 This accords with HDPF Policy 31.

Supplementary Planning Guidance

- 2.4.15 The following document has been considered relevant to the landscape development and assessment of the site:
- Design Statement for the Parish of Billingshurst.

Other documentation

- 2.4.16 In addition to the adopted policy and site assessment the following document has also been used in preparation of a suitable landscape and development strategy:
- Horsham District Landscape Capacity Assessment April 2014

² NPPG Para 015 ‘Green infrastructure is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Green infrastructure includes parks, open spaces, playing fields, woodlands, street trees, allotments and private gardens’

3 LANDSCAPE BASELINE ASSESSMENT

3.1 Statutory & Non Statutory Designations

Landscape

- 3.1.1 There are no national, regional or locally designated landscapes or features within or immediately adjoining the site.
- 3.1.2 There are no local landscape designations or protected features within or adjacent to the site.
- 3.1.3 The quality and condition of landscape features within the site are discussed in Section 4.4.

Ecology

- 3.1.4 There are no statutory or non-statutory designated sites within 1 km of the site.
- 3.1.5 The site is covered by a Biodiversity Opportunity Area (BOA) within the Horsham District Green Infrastructure Strategy³ which affords opportunities to deliver, protect, improve and enhance the wider Green Infrastructure network.

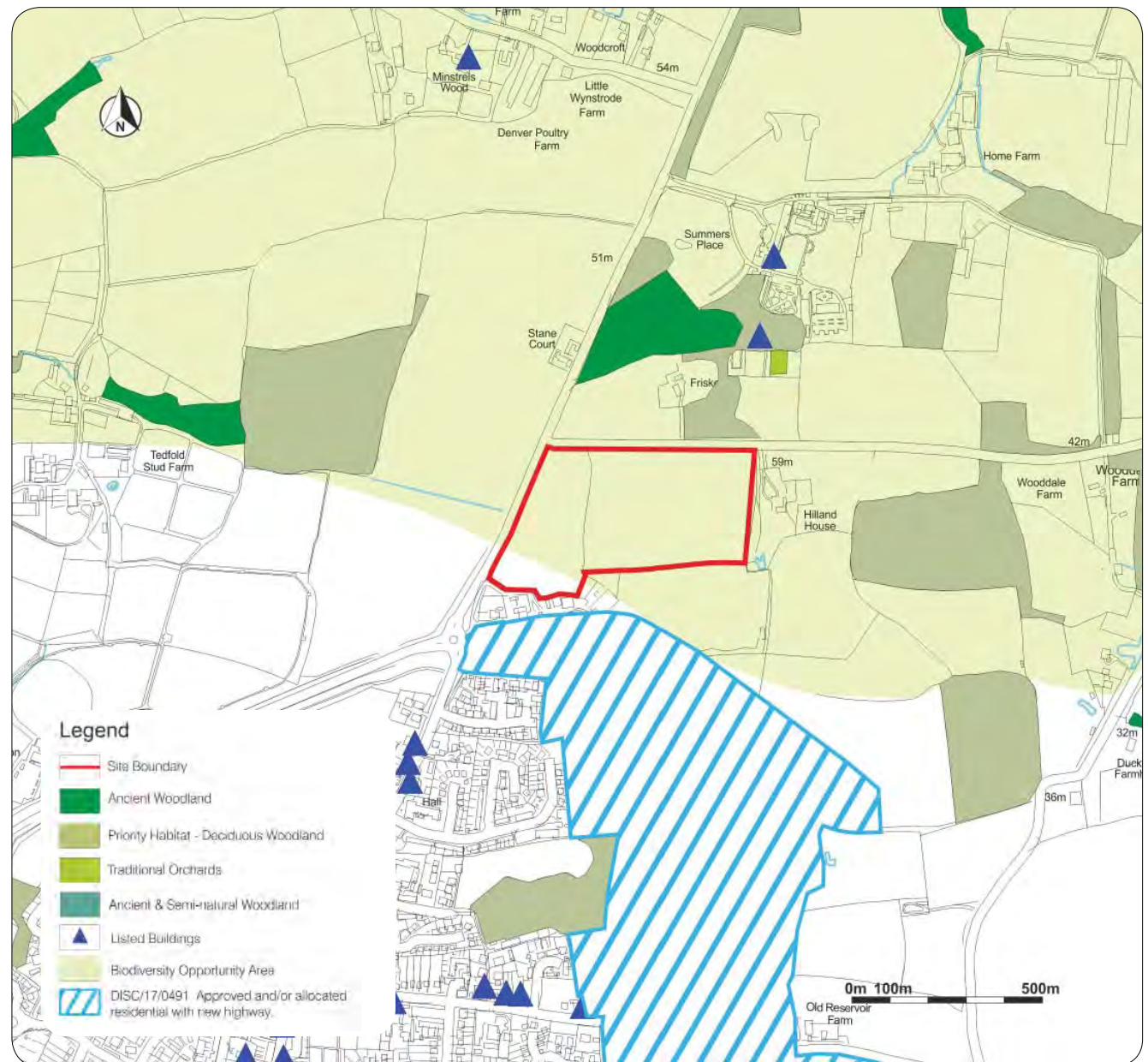


Figure 05 - Policy & Designations

³ https://www.horsham.gov.uk/__data/assets/pdf_file/0007/50956/CD_EN_03_Green-Infrastructure-Study.pdf

Cultural and Historical

- 3.1.6 There are no cultural or historical designations within or adjacent to the site.
- 3.1.7 The nearest heritage asset is Summers Place, a Grade II Listed country house and an associated building within its grounds. These are located approximately 300m & 192m north respectively and set amongst a wooded landscape.

3.2 Access

Roads

- 3.2.1 The principal route through the area is the A29 - Stane Street, a 90km long Roman Road originally linking London to Chichester. The road now forms a direct route between the village of Pullborough (9km SW) and Clemsfold (7.6km NE). Stane Street runs along the entirety of the site's western boundary.
- 3.2.2 To the southwest of the site, Stane Street acts as a bypass around Billingshurst, before rejoining the original route immediately south of the town. The original route of Stane Street is now formed by the High Street within Billingshurst.
- 3.2.3 New Road runs along the northern boundary of the site and connects to Stane Street in the northwestern corner. New Road is a small local lane providing access to a number of farmsteads and residential properties in the landscape to the east.



Figure 06 - Access

Public Rights of Way

3.2.4 For the purposes of this assessment only the Public Rights of Way (PROW) which have been identified within the Visual Envelope (VE) have been assessed. The footpath numbers have been taken from the West Sussex County Website⁴.

- Public Footpath 1942 - This footpath runs along the inside of the site's eastern boundary from New Road and continues south towards the Allotments within Billingshurst, approximately 500m south of the site;
- Public Footpath 1941 - Runs in an easterly direction from the Allotments towards Wooddale Lane, terminating approximately 625m southeast of the site;
- Public Footpath 1335 - This footpath connects Billingshurst to the Jubilee Sports Fields via a pedestrian footbridge over the A29, approximately 650m southwest of the site.
- Public Footpath 1338 lies approximately 655m west of the site and runs in a north to south direction, from the grounds of Billingshurst Football Club in the south, past Tedfold Cottage Farm to the juncture of Bridleway 1333, 825m northwest of the site;
- Bridleway 1333 runs in a east x west direction across the landscape to the west before heading north at the junction with Footpath 1331 and Minstrels Wood, terminating at Okehurst Lane, 665m north of the site; and
- Public Footpath 1331 is a short route heading south from the junction with Bridleway 1333 before turning east and terminating as it meets Stane Street, 350m north of the site.

⁴ <https://www.westsussex.gov.uk/land-waste-and-housing/public-paths-and-the-countryside/public-rights-of-way/public-rights-of-way-imap/imap/>

3.3 Landscape Character

- 3.3.1 Landscape character is defined as the distinct pattern or combination of elements that occur consistently in a particular landscape to make it different and unique from one place to another. It is how we perceive the interaction of a number of aspects recognised as the earth sciences, historical and cultural influences, biodiversity, visual and sensory qualities, which all combine to create local distinctiveness and a sense of place. Landscape Character Assessment (LCA) can be undertaken at a number of scales from national level through to local or site level.
- 3.3.2 A desk study revealed that the following Character Assessments (Figure 07) were applicable to the Application Site and its context:

Table 2 - Landscape Character Assessments

Assessment	Character Area/Type	Date
National		
National Character Area (NCA)	121 - Low Weald (NE450)	2013
Regional		
West Sussex LCA	LW6 - Central Low Weald	2003
Local		
Horsham District Council LCA	G3 - Slinfold & Five Oaks Wooded Farmlands	2003

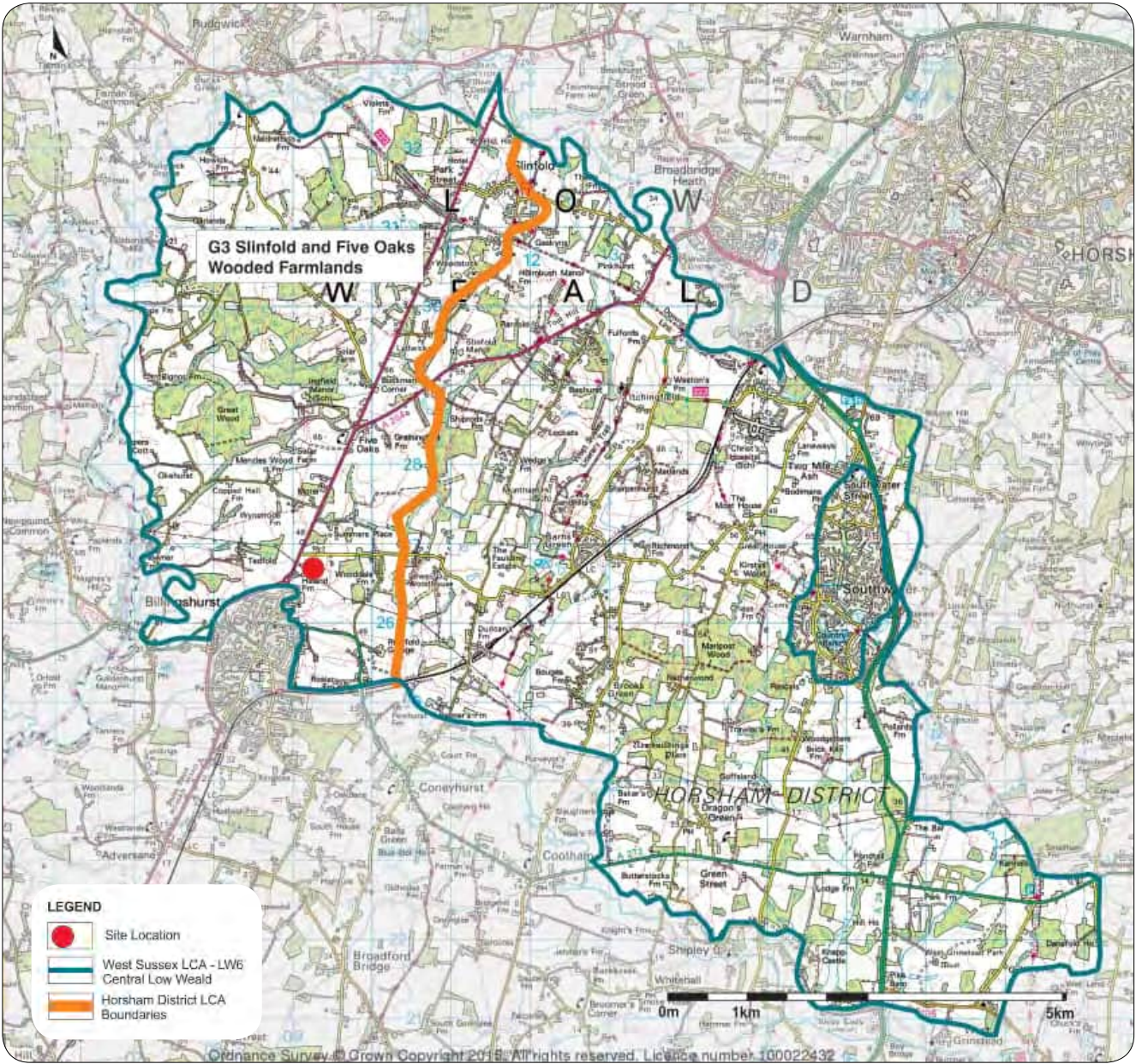


Figure 07 - Landscape Character Assessments

3.3.3 The following descriptions provide an outline of the extent and wider influences that have determined the extents of the Landscape Character Assessments. The identified defining characteristics are discussed in further detail in the narrative that follows. Extracts of the following are contained within **Appendix C.**

National

NCA: 121 - Low Weald

3.3.4 The NCA stretches around the High Weald to the north, west and south. It is a low lying clay vale and is dominated by agricultural and horticultural land. The NCA contains a lot of streams and woodlands.

3.3.5 Whilst the NCA does not give a sensitivity it is considered that the quality of rurality and key features are notably influenced by the site's proximity to the village of Billingshurst and the busy A29 running alongside the western boundary.

3.3.6 The LVIA has identified that the Application Site has a limited contribution to the Key characteristics of the NCA.

3.3.7 The sensitivity of the LCA in this location and with the influence of the surrounding context is considered Moderate when judged against Table 8 of the Methodology (**Appendix A**).

3.3.8 The NCA sets out the following Statements of Environmental Opportunity (SEO) which are considered in part relevant to the site and type of development and have been incorporated in to the landscape strategy (see Table 7 in Chapter 6).

- SEO 1: Protect, manage and significantly enhance the area's intricate and characteristic mix of semi-natural ancient woodlands, gill woodland, shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access for health and wellbeing and reinforce sense of local identity; and
- Additional Opportunity 1: Plan for the creation of high-quality blue and green space and green corridors to provide a framework for new and existing development in urban areas and along major transport routes for the enjoyment and wellbeing of communities and to enhance biodiversity.

Regional

West Sussex LCA: LW6 - Central Low Weald

3.3.9 The West Sussex LCA was carried out in 2003 and split the county into 42 distinct areas, providing land management guidelines for each character area.

3.3.10 LW6 is central to the county and stretches from Slinfold in the northwest to West Grinstead to the southeast.

3.3.11 The assessment sets out the following:

- Key Characteristics;
- Change - Key Issues;
- Landscape & Visual Sensitivities; and
- Land Management Guidelines.

Key Characteristics

3.3.12 The key characteristics are identified in Table 3. A narrative of how these relate to the Application Site's contextual setting is also discussed.

Change - Key Issues

3.3.13 The condition of hedgerows forms a key issue within the character area due to the lack of management leading to fragmentation. Other key issues include increased traffic, road improvements along the A29 and suburban development around Southwater and Billingshurst.

Landscape & Visual Sensitivities

3.3.14 While the LCA does not give a specific sensitivity of the landscape, it specifies a number of qualities that can affect it, such as loss of woodland, unsympathetic urban development and loss of tranquillity.

Land Management Guidelines

3.3.15 The LCA also provides guidance of how the land should be managed. The following points are considered relevant to the site (See Appendix C for full extract).

- Maintain and restore hedgerows and shaws. Link hedgerows through new planting and aim for good linkage via trees, woodland and hedgerows across land parcels.
- Conserve and reinstate small scale hedgerow cover

and pasture wherever possible.

- Create new woodlands, linking in with existing field boundaries to extend and link existing woodland areas.
- Encourage landscape enhancements to existing village edges and road approaches.
- Increase tree cover to enhance village approaches and fringes.
- Consider the cumulative impact on landscape character of small developments and land use change. Avoid the introduction of suburban styles and materials.
- Conserve and enhance rights of way network.

Local

Horsham District Council LCA: G3 - Slinfold & Five Oaks Wooded Farmlands

- 3.3.16 A district-wide assessment of landscape character within Horsham, identifying the need to conserve and enhance the distinctive character of the district. This document was also used as part of the evidence base for the HDPF.
- 3.3.17 LCT G3 is generally dominated by woodlands enclosing small irregular pastures. Small streams create gentle undulations within the largely rural landscape, although the A29 corridor creates some suburban influences. The key characteristics are discussed in Table 3.

3.3.18 The assessment also identifies visual intrusion along the A29 corridor as a key issue and large scale housing/commercial development as a key sensitivity.

3.3.19 Full details of the various LCAs can be found in **Appendix C**.

Horsham District Landscape Capacity Assessment - April 2014

3.3.20 This document has been produced to help guide development within the district due to the overall lack of Brownfield sites and high level of landscape protection (AONB, National Park etc) within the area.

3.3.21 The assessment splits the district into seven broad geographic zones based on existing settlements. Each zone was then analysed for potential capacity based on a combination of landscape character sensitivity and visual sensitivity.

3.3.22 The assessment identified the site as lying within Landscape Character Area 50 - Land North of Billingshurst, which was considered to have a **low/moderate** landscape capacity for large scale employment development, on the principle that characteristic views are maintained and development on the ridgeline was avoided. (See **Appendix C**)

Table 3 - Landscape Character & The Application Site

NCA 121 - Low Weald	West Sussex LCA - LW6 Central Low Weald	Horsham LCA - G3 Slinfold & Five Oaks Wooded Farmlands	Extent of Representation Within The Site	Narrative in Relation to the Site
Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.	Gently undulating landform	Gently undulating wooded landscape	Moderate	The site slopes gently towards the northwestern corner and affords views towards the landscape to the west, however views north and east are restricted by the wooded landscape.
The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.			None	The site and the immediate surroundings do not contain remnants of materials for industries, or pits, lime kilns and quarries.
A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.	Some larger arable fields Local concentrations of horse grazed paddocks and golf course development	Small hedged pastures. Some larger arable fields	Moderate	Both fields within the site are currently used as pasture and are medium sized and fairly regular in shape. The western, northern and eastern boundaries are defined by a mature native hedgerow and a small ditch separates the two fields. The site and its immediate surroundings have no association with grazed paddocks or golf course development.
Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.	Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows.		Moderate	Hedgerows form a notable boundary feature to the site, helping to enclose the medium sized pastoral fields. There are no hedgerows within the site. Hilland Farm forms an historic farmstead to the south, however this is accessed off the A29, rather than a winding lane.
Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.	Many scattered, traditional Wealden farmsteads and cottages and a few linear villages	Historic farmsteads dispersed along winding lanes	Low	Billingshurst to the south forms a village that has grown around the A29, with a number of smaller linear settlements found in the landscape to the north. The northern edge of the town can be glimpsed in views from the site.
Frequent north-south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.	Crossed by major transport links north south, both road and rail Green lanes and droveways	Largely rural character, although busy A29/A272 road corridors in the west, together with some aircraft noise	Moderate (Negative Attribute)	The A29 runs in a north-south direction adjacent to the site's western boundary and forms a notable audible detractor. Large vehicles can also be glimpsed over the boundary hedgerow, with the pylon and associated cables helping to reduce the overall rurality of the site.

NCA 121 - Low Weald	West Sussex LCA - LW6 Central Low Weald	Horsham LCA - G3 Slinfold & Five Oaks Wooded Farmlands	Extent of Representation Within The Site	Narrative in Relation to the Site
Small areas of heathland particularly associated with commons such as Ditchling and Chailey. Also significant historic houses often in parkland or other designed landscapes.	Some large country houses and parkland		None	The site and the immediate surroundings are not associated with areas of heathland or designated landscapes.
The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.	Dense cover of ancient broadleaved woodlands and conifer plantations	Extensive coppice woodland in small and large irregularly shaped blocks Glimpsed views across the Arun Valley from hedgerow gaps	Low	The site itself does not contain any woodland cover, however woodlands form a prominent feature within the surrounding landscape, with an Ancient Woodland lying approximately 100m north. Deciduous and semi-ancient woodland can also be found to the north and east of the site.
Many small rivers, streams and watercourses with associated watermeadows and wet woodland.	Small stream valleys draining to the Adur and the Arun	Many small streams draining to the Adur	Low	The ditch running north-south through the site is the only hydrological feature within or adjacent to the site, however this has been identified as a dry drainage ditch with no connectivity to the wider hydrological network.
Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.			None	A small pond lies adjacent to the southeastern corner of the site, however this appears to have been formed as a landscape feature rather than as a result of quarrying. There are no further pond features within or near to the site.
Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.		Local vernacular of timber framing, weatherboarding, brick and tile hanging	None	There is currently no built form on the site, however Hilland Farm and Old Hilland lie immediately south and contain elements of the local vernacular of materials and construction techniques.

3.4 Historic Landscape

3.4.1 The following Historic Landscape Characterisation (HLC) information was provided by West Sussex County Council⁵ and provides further background as to how the landscape has developed and the potential sensitivities that development could have on this resource.

3.4.2 The assessment categorised the site based as follows on extensive research and analysis:

- Fieldsapes - a landscape dominated by fields created by either the enclosure of parcels of land or by clearance of woodland and waste. This 'Broad Type' makes up approximately 58% of the county.
- Informal Fieldsapes - A sub-type within the Fieldsape category which indicates a piecemeal or semi-formal system of enclosure, often the result of field reorganisation from the medieval period onwards.
- Regular Piecemeal Enclosure & Post Medieval - This is dominated by field enclosure (73%), where fields were created as part of formal enclosure of open fields, commons and heaths. There appears to be a considerable amount of field reorganisation during this period continuing from the early post-medieval and it appears to occur across Sussex.

3.4.3 Historic sensitivity of the field boundaries is unknown, however the 1876 OS Mapping shows that

the field boundaries are consistent with the current layout. The external boundaries are currently formed by hedgerows, but it is not clear on the mapping whether the internal ditch and field boundaries were ever defined by hedgerows.



Figure 08 - 1876 OS Map

⁵ http://archaeologydataservice.ac.uk/archives/view/sussex_hlc_2014/downloads.cfm

4 LANDSCAPE CHARACTERISTICS OF THE WIDER CONTEXT AND APPLICATION SITE

4.1 Geology and Topography

Wider Context

4.1.1 The wider topography is generally gently undulating, as the adjacent plan indicates the site lies on a localised plateau with slopes gradually falling to the east and west towards the Rivers Adur and Arun respectively.

4.1.2 Five Oaks to the north forms the highest point within the surrounding landscape at approximately 70m AOD, 1.7km northeast. The topography drops to around 9m AOD along the River Arun corridor, approximately 2.8km southwest of the site.

Site Assessment

4.1.3 The levels within the site remain consistent with the wider gently undulating landscape.

4.1.4 There is a gradual fall from the eastern and southwestern sections of the site towards the northwestern corner. The highest point is approximately 58.64m AOD within the northeastern corner and the lowest is 45.40m AOD within the northwestern corner. The southwestern extent of the site lies at around 47m AOD - see figure 13.

4.1.5 An existing dry ditch forms a shallow indentation

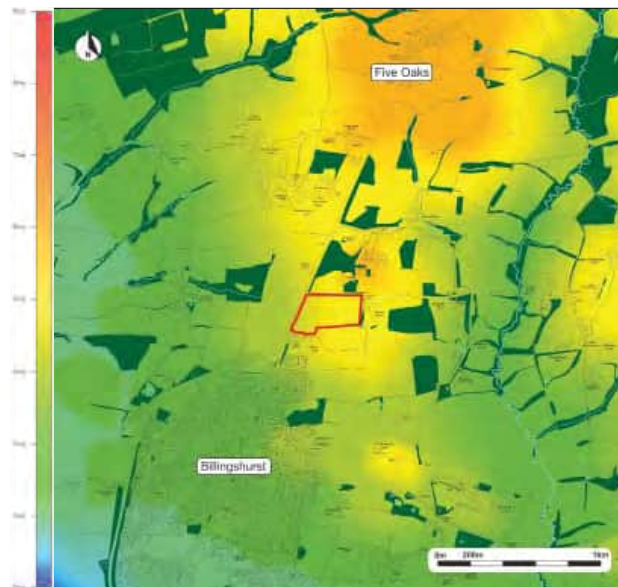


Figure 09 - Topography



Figure 10 - ALC

north to south across the western extent of the site at approximately 45.5-46.5m AOD .

4.2 Agricultural Land Classification

4.2.1 The Agricultural Land Classification⁶ (ALC) confirmed that the site lies within an area of Grade 3 (Good to moderate quality agricultural land), which equates to approximately 50% of the agricultural land in England and Wales. It is therefore not considered a significant, unique or rare feature.

4.3 Hydrology

Wider Context

4.3.1 Due to the wider landscape's gently undulating nature, hydrological features within the context of the site are limited to small streams following the landform.

4.3.2 The River Arun runs in a north x south direction approximately 2km to the west of the site and is fed by a number of small streams from the surrounding landscape, whereas the River Adur runs in a north x south direction approximately 1km to the east.

Site Assessment

4.3.3 Small streams and ponds are located within close proximity of the site. As the watercourses move inland from the two rivers they become more sporadic.

⁶ <http://www.geostore.com/environment-agency/webStore?xml=environmentagency/xml/ogcDataDownload.xml>

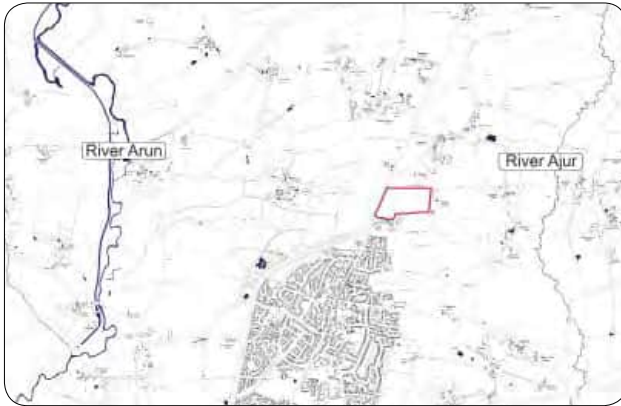


Figure 11 - Hydrology

4.3.4 The Environment Agency Flood Map (<http://maps.environment-agency.gov.uk/>) shows the proposed site as located entirely within Flood Zone 1, which is land at the lowest risk of fluvial flooding.

4.3.5 The Flood Risk and drainage Appraisal Technical Note 2 has identified small localised areas that are susceptible to surface water flooding. These typically follow the routes of existing drainage ditches.

4.4 Landcover/Landuse

4.4.1 The land to the south of the site has been allocated as an urban extension area for Billingshurst. There are several applications currently in the planning system which, once built, will materially alter the settlement boundary and character.

4.4.2 For the purposes of this section the assessment has looked at:

- Agricultural Patterns & Landuse; and
- Site Features - Field Boundaries, trees and other key features;

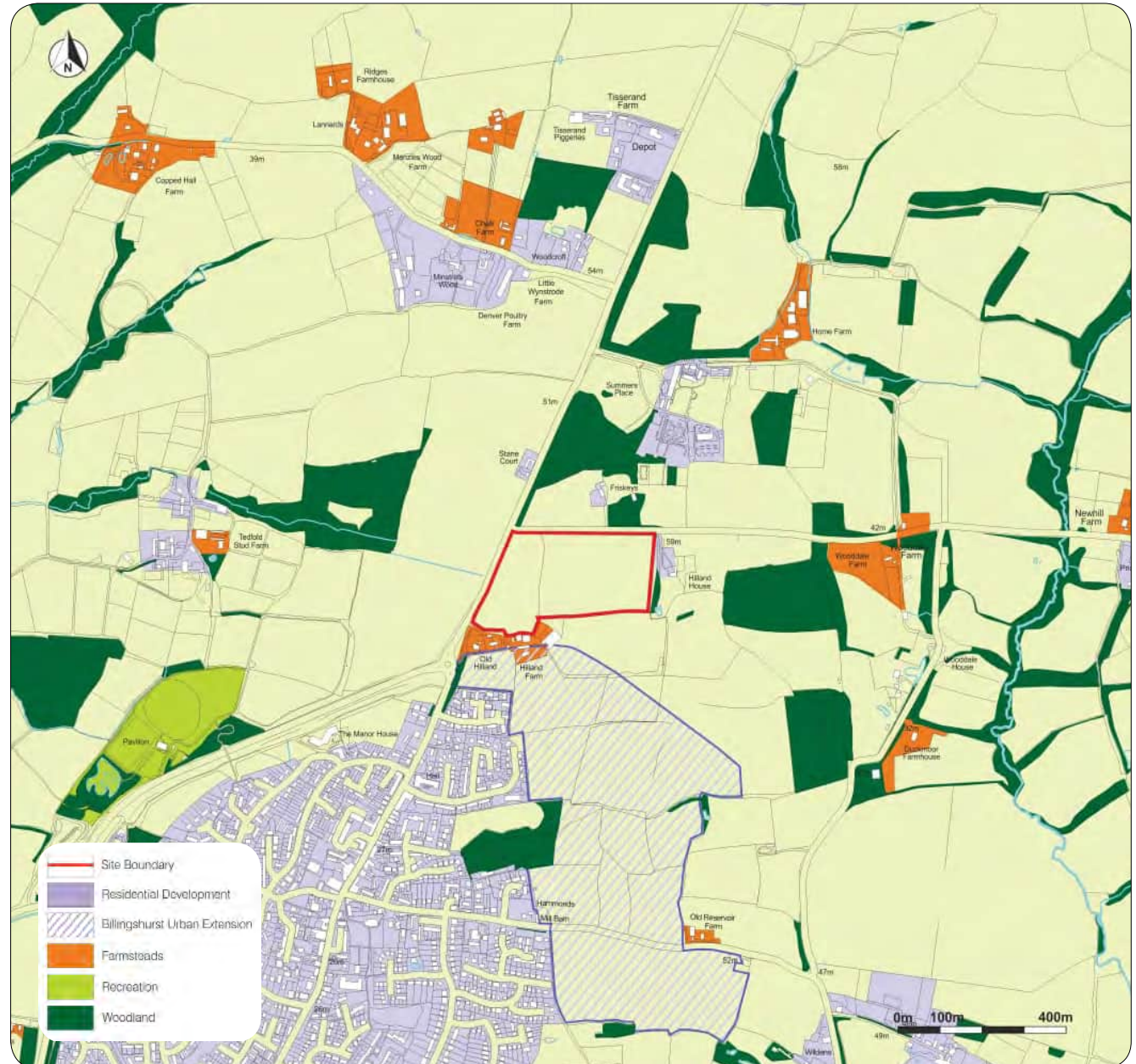


Figure 12 - Landcover/Landuse

Agricultural Patterns & Landuse – Wider Context

- 4.4.3 The agricultural patterns found within the surrounding landscape are a combination of small pastures and occasional larger arable fields. Boundaries are generally made up of woodlands, shaws and hedgerows.
- 4.4.4 A number of coppiced woodland areas are interspersed within the wider context, which tend to be large and irregularly shaped.
- 4.4.5 Large historic farmsteads are common across the landscape which are accessed via long winding lanes. Occasional large country houses and associated parkland are also interspersed across the area.

Agricultural Patterns & Landuse – Site Assessment

- 4.4.6 The site is split into two pasture fields by a small ditch that runs in a north x south direction in the western half of the site. The site comprises improved grassland and is currently grazed by sheep. It is bordered to the east by a species rich native hedgerow and mature treebelt/woodland, in keeping with the LCA characteristics.

Site Features

- 4.4.7 The site is identifiable within the local envelope by a large pylon situated adjacent to the western boundary with electrical cables running southeast across the site.

- 4.4.8 Two Category B Oak trees (T1 & T2) lie adjacent to the ditch running through the site. These have been identified as having some dieback within the crown.
- 4.4.9 The ditch contains species of soft rush, goat willow, common nettle, broad leaved dock and bramble.
- 4.4.10 The northern and western boundary is defined by a short cropped species rich hedgerow which contains field maple, hawthorn, black thorn, spindle, oak and dog-rose (G11). The hedgerow currently stands at approximately 1.5 - 2m in height.

- 4.4.11 The eastern boundary is defined by a 2m high native species rich hedgerow which includes Blackthorn, Holly and Hawthorn. Behind this hedgerow lies a group (G10) of mature Turkey Oaks that stand at over 20m high, however these are outside of the site.
- 4.4.12 The entirety of the southern boundary is defined by a 1.0m high wire fence, separating the site from additional pasture fields to the southeast and Hilland Farm to the southwest. A number of trees can be found along the southern boundary, varying in height from 9m to 15m and made up of Oak, Holly and Hybrid Poplar in the southwestern corner (T7, T8, G5 and G6).

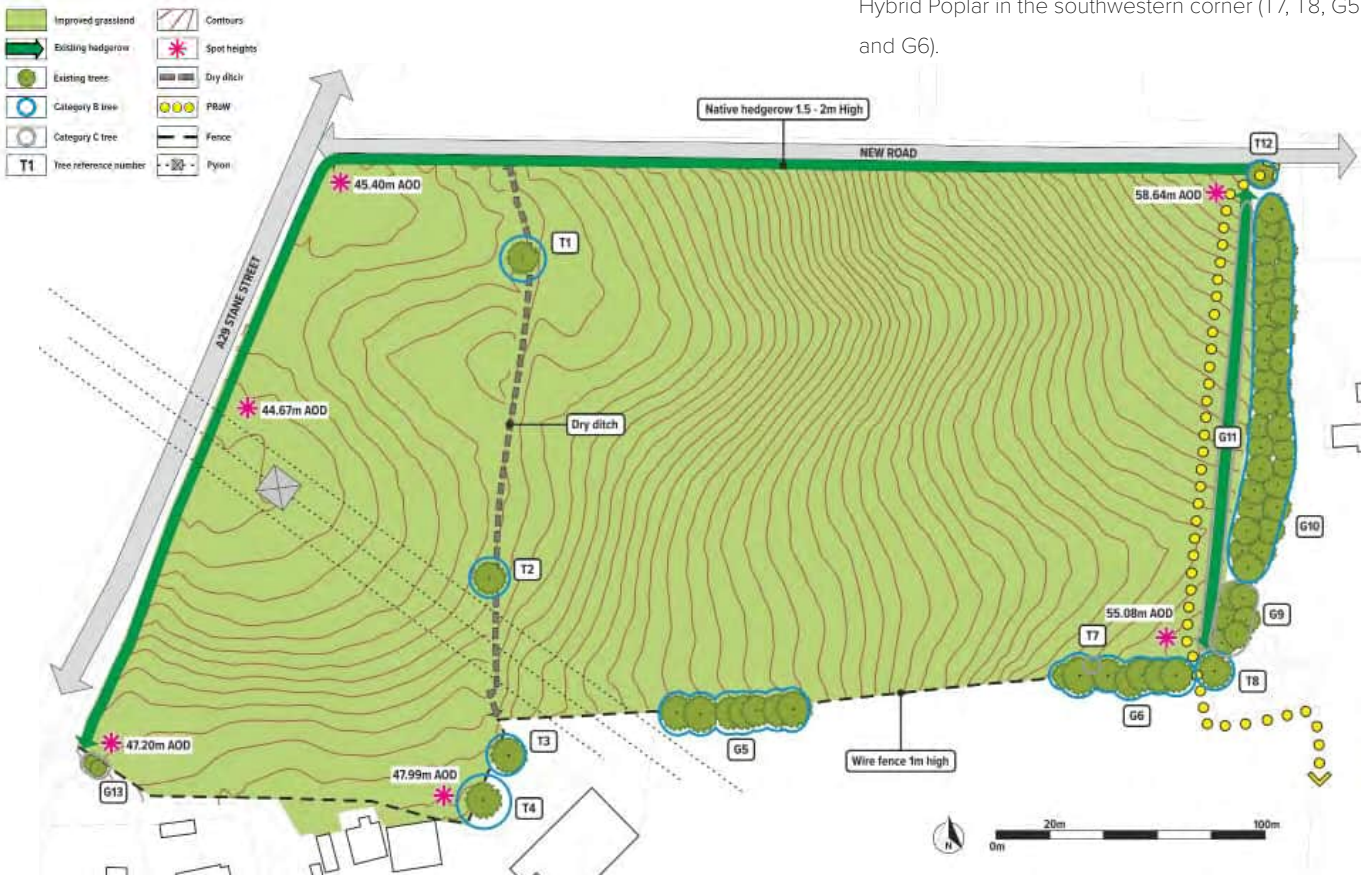


Figure 13 - Site Features

4.5 Aesthetics and Perceptual

Aesthetics and Perceptual – Wider Context

- 4.5.1 The surrounding landscape is generally rural and tranquil in character with the transport routes through the area forming occasional audible detractors.
- 4.5.2 The gently undulating nature of the topography allows for an open feel, which is truncated in parts by large blocks of woodland.
- 4.5.3 The contrast between the pastoral fields and woodland blocks creates a simple palette which is interspersed with occasional large farmsteads and historic linear villages.

Aesthetics and Perceptual – Site Assessment

- 4.5.4 The aesthetics and perceptual nature of the site is heavily influenced by the gently sloping topography which affords wide views from the elevated eastern extent towards the landscape to the west.
- 4.5.5 The rural nature of the site is heavily reduced by the northern fringe of Billingshurst immediately south, the large pylon situated towards the western boundary and the busy A29 running adjacent to the western boundary.
- 4.5.6 The site lies on the southern tip of both County and District LCAs which heavily reduces the site's contribution to a number of the key aesthetic and perceptual influences of the wider context.



Hedgerow along western boundary and pylon



Hedgerow along northern boundary



Post & rail fencing along southern boundary with Hilland Farm Cottages



Site's eastern boundary



View into site from northeastern corner (PRoW 1942)



View north from southeastern corner (PRoW 1942)



View into site from northwestern corner at New Road junction with the A29



Ditch through centre of site



Hedgerow along site's western boundary adjacent to the A29



Category B Oak Tree (T1) in centre of site

4.6 Landscape Value

4.6.1 Landscape Value relates to a series of elements that are considered to influence and contribute to the perceived character of the Application Site. Paragraph 170 (a) of the NPPF sets out the emphasis the planning system should have on 'protecting and enhancing valued landscapes'. Whilst it is easy to identify landscapes which have been afforded protection through statutory and non statutory designation and policy, undesignated landscapes require careful consideration against this paragraph.

4.6.2 The GLVIA3 discusses this technical issue and provides a list of potential criteria that could form part of the consideration of the value of undesignated landscapes (see Box 5.1 of the GLVIA3 - page 84). The criteria in Table 4 have been drawn from this table, desk top research and site visits.

4.6.3 Whilst the table provides only guidance, a robust landscape and visual appraisal and professional judgement has been used to identify the key elements that contribute to the value of the site.

4.6.4 Another consideration of landscape 'Value' has derived from ongoing appeal judgements. The current clarification on value has been derived from the Mr Justice Ouseley's High Court judgement on the Stroud DC v Gladman (reference CO/4082/2014) which concluded that *"to be valued would require the site to show some demonstrable physical attribute rather than just popularity"*.

4.6.5 This list below is considered to assess the *"demonstrable physical attributes"* that are relative to the Application Site and scale of development.

4.6.6 The criteria for each is set out **Appendix A**.

4.6.7 Overall the site is considered to be of **low** value due to lack of high quality features and the suburban

influences in and around the site.

4.6.8 There is significant opportunity to positively improve the landscape value of the Application Site through improved landscape features, condition and connectivity of these features and the recreational value.

Table 4 - Landscape Value

Criteria	Summary	Importance	Value
Quality, condition and intactness of both individual features and overall Landscape Condition	There are two Category B Oak trees running along the route of the ditch towards the centre of the site, however the northern most tree has been identified as having significant die-back. A native hedgerow forms the western, northern and eastern boundaries and a number of trees can be found along the site's southern boundary. The remainder of the site comprises two large pastoral fields which are not considered to be high in value or condition.	Local	Low
Scenic quality and appeal to the receptors senses, including perceptual aspects such as tranquility	Views within the site are directed towards the landscape to the west which is largely rural in character with the South Downs National Park visible in background. The location on the northern tip of Billingshurst, the adjacent busy A29 to the west and the large pylon within the site heavily reduce the rurality of the site.	Local	Moderate
Uniqueness, rarity and contribution to key local features, including any designations	The site does not contain any features considered to be rare or unique within the surrounding landscape. There are no landscape designations on or adjacent to the site.	District	Low
Cultural or historical associations and designations;	There are no cultural or historical associations on site.	N/A	N/A
Recreational use of the landscape.	Public Footpath 1942 runs along the inside of the eastern boundary, connecting the site to the wider landscape to the south and to the centre of Billingshurst. The visual amenity of this footpath is maintained. Site visits concluded that this footpath does not appear to be well used and will pass through the proposed urban extension. There is no further public access to the site.	Local	Moderate / Low

4.7 Sensitivity of Landscape Receptors

4.7.1 The GLVIA identifies sensitivity as a combination of the 'susceptibility of the receptor to a specific type of change or development' and the **'value related to that receptor'**.

4.7.2 The susceptibility to change relates to the ability of the Application Site to **'accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategy'**.

4.7.3 Potential landscape receptors have been identified within the various LCAs as well as site visits and technical assessments.

4.7.4 The sensitivity of visual receptors has been discussed in Visual Analysis (Section 5). The factors that are considered to contribute to the landscape sensitivity are set out in Table 5.

4.7.5 The sensitivity analysis has indicated that there are three distinct areas of differing sensitivity. The eastern boundary (High), the western A29 approach (Moderate) and the central site (Low).

4.7.6 The eastern section of the site has associated views towards the church and opportunities for views towards the AONB which are considered key constraints and highly susceptible to development. It is therefore recommended that this area is kept clear of development and views are accommodated within the development strategy.

Table 5 - Landscape Sensitivity

Criteria	Summary	Importance	Sensitivity
Landscape Features (Trees, hedgerows and ditch)	As described within site features, the overall quality of the site is considered to be low. The site as a whole would benefit from management to improve the current baseline and ensure longevity, which can be achieved through a landscape strategy.	Local	Low
Scenic quality and perception of the site on the approach to the village	The scenic quality of the site is heavily reduced by the busy A29 running along the western boundary and the large pylon situated in the western section, with cables running across the site. Visually, the site is influenced by the northern fringe of Billingshurst abutting the southern boundary, identifiable in views from Footpath 1942 as it runs along the site's eastern boundary. The gateway to the village was also identified within the West Sussex LCA as an opportunity for improvement through 'Land Management Guidelines'.	Local	Moderate
Views towards the South Downs National Park	The footpath running along the side of the inside of the eastern boundary affords open views towards the South Downs, which will be retained as part of the landscape strategy.	Local	Moderate
Views towards St Marys church from Footpath 1942	The footpath is afforded views towards the spire which forms a notable reference point in the landscape and contextual link to the village.	Local	High
Southern boundary with residential properties	Potential open views from the upperstorey of properties to the south.	Local	Moderate.

4.7.7 The approach to the village from the north has a moderate susceptibility due to its contribution the character of the village approach and setting. The current character of experiences of the approach are dominated by the main A29 transport corridor, glimpses of the northern boundary of Billingshurst and the large pylons.

4.7.8 It is considered that carefully designed development along this approach and the remainder of the site can provide a new well defined settlement boundary and landscape framework that adheres to the key guidelines set out within the Central Low Weald LCA strategies. It will also provide screening in views from the A29 and southern properties.

5 VISUAL ANALYSIS

5.1 Overall

5.1.1 Due to the site sloping gently in a westerly direction and the large woodland blocks beyond the eastern and northern boundaries, the visual envelope is generally limited to the south and west of the site.

5.1.2 Large woodland blocks are a common feature within the surrounding landscape which help to truncate wider views and only very occasional middle distance views towards the site from the landscape to the west are afforded.

5.1.3 The urban development of Billingshurst also heavily restricts the potential for views from the landscape to the south.

5.1.4 Long distance views towards the site are screened by the intervening woodland blocks and generally flat topography of the surrounding landscape.

5.1.5 The refined visual envelope, visual analysis and RVPs are illustrated on the following figures. Receptor reference numbers relate to the following:

1. Friskeys
2. Summers Place
3. Hilland House
4. Hilland Farm
5. Old Hilland & Hilland Farm Cottages
6. Jubilee Sports Fields
7. Tedfold Stud Farm

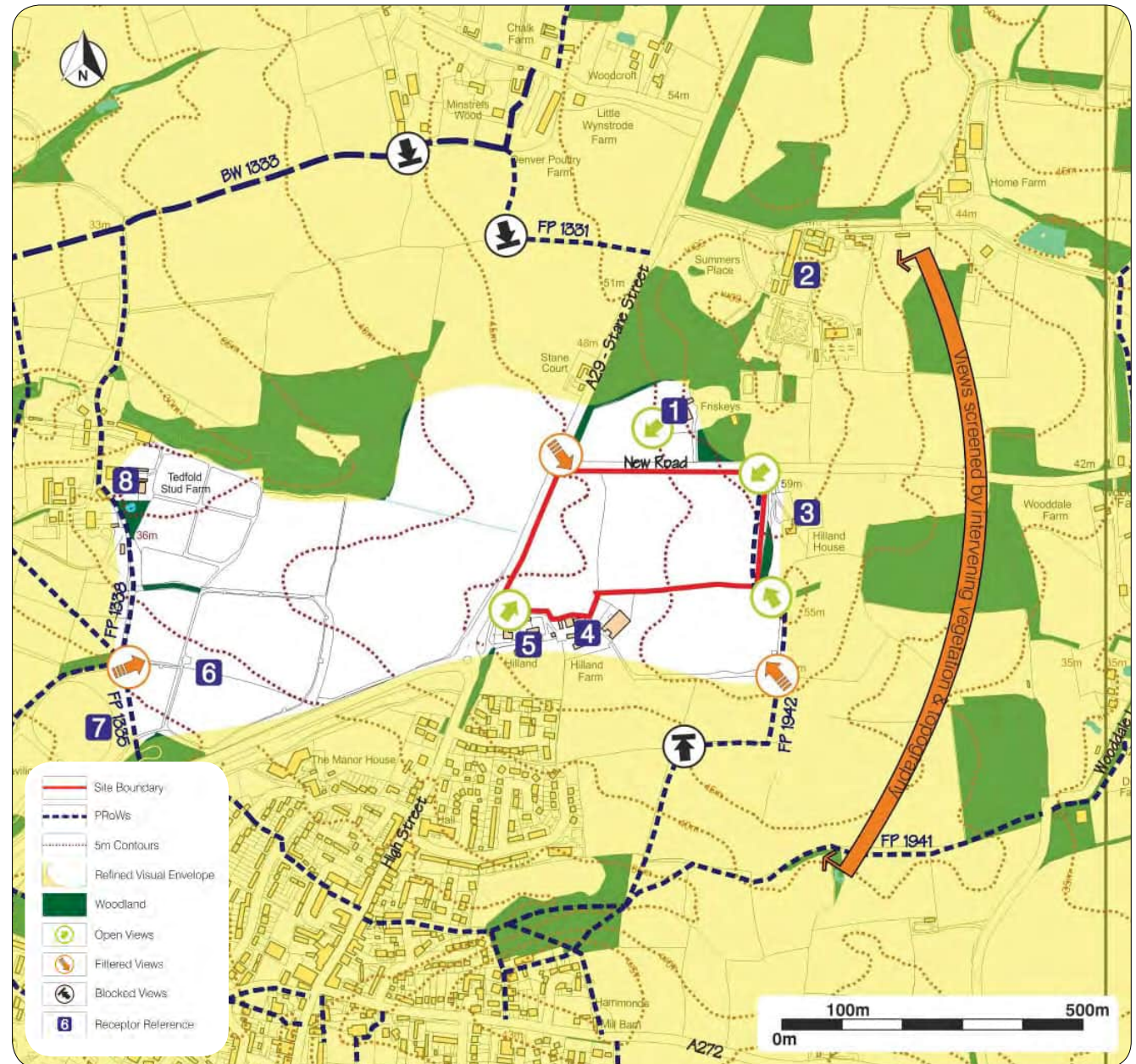


Figure 14 - Refined Visual Envelope and Visual Analysis

5.2 North

- 5.2.1 Views from the north are heavily influenced and restricted by the large woodland block immediately north of New Road and the residential property of Friskeys. Undulating topography within the surrounding area also further limits views from the north.
- 5.2.2 Potential receptors include:
- New Road (RVP01 & RVP02)
 - Residential property of Friskeys (RVP02)
 - Public footpath 1942 (RVP0, RVP04 & RVP05)
- 5.2.3 Views from Summers Place are screened by the intervening woodland.
- 5.2.4 Pratt's Farm Cottages and Stane Court along the A29 are orientated away from the site and have blank gable ends.

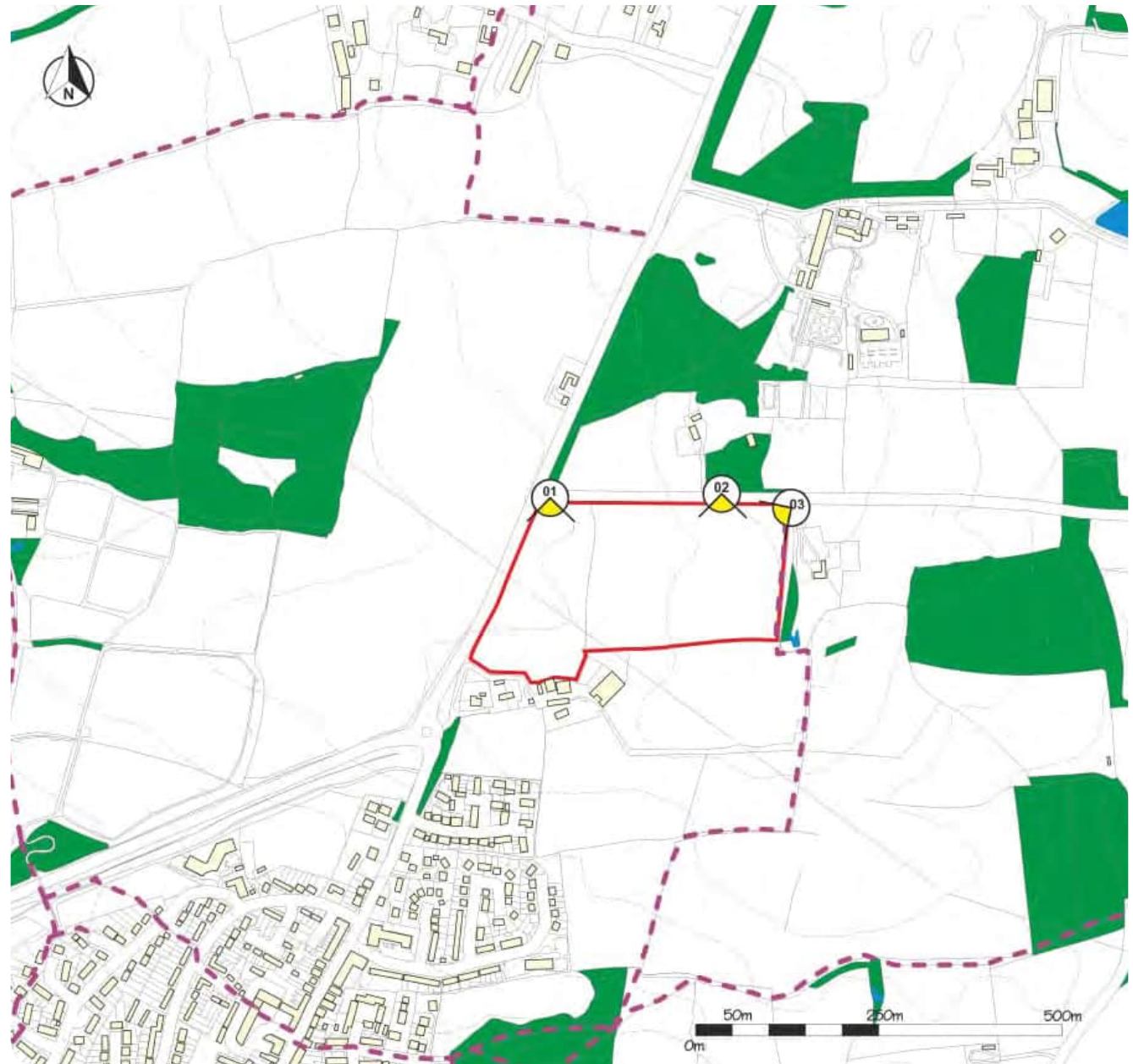


Figure 15 - Photograph Locations - North



RVP 01 - View into site from junction of New Road and A29 to the northwest of the site

Distance From Site:	5m NW	Horizontal Field of View:	N/A	Camera Focal Length:	50mm	Viewpoint Altitude:	47m AOD
OS Grid Reference	TQ 09105 26859	Bearing at Image Centre:	150°	Date & Time:	14/12/16	Weather Conditions:	Clear

Receptors:

New Road - Moderate Sensitivity

View Description:

Open transient views during winter months are afforded into the site from the western extent of New Road as indicated above. The hedgerow running along the northern and western boundaries helps to filter some direct close views but becomes more effective during full leaf. The gently sloping topography within the site and directly south forms a close horizon and truncates views towards the wider landscape and the village of Billingshurst.

The pylons, barns, properties and associated development around Hilland Farm also form notable features along the horizon to the southwest of the site reducing the overall rurality of the approach to the village from the north.



RVP 02 - View taken from Friskeys driveway on the New Road looking towards site's northern boundary

Distance From Site:	8m	Horizontal Field of View:	N/A	Camera Focal Length:	50mm	Viewpoint Altitude:	50m AOD
OS Grid Reference	TQ 09335 26860	Bearing at Image Centre:	210°	Date & Time:	14/12/16	Weather Conditions:	Clear

Receptors:

New Road - Moderate Sensitivity

Friskeys - High Sensitivity

View Description:

Views from the eastern extent of New Road into the site are largely open during winter months. Views are directed over the intervening boundary hedgerow towards the slightly elevated southwestern site corner and lower northwestern extent. Whilst there are distant views towards the South Downs, the pylons within the site and traffic along the A29 are notable detracting features within the foreground view.

Development around Hilland Farm is also visible to the south of the site and there are glimpses of St Mary's Church spire above the farm and treeline. The wider village is however screened by the intervening development and topography. These views will become heavily filtered and screened by the hedgerow during summer months.

Views from the driveway of Friskeys are largely filtered by vegetation along its route. This view is representative of experiences from the driveway as it emerges onto New Road. Experiences from the property itself are afforded from both ground floor, upperstoreys and the garden during winter. These are predominantly oblique and become filtered during summer.



RVP 03 - View looking southwest into site from northeastern corner of Footpath 1942

Distance From Site:	N/A	Horizontal Field of View:	N/A	Camera Focal Length:	50mm	Viewpoint Altitude:	53m AOD
OS Grid Reference	TQ 09434 26841	Bearing at Image Centre:	235°	Date & Time:	08/09/16	Weather Conditions:	Clear

Receptors:

Footpath 1942 - Moderate Sensitivity

New Road - Moderate Sensitivity

Hilland House - Moderate Sensitivity

View Description:

Open views across the site are afforded from the footpath as it traverses the eastern boundary. The elevated South Downs forms a distant horizon to the west and glimpses of St Mary's Church spire and development at Billingshurst further south are afforded above the well vegetated setting. Whilst this is considered a predominantly rural view, there are notable detracting elements such as the A29 and pylons within the foreground and middle distance which reduce the overall quality.

Hilland House lies beyond the eastern site boundary. Views from the property are screened during summer months by a 2m high hedgerow and a 20m high tree belt along the eastern boundary. There is potential for glimpsed and heavily filtered winter views from the property through the boundary vegetation.

5.3 East

- 5.3.1 Views from the east are heavily restricted by the mature hedgerow and woodland immediately adjacent to the site's eastern boundary.
- 5.3.2 Hilland House lies approximately 30m to the east and is afforded heavily filtered winter views into the site. These will however become screened during summer months.
- 5.3.3 The sloping topography and large woodland blocks in the landscape to the east restrict the opportunity for any wider views beyond the site.
- 5.3.4 Potential receptors include:
- Footpath 1942 (RVP03, RVP04 & RVP05)
 - Hilland House (RVP03 & RVP04)

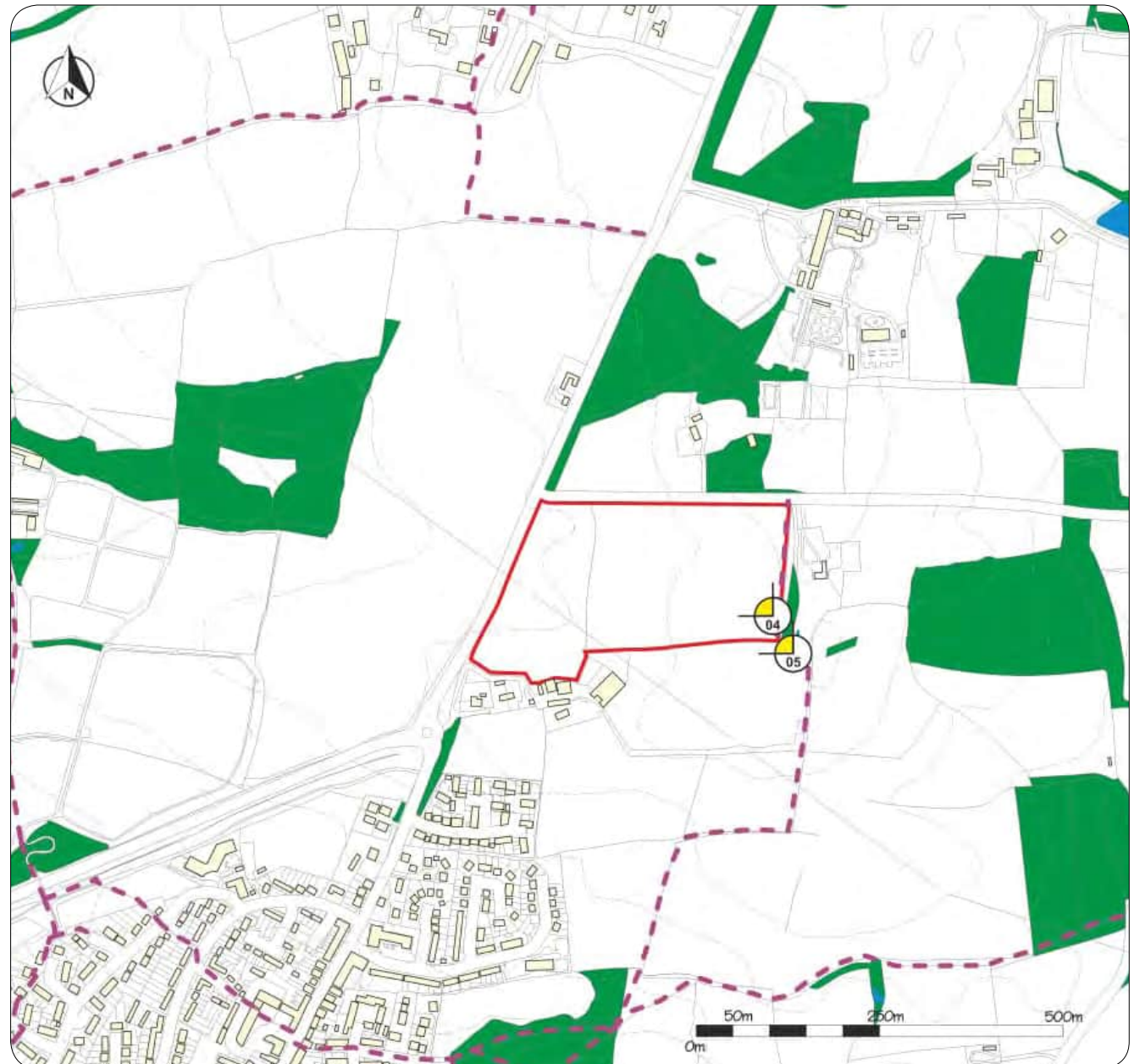


Figure 16 - Photograph Locations - East



RVP 04 - View across site from Footpath 1942 at southeastern corner of site							
Distance From Site:	N/A	Horizontal Field of View:	N/A	Camera Focal Length:	50mm	Viewpoint Altitude:	52m AOD
OS Grid Reference	TQ 09426 26670	Bearing at Image Centre:	315°	Date & Time:	14/12/16	Weather Conditions:	Clear

Receptors:

Footpath 1942 - Moderate Sensitivity
Hilland House - Moderate Sensitivity

View Description:

Open views are afforded across the site from this section of the footpath as it runs along the inside of the eastern boundary towards New Road. Within these views, wider experiences to the north are restricted by dense vegetation which forms a close horizon along New Road. Views to the west are however slightly elevated, due to the incline of the site in this section, and afford distant views of the South Downs. Whilst the outlook is largely rural, the pylons and A29 form notable suburban features within the foreground, reducing the overall quality of the view.

Hilland House lies beyond the eastern site boundary. Views from the property are screened during summer months by a 2m high hedgerow and a 20m high tree belt along the eastern boundary. There is potential for glimpsed and heavily filtered winter views from the property through the boundary vegetation.

Hilland Farm

Vehicle on New Road



RVP 05 - View towards southern boundary from Footpath 1942

Distance From Site:	17m SE	Horizontal Field of View:	N/A	Camera Focal Length:	50mm	Viewpoint Altitude:	52m AOD
OS Grid Reference	TQ 09423 26646	Bearing at Image Centre:	290°	Date & Time:	14/12/16	Weather Conditions:	Clear

Receptors:

Footpath 1942 - Moderate Sensitivity

View Description:

The above photograph was taken from Footpath 1942 as it exits the site in the southeastern corner and continues south towards Billingshurst. Views towards the site remain largely open, filtered slightly by the small group of trees along the eastern extent of the southern boundary, as shown in the photograph. These views will become more filtered during full leaf.

Whilst views further north are truncated by the wooded horizon along New Road, there are opportunities for wide panoramic experiences across the landscape to the west and southwest, including views towards the village of Billingshurst. Farm buildings at Hilland Farm are visible in the middle distance and the pylons and associated cables form a notable detractor in the overall view. Traffic along New Road and the busy A29 also influences this section of the path.

5.4 South

5.4.1 Views from the south are restricted by the gently sloping topography, intervening development around Hilland Farm and mature vegetation within the landscape.

5.4.2 Potential receptors include:

- Footpath 1942 (RVP06)
- Hilland Farm, Old Hilland and Hilland Farm Cottages beyond the southwestern boundary (RVP 07)

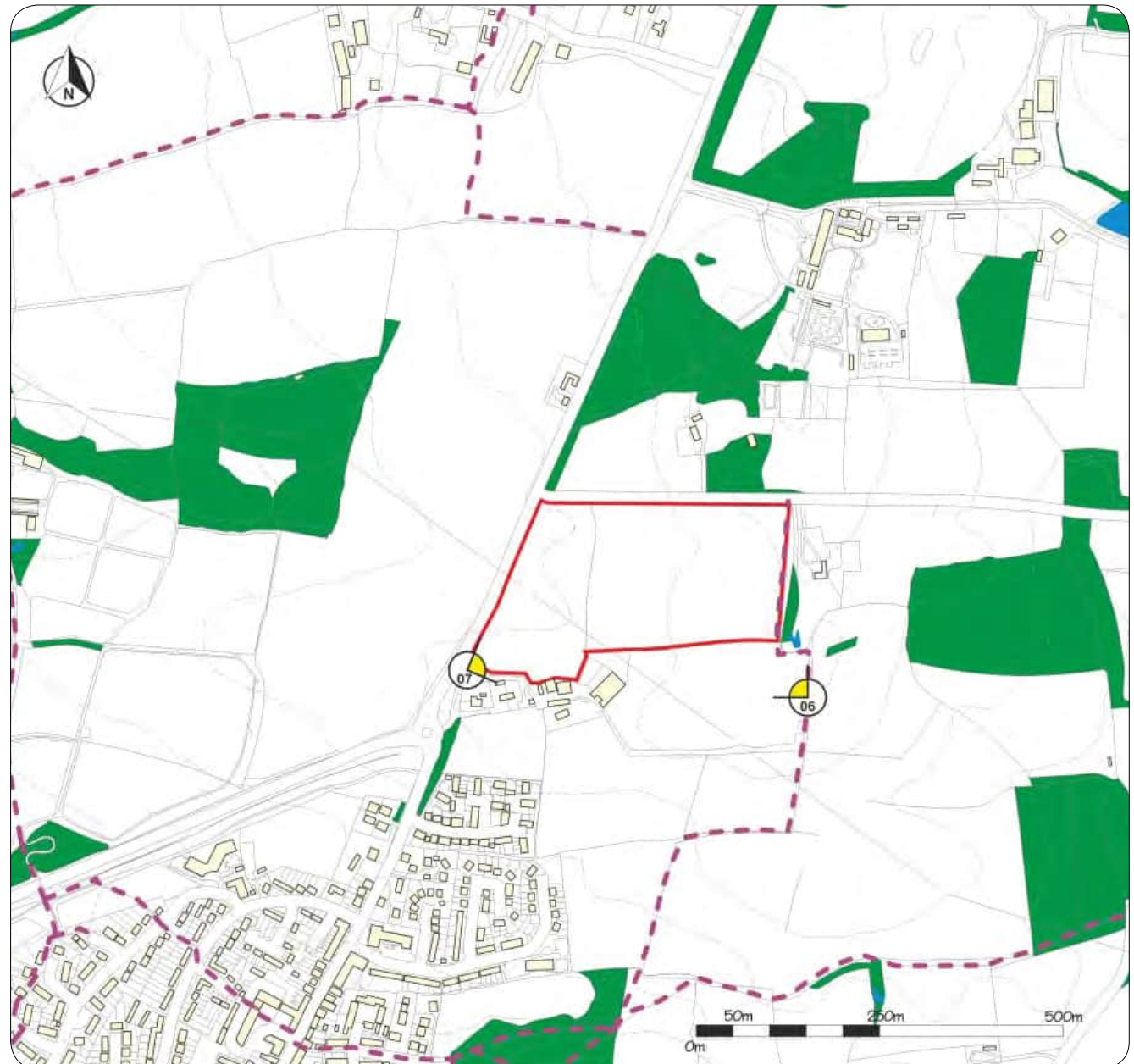


Figure 17 - Photograph Locations - South



RVP 06 - View towards site from Footpath 1942 to the south

Distance From Site:	110m SE	Horizontal Field of View:	N/A	Camera Focal Length:	50mm	Viewpoint Altitude:	51m AOD
OS Grid Reference	TQ 09465 26592	Bearing at Image Centre:	315°	Date & Time:	14/12/16	Weather Conditions:	Clear

Receptors:

Footpath 1942 - Moderate Sensitivity

View Description:

Views of the site from this section of the footpath are directed towards the southern boundary with glimpses of the eastern extent and southwestern corner along the A29 afforded. Due to a lack of screening along the southern boundary, views into this section of the site are open but views towards the northern extents are truncated by the undulating topography. Woodland to the north of New Road forms the horizon to the view and mature vegetation to the west provides heavily filtered views towards the urban fringe of Billingshurst and St Mary's Church spire.

Views become further filtered and eventually screened as the footpath continues south, dropping in elevation towards Billingshurst. The outlook and character of the southern section of the path is likely to change as the strategic urban extension to Billingshurst is approved and developed.



RVP 07 - View into site from access track to Old Hilland and Hilland Farm

Distance From Site:	SW Boundary	Horizontal Field of View:	N/A	Camera Focal Length:	50mm	Viewpoint Altitude:	44m AOD
OS Grid Reference	TQ 09006 26621	Bearing at Image Centre:	60°	Date & Time:	14/12/16	Weather Conditions:	Clear

Receptors:

Hilland Farm, Hilland Farm Cottages & Old Hilland - Moderate Sensitivity

View Description:

Open views into the site are afforded from the access track to Hilland Farm, Hilland Farm Cottages and Old Hilland due to the open post and rail boundary treatment. Whilst ground floor and gardens views from the properties are largely screened by evergreen hedgerows, farm buildings and intervening vegetation, open views are however afforded from upperstoreys. Within these available views, experiences are directed across the western extent of the site towards the detracting pylons and busy A29 which are prominent features within the foreground. Views further north and east are restricted by the undulating topography and woodland blocks which form a close horizon.

This view also illustrates the extent of potential winter views from Friskeys to the north.

5.5 West

5.5.1 Views from the west are heavily influenced by the busy A29 corridor and the associated planting along its route.

5.5.2 Opportunities for wider views are limited by the undulating topography of the landscape to the west and the large intervening woodland blocks which helps to screen the potential for long distance views.

5.5.3 Middle distance views are available during winter months from receptors approximately 600m to the west, which include PRowS, residential properties and sports fields.

5.5.4 Potential receptors include:

- Footpath 1335 as it crosses the A29 (RVP08)
- Trim Trail within the Jubilee Sports Fields (RVP09)
- Footpath 1338 (RVP10)
- Properties at Tedfold Stud Farm (RVP10)
- A29 (RVP11 & RVP12)

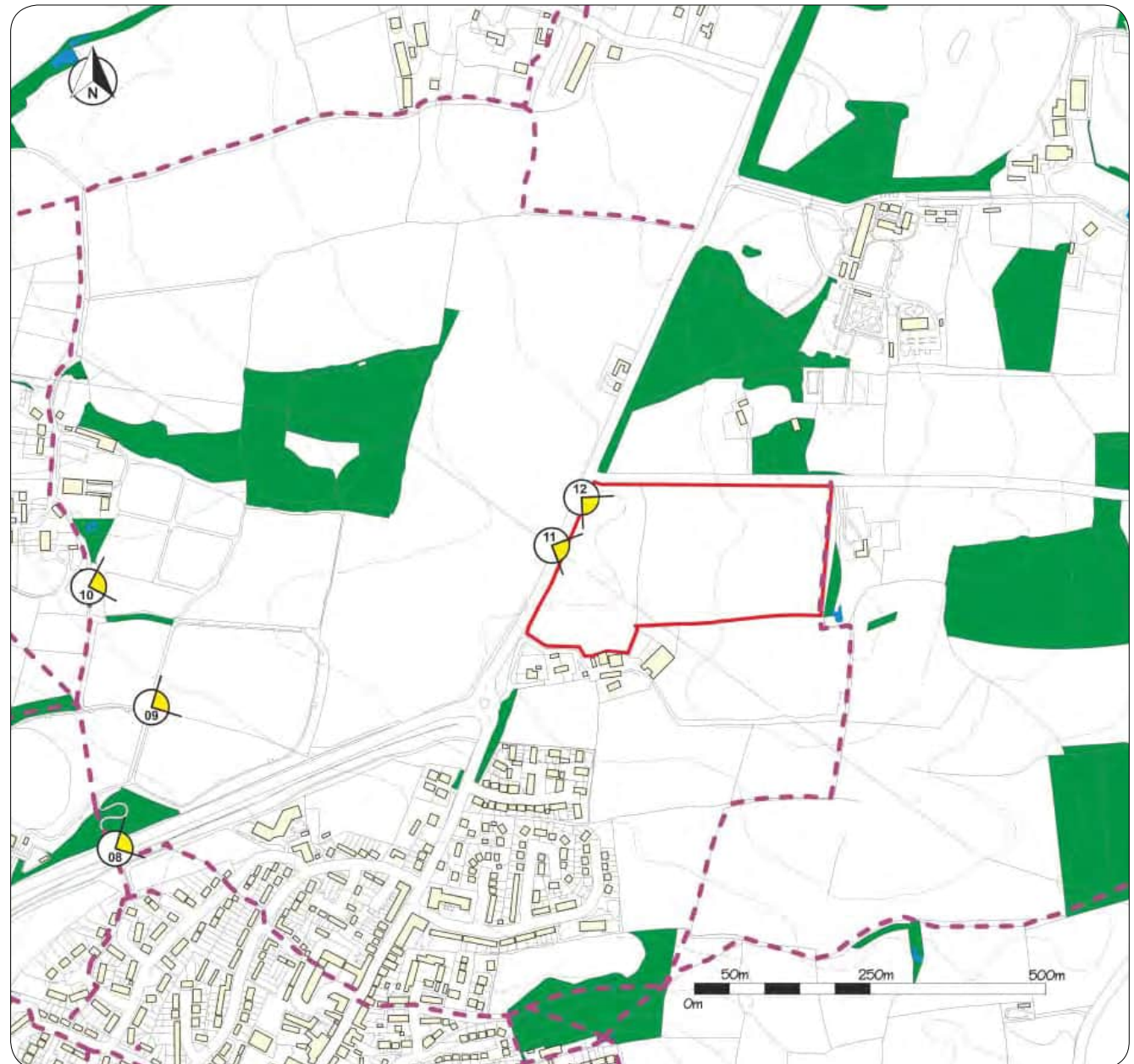
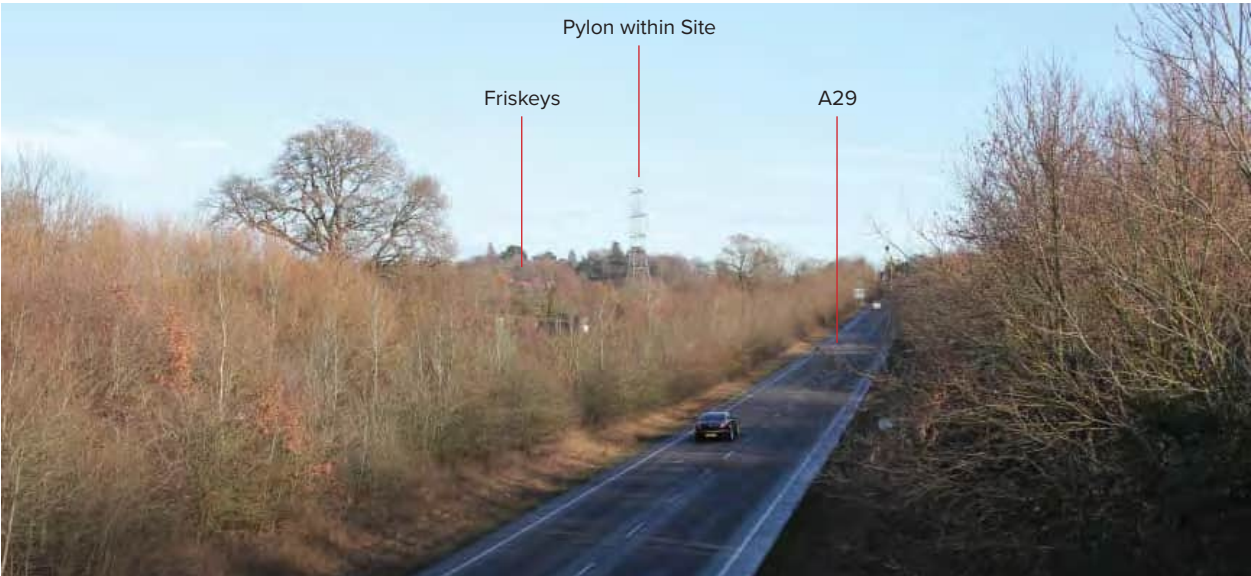


Figure 18 - Photograph Locations - West



RVP 08 - View towards site from Footpath 1335 on pedestrian bridge crossing A29

Distance From Site:	975m SW	Horizontal Field of View:	N/A	Camera Focal Length:	50mm	Viewpoint Altitude:	38m AOD
OS Grid Reference	TQ 08413 26328	Bearing at Image Centre:	65°	Date & Time:	14/12/16	Weather Conditions:	Clear

Receptors:

Footpath 1335 - Low Sensitivity (This section of the footpath has been considered low sensitivity due to the heavy influence of the A29 on experiences)

View Description:

Views towards the site from the section of footpath running across the elevated footbridge over the A29 are heavily filtered during winter months by the intervening vegetation along the A29. Whilst the site is identifiable within the view due to the large pylon within the western section, the incline of the A29 does however screen the majority of the remaining site.

Views will become further filtered / screened during full leaf and as the intervening vegetation matures.

The residential property Friskeys can also be glimpsed in the view due to its contrasting red brick facade against the largely muted backdrop.



RVP 09 - View towards site from trim trail within Jubilee Sports Fields

Distance From Site:	540m WSW	Horizontal Field of View:	N/A	Camera Focal Length:	50mm	Viewpoint Altitude:	33m AOD
OS Grid Reference	TQ 08485 26536	Bearing at Image Centre:	80°	Date & Time:	14/12/16	Weather Conditions:	Clear

Receptors:

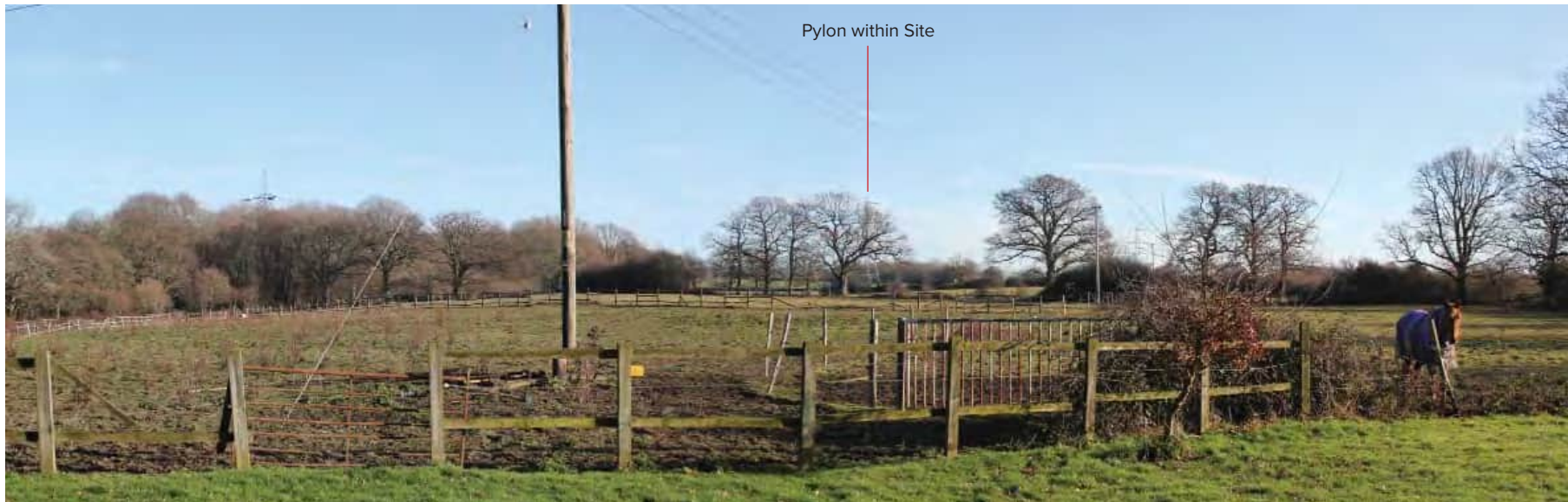
Jubilee Sports Fields - Moderate Sensitivity

View Description:

Users of the sports fields to the west of the site are afforded very occasional glimpsed views towards the site through the intervening boundary hedgerow. The fields also sit at a slightly lower elevation which also restricts views. The large pylon within the site can be identified in the centre of the image, and a gap in the hedgerow also allows a framed view towards the residential property Friskeys, located to the north of the site. The remainder of the site and the A29 are however screened from view.

The heavily wooded landscape forms the horizon in views to the north and east, resulting in a partially enclosed feel. The adjacent A29 forms a notable audible detractor despite not being visible.

The above photograph was taken from the most eastern field within the sports fields, views from the fields to the south and west are further screened by boundary vegetation. This includes the cricket and football grounds.



RVP 10 - View east from Footpath 1338, directly south of Tedfold Stud Farm

Distance From Site:	650m W	Horizontal Field of View:	N/A	Camera Focal Length:	50mm	Viewpoint Altitude:	32m AOD
OS Grid Reference	TQ 08381 26716	Bearing at Image Centre:	90°	Date & Time:	14/12/16	Weather Conditions:	Clear

Receptors:

Footpath 1338 - Moderate Sensitivity

Properties around Tedfold Stud Farm - Moderate Sensitivity

View Description:

The above photograph represents the extent of available views from Public Footpath 1338 as it heads north from the footbridge over the A29 towards Tedfold Stud Farm. The northern and elevated eastern section of the site can be glimpsed through intervening vegetation, however this will become screened during full leaf. The large pylon within the site can also be identified within the overall view, slightly reducing the rural aspect of the user's experience. The southern extent of the site is screened by intervening topography.

Views further north along the footpath from this point become screened by intervening vegetation and development.

Properties around Tedfold Stud Farm are predominantly enveloped by dense boundary treatments and mature trees with the majority of views heavily filtered and screened. There may be potential for filtered upperstorey views during winter months from limited dwellings.



RVP 11 - View southeast from northern section of the A29							
Distance From Site:	Western boundary	Horizontal Field of View:	N/A	Camera Focal Length:	50mm	Viewpoint Altitude:	45m AOD
OS Grid Reference	TQ 09088 26843	Bearing at Image Centre:	146°	Date & Time:	14/12/16	Weather Conditions:	Clear

Receptors:
A29 - Low Sensitivity

View Description:
With the exception of the bus stop and pedestrian footway, experiences from the A29 are predominantly limited to transient views as it passes the site's western boundary. Within these opportunities, views across the site are open and directed above the intervening hedgerow boundary with development at Hillland Farm and the pylons forming prominent features on the close horizon. Views further south from this point are truncated by the intervening topography and the woodland along the eastern boundary with Hilland House restricting views further east. Attractive wider views towards the South Downs are available to the west of the A29.

The pylons within the site are notable detracting features within the foreground and the noise from the A29 itself reduces the overall tranquillity.



RVP 12 - View east from bus stop along the western edge of the A29

Distance From Site:	Western boundary	Horizontal Field of View:	N/A	Camera Focal Length:	50mm	Viewpoint Altitude:	45m AOD
OS Grid Reference	TQ 09051 26781	Bearing at Image Centre:	92°	Date & Time:	14/12/16	Weather Conditions:	Clear

Receptors:

A29 - Low Sensitivity

View Description:

Views from the bus stop along the mid section A29 are directed above the intervening boundary hedgerow which will provide a higher level of screening during summer months. Within these views, the woodland along the eastern boundary forms a notable feature on the close horizon and surrounding development at Hilland Farm and Friskeys are visible to the north and south. The pylons within the site are notable detracting features which reduce the overall quality of the view. Views further east and south are truncated by the intervening topography and wider more attractive views are available towards the South Downs to the west.

As the road heads south, views into the site become screened by the elevated embankment and verge.

Table 6 - Receptor Summary

Ref No	Location at nearest point	RVP/IVP	Receptor	Description	Potential for View	Sensitivity
Residential						
1	80m N	02, 04, 07, 08, 09	Friskeys	Open winter views are afforded from ground floor, garden and upperstoreys due to the dwelling's elevated location in relation to the site. Views are oblique but overlook the northwestern extent of the site with limited heavily filtered views towards the northern boundary and New Road. Views will become filtered during summer months	✓	High
2	300m N	N/A	Summers Place	Views are screened by intervening woodland to the north of Friskeys.	X	
3	25m E	03, 04 & 07	Hilland House	Views screened during summer months by intervening boundary vegetation. Potential glimpsed and heavily filtered views during winter.	✓	Moderate
4 & 5	10m S	01, 02, 05, 06, 07, 11 & 12	Hilland Farm, Old Hilland & Hilland Farm Cottages	Open upperstorey views across western extent of site. Ground floor and garden screened by intervening development and boundary treatments.	✓	Moderate
7	680m W	10	Tedford Stud Farm & surrounding properties	Glimpsed middle distance views are afforded towards the northern and elevated eastern section of the site through intervening vegetation. The site forms a minor component in the overall view and will become heavily filtered / screened during full leaf.	✓	Moderate
	130m N	N/A	Stane Court & Pratt's Farm Cottages	Properties orientated away from the site with blank gable ends.	X	
Public Rights of Way						
	Eastern Boundary	03, 04, 05 & 06	Footpath 1942	Open views across site as it traverses the eastern boundary towards New Road. Long distance views towards South Downs further west and St Mary's Church spire in Billingshurst from within site. Filtered views towards Billingshurst as path travels south - the outlook and character of the path is likely to change as the strategic urban extension to Billingshurst is developed. Views towards site are screened by topography further south.	✓	Moderate
	450m S	N/A	Footpath 1941	Views screened by intervening topography and boundary vegetation.	X	
	680m SW	08	Footpath 1335	Heavily filtered views from bridge crossing the A29 during winter months.	✓	Low
	635m WSW	10	Footpath 1338	The northern and elevated eastern section of the site can be glimpsed through intervening vegetation, however this will become screened during full leaf.	✓	Moderate
	525m NNW		Bridleway 1333	Views screened by intervening vegetation and topography.	X	
	360m N		Footpath 1331		X	
Roads						
	Western Boundary	01, 11 & 12	A29 - Stane Street	Open and transient views are afforded above the hedgerow from the northern extent of the A29 as it passes the site. Views from the mid section and bus stop are directed above the hedgerow towards the woodland along the eastern boundary. The road drops in elevation as it reaches the southeastern corner of the site which screens views.	✓	Low
	Northern Boundary	01, 02 & 03	New Road	Open transient views are afforded into the site from New Road through boundary hedgerow during winter.	✓	Moderate
Other						
6	275m SW	09	Jubilee Sports Field	Very occasional glimpsed views into the site through intervening boundary hedgerow. The fields also sit at a slightly lower elevation which also restricts views.	✓	Moderate

6 CONSTRAINTS, OPPORTUNITIES & LANDSCAPE STRATEGY

6.1.0 In summary, the assessment has identified the following opportunities and constraints that should be carefully considered to protect the existing character of the site, the visual amenity of potential receptors and provide benefits to the adjacent neighbourhoods.

6.1 Constraints

6.1.1 The assessment has identified the following landscape and visual constraints that should be carefully considered:

- Long distance views towards the South Downs National Park to the west and middle distance views towards St Mary's Church within Billingshurst to the south;
- RPAs of existing trees along site boundaries to be retained and protected;
- 20m buffer along route of pylon and cables to remain free from built form;
- Potential constraints extrapolated from the Environment Agency flood map for planning to be further investigated by drainage consultants as part of the submission; and
- Open views into the site from properties immediately south of the site at Hilland Farm, Hilland Farm Cottages and Old Hilland.

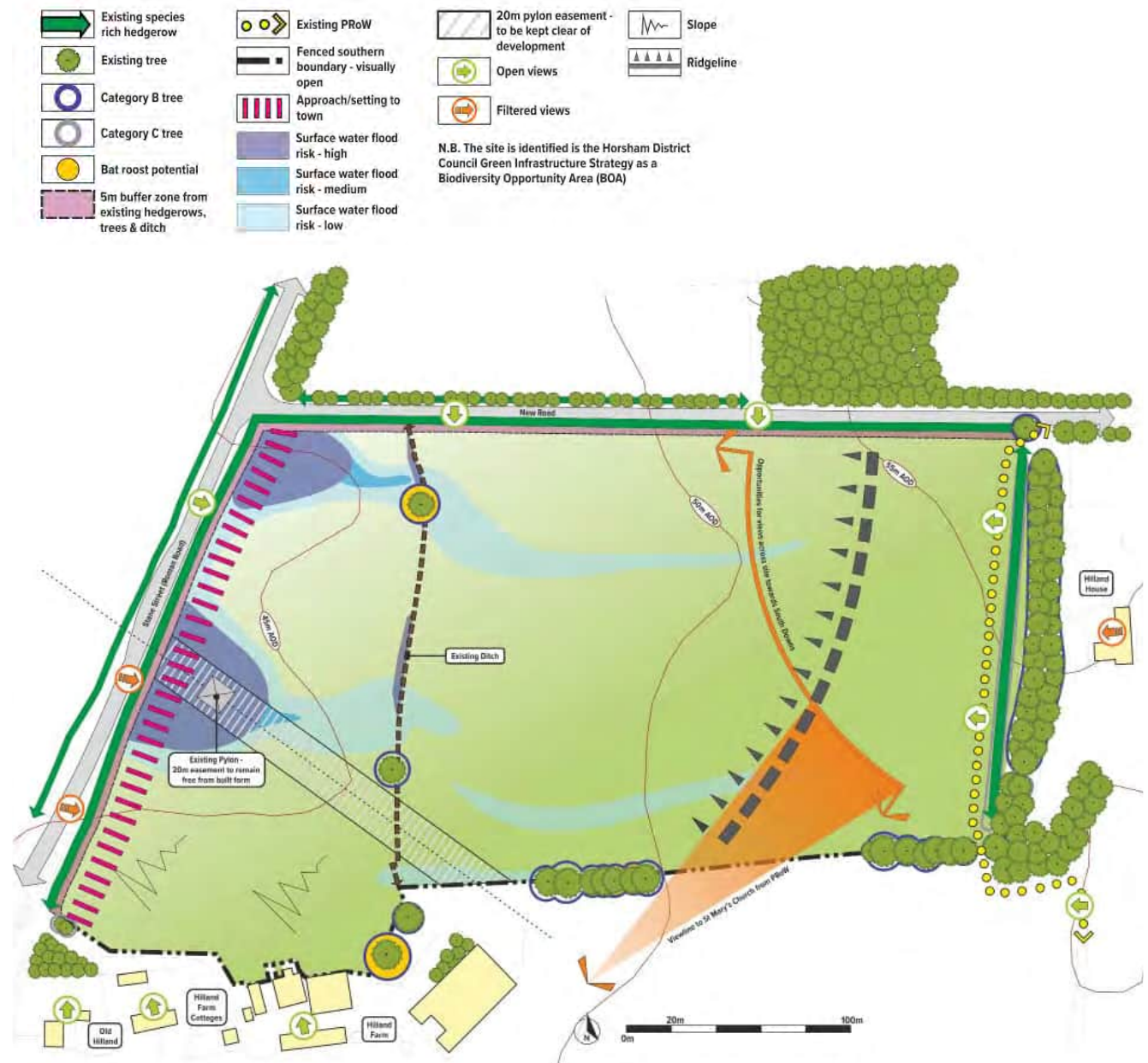


Figure 19 - Constraints

6.2 Opportunities

- 6.2.1 The LVIA process has identified several opportunities within the site and design process to provide mitigation measures and enhancement to the baseline landscape character and visual amenity.
- 6.2.2 Mitigation is not always necessary within non-EIA projects but provide opportunities to avoid, remove or reduce adverse effects and as such are considered a valuable aspect of the design process and should be considered as a pre-requisite to any scheme design.
- 6.2.3 Enhancement, whilst often a positive benefit of mitigation measures, is not in itself being proposed to offset a landscape or visual effect. These are measures that are considered to provide a positive benefit to the baseline condition of the receptors and is often included as best practice to provide a holistic approach to the development framework and landscape setting.
- 6.2.4 In summary these measures are:
- Retain high quality landscape features that positively contribute to the site, setting and key features;
 - Create a large landscape buffer along eastern boundary of site;
 - Provide an overall net gain in terms of biodiversity and key landscape features; and
 - Reduce visual effects through careful location of built form and associated planting.

- 6.2.5 These are discussed in more detail within the Table 7 - Landscape Objectives in Landscape Strategy.
- 6.2.6 Whilst emphasis on enhancing the key LCA qualities and delivering a site specific response has been fundamental to the strategy, consideration has also been given to similar permitted applications of a 'previously undeveloped countryside location' within

HDC. Of note are the Brinsbury Fields applications (DC/16/2963 & DC/17/0177) which reflect a similar landscape led strategy. Comparison include the use of native buffers around the perimeter to filter potential views towards the development and to enhance the connectivity and habitat potential throughout.

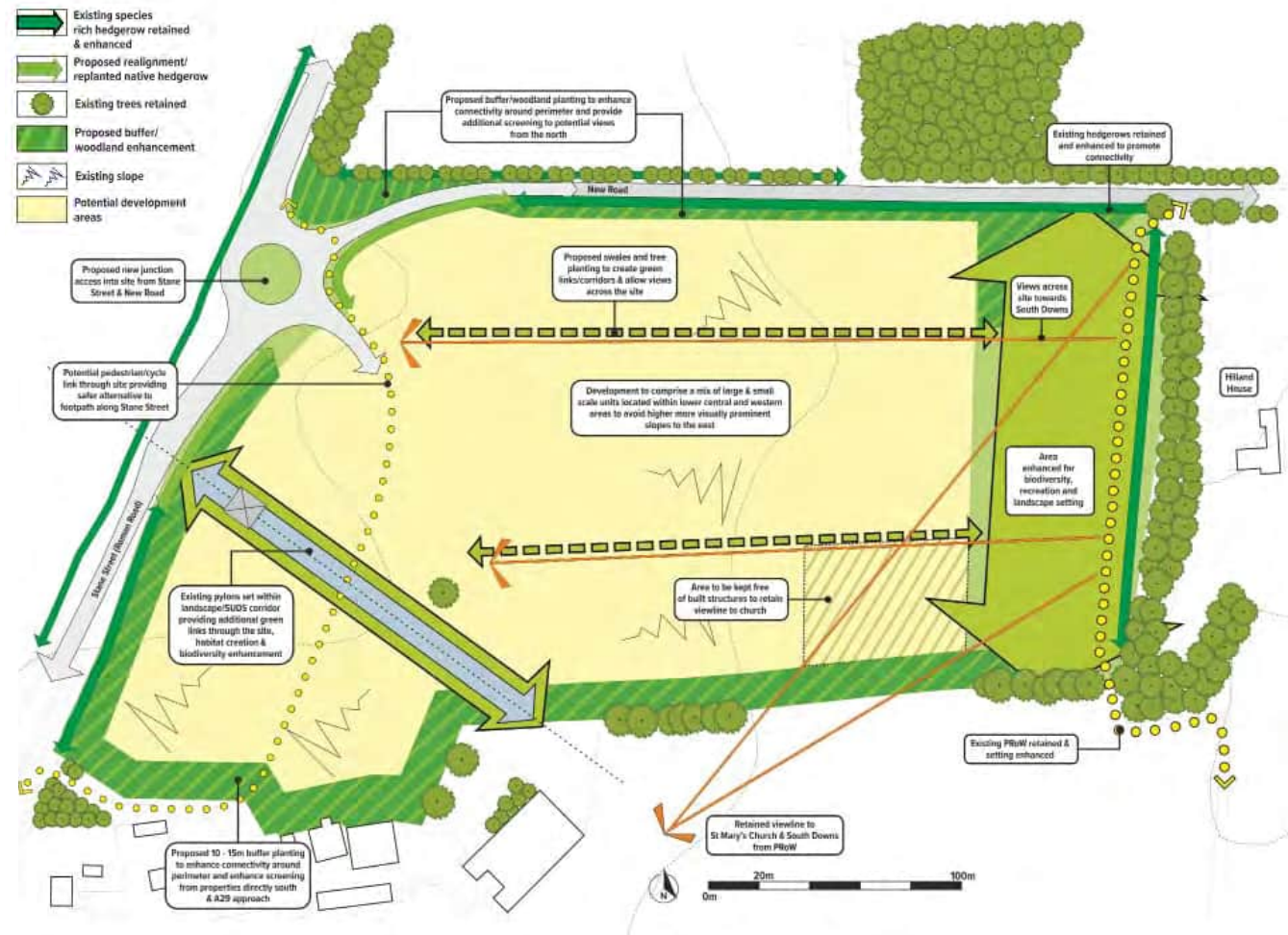


Figure 20 - Opportunities and Landscape Strategy

6.3 Landscape Strategy

6.3.1 The overriding strategies for the various LCAs relate primarily to the conservation of a rural landscape and its valuable features and does not therefore directly correlate to the allocation of sections of the character areas for strategic development. However, whilst it is acknowledged that the proposals will result in a permanent change in character, the LCAs play an important role in identifying key characteristics and features that should be considered in the creation of a suitable and sustainable landscape framework and setting.

6.3.2 The following table sets out a number of measures that have been considered throughout the masterplanning. These objectives have derived from the various landscape character strategies, policy and technical assessment work. These objectives have been considered to conserve the valuable elements of the landscape framework and ensure its assimilation within the wider LCA and to minimise its influence on the surrounding vale. In summary these relate to:

- Protection and enhancement of key landscape character features identified within the various Landscape Character Assessments through site visits and consultation;
- The consideration of potential visual effects both on existing receptors and potential future users; and
- Implementation of Green Infrastructure within the Application Site.

Table 7 - Landscape Strategy Objectives

OBJECTIVES	Rationale	Designed in Measures			
		Avoid/prevent impacts	Reduce impacts	Offset / Compensatory	Enhancement
Landscape Character					
Locate development in the areas of the site deemed low/moderate sensitivity/susceptibility.	No development within the eastern parcel of area identified as having views towards St Marys Church from FP1942. Provide appropriate mitigation to the proposed development areas.	✓	✓		
Retain and enhance the existing landscape features and key LCA characteristics	Strengthen the enclosed character and screen views into the site from Stane Street and New Road to the north. This is in accordance with HDPF Policy 25 and NCA & LCA key characteristics.	✓			
Enhance biodiversity and habitat creation	Increase habitat opportunities and strengthen connectivity.				✓
Visual Amenity					
Retain views towards the South Downs National Park & St Mary’s Church from FP1942 within site	Help to retain visual connectivity with surrounding landscape and prevent enclosure along existing PRoW.		✓		
Enhance screening from properties to the south	Reduce impacts of proposed development.		✓		
Create attractive approach to the village from the north	Align with ‘Land Management Guidelines’ set out within West Sussex LCA, increasing tree cover to enhance village approaches and fringes.	✓			
Green Infrastructure					
Retain green buffer on eastern side of site	Area to be kept free from development and enhanced for biodiversity, landscape setting and recreation.				✓
Provide green links across the site to encourage biodiversity	Set pylons within landscape corridor with SUDs elements to promote biodiversity, habitat potential and species diversity.	✓			✓
	Create roadside swales and green margins from east to west to promote connectivity and enhance SUDs potential.				



Figure 21 - Illustrative Landscape Masterplan

7 POTENTIAL EFFECTS

7.1 Introduction

- 7.1.1 Impacts are described as beneficial or adverse and occur either directly or indirectly and may be permanent or temporary in duration. Adverse effects on landscape character normally arise through characteristic features being directly lost as a result of the Development (landscape), or by affecting the way in which we perceive the landscape with our senses (visual and sensory).
- 7.1.2 An Exterior Lighting Assessment for the proposals has been undertaken by Desco Ltd and submitted under separate cover.

7.2 Predicted Landscape Effects

- 7.2.1 Most adverse landscape impacts normally occur during the construction period and any potential beneficial aspects occur during the management of the Development as new planting matures.

Effects on Landscape Character

- 7.2.2 The impacts are assessed against the key features identified within Table 3 which summarises which of the key characteristics of each NCA/LCA and site visits are applicable/experienced within the Application Site and its surrounds. The definitions of sensitivity and magnitude of change can be found in **Appendix A**.
- 7.2.3 Whilst the NCA and LCA's do not give a sensitivity,

it is considered that the quality of rurality and key features are notably influenced by the Stane Street transport corridor and large pylons crossing the site. There are also glimpses of the northern settlement boundary of Billingshurst and the site forms part of the settlement approach.

- 7.2.4 The proposed development will have a **negligible magnitude of change** on the geological or landform aspects of the NCA and LCA.
- 7.2.5 The LVIA and other technical assessments have identified that the site has limited contribution to the Key Characteristics. The magnitude of change against each is described below:

Landuse

- 7.2.6 Some urban influences such as the A29 and pylons reduce the rural qualities of the character. The pasture fields are not considered an endangered or protected land use. This effect is the most significant and irreversible landscape change, however it must be considered against the balance for the provision of sustainable employment opportunities. The Agricultural land classification is Grade 3 and does not represent the higher quality agricultural soils.
- 7.2.7 The historical field patterns have been lost through intensification of field use and removal of internal hedgerows.
- 7.2.8 **Major adverse magnitude of change, albeit it to a low/moderate quality and value landscape feature.**
- 7.2.9 The eastern section of the site will be retained and

managed for habitat and species diversity, with a higher quality landscape value and contribution to the landscape character than the current field. The planting will also provide mitigation measures against views from the east.

7.2.10 Moderate/minor beneficial magnitude of change.

Landscape Features

- 7.2.11 The NCA and LCA identified field boundaries, particularly hedgerows, as important features. They have high landscape value through character, impact on views and connectivity of wildlife and habitats. Within the site these are restricted to the external boundaries. The southern boundary has been replaced by wire fencing. A remnant ditch is all that remains of a former field boundary. The site's contribution to this characteristic is considered Moderate.
- 7.2.12 An Arboricultural Impact Assessment (AIA) has identified the following trees/hedgerows to be removed;
- T1 - To facilitate outline proposals for a Food Offering and Petrol Filling Station use in Phase II;
 - Approximately 25% of the western extent of the northern boundary hedgerow to accommodate the proposed junction; and
 - Approximately 60% of the northern section of the western hedgerow to facilitate the realignment of the A29 and proposed junction.

- 7.2.13 The removal of these sections of hedgerow will however be mitigated through either translocation or new native hedgerow planting to maintain and enhance the character and connectivity around the site.
- 7.2.14 The substantial additional planting within and around the site is considered to offset the loss of T1.
- 7.2.15 The landscape strategy promotes the inclusion of a number of habitats which will have **Minor/Moderate benefits** to the current low ecological baseline as follows.

Table 8 - Phase I landscape benefits

Native hedgerows	Approximately 245 lin m translocated/new native planting
Buffer understorey planting and scrub mix	Approximately 4818m ² additional habitat
Meadow, grassland & ponds/basins	Approximately 2794m ² additional habitat

Table 9 - Wider landscape benefits (Phase II)

Native hedgerows	Approximately 589 lin m translocated/new native planting
Buffer understorey planting and scrub mix	Approximately 1300m ² additional habitat
Meadow, grassland & native copses	Approximately 12,500m ² additional habitat

- 7.2.16 These additional areas will provide species diversity and connectivity across the site that will also have positive benefits to the strategic Biodiversity Opportunity Area, key features and wider vegetated framework.

Settlement Pattern

- 7.2.17 The pattern of dispersed farmsteads and linear villages is not a strong characteristic in this context. Whilst there are a couple of clusters of buildings within the locality (Hilland Farm & Old Hilland) these have become viewed as part of the settlement approach. This will be further negated once the approved/allocated urban extension to the north of Billingshurst begins.
- 7.2.18 The proposed development will have a **negligible** magnitude of change upon this cumulative effect.

Access

- 7.2.19 Development of the site will have a **negligible** effect on any historic or characteristic drove roads or lanes.
- 7.2.20 The LCA's identify the influence of major transport links such as the A29 on the local character - this is not considered a positive attribute and will not be affected by the development - **negligible**.

Response to the SNCA/LCA Landscape strategies and Land management Guidelines

- 7.2.21 The criteria from the NCA/LCA's has been considered in the aspiration to '*Conserve predominantly wooded character of the area, and its existing tranquil, rural qualities, and ensure that new development is well-integrated within the landscape*'.
- 7.2.22 The landscape strategy objectives in Table 7 are considered to have a **Low/Moderate benefit** to these strategy guidelines.

Effects on Landscape Value

7.2.23 The following table (Table 10) sets out a narrative as to the potential effects on the current baseline of the value of the site following introduction of the landscape strategy. Overall it is considered that the development of the site and associated landscape would have a **low/Moderate beneficial magnitude of change** to the current baseline.

Table 10 - Effects on Landscape Value

Current Value	Description	Proposed Value	Adverse/Beneficial	Impact Type
Quality, condition and intactness of both individual features and overall Landscape Condition				
Low	The landscape strategy will provide an overall increase in the provision and connectivity of key landscape features such as hedgerows, trees and woodland planting. The species have been considered to have local relevance, species diversity, ecological and habitat potential and to provide longevity to the landscape structure. The eastern landscape buffer provides approximately 1ha of small scale pasture with native copses and scrub planting.	Moderate	Beneficial – protected & managed for longevity	Permanent
Scenic quality and appeal to the receptors senses, including perceptual aspects such as tranquillity				
Moderate	The proposed development will materially alter the perceived semi-rural nature and introduce moderate scale built form.	Low	Adverse	Permanent
Uniqueness, rarity and contribution to key local features, including any designations				
Low	Opportunities to create additional habitat and landscape connectivity.	Low	Beneficial – protected & managed for longevity	Permanent
Cultural or historical associations and designations				
N/A	N/A	N/A	N/A	N/A
Recreational use of the landscape				
Low/ Moderate	A new cycle route will provide access from the A29 to the site. The eastern boundary is promoted as an amenity space and retains the route of the public footpath. There is potential to include benches for recreational use and to provide additional links through the site from the existing PRoW.	Moderate	Beneficial – protected & managed for longevity	Permanent

7.3 Visual Effects

7.3.1 The visual effects have been based on the tree planting specified in DLA.1751.L003.01.REVB. The impacts described incorporate the strategy measures as set out in Section 6 and illustrated on DLA.1751.L003.03.REVD Illustrative Masterplan submitted as part of the application.

Residential

Friskeys - High Sensitivity (RVP02, RVP04, RVP07, RVP08 & RVP09)

- 7.3.2 The dwelling and garden are located at a slightly elevated location affording open winter views across the northwestern corner of the site from both ground floor and upperstoreys. Views towards the northern boundary are limited to heavily filtered views by trees around the property's perimeter.
- 7.3.3 The oblique views of the site, the A29, Hilland Farm and adjoining properties will be replaced by the hedgerow and tree belt to be planted along the northern boundary, the units along the northern boundary and petrol station canopy. The ridges of the larger units within the centre of the site will be glimpsed in the background.
- 7.3.4 Views directed towards the AONB will be retained.
- 7.3.5 The proposed planting will heavily filter/screen views towards the vehicular main activity within five years however the upper levels of the buildings and canopy will remain visible above the intervening

vegetation. These views will gradually become screened as the intervening tree planting matures within 10-15 years.

Magnitude of change: Major adverse during initial winter months but reducing during summer and as planting matures to Moderate. Higher quality views towards the AONB retained.

Hilland House - Moderate Sensitivity (RVP03, RVP04 & RVP07)

- 7.3.6 Hilland House lies beyond the eastern site boundary. Views towards the site are screened during summer months by the dense tree belt (20m high) and intervening hedgerow (2m high) that defines its curtilage.
- 7.3.7 Potential opportunities for views towards the proposals will be limited to heavily filtered and glimpsed upperstorey winter views of the eastern extent of the site. The development to the west drops down behind the ridgelines of these intervening buildings.
- 7.3.8 This area will retain a 50m landscape buffer between the dwelling and the development area. Native planting within this buffer will begin to screen winter views as it matures after five years.
- 7.3.9 Section G (Appendix D) illustrates the landscape buffer between the house and the development area.
- Magnitude of change: Minor adverse reducing as planting within the eastern section becomes established.**

Hilland Farm, Hilland Farm Cottages & Old Hilland - Moderate Sensitivity (RVP01, RVP02, RVP05, RVP06, RVP07, RVP11 & RVP12)

- 7.3.10 Opportunities for views from these properties are afforded from upperstoreys. Views from ground floors are largely screened and heavily filtered by intervening boundary vegetation and built development associated with the farm.
- 7.3.11 Views from these upperstoreys overlook the western extent of the site, the A29 and existing pylons. The proposed development within the view forms part of the full application and has been designed in detail.
- 7.3.12 The levels within the site have been considered to drop the finished floor level (ffl) of the buildings below the current ground levels. This increases the effectiveness of the planting screen along the intervening boundary.
- 7.3.13 Section E illustrates that at 5 - 7 years the feathered planted standard trees will provide effective summer screening towards the units. The effectiveness of the winter screening will improve as the planting matures reducing views to heavily filtered. This planting will also screen views of the A29 and the majority of the pylons.
- 7.3.14 The elevations on these aspects have been kept blank to provide a muted backdrop and retain privacy. Vehicular movement is located to the front of the buildings away from the dwellings.
- 7.3.15 Views towards the proposed cycle link, which will follow the path of the current track to Hilland Farm,

will remain screened from the ground floors by existing curtilage treatment (See illustrative Section E).

Magnitude of change: Major adverse reducing after 5 years to Minor.

Properties around and associated with Tedfold Stud Farm - Moderate Sensitivity (RVP10)

- 7.3.16 Potential views from properties surrounding the farm are largely restricted by mature intervening boundary vegetation and limited to occasional winter views from the upperstoreys.
- 7.3.17 Within these views, the northern and elevated eastern extent of the site are visible along with the existing pylons and vehicles using the A29. The southwestern corner of the site is screened by intervening topography.
- 7.3.18 The proposals, by their nature, will form a new element within the current pastoral field. The proposed wooded buffer along the western boundary will however provide a high level of screening along the A29 and into the site, affording filtered glimpses of the units during winter months.
- 7.3.19 Building heights and massing have been considered to ensure the proposals do not break the skyline and that visual breaks through the development are afforded from east to west. The architectural detailing and muted materials palette will also help assimilate the proposals into the landscape with the wooded backdrop around Hilland House still forming the horizon to the view.

Magnitude of change: Moderate adverse during winter months notably reducing during full leaf.

PRoW

Footpath 1942 - Moderate Sensitivity

- 7.3.20 The footpath travels south from New Road along the eastern boundary with open views afforded across the site towards the A29 and further west. The pylons are a notable feature within the view.
- 7.3.21 The footpath runs along the eastern boundary within the 50m wide native landscape buffer that lies between the PRoW and the development boundary.
- 7.3.22 The landscape strategy has been considered to retain visual links across the site to the distant South Downs further west and to St Mary's Church spire in Billingshurst which forms a local feature within the landscape. This effectively affords a further 20-75m standoff (north to south respectively) from the footpath and the building façades to the east. These areas will be separated from the landscape buffer by a native hedgerow and interspersed with tree and scrub planting to filter views of the buildings.
- 7.3.23 Section G illustrates the potential for screening at the narrowest point. Views will be directed towards the building along the eastern boundary of phase II with development further west being screened by the decreasing topography. The strategy has been determined to retain open views through the development to break up potential massing effects and afford views through to the AONB.

Building heights, scale and location have also been considered to avoid intrusion on the skyline.

- 7.3.24 The planting along the buffer and within the development site will, within 5 years, screen views towards vehicles and activity within the development. The intervening tree planting affords some degree of filtering to views of the built form but experiences of the eastern elevation will still form notable features within experiences west particularly during winter months.
- 7.3.25 Views from the footpath as it approaches the site from the south are likely to be notably altered by the proposed urban extension to Billingshurst. Views will remain screened until the footpath enters the adjoining field where they will reflect the experiences of the footpath within the eastern extent of the site.

Magnitude of change: Major adverse

Footpath 1335 - Low Sensitivity

- 7.3.26 Views towards the site are predominantly screened until the pedestrian bridge crossing the A29. Experiences from this point are elevated with heavily filtered winter views towards the northern extent of the site afforded.
- 7.3.27 The A29 forms a prominent detracting feature within the view and there are a number of suburban elements, including the pylon within the site.
- 7.3.28 The proposals will be predominantly screened during summer months by the intervening vegetation

	along the A29 in the foreground.
7.3.29	During winter months, the proposed woodland buffer along the western boundary will provide additional filtering of views towards the units, however glimpses of the façades, rooftops and junction access will be afforded.
7.3.30	Whilst the proposals will form a new component, the extent and experience of the view is very limited. The proposals will be viewed against the existing wooded horizon and in context with the A29.
7.3.31	Photomontages from the A29 illustrate the potential screening towards the western boundary at 5 and 10 years (submitted under separate cover).
	Magnitude of change: Minor adverse during winter months - Negligible during summer
7.3.32	Footpath 1338 - Moderate Sensitivity (RVP10)
7.3.33	Opportunities for views towards the site from the footpath are available during winter months as it approaches Tedfold Stud Farm.
7.3.34	Experiences from this point are directed towards the northern and elevated eastern section of the site with the wooded boundary and vegetation around Hilland House forming the horizon.
7.3.35	Impacts are considered consistent with those described for Tedfold Stud Farm and associated properties.
	Magnitude of change: Moderate adverse during winter months notably reducing during full leaf.

Roads

New Road - Moderate Sensitivity (RVP01, RVP02, RVP05)

7.3.36	Views from New Road are predominantly transient as there is no pedestrian footway. The existing boundary hedgerow helps to filter direct views into the site during summer months but is less effective during winter when views across the site become more open.
7.3.37	Units within the northern section have been considered to reflect the more rural characteristic of the road and will be of a smaller mass and scale to those further south.
7.3.38	The proposed units will have a sympathetic and muted palette and will be orientated to allow breaks across the site.
7.3.39	The proposed enhancement of the northern boundary will provide additional vegetation screening in views from the road with native tree and buffer planting. Section D illustrates that at 5-7 years the buffer planting will provide screening to the eaves of the building however due to the maturity of the planting, winter views will still be visible but filtered. As the planting matures the extent of winter views will be notably reduced and fully screened during full leaf.
	Magnitude of change: Major adverse reducing after 5 years.

A29 Stane Street - Low Sensitivity

7.3.40	Photomontages have been prepared for the northern and southern approaches to the site from the A29. These have been submitted under separate cover.
7.3.41	The landscape strategy has been to create a well vegetated approach to Billingshurst to reduce the effects of the development on the setting and approach. This has been complimented with a high quality frontage and gaps through the development to provide a break up of potential massing.
7.3.42	The boundary planting will encompass native hedgerows and a mix of native trees and buffer planting with some evergreen cover to provide a dense understorey. The Year 5 photomontages show that to the south, the native buffer is effective at screening summer views of the development. There will still be filtered winter views but these will reduce as the understorey and tree planting matures.
7.3.43	To the north, and on the approach to the new junction, views towards the development will be filtered by the proposed boundary and roundabout planting. Due to the required visibility splays at this juncture, there will however be some limited open views towards the phase II development within the northwestern corner (refer to photomontages). These views will however reduce as the boundary planting matures and are limited to the immediate approach.
	Magnitude of change: Major adverse reducing after 5 years.

Other

Jubilee Sports Field - Moderate Sensitivity (RVP09)

- 7.3.44 Views from the sports field are limited to glimpses towards the site through the intervening boundary vegetation.
- 7.3.45 Whilst the proposals will result in a new element within the wooded horizon, the heights and levels within the site have been considered to avoid interruptions to the wider skyline. The units have also been designed to reflect a muted palette with architectural details and materials that break up the building façades.
- 7.3.46 Views towards the site will be limited to heavily filtered rooftop views during winter months. These experiences will become further filtered as the proposed buffer planting along the A29 matures.

Magnitude of change: Moderate adverse during winter months notably reducing during full leaf. Effects will also reduce as planting within and around the site matures.

CONCLUSIONS

7.4 Landscape

- 7.4.1 The development will be located in the areas identified through survey and LVIA analysis as being of low and moderate susceptibility and value. Effects on the landscape character are considered to have a local significance only.
- 7.4.2 These criteria have taken into consideration the contribution of the site to the NCA and LCA key qualities as well as technical assessments as to the condition and quality of the landscape features within the site.
- 7.4.3 The assessment identified that a swathe of land along the eastern section of the site should be excluded from the development framework due to its elevated nature and to retain the setting of the Public Right of Way. In addition, a visual arc excluded further features within the southeastern section of the development framework that would screen views from the footpath towards St Mary's Church in Billingshurst.
- 7.4.4 Other key points of sensitivity related to views from the existing footpath towards the South Downs AONB. These have been incorporated into the overall strategy by creating vistas through development and designing building heights to restrict massing in views, and using the built form along the eastern boundary to screen development further west.

- 7.4.5 The layout has been designed to retain all of the positive landscape features identified within the NCA and LCA and to incorporate the management and design guidelines, in particular by creating well vegetated approaches to villages and screening development within a landscape framework.
- 7.4.6 Whilst the development represents a distinctive and permanent change in land use and character, it is considered that the sensitivities and key positive features of the site can be accommodated within the development framework. Horsham District Council have identified exemplars of similar scale development noted as 'previously undeveloped countryside locations' (Brinsbury Fields applications DC/16/2963 & DC/17/0177). The sensitivities of these sites and the mitigation proposed has been considered as part of the strategy.
- 7.4.7 The layout is considered to afford positive benefits to the overall habitat potential and connectivity of the site, and sets the proposals within a well treed landscape framework. This framework will, as it matures, reduce the effects of the proposals on the local character and set them within a well vegetated native landscape that is of an appropriate scale to the built form.
- 7.4.8 The landscape buffers will create a 'green' approach and definitive boundary to the settlement of Billingshurst.
- 7.4.9 The amenity area to the east will provide opportunities for additional recreational use and access.

7.5 Visual

7.5.1 The assessment has identified that, despite its size, there are limited opportunities for receptor views.

7.5.2 The current views are considered moderate quality and, with the exception of the viewlines to the AONB and St Mary's Church, are not considered to provide the higher quality experiences or the strongly rural character described within the LCA. There are glimpses towards Billingshurst as well as the A29 and large pylons which further detract from the experiences.

7.5.3 Initially, the proposals will form a visibly prominent feature within the available views. The main strategy behind the development is to enclose the built form within a well vegetated buffer, changing the views of a rural field towards a well treed backdrop.

7.5.4 Limited open views will be afforded from the immediate approach and proposed junction due to the required visibility splays. The scheme has however been designed to provide a high quality frontage with attractive setting which, as it matures, will further filter these experiences.

7.5.5 The planting mix has been designed to respond to comments from the pre-app, the ecology report, the findings of the visual analysis and the design considerations determined by the pylon. It contains predominantly locally found native species with interspersed evergreen coverage to provide all year round screening along the perimeters.

7.5.6 Within the site consideration has been given to the levels and final height parameters to restrict the opportunities for massing. Vistas through the development will be framed by high quality frontages and further landscaping.

7.5.7 It is considered that at year five the planting will have matured to provide screening to all but the upperstorey of the built form. These views will reduce as the trees and understorey continue to mature.

7.5.8 Overall, it is considered that the illustrative layout and associated landscape framework responds to the sensitivities and visual amenity of the site and its immediate context. The assimilation of the development into the landscape buffer affords the built form to sit within the receiving landscape without significant permanent negative landscape and visual effects.

APPENDIX A

ASSESSMENT METHODOLOGY AND CRITERIA

METHODOLOGY

There are two levels of Landscape and Visual Assessment.

LVIA as part of a standalone Landscape 'appraisal' and LVIA as part of an Environmental Impact Assessment (EIA). This methodology has been set out to define the processes involved in the first procedure - an LVIA as part of a stand alone landscape 'appraisal'.

Whilst the processes and principles are fundamentally the same LVIA as part of an 'appraisal' is not required to establish the significance of the effects. GLVIA3 Statement of Clarification 1/13 10-06-13 states *'The reason is that should a landscape professional apply LVIA principles and processes in carrying out an appraisal and then go on to determine that certain effects would be likely be significant, given the term 'significant' is enshrined in EIA Regulations, such a judgement could trigger the requirement for a formal EIA.'*

The level of information and assessment should be proportional to the scale of the project that is being assessed and the nature of its likely effects.

The GLVIA3 (table 3.1 - page 27) sets out the components required at this level of assessment and which have been used in the preparation of this document. These are:

Project Description;

A description of the propose development, main features of the proposals and any established parameters. can included a description of any alternative considered.

Baseline Studies;

Establishing the baseline condition and nature of the landscape and visual components of the study area, including any forces for change or changes likely independently of the development. Includes information of the **condition, value** and **sensitivity**

of the baseline. These are described in further detail on the following pages).

The preliminary stages are aimed at building up a thorough understanding of the existing baseline conditions of the landscape and its resources. The latter stages analyse and evaluate the significance of predicted effects of the proposals taking account of the mitigation measures that have incorporated.

A desk study was undertaken using Ordnance Survey maps, Landscape Character Assessments, topographic surveys, aerial photographs and sometimes cross sections of the landscape. These sources were examined for existing patterns and scale of landform, land cover and built development, giving guidance on the general landscape character of the application site and its surroundings.

For visual analysis, an approximate extent of visibility (visual envelope) and likely persons (receptors) potentially affected by the proposals are recorded for further analysis in the field.

The GLVIA3 sets out a series of different visual receptor groups that may be considered;

- Public viewpoints, including buildings, open access land and PRoW;
- Transport Routes; and
- Places of work.

The guidance sets out that in some cases it may be appropriate to consider private views points such a residential properties. The extent and range of receptors should be agreed with the LPA where possible.

For the purposes of this assessment the effects on residential properties is used as a tool to inform the overall landscape and visual impact assessment/appraisal **not** as part of an residential amenity assessment/appraisal. (Refer to GLVIA3 Statement of Clarification 2/14 28-01-14).

Field and Photographic surveys

A Pre-planning BS5837 Tree Survey is carried out at the beginning of the process to provide an understanding of potential landscape constraints. This is used, along with ecological studies and site visits to provide a landscape constraint plan and potential opportunities to be developed as part of the strategy.

The extent of the visual envelope identified in the desk study is checked by initially looking out into the landscape from various locations within the application site and walking all footpaths and roads in the vicinity.

It is often the case that views from houses and places of work can only be predicted by looking towards the receptor from the application site and cross checking the view through section analysis. This process can limited clearly as views are seen from ground level and may be available from elevated viewpoints such as upper floor windows. In these instances where sensitive views are being considered, professional experience and judgement are crucial and where doubts exist, are checked by cross sectional analysis.

Representative viewpoints are selected to represent the range of receptors and distances from which there will be a potential impact by the proposals. The photographs are taken from publicly accessible locations in suitable weather conditions using an SLR camera with the focal lens length set at 50mm (equivalent to 35mm film camera).

Photographs are taken following the Guidelines for Landscape

and Visual Impact Assessment and The landscape Institute Advice Note 01/11 – Photography and Photomontage in Landscape and Visual Impact Assessment. Locations of the photograph are recorded using a GPS.

Preliminary layout proposals are tested to obtain an initial understanding of what aspects of the proposed development might be seen from sensitive receptors and what influence the landscape elements such as trees hedges and woodland might have in screening or filtering views. This information is then relayed to the architects as key constraints and opportunities plan and used to develop the masterplan.

Identification and Description of Effects;

The assessment clearly and systematically set out the evaluates the possible effects on the existing landscape and visual resources of the area, including whether they are adverse or beneficial.

Following the identification of these potential receptors the likely effects of the development and the proposed mitigation are then assessed.

A further narrative as to the types of impacts is given on the following page.

Mitigation

Table 3.1 of the GLVIA3 sets out that mitigation is only a requirement of the EIA process, however it may appropriate to consider mitigation of adverse effects to inform and contribute to a holistic deign approach.

For the purposes of this assessment this has included investigating measure to avoid, remove or reduce adverse effects. It is considered that avoidance mitigation for any significant effects should be the pre-requisite to any scheme design.

Most development will inevitably result in some landscape or visual impacts which cannot be avoided. It is how these effects are dealt with in the design response that normally determines the acceptability or not of the development. These will be identified through the assessment of predicted effects and additional measures recommended.

Offset or compensatory mitigation are the measures to be undertaken in order to compensate for effects that cannot be satisfactorily mitigated by design alone.

Enhancement

Enhancement, whilst often a positive benefit of mitigation measures, is not in itself being proposed to offset a landscape or visual effect. These are measures that are considered to provide a positive benefit to the baseline condition of the receptors.

Enhancement is not a requirement of the EIA regulations but is often included as best practice and to provide a holistic approach to the development framework and landscape setting.

Technical Assumptions

- For the purposes of the assessment the following assumption have been made:
- For human receptors, views are assessed at 1.8m, assuming adult standing height.
- For assessment of planting mitigation measures the following heights have been used. These are based on an average growth rate planted in suitable soils, during the optimum planting season and using good horticultural practices.

These estimates are based on experience. Naturally so many variables are involved eg species of tree, bare-root or root-

balled or container grown, health of planting stock, quality of soil, suitability of plant to soil type, drainage, competing vegetation, ability of operative doing the planting, quality of planting aftercare etc.

Appendix A - Table 1 - Average Planting Heights

Planting Type	Year 1	Year 5	Year 10	Year 15
Feathered Standard Trees	2.5-3m	4.5m	6.5m	8.5m
Selected Heavy Standard Trees	3.5m	4.5m	6.5m	8.5m
Semi-mature Tree	4.5	5.5m	7.5m	9.5m
Native Shrub/ Scrub	60-90cm	2m	3.5m	5m

IMPACTS

Construction Impacts

This period is defined as the building works up to the completion of a component of the development. The impacts are normally direct and temporary in terms of the project life cycle and generally result in the majority of adverse landscape and visual effects.

Construction details are usually not fully known at this stage but they are likely to follow a standard building approach for a development of this scale and complexity. It is assumed that the following key construction items will form part of the construction changes for all phases of work:

- Site compound, incorporating portacabins, temporary parking and site storage;
- Delivery vehicles including low loaders, HGVs, tipper wagons, vans and cars;
- Construction plant – large earth moving machinery, cranes, tracked and wheeled excavators and dumper trucks;
- Scaffolding; and
- Temporary lighting during winter months.

Operation and Management Impacts

These are impacts caused during the functioning of an individual component of the development, such as people, car, lorry and machinery movements, as well as the residual effects of landscape maturing. Most residual landscape effects are therefore generally beneficial and adverse views will normally decrease as planting matures. For the purposes of this

assessment the impact has been assessed at seven years after the initial mitigation planting to show the effects approximately some way to maturity.

Residual effects are either positive or negative effects that cannot be mitigated by the proposed landscape strategy. (identified as permanent within the significance column of the assessment tables)

Cumulative effects are a result of additional changes to the landscape or visual character of the application site caused by the development working in conjunction with other existing, or in some cases proposed development in the area.

Landscape Impacts

These are concerned with the physical effects of the proposals on the landscape and the changes that might occur to its character and how it is perceived. Landscape effects can be direct or indirect, beneficial or adverse and can be cumulative, permanent or temporary (short, medium or long term).

Direct effects include the quantifiable removal of features to the landscape, such as the loss of trees, hedgerows or water bodies or conversely, the addition of new landscape elements such as woodland.

Indirect effects include:

- Changes to the perception of the landscape;
- Changes in the character of an area;
- Changes to the experience of being in a particular space or designed landscape; and
- Changes to the experience of driving or cycling along a road or walking along a footpath

Visual Impacts

Visual effects relate to the changes that might arise to available views as a result of physical changes to the landscape and how people might respond to those changes. The views are assessed

As with landscape impacts, effects may be positive (beneficial), negative (adverse) and arise at different scales (local, regional or national) with different levels of significance. They may also be direct or indirect, cumulative, permanent or temporary (short, medium or long term).

ASSESSMENT CRITERIA

Introduction

Potential receptors are identified through the baseline and site visits. Threshold tables are used to assess the sensitivity or importance of receptors, the magnitude of change and the resulting significance. By correlating the magnitude and sensitivity it is possible to identify the level of significance of each impact.

Landscape character is inherently affected by the quality or condition of key elements within the site or its surroundings. Assessment of the quality is based on the physical state, visual and habitat intactness of the landscape, individual features or elements which contribute to the overall character including:

- The influence of existing built features and other detracting features;
- Appropriate land use and management;
- Consistency, strength, quality and intactness of both the landscape and visual components.

Landscape Value

The value of a landscape cannot be assessed by a standard approach and can apply to a combination of elements that contribute to the character of the landscape at national, regional and local level.

The GLVIA3 looks at this technical issue and provides a list of potential criteria that could form part of the consideration of the value of undesignated landscapes (see Box 5.1 of the GLVIA3 - page 84). The criteria in the following tables have been drawn from this table, desk top research and site visits.

Appendix A - Table 2 Landscape Quality and Condition & Contribution to Key features

Value	Importance	Typical Examples/Features
Very High	International/ National	Exceptional, well managed and unique high quality landscape and features that are fundamental to the character.
High	National, Regional District/Local	High quality landscape containing high quality and sometimes rare examples of key landscape characteristic features. Well managed, although some elements could be improved. Areas that contain High/Moderate quality examples of important features, experiences and views that identify with the expected perception and key characteristic of the surrounding character. Landscape appropriately managed with minimal detractors or threats to the overall condition or integrity. Trees groups or woodlands of particular visual importance as arboricultural and/or landscape features or of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood pasture (Category A2/3 trees).
Moderate	Regional District/Local	Moderate quality landscape or features. Some management of the whole or significant features evident. Areas that contain Moderate/Low quality examples of important features, experiences and views that can detract from the expected perception and key characteristics of the surrounding character. Some landscape management however also some evidence of decline or potential damage to the overall condition or integrity. Trees present in numbers, usually growing as groups or woodlands, such as they attract a higher collative rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wide locality. Trees with material conservation or other cultural value (Category B2/3 trees).
Low	District/Local	An ordinary low quality landscape with features in a degraded or damaged condition. Certain elements maybe worthy of conservation and enhancement, currently minimal management. Areas that are devoid or contain minimal examples of important features, experiences and views. Low expected perception with major alteration and detractors to the key elements of the surrounding character. Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits. Trees with no material conservation or other cultural value (Category C2/3 trees).
Negligible	N/A	An ordinary low quality landscape, devoid of any key landscape features, often with minimal management.

- Quality, condition and intactness of both individual features and overall Landscape Condition
- Designation of a landscape or feature(s);
- Scenic quality and appeal to the receptors senses, including perceptual aspects such as tranquillity;
- Uniqueness, rarity and contribution to key local features;
- Cultural or historical associations and designations;
- Recreational use of the landscape

The value methodology tables form a framework for appraisal but professional judgement must be applied to consider the significance and influence of each of the factors within the landscape. A landscape does not always need to fulfil all of the criteria however a thorough reasoning and assessment should be given to justify the value.

“Landscape value – The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wilderness, cultural associations or other conservation issues” – (source Annex 1 – Glossary of Terms An Approach to Landscape Character Assessment - Natural England October 2014).

The GLVIA further describes landscape value as “ *The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.*”

Appendix A - Table 3 Designated Landscape Features

Value	Importance	Typical Examples/Features
Very High	International/ National	Lies within or contains elements of a World Heritage Site, National Park or AONB.
High	National, Regional District/Local	Lies within or contains elements of a National Park, AONB, Areas of Great/Special Landscape Value and areas designated within policy for the protection of its character.
Moderate	Regional District/Local	Lies adjacent to a designated landscape or feature, or within a designation which is subject to some degradation. Lies within a landscape identified as important to local character or features.
Low	District/Local	Does not lie within or influence a designated or protected landscape or feature.
Negligible	N/A	Does not lie within or influence a designated or protected landscape feature. A notable detractor to the character of protected or designated landscapes.

Appendix A - Table 4 Scenic Value

Value	Importance	Typical Examples/Features
Very High	International/ National	Representative of the expected views and distinctive scenic quality of an internationally or nationally recognisable landscape or specific view.
High	National, Regional District/Local	Forms part of the attractive views/scenic quality representative of the designated or highly valued landscape. Contains important or distinctive landscape features, or is important in recognised views.
Moderate	Regional District/Local	Forms part of/or a feature notable within local views. Strong visual links to locally distinctive landscape features such as local monuments and church spires.
Low	District/Local	The landscape has a limited influence in local views with minimal scenic value. Some visual links to locally identifiable features.
Negligible	N/A	The landscape does not form a significant feature in local views or have any scenic value. No visual links to locally valued distinctive features and not representative of the local landscape.

Appendix A - Table 5 Tranquillity

Value	Importance	Typical Examples/Features
Very High	International/ National	Tranquil and remote landscape with minimal influence from human activity.
High	National, Regional District/Local	A tranquil or rural landscape with minimal or occasional influence from human activity.
Moderate	Regional District/Local	Background influenced by transport networks or noise pollution, some human activity which can impact upon the potential tranquillity.
Low	District/Local	Heavily influenced by major transport networks, noise pollution and moderate or intermittent human activity.
Negligible	N/A	Heavily influenced by major transport networks or noise pollution, constant human activity.

Appendix A - Table 6 Cultural or Historical Associations or Designations

Value	Importance	Typical Examples/Features
Very High	International/ National	Forms part of the setting for internationally important historical buildings or cultural features. Landscape has strong historical and cultural associations.
High	National, Regional District/Local	Provides a setting for Listed Buildings, Registered Parks and Gardens or nationally important historical/cultural features. The landscape contains elements that have historical and cultural associations.
Moderate	Regional District/Local	Contains some local historic and cultural associations but not necessarily related to the landscape.
Low	District/Local	Historical and cultural associations do not relate to the landscape.
Negligible	N/A	No historical or cultural associations.

Appendix A - Table 7 Recreation

Value	Importance	Typical Examples/Features
Very High	International/ National	Provides a nationally important recreational resource or attraction.
High	National, Regional District/Local	Provides well used recreational facilities and attractions for locals and visitors.
Moderate	Regional District/Local	Provides a well-used recreational resource or attraction for local residents.
Low	District/Local	Provides some informal recreational use of limited access.
Negligible	N/A	No recreational or public access.

Appendix A - Table 8 Landscape Sensitivity Criteria

Landscape Sensitivity

Landscape sensitivity relates to the extent that a landscape feature or area can 'accept change of a particular type and scale without unacceptable adverse effects on its character'.

The GLVIA identifies sensitivity as a combination of the 'susceptibility of the receptor to a specific type of change or development' and the '*value related to that receptor*'.

The susceptibility to change relates to the ability of the Application Site to '*accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategy*'.

Potential landscape receptors have been identified as the various LCA's as well as criteria identified through the site visits and technical assessments.

Visual Sensitivity

Visual sensitivity relates to:

- The location and context of the viewpoint;
- The amount of use;
- The expectations and activity of the receptor, and
- The importance of the view.

In determining the sensitivity there is the potential for a significant difference between well used footpaths that offer extensive panoramas of attractive countryside, and footpaths that show minimal signs of usage or are heavily influenced by urban form, major detractors or busy transport routes.

Landscape	
Very High	An international or nationally recognised landscape or feature afforded the highest level of protection through policy and designation. A landscape that will not accept any adverse effects on the physical and perceived qualities or features that contributes to the overall distinctiveness, experience and character.
High	A locally recognised landscape or feature afforded protection through local or regional policy and designation. A landscape particularly sensitive to change that would only accept minor and not easily recognisable adverse effects on the physical and perceived qualities of a landscape or townscape character, feature or elements.
Moderate	A locally recognised landscape or feature, although not protected, valued as a landscape resource or influential on the local character. A landscape capable of accepting limited change resulting in an easily recognisable new element within the landscape or townscape character, or impact on a feature that would not be perceived as out of context with the overall quality and experience.
Low	A landscape capable of accommodating considerable proposed change without significant effects on landscape or townscape character, features or elements. A degraded or low quality landscape with poor structure, condition and value.
Negligible	A derelict or landscape devoid of features, quality or value. Distinctly degrading or detracting character.

Appendix A - Table 9 Visual Sensitivity Criteria

Receptor		View type	Sensitivity
Private dwellings	Gardens/ outdoor space	Often used for sitting and leisure, where people congregate with opportunity for high quality views over the surrounding landscape.	High
		Gardens that are Moderately well screened with opportunities for occasional Moderate quality views towards the surrounding landscape.	Moderate
		Gardens that are very well screened with no or extremely limited opportunities of low quality views towards the surrounding landscape.	Low
	Ground Floor	Windows orientated and designed to take advantage of specific views where people may congregate for a prolonged period of time.	High
		Windows that are orientated towards moderate or unexceptional quality views and contain urban elements or detracting views.	Moderate
		Windows that overlook low quality or degraded landscape, or are dominated by large urban structures.	Low
	Upper Floor	Balconies orientated and designed to take advantage of high quality views during the day	High
		Bedroom windows used for relatively short periods with curtains drawn at night.	Moderate
		Windows illuminating stairs, bathrooms or toilets	Low
Places of Work	External areas	Outdoor seating areas	Low
	Ground & Upper Floors	Windows overlooking development	Low
Recreational Routes	PROW, CRoWs& Cycle Routes & Waterways	Nationally designated paths/cycle ways with a high expectation of very high quality views and experiences including elevated panoramas.	Very High
		Recreational paths/cycle ways with a high expectation of quality views and experiences of the surrounding landscape.	High
		Recreational paths/cycle ways with a Moderate expectation of views and experiences and contain elements that are uncharacteristic or discordant with the overall view.	Moderate
		General access routes that are dominated by discordant and low quality aspects of the neighbouring landscape. Includes routes that appear to not be in use.	Low
Others	Public open space	Managed public open space normally found within or adjoining settlements used for formal and informal play/ sporting activities and intermittent use	Moderate
	Designated Cultural/ Historical Aspects	Views from and towards the feature form an integral part of the perceived setting of a designated heritage asset.	High
Roads	Rural	Well used recreation routes that allow prolonged high quality views of a designated landscape.	High
		Lanes or roads that provide local access to isolated settlements or may have occasional opportunities for both high and medium quality views.	Moderate
		Busy lanes where there is no expectation of high quality or prolonged views of the landscape or are low quality when available.	Low
	Main	Traffic speed likely to limit experience and influence on receptors	Low
All		Where no views are available	Negligible

Magnitude

Magnitude is defined as 'a combination of the scale, extent and duration of an effect,' The criteria for levels of magnitude are outlined in the following two tables:

Appendix A - Table 10 Landscape Magnitude Criteria

Type	Magnitude	Criteria
Adverse	Major	Total loss of or major alteration to key elements/feature/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements considered to be totally uncharacteristic when set up within the attributes of the receiving landscape
	Moderate	Partial loss of or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape
	Minor	Minimum loss of or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape.
Negligible	Negligible	Very Minimum loss of or alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape - no change.
Beneficial	Minor	Minor improvement or removal of key elements/features/characteristics that slightly detracts from the baseline character of the landscape and/or introduction of new elements, which relate to and provide minor enhancement to the baseline character of the landscape.
	Moderate	Moderate improvement or removal of key elements/features/characteristics that currently detract from the baseline character of the landscape and/or introduction of new elements, which fit into the baseline landscape/townscape and Moderately enhance the baseline character of the landscape/townscape.
	Major	Major improvement or removal of several notable key elements/features/characteristics that significantly detract from the baseline character of the landscape and/or introduction of new elements, which fit into the baseline landscape and substantially enhance the baseline character of the landscape.

Appendix A - Table 11 Visual Magnitude Criteria

Type	Magnitude	Criteria
Adverse	Major	Major changes in views where the development would form a major and immediately apparent part of the scene that affects and changes its overall character and would be experienced on a regular or permanent basis.
	Moderate	Moderate changes in views where the development may form a visible and recognisable new element within the scene and may be readily noticed by the observer and would be experienced on an occasional basis.
	Minor	Minor changes in view, few receptors affected, where development would be a minor component of the wider view and may be missed by the casual observer-awareness of the proposals would not have a marked effect on the scene.
Negligible	Negligible	No perceived change in view where the development would be scarcely appreciated and, on balance, would have little effect on the scene.
Beneficial	Minor	Where enhancement or mitigation would be a minor component of the wider view, few receptors affected and may be missed by the casual observer-awareness of the proposals would not have a marked effect on the scene.
	Moderate	Moderate enhancement of views and or many receptors affected where the development may form a visible and recognisable new element within the scene and may be readily noticed and appreciated by the observer
	Major	Major enhancement of views and or large numbers of receptors affected. Where the development may form a visible and recognisable new element within the scene and may be readily noticed and appreciated by the observer

GLOSSARY

Taken from the GLVIA3 the following provide definitions to terminology used within the LVIA process.

Access land - Land where the public have access either by legal right or by informal agreement.

Baseline studies - Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.

Characterisation - The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.

Characteristics - Elements, or combinations of elements, which make a contribution to distinctive landscape character.

Compensation Measures - devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced.

Designated landscape - Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.

Development - Any proposal that results in a change to the landscape and/or visual environment.

Direct effect - An effect that is directly attributable to the proposed development.

Elements - Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.

Enhancement - Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.

Environmental Impact Assessment (EIA) - The process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.

Environmental Statement - A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.

Feature - Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal.

Geographical Information System (GIS) - A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.

Green Infrastructure (GI) - Networks of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.

Heritage - The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.

Historic Landscape Characterisation (HLC) and Historic Land-use Assessment (HLA) - Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.

Indirect effects - Effects that result indirectly from the proposed

project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.

Iterative design process - The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.

Key characteristics - Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.

Land cover - The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.

Land use - What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.

Landform - The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, elevation and physical processes.

Landscape - An area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors.

Landscape and Visual Impact Assessment (LVIA) - A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.

Landscape Character - A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.

Landscape Character Areas (LCAs) These are single unique

areas which are the discrete geographical areas of a particular landscape type.

Landscape Character Assessment (LCA) - The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.

Landscape Character Types (LCTs) - These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.

Landscape classification - A process of sorting the landscape into different types using selected criteria but without attaching relative values to different sorts of landscape.

Landscape effects - Effects on the landscape as a resource in its own right.

Landscape quality (condition) - A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.

Landscape receptors - Defined aspects of the landscape resource that have the potential to be affected by a proposal.

Landscape strategy - The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.

Landscape value - The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

Magnitude (of effect) - A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.

Parameters - A limit or boundary which defines the scope of a particular process or activity.

Perception - Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).

Photomontage - A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.

Receptors - See Landscape receptors and Visual receptors.

Sensitivity - A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.

Significance - A measure, the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.

Stakeholders - The whole constituency of individuals and groups who have an interest in a subject or place.

Susceptibility - The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.

Townscape - The character and composition of the built environment including the buildings and the relationships

between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.

Tranquillity - A state of calm and quietude associated with peace, considered to be a significant asset of landscape.

Visual amenity - The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.

Visual effects - Effects on specific views and on the general visual amenity experienced by people.

Visual receptors - Individuals and/or defined groups of people who have the potential to be affected by a proposal.

Visualisation - A computer simulation, photomontage or other technique illustrating the predicted appearance of a development.

Zone of Theoretical Visibility (ZTV; sometimes Zone of Visual Influence) - A map usually digitally produced, showing areas of land within which a development is theoretically visible.

APPENDIX B

RELEVANT POLICY EXTRACTS

HORSHAM DISTRICT PLANNING FRAMEWORK - NOVEMBER 2017

Policy 1 - Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission, unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Policy 2 - Strategic Development

To maintain the district's unique rural character whilst ensuring

that the needs of the community are met through sustainable growth and suitable access to services and local employment, the spatial strategy to 2031 is to:

1. Focus development in and around the key settlement of Horsham, and allow for growth in the rest of the district in accordance with the identified settlement hierarchy.
2. Recognise and develop Horsham town's role as the primary town for the District, promoting its historic function as a market town and safeguarding its compact and attractive character, and complemented by rationalisation and redevelopment at Broadbridge Heath Quadrant.
3. Bring forward three strategic development areas of at least 2,500 dwellings immediately to the north of Horsham Town, around 600 dwellings West of Southwater, and around 150 dwellings South of Billingshurst to meet the strategic requirement for new homes, and to provide access to new employment, health, educational and recreational opportunities.
4. Bring forward a strategic mixed used opportunity at the former Novartis site in Horsham for employments, education and specialist housing at the equivalent of around 200 units.
5. Continue to support in principle the sustainable development of settlements through an appropriate scale of development which retains the existing settlement pattern over the plan period.
6. Manage development around the edges of existing settlements in order to prevent the merging of settlements and to protect the rural character and landscape.
7. Guide development form and provide access to strategic green space and recreational opportunities in and around the built-up urban areas.
8. Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is

not of high environmental value.

9. Identify existing sites of important employment use, and to safeguard their function through flexible policies and designation of Key Employment Areas, together with supporting the rural economy, to allow people the opportunity to work close to where they live.
10. Provide for the varied housing needs of the community in terms of tenure, affordability, care and other support needs and the specific temporary and permanent needs of the Gypsy and Travellers and Travelling Showpeople.
11. Support the provision of rural housing which contributes towards the provision of affordable housing where there is a demonstrable need.
12. Retain and enhance natural environmental resources, including landscapes and landscape character, biodiversity, and retaining and enhancing environmental quality including air, minimises energy and resource use and provides flood mitigation.
13. Support development which protects, conserves and enhances the District's built heritage whilst ensuring that new development is safe, well designed, adapts to climate change and helps to reduce the District's carbon emissions.
14. Monitor delivery of the Strategy and associated infrastructure in conjunction with partner organisations, developers and landowners.

Policy 7 - Economic Growth

Sustainable employment development in Horsham district for the period up to 2031 will be achieved by;

1. Allocating land for a high quality business park at Land North of Horsham.

2. Redevelopment, regeneration, intensification and smart growth of existing employment sites.
3. The formation and development of small, start-up and move-on businesses, as well as home working and home based businesses, by encouraging provision of small units through development proposals.
4. Encouraging appropriate workspace and ICT infrastructure, such as high speed broadband, as an integral part of development, including residential development to support flexible working, home working and businesses with the flexibility to operate anywhere.
5. Retention of Key Employment Areas, for employment uses.
6. Promotion of the district as an attractive place to stay and visit to increase the value of the tourism economy.
7. Encouraging sustainable local employment growth through Neighbourhood Development Plans.
8. Encouraging the expansion of higher education facilities related to research and development and employment training activity.
9. Identifying additional employment areas to meet the need for appropriate new business activity.

Policy 9 - Employment Development

1. Redevelopment in the Key Employment Areas must not result in the overall loss of employment floorspace. Proposals for alternative uses within the Key Employment Areas will be allowed where it can be demonstrated that the sequential approach has been applied to the redevelopment of the site, and the proposals support their integrity and function as centres of employment.

2. Redevelopment of employment sites and premises outside Key Employment Areas, must demonstrate that the site/premises is no longer needed and/or viable for employment use.
3. In the case of relocation from a Key Employment Area or other employment areas within a built-up area boundary, the proposal must demonstrate that the sequential approach has been applied, and that development will be in a suitable new location and will resolve any existing issues arising from badly sited uses. In addition an acceptable future use of the vacated site must be secured.
4. Expansion of existing employment sites and premises within the built-up area boundary will be supported where the business requirements cannot be met within the existing site/premises, through acceptable on-site expansion or intensification; and that relocation to existing stock is not preferable.
5. Provision of small, start-up and move-on business units will be supported to enable them to reach their fullest potential.

Policy 24 - Environmental Protection

The high quality of the district's environment will be protected through the planning process and the provision of local guidance documents. Taking into account any relevant Planning Guidance Documents, developments will be expected to minimise exposure to and the emission of pollutants including noise, odour, air and light pollution and ensure that they:

1. Address land contamination by promoting the appropriate re-use of sites and requiring the delivery of appropriate remediation;
2. Are appropriate to their location, taking account of ground conditions and land instability;
3. Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and

prevents contaminated run-off to surface water sewers;

4. Minimise the air pollution and greenhouse gas emissions in order to protect human health and the environment;
5. Contribute to the implementation of local Air Quality Action Plans and do not conflict with its objectives;
6. Maintain or reduce the number of people exposed to poor air quality including odour. Consideration should be given to development that will result in new public exposure, particularly where vulnerable people (e.g. the elderly, care homes or schools) would be exposed to the areas of poor air quality; and
7. Ensure that the cumulative impact of all relevant committed developments is appropriately assessed.

Policy 25 - The Natural Environment and Landscape Character

The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which:

1. Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.
2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.
3. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.

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

Policy 26 - Countryside Protection

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

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

In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;

1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and
3. The landform of the area.

Policy 31 - Green Infrastructure & Biodiversity

1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green

infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.

2. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required.

4. a) Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:

- i. Special Protection Area (SPA) and Special Areas of Conservation (SAC)
- ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)
- iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above.

b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:

- i. The reason for the development clearly outweighs the need to protect the value of the site; and,

ii. That appropriate mitigation and compensation measures are provided.

5. Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an Appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.

Policy 32 - The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

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

Policy 33 - Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;
3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;
5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;
6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,
7. Ensure buildings and spaces are orientated to gain maximum

benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;
10. Contribute to the removal of physical barriers; and,
11. Make a clear distinction between the public and private spaces within the site.

Policy 34 - Cultural & Heritage Assets

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;
2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;

3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;

4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;

5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;

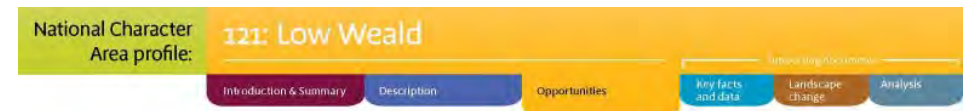
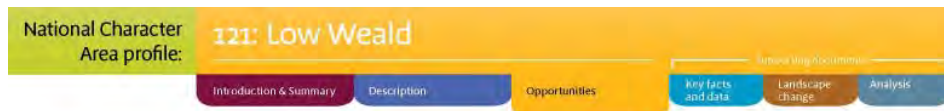
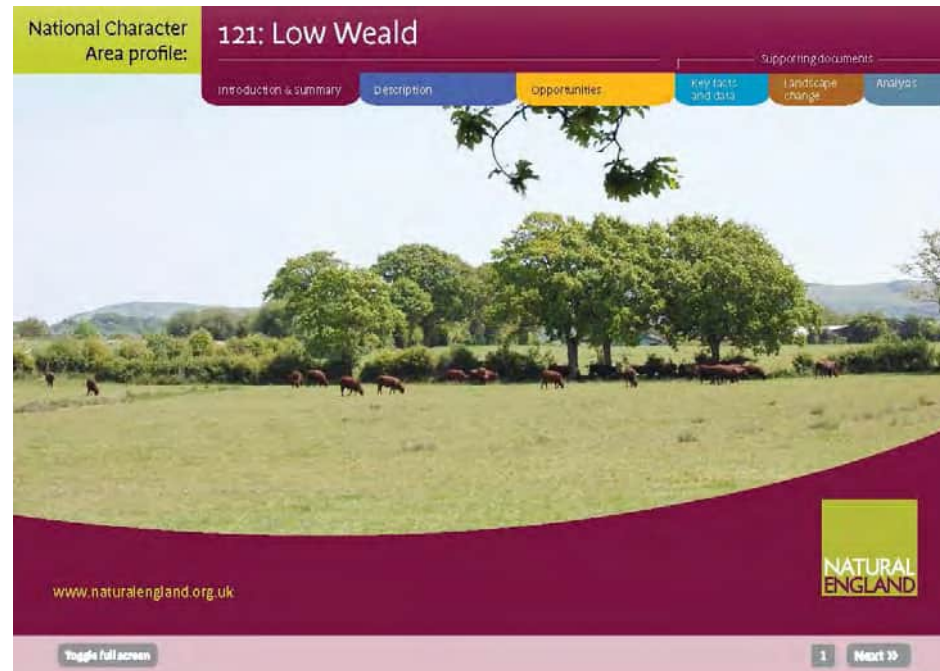
6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;

7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and

8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

APPENDIX C

RELEVANT LCA EXTRACTS



Statements of Environmental Opportunity

SEO 1: Protect, manage and significantly enhance the area's intricate and characteristic mix of semi-natural ancient woodlands, gill woodland, shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access for health and wellbeing and reinforce sense of local identity.

For example by:

- Working with partners and landowners to realise the Forest-District potential.
- Re-introducing appropriate and traditional woodland management techniques, preserving both fallen and standing deadwood where appropriate for biodiversity value.
- Supporting initiatives such as the West Weald Landscape Project which focuses on Chiddingfold Forest and the internationally important ancient pasture woodlands of Ebernoe Common, promoting the integrated management of the landscape for biodiversity and people.
- Working with woodland owners, land managers and the silvicultural community to develop new markets and initiatives that realise the value and potential of high-quality hardwood and local wood fuel from new and existing woodlands.
- Identifying areas where the introduction of short rotation coppice could be used to link fragmented habitats and provide a source of fuel.
- Protecting the characteristic hedgerows with standard trees which give the area much of its intimate feel, considering replacement planting where needed.
- Further expanding broadleaved woodland on steeper slopes, especially within the catchments of the Arun, Adur, Beult and Medway, with species that reduce the risk and rate of soil erosion.
- Restoring and expanding characteristic woodland shaws, interlinking with hedgerows and copses by reinstating appropriate and traditional management, to enhance landscape, cultural heritage and biodiversity, especially where this reinforces ancient field patterns; improves habitat networks and/or helps to integrate new and existing development.
- Encouraging the targeted re-introduction and sustained implementation of traditional coppice management in woodlands that have been previously coppiced or newly planted for coppice where this is appropriate.
- Considering appropriate species for new plantings to maintain landscape structure, character and biodiversity in response to the impacts of climate change.
- Protecting ancient and veteran trees in parklands, hedgerows and fields.
- Monitoring and maintaining sustainable populations of potential problem species such as deer, squirrel and wild boar.
- Monitoring and responding to new and existing threats to woodland structure from pest and diseases such as Chalara and Phytophthora. Also monitoring and controlling non-native invasive species, particularly following periods of trauma such as loss of a key species through disease.

Additional opportunity:

1. Plan for the creation of high-quality blue and green space and green corridors to provide a framework for new and existing development in urban areas and along major transport routes for the enjoyment and wellbeing of communities and to enhance biodiversity.

For example by:

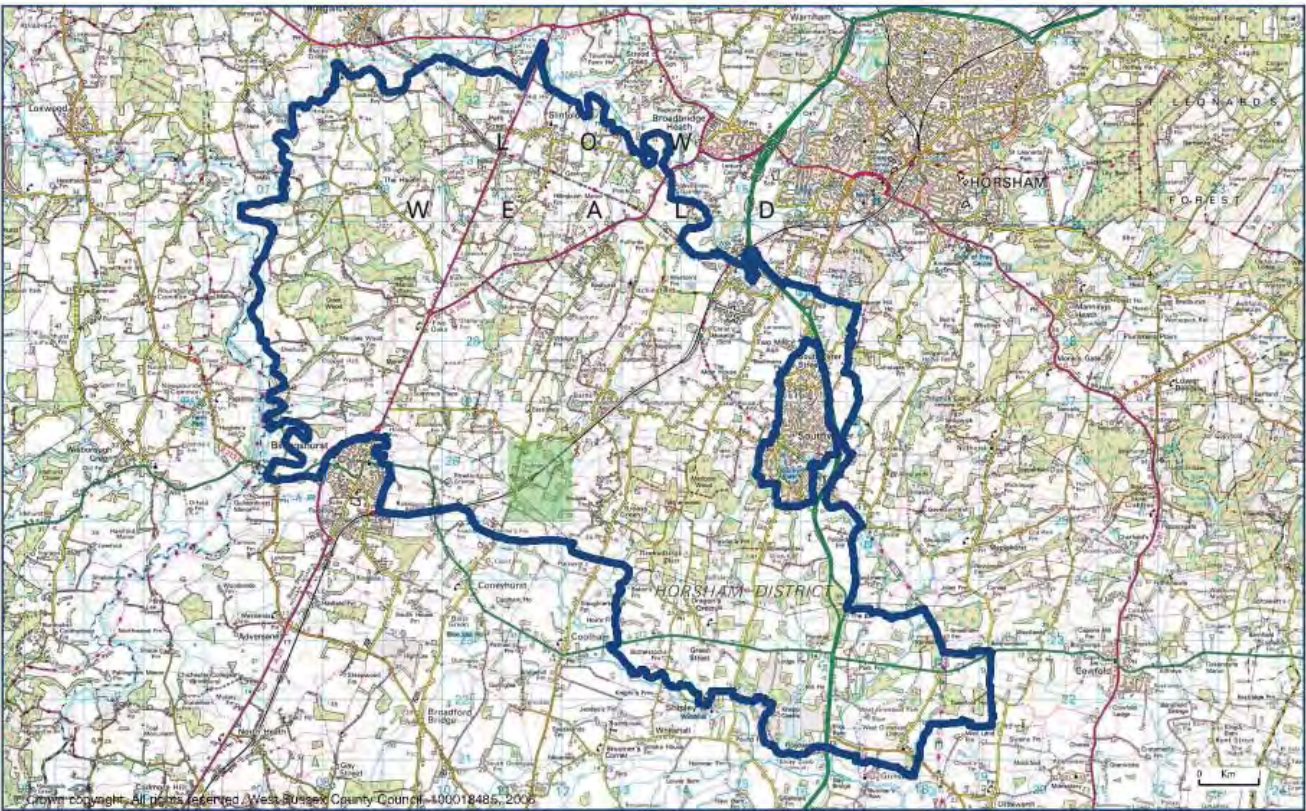
- Working to identify and maintain important views to elevated landforms outside the NCA such as the Wealden Greensand, the North and South Downs and the High Weald.
- Creating or safeguarding extensive areas of multifunctional green space within and surrounding towns and identified new development areas, including attractive new wetlands forming part of sustainable urban drainage systems and linking into the heart of urban areas as part of green infrastructure planning.
- Creating community allotments and potentially developing community orchards on the edges of urban areas.
- Managing and enhancing the provision and promotion of access across the area including supporting plans to extend cycle networks.
- Encouraging measures such as restoration and expansion of networks of hedgerows and shaws to minimise the effects of development and its associated infrastructure (including light, noise and air pollution) intruding on the rural character and the special qualities of adjacent protected landscapes.
- Ensuring that high-quality green infrastructure provision is integral to all development planning and encouraging improvement of the public transport network to reduce damage to rural roads and lanes.
- Promoting sustainable tourism and recreational activities to minimise impact on the environment, while helping to generate income and employment.
- Seeking to conserve areas with high levels of tranquillity and the settlement pattern of small, scattered villages and hamlets of this predominantly rural area.
- Encouraging detailed landscape assessment in advance of all significant development to identify ways of minimising impact on the rural character, the local community and the environment.

Overall Character

This large Character Area is in the centre of the county stretching from Slinfold to West Grinstead. It is a mainly pastoral landscape with a well-wooded character. Local character varies depending on the presence or otherwise of large parkland estates, concentrations of horse paddocks, and major roads and suburban development. Many small farms and cottages are concentrated along lanes and a few historic linear villages are often located at crossroads. These villages, especially those on the major roads, tend to have a suburban character.

Key Characteristics

- Gently undulating landform.
- Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows.
- Some larger arable fields.
- Local concentrations of horse grazed paddocks and golf course development.
- Dense cover of ancient broadleaved woodlands and conifer plantations.
- Small stream valleys draining to the Adur and the Arun.
- Some large country houses and parkland.
- Green lanes and droeways.
- Many scattered, traditional Wealden farmsteads and cottages and a few linear villages.
- Crossed by major transport links north south, both road and rail.



THE WEST SUSSEX LANDSCAPE Land Management Guidelines

Sheet LW6

Central Low Weald

Low Weald

The area covered by the Sheet is derived from:

Central Low Weald (K3) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).



LW6

Historic Features

- Route of the Roman Road of Stane Street.
- Moated farmsteads, such as Marshall's Farm to the north and Wadling's Farm to the east.
- Old droveways.
- Small and medium-sized assarts. Linear patterns associated with droveways and irregular fields radiating out from settlements.
- Large blocks of historic parkland at Knepp Castle and West Grinstead Park to the south. Smaller blocks of parkland either side of the A29 such as at Slinfold, Summers Place and Lydwicke.
- Various brickwork and brickfields.
- St Nicholas medieval church and Priest House at Itchingfield.
- Hammer Pond at Knepp Castle.



Narrow green lane - The Manor



Pastoral landscape with a well wooded character - Slinfold



Urban development - Billingshurst



Arable fields - Billingshurst

Biodiversity

- Wet woodland, including willow and alder woodlands on wet ground along streams. Slinfold Stream and Quarry and Coppedhall Hanger are Sites of Special Scientific Interest (SSSI).
- Some unimproved grasslands. Walden Close Meadow is a Site of Nature Conservation Importance (SNCI).
- Many small to medium-sized broadleaved semi-natural woodlands, some of which are also SNCI's such as Bishops Wood, Lannards and Long Copses, Horsham Common, Alder Copse, Coate's Furze field and Constable's Furze.
- Ancient woodland – notably large blocks at Bignor Wood and Great Wood to the north and Madgeland Wood and Marlpot Wood to the south.
- Field corner ponds and hammer ponds.
- Biodiversity reduced by intensive arable fields and plantation woodlands.

Change - Key Issues

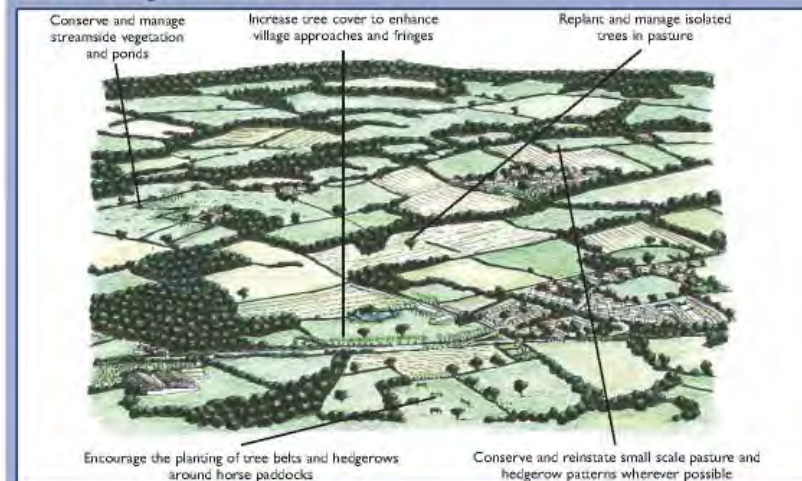
- Poor hedgerow and woodland management.
- Fragmentation of hedgerows and loss of hedgerow trees and pasture or field trees.
- Neglected ponds.
- Increased traffic.
- Expansion of horse paddocks.
- Increased use of rights of way network.
- Road improvements along A29 and A24.
- Suburban development, in particular around Southwater and Billingshurst settlement fringes, and along main roads.

Landscape and Visual Sensitivities

Key sensitivities are:

- Unsympathetic urban development, changes in settlement pattern and addition of suburban features.
- Unsympathetic or major transport improvements.
- Loss of woodland cover or diversity of woodland due to plantation planting or lack of management.
- Changes in land management practices leading to change in field sizes, and loss of hedgerows and isolated pasture trees.
- Loss of tranquillity.
- Rights of way network vulnerable to reduction in quality due to poor drainage management and increased use.
- Subdivision of fields and changes in boundary styles linked to increase in horse paddocks.

Land Management Guidelines



Conserve predominantly wooded character of the area, and its existing tranquil, rural qualities, and ensure that new development is well-integrated within the landscape.

- Maintain the historic character of the area, including the pattern of small fields and network of droveways.
- Maintain and restore hedgerows and shaws. Link hedgerows through new planning and aim for good linkage via trees, woodland and hedgerows across land parcels.
- Encourage the development of hedgerow trees through tagging especially on roadsides.
- Replant and manage isolated trees in pasture.
- Conserve and reinstate small scale hedgerow cover and pasture wherever possible. Assess the potential for transferring marginal yield arable to pasture.
- Conserve and encourage sound management of all woodlands.
- Support and promote woodland industries.
- Create new woodlands, linking in with existing field boundaries to extend and link existing woodland areas.
- Conserve and manage streamside vegetation and ponds.
- Encourage management of streamside vegetation to perpetuate conservation and landscape interests.
- Seek to reduce the extent, intensity and impact of horse grazing. Encourage the planting of tree belts and hedgerows around horse paddocks.
- Encourage landscape enhancements to existing village edges and road approaches.
- Increase tree cover to enhance village approaches and fringes. Plant amenity trees in villages.
- Consider the cumulative impact on landscape character of small developments and land use change. Avoid the introduction of suburban styles and materials.
- Conserve existing green lanes and drove roads, and conserve and enhance rights of way network.
- Reduce nitrate inputs to increase floral diversity in meadows and reinstate hay cutting regimes.
- Encourage removal of visually and ecologically intrusive conifer plantations and Leylandii hedge and tree planting.
- Encourage dredging of old silted up ponds and creation of new ones.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in A Strategy for the West Sussex Landscape (November 2005) published by West Sussex County Council.

For further information call 01243 642119 or visit www.westsussex.gov.uk

G3 SLINFOLD AND FIVE OAKS WOODED FARMLANDS



Key Characteristics

- Gently undulating wooded landscape.
- Many small streams draining to the Adur.
- Small hedged pastures. Some larger arable fields.
- Extensive coppice woodland in small and large irregularly shaped blocks.
- Glimpsed views across the Arun Valley from hedgerow gaps.
- Historic farmsteads dispersed along winding lanes.
- Local vernacular of timber framing, weatherboarding, brick and tile hanging.
- Largely rural character, although busy A29/A272 road corridors in the west, together with some aircraft noise.



Overall Character

Bounded by the Arun Valley to the west, this Character Area lies on the Weald Clay. It is dominated by the enclosing presence of woodlands around small irregular pastures. Gentle undulations are created by small streams cutting through the clay. Many small historic farmsteads are dispersed along winding lanes and tracks. Moated farmsteads are an occasional distinctive feature. Much of the area has a strongly rural character, although nearer the A29 road corridor there are some suburban influences.

Historic Features

- Small fields carved out of woodland (assarts).
- Radiating field patterns extending outwards from settlements.
- Moated farmsteads.
- Droveaways.

Biodiversity

- Strong network of ancient woodland and hedgerows. Some coniferous planting in deciduous woodlands.

Key Issues

- Expansion of horse grazed paddocks.
- Localised visual/noise intrusion along the A29 road corridor.
- Recreational pressure in the north of the area, including golf courses and a shooting range.

Landscape Condition

Overall condition is good.

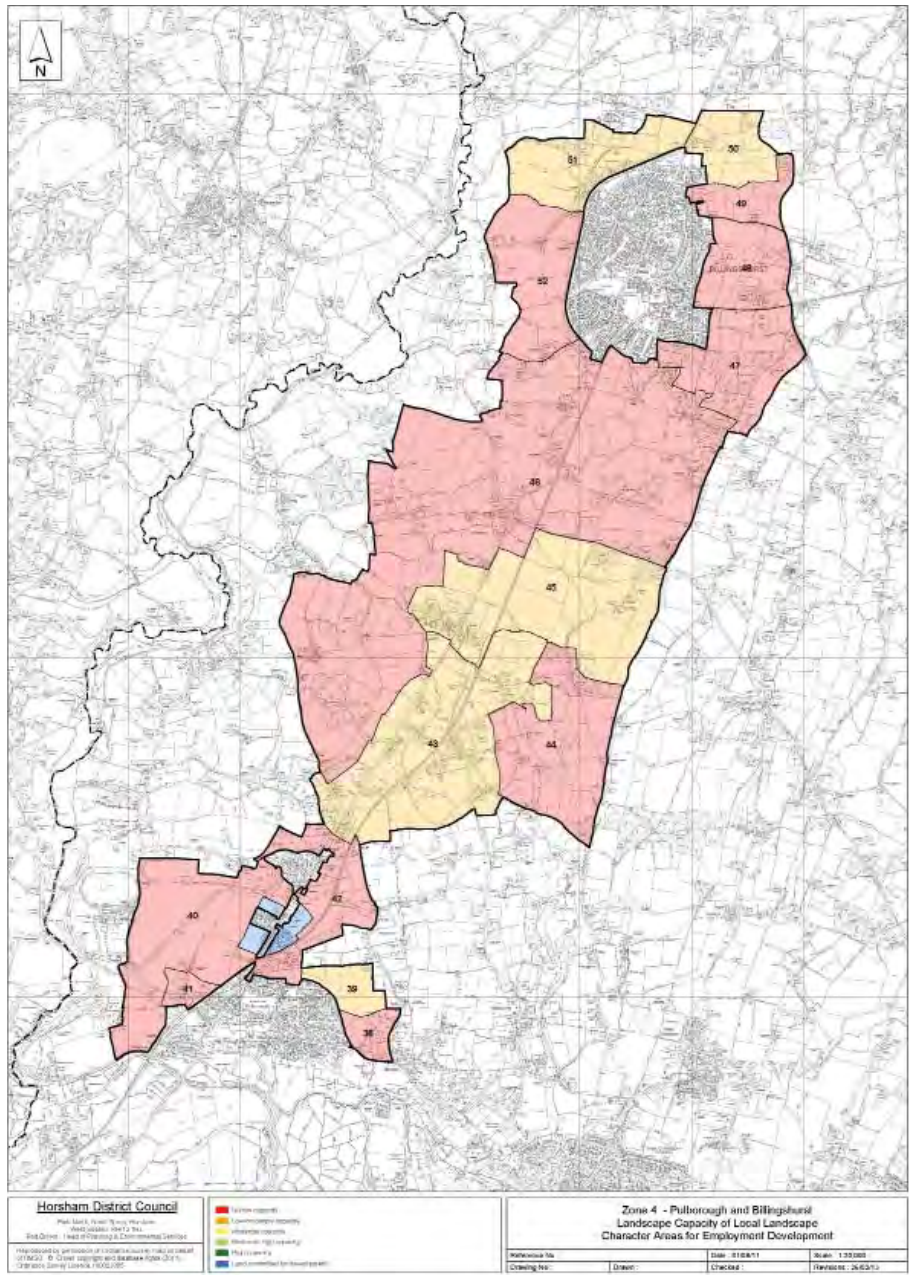
Sensitivity to Change

Sensitivity to change is overall high due to its many landscape qualities and rural character in most parts. Significant localised loss of character has already occurred along the A29 corridor resulting in a moderate sensitivity to change. Key sensitivities are to:

- Further expansion of horse paddocks.
- Large scale housing/commercial development.
- Increase in flights from Gatwick.
- Cumulative impact of small scale change.

Planning and Land Management Guidelines

- Conserve rural undeveloped character. Any large scale housing and commercial development is likely to damage character, e.g. through loss of small scale field patterns and loss of woodlands.
- Consider the cumulative impact of small scale change, e.g. suburbanisation along roads.
- Ensure any appropriate new development responds to historic settlement pattern, local design and building materials and is well integrated into the existing landscape pattern of woodlands, hedgerows and shaws.
- Manage coppice woodlands where appropriate.
- Restore native species in conifer plantations.
- Restore where possible arable fields to pasture.
- Manage isolated field trees.
- Encourage landowners to adopt better management of horse paddocks.



Landscape Character Area 50: Land North of Billingshurst

Landscape Character Sensitivity

- A gently rising landform to ridgeline in the north of the area
- This landscape character area has a medium scale irregular arable field pattern interspersed with low hedgerows
- Isolated historic farmsteads and some mixed modern and farmstead development is present on the edge of Billingshurst.
- The landscape in moderate condition partly as a result of the pylon route passing through the area north-west to south-east
- There are some distant views to the south downs and important view towards Billingshurst Church and the South Downs

Visual Sensitivity

This area has a moderate-high visual sensitivity to housing development reflecting enclosure provided by some enclosing woodland but the higher slopes are visually prominent. Employment development is of high visual sensitivity due to its greater scale and height.

Landscape Value

- Low-moderate tranquillity due to the proximity of the A29 and the presence of the pylon route.
- Limited ecological interest due to predominantly arable farmland and limited hedgerows / woodland
- Important west-east footpath route providing access to the countryside from the eastern side of Billingshurst

Landscape Capacity

Due to the areas landscape character sensitivity and visual sensitivity the area is considered to have some limited capacity for large scale housing development subject to maintaining characteristic views and avoiding development on the ridgeline. Employment development is likely to be more visually prominent and more care would be needed with the siting and design of any such development.

Assessment Summary

	Medium Scale Housing	Large Scale Housing	Large Scale Employment
Landscape Character Sensitivity	Moderate	Moderate	Moderate-High
Visual Sensitivity	Moderate-High	Moderate-High	High
Combined Landscape Sensitivity	Moderate-High	Moderate-High	High
Landscape Value	Low- Moderate	Low- Moderate	Low- Moderate
OVERALL LANDSCAPE CAPACITY	Low-Moderate	Low-Moderate	Low/Moderate

APPENDIX D

ILLUSTRATIVE SECTIONS



Section A



Section B



Section C



Section D



Section Location Plan - Not to Scale

Planting shown at 5 years



Section E - 1:500 at A3



Section F - 1:500 at A3



Section Location Plan - Not to Scale



Section G - 1:1000 at A3

Proposed Development on Land North of Billingshurst, West Sussex

Landscape and Impact Assessment

October 2018

DLA/1751/LVIA/RPT/02 - Planning Issue Rev B