



LANDSCAPE AND VISUAL APPRAISAL

PROPOSED TWO-PITCH GYPSY/TRAVELLER SITE

Land south of Dukes Copse Community, Bramble Lane, Thakeham, West Sussex RH20 3DZ

PREPARED FOR Sam Ripley	PLANNING ADVISOR WS Planning & Architecture	PREPARED AND FIELD VERIFIED BY Danielle Jeynes MA MLA and Richard Billingsley BSc (Hons) Ecology
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Potential resubmission following refusal DC/26/0506 | Project 2477 | Revision P02 | Planning issue | 5 September 2026

Site reference: E 510699, N 117812 | Submitted red-line area: 5,321.2 m² (0.532 ha)

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All drawings, source figures and viewpoint photographs are incorporated in the report body; there are no appendices.

03 Executive summary

A contained adverse change at the site; wider visibility is very limited

Overall finding	The proposal would cause a clear adverse change within the application site. That change is not representative of a broad effect across the surrounding countryside: the verified survey found no view of the site from the identified public rights of way, The Street, Crays Lane, Dukes Hill, Town House Farm, St Mary’s Church or the public realm of Thakeham Conservation Area. The only open view is at the immediate entrance (V1); V2 is already screened.
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Landscape

The site is a small, previously disturbed and enclosed plot containing regenerating vegetation and small structures. It has medium sensitivity to the proposed change. A large magnitude gives a major–moderate adverse effect at completion, reducing to moderate adverse at Year 15. The effect on TA1 is moderate adverse at completion and confined to its northern edge; effects on WG7, F1 and the wider countryside are moderate–minor to minor adverse.

TA1 sensitivity and the Bramble Lane ridge

The site lies within the northern edge of TA1. The parcel is assessed as high sensitivity with low/no capacity overall, but sensitivity is not uniform. A ridgeline broadly aligned with Bramble Lane screens the site from Thakeham village. The disturbed northern edge is therefore less visually susceptible than the more open southern land while remaining part of the high-sensitivity parcel.

Visual and heritage receptors

Development would be apparent at the entrance and to users within the plot complex. Wider public, residential and heritage views tested during fieldwork were screened by landform, woodland, hedgerows and intervening development. No intervisibility was identified with Grade I listed St Mary’s Church (NHLE 1354080) or the public realm of Thakeham Conservation Area.

Planning judgement

The proposal would not be harmless, but the evidence does not indicate an unacceptable effect on the wider landscape or public visual amenity. Its acceptability depends on retaining and reinforcing the boundary structure, limiting hardstanding and enclosure, using recessive materials, controlling lighting and domestic paraphernalia, and securing long-term management.

04 1. Introduction and assessment approach

A proportionate non-EIA Landscape and Visual Appraisal

1.1 Purpose and scope

We have prepared this Landscape and Visual Appraisal on behalf of Sam Ripley to support a potential resubmission for a two-pitch Gypsy/Traveller site at land south of Dukes Copse Community. It responds to the landscape and visual reason for refusal of application DC/26/0506 and to the Council Landscape Architect’s request for proportionate evidence.

The appraisal considers the proposal shown on WSPA drawings J005516-DD-01 Rev A, J005516-DD-13 Rev A and J005516-DD-14 Rev A. Landscape effects and visual effects are assessed separately, following the principles of the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3). This is a non-EIA appraisal proportionate to the scale of a two-pitch development.

1.2 Evidence and fieldwork

Danielle Jeynes MA MLA and Richard Billingsley BSc (Hons) Ecology undertook the field appraisal and photography on 4 September 2026. The work reviewed representative positions V1–V10, drawings 2477 LR1 and VR1, the submitted plans, the refusal and officer report, the Preliminary Ecological Appraisal (PEA), national and local landscape character evidence, TA1 capacity evidence and the Thakeham Neighbourhood Plan.

1.3 Study area and limitations

Detailed receptor review focused on approximately 1 km around the site, with a broader desktop check to about 3 km where elevated land or open views suggested possible intervisibility. The verified absence of views from surrounding public positions made a computer-generated ZTV unnecessary for this proportionate appraisal. Viewpoint photography is representative evidence and does not replace assessment of receptor groups.

The drawings do not state finished floor levels, precise mobile-home dimensions or maximum dayroom ridge height. The assessment assumes the single-storey hipped-roof dayrooms shown, no raised platforms or material alteration of site levels, and retention of boundary vegetation. Materially taller built form, extensive level changes, close-boarded enclosure or removal of perimeter vegetation would require review.

1.4 Assessment framework

Sensitivity. A reasoned judgement combining receptor value and susceptibility to the proposed change. **Magnitude.** The scale, extent, duration, reversibility and degree of alteration. **Effect.** The reasoned combination of sensitivity and magnitude, expressed from major to negligible and as adverse, beneficial or neutral. **Timeframes.** Completion is the initial operational condition; Year 15 assumes realistic establishment and management of secured mitigation.

Professional judgement	The assessment is not a numerical formula. The nature of the receptor, the actual view or landscape relationship, and the stated reasoning carry greater weight than the label alone.
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05 2. Site and landscape context

A small, previously disturbed plot within an enclosed rural plot complex

2.1 Location and landform

The site lies north of The Street at Thakeham and is reached by a long private access from Bramble Lane. The submitted red line is 5,321.2 m² (0.532 ha); the principal development plot is approximately 40 m by 50 m and is described in the PEA as about 0.2 ha. It sits among subdivided plots and small-scale rural development, with arable and pasture fields beyond, Duke's Rough and Bacon's Land woodland, mature hedges and scattered dwellings.

The plot occupies the northern edge of landscape sensitivity parcel TA1, immediately beyond a ridgeline broadly aligned with Bramble Lane. That landform screens it from Thakeham village and gives the northern part of TA1 a more contained visual relationship than the open fields to the south. This internal variation is relevant to site-specific susceptibility while the high sensitivity of TA1 as a whole remains important.

2.2 Site condition

The PEA records former poultry housing and storage of plant and materials. At survey, the plot supported colonising ruderal vegetation, extensive bramble scrub, young self-seeded trees, rubble and material piles, fencing and five small structures. The site is green and partly regenerating, but it is not an intact agricultural field or an undisturbed example of the wider landscape character.

2.3 Landscape structure

Hedgerows, woodland blocks, small fields, rural lanes and gently undulating landform are the defining local features. The access and immediate plot complex introduce fencing, domestic and equestrian activity and small structures. The proposal would therefore add formal residential elements to an already modified local edge rather than introduce development into a wholly undeveloped field.

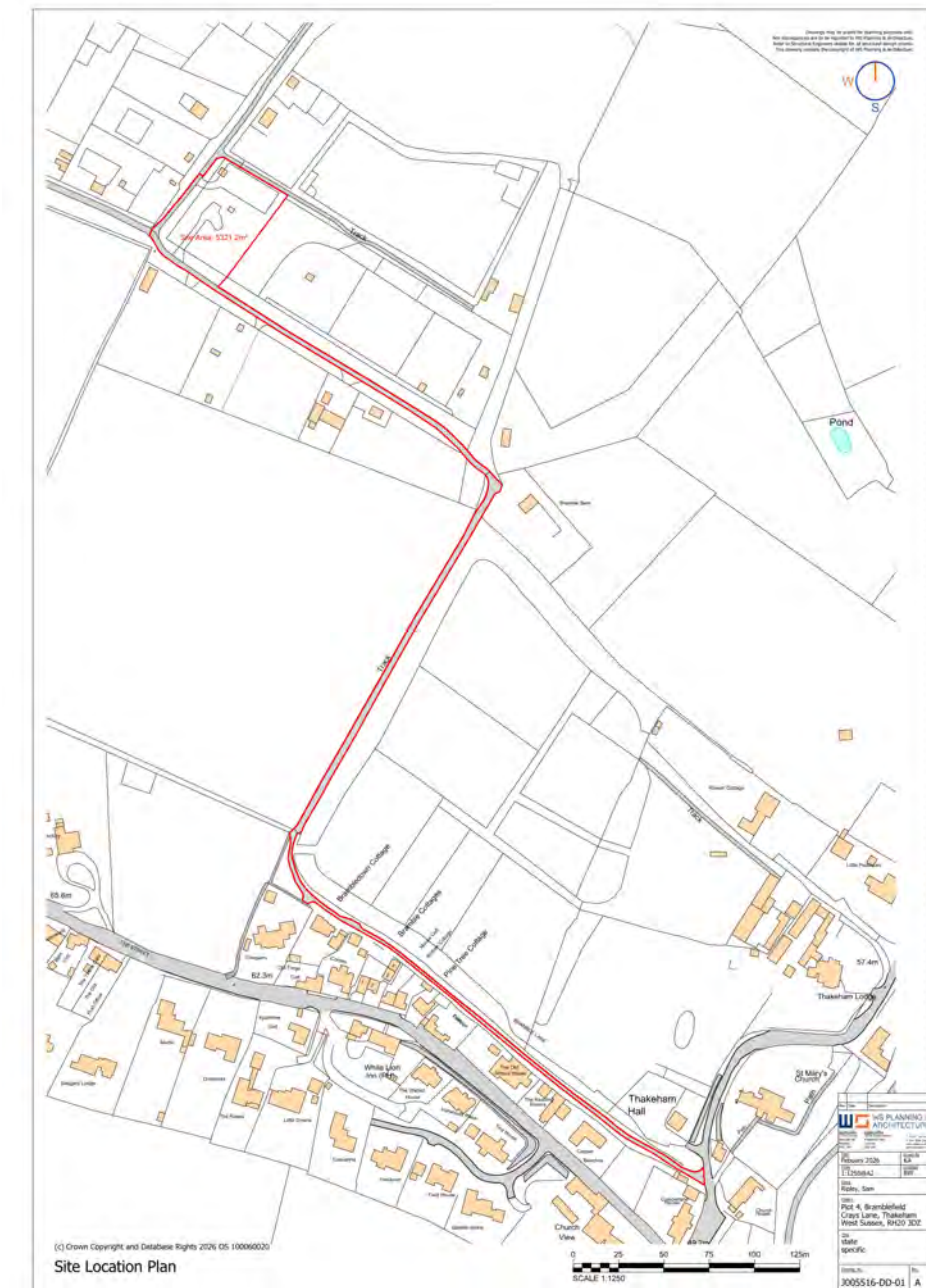


Figure 1. Site location plan, WSPA J005516-DD-01 Rev A. Original proportions retained.

06 3. Development proposal

Two pitches contained within retained green margins

The proposal is for two Gypsy/Traveller pitches, each containing one mobile home and one single-storey dayroom, together with hardstanding, two parking spaces per pitch, access gates, an internal post-and-rail division and associated domestic use. The hipped-roof dayroom footprint shown is approximately 10.885 m by 6.800 m. The plan indicates substantial green margins around the hardstanding and retention of perimeter vegetation.



Figure 2. Proposed site plan, WSPA J005516-DD-13 Rev A. Original proportions retained.

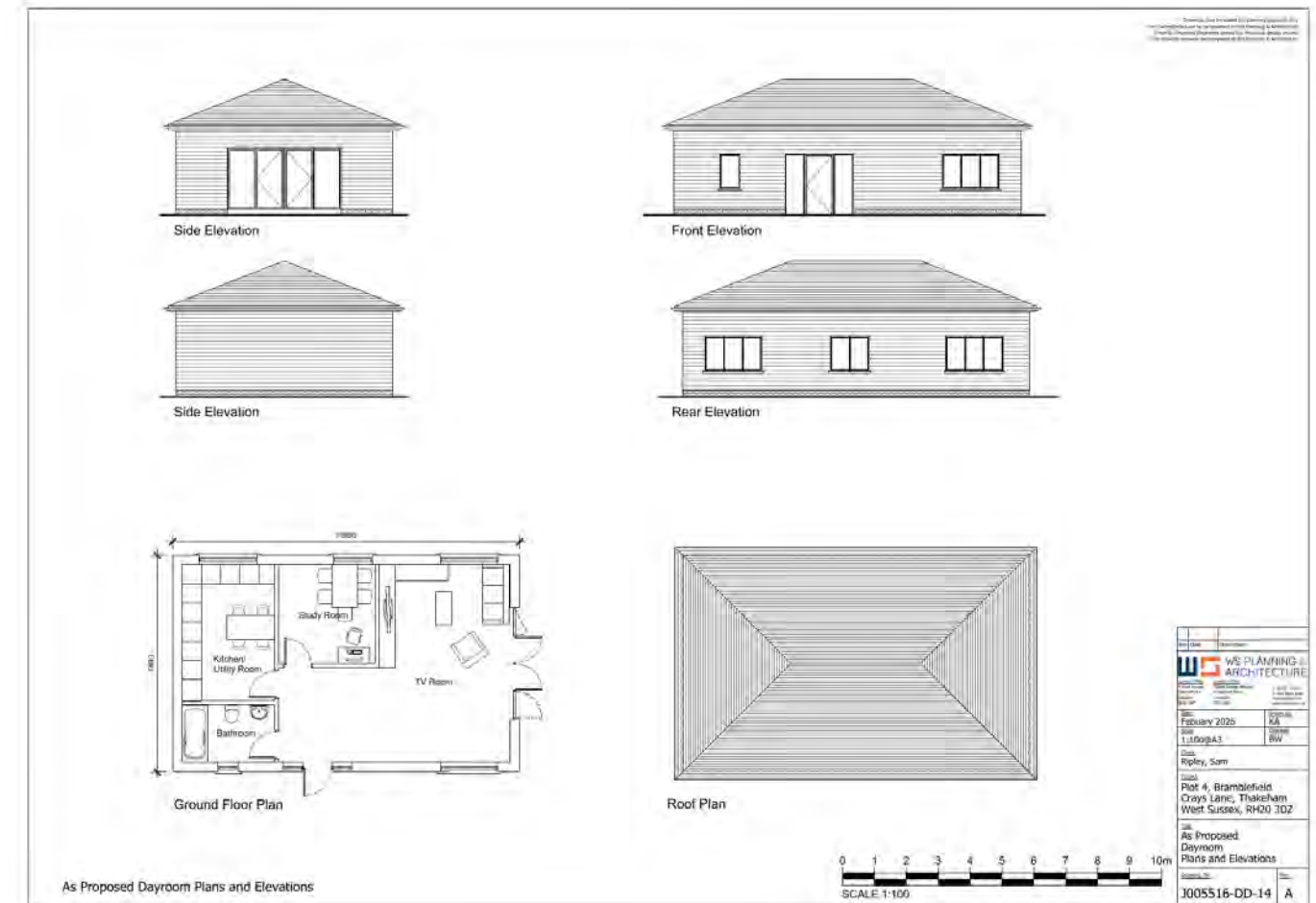


Figure 3. Dayroom plans and elevations, WSPA J005516-DD-14 Rev A. Original proportions retained.

07 4. Planning and published landscape context

The refusal concern is material; the site-specific evidence refines the judgement

4.1 Decision context

Application DC/26/0506 was refused on 27 July 2026. Reason 2 concerns an incongruous and urbanising form of development, cumulative built form, hardstanding and domestic paraphernalia, and the absence of evidence demonstrating that countryside character and visual amenity would not be harmed. The officer report also raises subdivision and enclosure, the high sensitivity attributed to TA1 and a dismissed appeal for a mobile home on adjoining land. These matters are treated as assessment issues rather than assumptions to be discounted.

4.2 National policy

The National Planning Policy Framework, August 2026, requires development to respond to context, integrate with its surroundings and conserve landscape and heritage significance. The Planning Policy for Traveller Sites, August 2026, requires rural and semi-rural traveller sites to respect the scale of the nearest settled community and not dominate it.

4.3 District policy

Horsham District Planning Framework policies 23, 25, 26, 32 and 33 address Gypsy/Traveller accommodation, landscape character, countryside development, design and development principles. Policy 23(e) is the principal landscape test identified in the officer report. The appraisal therefore tests both the direct change at the plot and whether that change would affect the character or visual amenity of the wider countryside.

4.4 Neighbourhood Plan

Thakeham Neighbourhood Plan policies Thakeham 6–10 address design, heritage, subdivision of agricultural land, countryside development and valued landscape features. Policy Thakeham10 identifies ridges, public rights of way, hedgerows, copses, woodland, ecological corridors and rural lanes. The proposal does not remove the Bramble Lane ridge or the surrounding PRow network, but the retained hedgerow and woodland structure is fundamental to the assessment.

4.5 TA1: parcel-wide sensitivity and site-specific susceptibility

The 2014 capacity study identifies TA1 as high combined landscape sensitivity with low/no capacity for small-scale housing. The application site is within TA1 towards its northern boundary. The ridgeline broadly aligned with Bramble Lane places it beyond the crest when viewed from the village, providing topographical screening from The Street and the more exposed southern part of the parcel. The parcel-wide rating remains material, but the disturbed and enclosed northern edge is less visually susceptible than the southern land.

08 5. Published landscape evidence

Character and sensitivity sources applied to the site

The site is within NCA 121 Low Weald, West Sussex character area WG7 Storrington Woods and Heaths and Horsham character type F1 Pulborough, Chilington and Thakeham Farmlands. These sources describe a gently undulating, wooded and hedged rural landscape with mixed arable and pasture, scattered settlement and narrow lanes. The site-level assessment recognises those characteristics while distinguishing the condition and enclosure of the northern TA1 plot from the more open fields south of Bramble Lane.

Overall Character

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

Key Characteristics

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



THE WEST SUSSEX LANDSCAPE Land Management Guidelines

Sheet WG7

Storrington Woods and Heaths Wealden Greensand

The area covered by the Sheet is derived from:

The Fittleworth, Chilington and Storrington (H2) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).

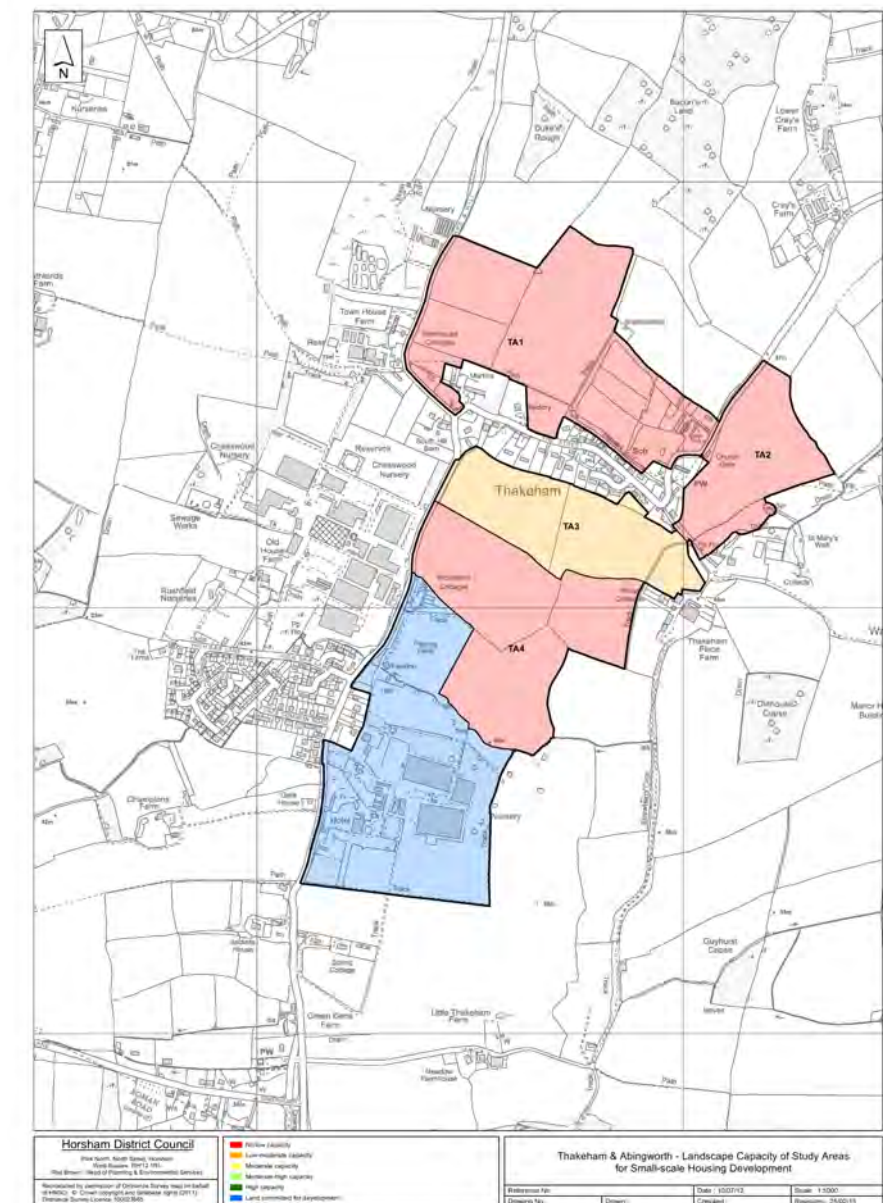


Figure 4. West Sussex WG7 Storrington Woods and Heaths character evidence.

Figure 5. Horsham capacity study Map 20. The site lies at the northern edge of TA1, beyond the Bramble Lane ridgeline when viewed from the village.



09 6. Landscape receptors and baseline

The site is modified and enclosed; the surrounding character is rural and more sensitive

L1 Application site and immediate landscape — Medium

Small, previously disturbed plot with bramble scrub, ruderal vegetation, young trees, rubble, fencing and small structures. Its enclosure and regenerating vegetation contribute locally, but condition and intactness are limited.

L2 NCA 121 Low Weald — Medium

A broad, gently undulating and well-wooded landscape of mixed farmland, irregular fields, hedgerows, woods, dispersed settlement and narrow lanes.

L3 WG7 Storrington Woods and Heaths — Medium-high

Ridge-and-vale landscape with mixed arable and pasture, small to medium hedged fields, wooded ridges, copses, scattered cottages and narrow lanes. Predominantly undeveloped despite local fragmentation.

L4 F1 Pulborough, Chiltington and Thakeham Farmlands — Medium-high

Undulating sandstone farmland with arable, horticulture and pasture, hedgerows, small woodlands and dispersed rural development. Locally influenced by roads, settlement and subdivision.

L5 TA1 landscape sensitivity area — High overall; medium-high at the site

The site is within the northern edge of TA1. The Bramble Lane ridgeline, topographic screening and the disturbed, enclosed northern plots reduce visual susceptibility at the site compared with the more open southern part.

L6 Thakeham Parish valued features — High-medium

Ridges, PRoWs, hedgerows, copses, woodland, ecological corridors and rural lanes contribute to local identity and amenity.

H1 St Mary’s Church, Grade I, NHLE 1354080 — High

Significance includes the church, historic settlement relationship and rural green setting. No view of the application site was identified from V9.

H2 Thakeham Conservation Area — High

Historic buildings focused on The Street and St Mary’s Church, with settlement pattern, vegetation and rural surroundings contributing to character. No direct landscape or visual contact was identified from V10.

Receptor logic	Landscape value and susceptibility are considered together. The high sensitivity of TA1 and the heritage receptors is retained in the assessment; the absence or containment of change is reflected in magnitude, not by reducing their value.
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10 7. Landscape receptor drawing LR1

Final receptor sheet incorporated within the report body

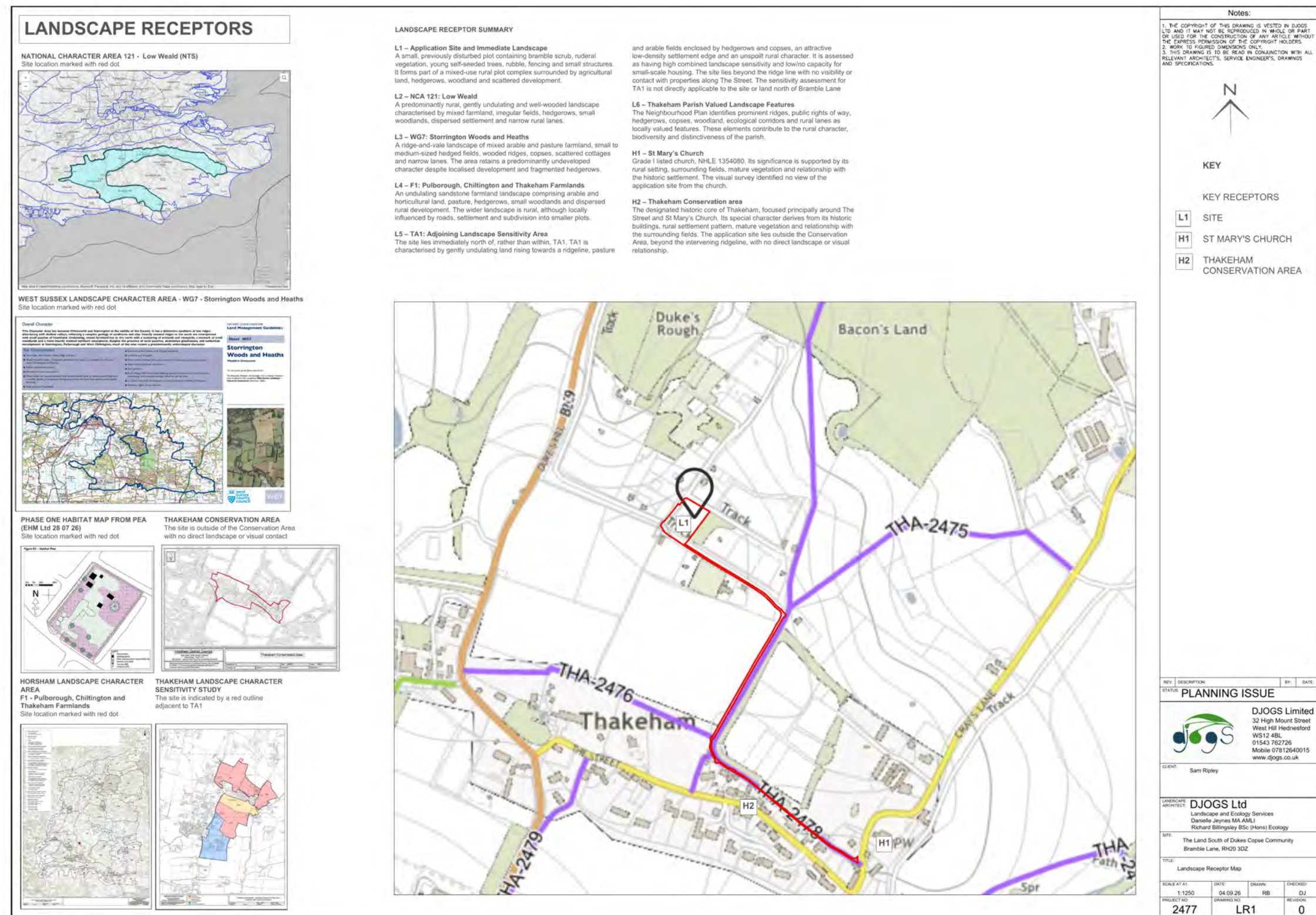


Figure 6. Drawing 2477 LR1, revision 0, 4 September 2026. The site is within northern TA1, beyond the Bramble Lane ridgeline when viewed from the village. Reproduced without distortion; original proportions retained.

11 8. Landscape effects

The principal adverse change is to L1; wider effects are geographically contained

Receptor	Sensitivity	Magnitude	Completion	Year 15	Basis of judgement
L1 Site and immediate landscape	Medium	Large	Major–moderate adverse	Moderate adverse	Two pitches and hardstanding formalise the plot. Existing disturbance lowers susceptibility; retained margins and planting reduce but do not remove the change.
L2 NCA 121 Low Weald	Medium	Negligible	Negligible adverse	Negligible adverse	A 0.532 ha red line and c.0.2 ha development plot cannot materially alter the national character area.
L3 WG7 Storrington Woods and Heaths	Medium–high	Small–negligible	Minor adverse	Negligible–minor adverse	A local conflict with undeveloped character is contained within a modified plot complex and is not perceptible across WG7.
L4 F1 Farmlands	Medium–high	Small	Moderate–minor adverse	Minor adverse	Local formalisation is moderated by scale, enclosure, retained boundaries and nearby dispersed development.
L5 TA1 sensitivity area	High overall; medium–high at site	Small	Moderate adverse	Moderate–minor adverse	A small direct change at TA1’s disturbed northern edge. The Bramble Lane ridge and retained boundaries contain its influence.
L6 Parish valued features	High–medium	Small–negligible	Minor adverse	Negligible–minor adverse	Some scrub and young trees are lost; surrounding ridges, PRowWs, lanes, hedges, woodland and ecological corridors remain intact.
H1 St Mary’s Church	High	None	No effect	No effect	No intervisibility or change to the church’s principal rural setting was identified.
H2 Thakeham Conservation Area	High	None	No effect	No effect	The site is beyond intervening landform, buildings and vegetation, with no direct landscape or visual contact.

The major–moderate adverse effect at L1 is material and should be carried into the planning balance. The direct effect on TA1 is small and confined to its northern edge. The ridge and lack of views from the village prevent an equivalent effect across southern TA1, F1, WG7 or the wider countryside.



12 9. Visual baseline and receptor descriptions

Visibility is principally confined to the immediate entrance

The field route tested the entrance and access track, surrounding public rights of way, Dukes Hill, Crays Lane, Town House Farm, The Street, St Mary’s Church and the Conservation Area. The site is visible at V1 immediately opposite the entrance. At V2, boundary vegetation screens the plot. V3–V10 demonstrate that landform, woodland, hedgerows, intervening development and local changes in elevation prevent views from the wider public and heritage receptors.

Site access V1–V2

V1 is the open, close-range entrance view. V2 is from the access track south-east/east of the site, where vegetation screens the plot.

Residents R1 / V7; R2 / V10

R1 is Town House Farm, screened by landform and changes in elevation. R2 comprises residents around The Street; no view was found from the public realm.

Public rights of way PR1 / V5; PR2 / V8

PR1 is footpath 2399, screened by hedges, trees and intervening development. PR2 is THA2475 by the paddock; the site is screened by trees and hedgerows.

Public rights of way PR3 / V4; PR4 / V3

PR3 is THA2476, screened by tree lines and native hedges. PR4 is THA2478: the site is not visible at V3; structures in view belong to a separate development.

Road users RD1 / V6–V7; RD2 / V10; RD3

Dukes Hill and The Street are screened by trees, hedges and landform. No view was identified from Crays Lane; no separate viewpoint marker was required.

Heritage H1 / V9; H2 / V10

H1 is Grade I listed St Mary’s Church (NHLE 1354080). H2 is Thakeham Conservation Area. No view of the site was identified from either position.

Field conclusion	No material public view was identified beyond the immediate site entrance. “No view” is recorded where the development site itself is screened; it does not mean that all buildings or structures within the wider scene are absent.
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13 10. Visual receptor drawing VR1

Final receptor sheet incorporated within the report body

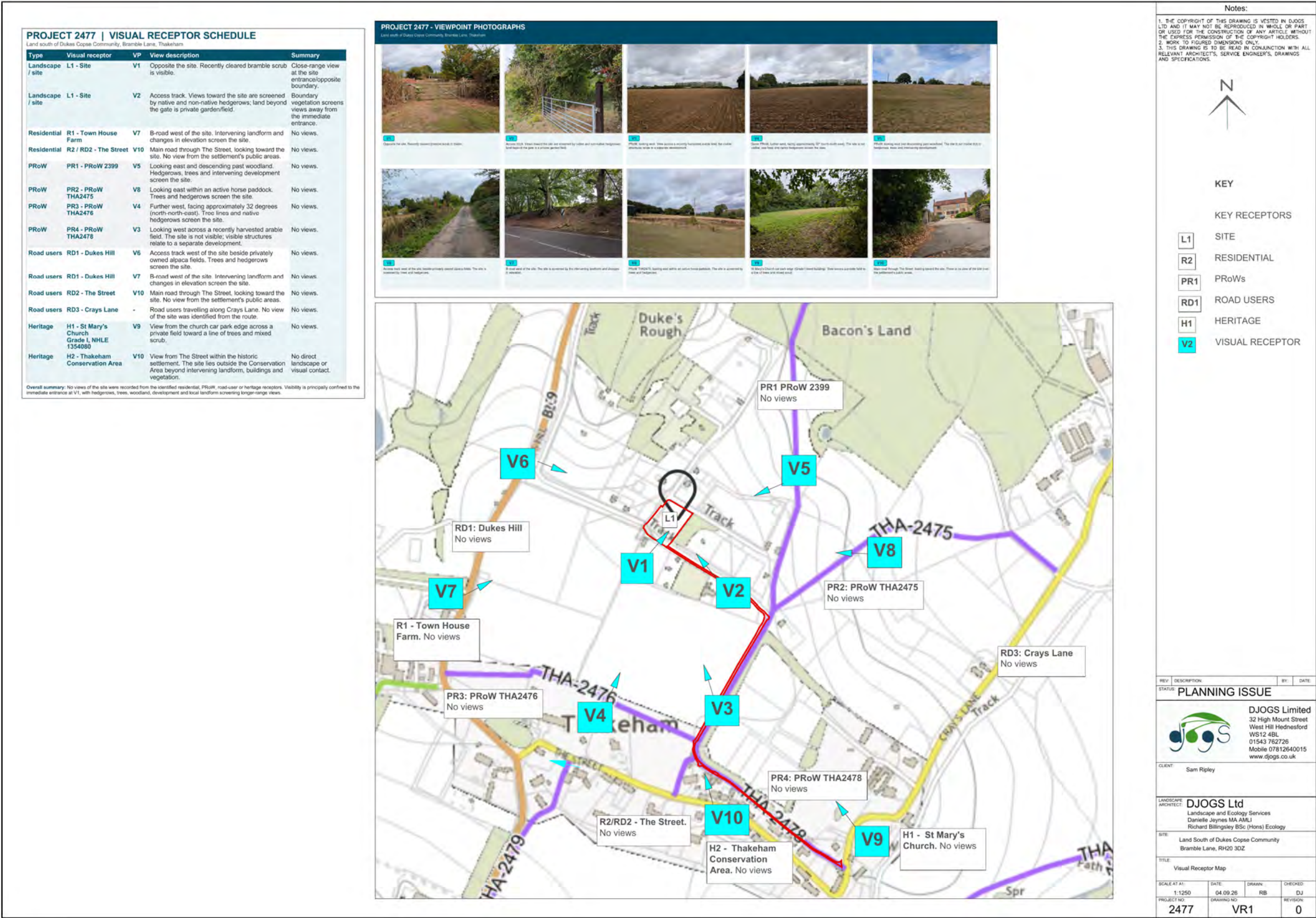


Figure 7. Drawing 2477 VR1, revision 0, 4 September 2026. The schedule includes H2 Thakeham Conservation Area. Original proportions retained.

14 11. Representative viewpoint photographs V1–V10

Field evidence recorded on 4 September 2026

The panel is reproduced as issued and has not been stretched or distorted. V3 confirms that the application site is not visible; structures in the view relate to separate development. V9 relates to St Mary’s Church and V10 to The Street and Thakeham Conservation Area.

PROJECT 2477 - VIEWPOINT PHOTOGRAPHS

Land south of Dukes Copse Community, Bramble Lane, Thakeham

V1
Opposite the site. Recently cleared bramble scrub is visible.

V2
Access track. Views toward the site are screened by native and non-native hedgerows; land beyond the gate is a private garden/field.

V3
PRow, looking west. View across a recently harvested arable field; the visible structures relate to a separate development.

V4
Same PRow, further west, facing approximately 32° (north-north-east). The site is not visible; tree lines and native hedgerows screen the view.

V5
PRow, looking east and descending past woodland. The site is not visible due to hedgerows, trees and intervening development.

V6
Access track west of the site, beside privately owned alpaca fields. The site is screened by trees and hedgerows.

V7
B-road west of the site. The site is screened by the intervening landform and changes in elevation.

V8
PRow THA2475, looking east within an active horse paddock. The site is screened by trees and hedgerows.

V9
St Mary's Church car park edge (Grade I listed building). View across a private field to a line of trees and mixed scrub.

V10
Main road through The Street, looking toward the site. There is no view of the site from the settlement's public areas.

Figure 8. Viewpoint photograph panel V1–V10. Exact image proportions retained.

15 12. Visual effects — site, residents and public rights of way

A clear close-range change at V1 does not become a broad public visual effect

Receptor / viewpoint	Sensitivity	Magnitude	Completion	Year 15	Basis of judgement
L1 / V1 Immediate entrance	Medium	Large	Major–moderate adverse	Moderate adverse	Open close-range view of the gate, pitches and activity. Native frontage planting and restrained detailing soften but do not screen the entrance.
L1 / V2 Access track south-east/east	Medium	Small–negligible	Minor adverse	Negligible–minor adverse	Existing native and non-native vegetation screens the plot away from the entrance; retention is essential.
R1 / V7 Town House Farm	High	None	No effect	No effect	Intervening landform and changes in elevation screen the site.
R2 / V10 Residents around The Street	High	None	No effect	No effect	No view from the settlement public realm. Private views are not assumed where properties were not accessed.
PR1 / V5 PRoW 2399	High–medium	None	No effect	No effect	Hedgerows, trees and intervening development screen the site.
PR2 / V8 THA2475	High–medium	None	No effect	No effect	Trees and hedgerows screen the site from the active horse paddock.
PR3 / V4 THA2476	High–medium	None	No effect	No effect	Tree lines and native hedges screen the site.
PR4 / V3 THA2478	High–medium	None	No effect	No effect	The application site is not visible; structures in the view relate to separate development.

16 12.1 Visual effects — roads, heritage and overall judgement

Wider road and heritage receptors are screened

Receptor / viewpoint	Sensitivity	Magnitude	Completion	Year 15	Basis of judgement
RD1 / V6–V7 Dukes Hill	Low	None	No effect	No effect	Trees, hedges and landform screen the site.
RD2 / V10 The Street	Low	None	No effect	No effect	No view from the main road through the settlement.
RD3 Crays Lane	Low	None	No effect	No effect	No view was identified from the route; no separate viewpoint marker is assigned.
H1 / V9 St Mary’s Church	High	None	No effect	No effect	The site is screened by intervening fields, trees and mixed scrub.
H2 / V10 Thakeham Conservation Area	High	None	No effect	No effect	There is no direct landscape or visual contact from the historic settlement public realm.

12.2 Overall visual judgement

The proposal would materially alter the close view at V1, but that effect is local to the entrance. It would not create sustained views from the tested PRowS, roads, residential public realm or heritage positions. At V3 specifically, the development site is not visible. This limited visual envelope is explained by the Bramble Lane ridge, woodland depth, hedgerows, intervening buildings and receptor orientation, not solely by summer foliage.

12.3 Seasonal, cumulative and residential considerations

Deciduous screening will be less effective in winter and visibility may increase locally at the access or through small gaps. The landform and deeper woodland structure would remain. The principal cumulative risk is incremental subdivision, close-boarded enclosure, extra hard surfacing and domestic paraphernalia within the plot complex. On the submitted layout, the pitches read as one contained site with open internal division. Detailed controls are needed to retain that relationship.

The appraisal uses publicly accessible positions and does not claim to reproduce every private view. The evidence does not indicate an overbearing relationship that would make a dwelling an unattractive place to live. This residential visual amenity judgement is distinct from the acknowledged landscape change within the site itself.

17 13. Mitigation and green infrastructure

Keep the development visually recessive, contained and rural in detail

1 Retain the structure

Protect perimeter trees, hedges and scrub, except for the minimum access and safety works.

2 Reinforce the boundaries

Use locally characteristic native hedge, scrub and small tree groups at the northern, eastern and entrance edges; reinforce gaps before occupation.

3 Limit hard form

Keep hardstanding to the functional minimum, use recessive permeable surfacing where feasible, retain levels and avoid bunds or raised platforms.

4 Control enclosure

Use post-and-rail or stock-proof fencing with native hedging. Avoid close-boarded panels, masonry piers, ornamental gates and suburban garden compartments.

5 Use recessive buildings

Keep the development single-storey and within submitted footprints and heights, with muted non-reflective walls and dark non-reflective roofs.

6 Manage domestic activity

Keep bins, storage, play equipment and utility items away from the entrance and outer boundaries; prevent external storage and commercial activity.

7 Protect the dark landscape

Use only necessary warm, full-cut-off lighting, no greater than 2700 K, at low mounting heights and without spill into retained vegetation.

8 Secure establishment

Replace failures and manage hedges, grassland and scrub through a landscape and ecological management plan coordinated with the BNG and PEA measures.

Green infrastructure framework

The PEA recommendations provide the starting structure for green margins and boundary reinforcement. The final landscape plan should coordinate species, planting density, establishment and long-term management with the BNG requirements.

Figure 2. Proposed site development.



Figure 9. PEA recommended post-development habitat panel. The illustrated plan is uncropped and retains its original proportions.

Key control. The conclusions depend on retaining perimeter vegetation, avoiding taller or raised development and preventing visually suburban enclosure and paraphernalia.

18 14. Conclusion

A localised adverse change that can be contained by enforceable landscape controls

The two-pitch development would cause a clear adverse change to the application site. It would replace a predominantly green, regenerating but previously disturbed plot with mobile homes, dayrooms, hardstanding, parking, enclosure and domestic activity. The effect on L1 is major–moderate adverse at completion and moderate adverse at Year 15. Planting cannot remove that land-use change, and the appraisal does not suggest otherwise.

The wider landscape and visual role of the plot is materially more limited. It is small, enclosed by vegetation and set within an existing mixed-use plot complex. The final survey found no view from the surrounding PRowWs, The Street, Crays Lane, Dukes Hill, Town House Farm, St Mary’s Church or the public realm of Thakeham Conservation Area. Visibility is confined principally to V1 at the entrance, with V2 screened. Effects on F1 and WG7 are therefore local and moderate–minor to minor adverse rather than effects across a wide countryside area.

The site is within the northern edge of TA1, so the published high sensitivity and low/no capacity finding remains important. Sensitivity is not uniform within the parcel: the Bramble Lane ridgeline screens the site from the village and separates the disturbed, enclosed northern edge from the more open southern fields. The proposal causes a direct but small and localised effect on TA1, not the broader visual and character effect that development on the exposed southern part could produce.

The principal remaining risk is incremental formalisation. Retaining and reinforcing vegetation, limiting hardstanding, using open rural fencing and controlling materials, levels, lighting and paraphernalia are therefore necessary. Subject to those measures, the proposal would not dominate Thakeham or cause an unacceptable effect on the wider landscape, public visual amenity or the identified heritage setting. In landscape and visual terms, the development can be made acceptable while retaining an acknowledged residual adverse effect on the site itself.

Overall conclusion	The site has capacity for the proposed two-pitch development only as a restrained, landscape-led scheme. The planning controls and long-term management identified in Section 13 are integral to that judgement.
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Key sources

- National Planning Policy Framework, August 2026; Planning Policy for Traveller Sites, August 2026.
- Landscape Institute and IEMA, Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013.
- Natural England NCA 121 Low Weald; West Sussex Landscape Strategy; WG7 Storrington Woods and Heaths; Horsham LCA F1 Pulborough, Chiltington and Thakeham Farmlands.
- Horsham District Landscape Capacity Study (2014), Map 20 and TA1; Thakeham Parish Neighbourhood Plan (2017).
- Horsham District Council decision notice and officer report for DC/26/0506; WSPA drawings J005516-DD-01 Rev A, J005516-DD-13 Rev A and J005516-DD-14 Rev A; EHM Preliminary Ecological Appraisal; DJOGS drawings 2477 LR1 and VR1.