



LIZARD

Landscape Design and Ecology

LANDSCAPE AND VISUAL APPRAISAL

**SOUTHGROUNDS, SHOREHAM ROAD
HENFIELD, WEST SUSSEX, BN5 9SE**

Arlo Holding Ltd

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EXECUTIVE SUMMARY

i Introduction and Background

Lizard Landscape Design and Ecology has been commissioned by Arlo Holding Ltd to undertake a Landscape and Visual Appraisal for Southgrounds, Shoreham Road, Henfield, West Sussex, BN5 9SE.

ii The Site

The Site is three pasture fields in equestrian use across 3.0 hectares, (7.5 acres). The Site boundaries are defined by Shoreham Road to the east. Treelines with dense understorey extend along field boundaries extend to east, south and west, whilst a fenceline off an agricultural / equestrian manege area forms the eastern part of the northern boundary.

iii The Scheme

The Scheme comprises submission of a full planning application for four new buildings to provide some 12 commercial units. The appearance of these is understood to be consistent with those already in place at The Old Kennels Employment Development Site G.

iv Summary Appraisal

There is considered to be an **overall Minor - Moderate adverse effect** on local landscape character from the Scheme and a **Minor adverse effect** on visual amenity along Shoreham Road, limited by the associated presence of the existing commercial built form within the Henfield Business Park and The Old Kennels, with which a cohesive relationship would result. There would be no adverse effect on the special qualities of the South Downs National Park.

Landscape Character

Through reference to the CBA, (2003) Landscape characterisation for Horsham the landscape within this part of the Henfield & Small Dole Farmlands, (LCA D2) has overall medium sensitivity to change associated with the more enclosed areas about Small Dole. The surrounding more open landscape within the wider Study Area has high overall sensitivity to change, (with a shared declining condition resulting from loss of hedgerows).

The mature treeline to the boundaries away from Shoreham Road, combined with the mature vegetation along the eastern edge of Shoreham Road results in a location which is well enclosed from the surrounding countryside. There is a localised contribution to field pattern within the area from the small fields and their surrounding hedgerows, which would be substantially retained.

Through reference to the AIA Report, (April 2024, Broad Oak Tree Consultants) the blackthorn hedgerow with dispersed oak trees x2 and goat willow along the western edge of the northern field is recommended for removal to enable levels to be managed and subsequently replaced with a new hedgerow and trees. The eastern boundary along Shoreham Road is recommended for reinforcement with native hedgerow species and trees.

The immediate context to the Site is substantially already of an industrial and employment character, being a former Brickworks and landfill site adjacent to the Henfield Business Park and including the recently delivered allocated Employment Development Site at The Old Kennels, (under HNP 2017-2031 Policy 3.1) to the south. The Site includes the two remaining allocated Employment Development Sites.

The proposed Employment Development would maintain and enhance as much as is practicable of the Site's rural character. Existing field boundaries and tree belts would be retained where viable and enhanced through both reinforcement and structural planting of native species. This would be in line with HNP Policy 3.1.3 - 5 for Business sites E-Southgrounds; F-Old Brickworks and G-The Old Kennels.

A comprehensive boundary landscape treatment and joint access would be delivered through the integrated delivery of the two allocated Employment Development Sites, (under HNP 2017-2031 Policy 3.1) alongside of that which has been recently delivered at The Old Kennels, Project Enterprise. This would result in a cohesive employment area along Shoreham Road, alongside of Henfield Business Park.

Appropriate species for new plantings would maintain landscape structure, character and biodiversity in response to the impacts of climate change as recommended within the Low Weald National Character Area, (NCA 121), favouring species with lower water demand such as hazel, field maple and hawthorn.

The visual amenity assessment provides an understanding of the geographic extent and magnitude of change resulting on views, with the visual sense influential in consideration of more experiential aspects, such as tranquillity and scenic quality within the landscape. Through reference to the visual amenity assessment, there would be no change to the present southerly views towards the prominent South Downs escarpment that contribute to the rural setting of Henfield as a Downland Village, (identified within the supporting text to HNP Policy 10), including the view from 'The Lydds' and the view from South View Terrace.

The South Downs NP is located some 600m south of the Site, beyond intervening densely vegetated field and garden boundaries, which provide a sufficient buffer alongside of surrounding settlement to the qualities of the NP beyond. The chalk escarpment to the South Downs, from which panoramic views over the weald can be gained, is located some 3km to the south at closest about Truleigh Hill to some 4km south east about Edburton Hill, (Recognised within the South Downs Viewshed Study as SDVp4).

The setting of the South Downs NP would be protected in line with HDPF Strategic Policy 25: The Natural Environment and Landscape Character, through using muted colours to facades and roofs, and avoiding reflective surfaces.

No adverse impact would result on the natural beauty and public enjoyment of the South Downs NP in line with Policy 30: Protected Landscapes.

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**Legend**

- Development Site Boundary
- South Downs National Park (South of the dashed line).

Figure 1.1. Development Site Location

**Legend**

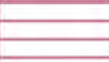
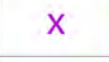
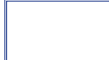
-  Development Site Boundary
-  Ancient Woodland
-  Tree Preservation Order, (TPO)
-  Local Wildlife Sites
-  Public Footpath
-  Historic Landfill Sites, (Source: Environment Agency)
-  Main Electricity Pylon
-  Existing Employment Areas (HNP 2017-2031): Henfield Business Park; Old Brickworks.
-  Employment Development Sites, (HNP 2017-2031): E - Southgrounds, Shoreham Road; F - Land north of The Old Brickworks

Figure 1.2. Site and Surrounds

1.0 INTRODUCTION

General

1.1 Lizard Landscape Design and Ecology, (Lizard) has been commissioned by DMH Stallard on behalf of Arlo Holding Ltd to undertake a Landscape and Visual Appraisal, (LVA) for Southgrounds, Shoreham Road, Henfield, West Sussex, BN5 9SE (NGR TQ 21834 14315), (see **Figure 1.1**).

1.2 The LVA has been undertaken by Josh Peacock, Technical Lead of Landscape Planning and Strategic Design at Lizard and a Chartered Landscape Architect with over 20 years professional experience in Landscape and Visual Impact Assessment.

Report Structure

1.3 Following this introduction, relevant landscape planning policy and landscape planning designations are outlined within **Section 2.0**. Existing conditions are described in both **Section 3.0**, which presents secondary evidence, and **Section 4.0** which presents primary evidence, with a descriptive identification of the landscape and visual baseline. Landscape and visual receptors are defined and a value allocated to inform subsequent consideration of sensitivity to change. Primary and secondary mitigation and enhancement are defined within **Section 5.0**.

1.4 The landscape and visual appraisal of effect is undertaken within **Section 6.0**, supported by a tabulated assessment of landscape and visual amenity within **Tables 6.1 and 6.2**, which provides an overview of the allocation of value, magnitude of change and sensitivity leading to the identified effect.

The Site

1.5 Through reference to **Figure 1.2** the proposed development site, (the Site) is three pasture fields in equestrian use across 3.0 hectares, (7.5 acres). The Site boundaries are defined by Shoreham Road to the east. Treelines with dense understorey extend along field boundaries extend to east, south and west, whilst a fenceline off an agricultural / equestrian manege area forms the eastern part of the northern boundary.

Surrounds

1.6 The wider area within the Henfield & Small Dole Farmlands (LCA D2, 2003) is rural in character, with rural character in part surrounding the Site.

1.7 Offset from the north eastern corner of the Site to the east side of Shoreham Road is the Henfield Business Park, east of which the Horton Golf Club extends south offset from Shoreham Road by a block of Ancient Woodland and the large gardens of Paddockwood and Woodsmill House.

1.8 Offset from the western boundary of the Site, (private) Newbarn Lane extends, beyond which a series of small fields are enclosed from the more open fields beyond within the lower lying Steyning & Henfield Brooks (LCA O3) by a belt of trees protected under a Tree Preservation Order. The belt continues at an offset of some 270m to the west and 200m to the south, leading to Shoreham Road about the Sussex Wildlife Trust, Woods Mill Nature Reserve.

1.9 Offset to the north west of the Site a Nursery and Water Tower are located, beyond which there are various houses, all accessed off (private) Newbarn Lane. Small field parcels extend eastwards towards the access drive to the stables at Southlands and Oaktree Cottage.

1.10 The South Downs National Park boundary is located some 600m south of the Site beyond intervening densely vegetated field and garden boundaries. The chalk escarpment to the South Downs, from which panoramic views over the weald can be gained, is located some 3km to the south at closest about Truleigh Hill to some 4km south east about Edburton Hill.

Planning Background

1.11 Through reference to **Figure 1.2** the Site includes two allocated Employment Development Sites, (under HNP 2017-2031 Policy 3.1) as described within **Section 2.0**.

1.12 The benefits of delivering these sites together with that which has been recently delivered at The Old Kennels, Project Enterprise, (Site G), with a joint access is highlighted as being desirable, as would the comprehensive development of the three sites in providing comprehensive boundary and landscape treatments.

1.13 The delivery of the three sites located opposite the Henfield Business Park is described as providing the opportunity to make a cohesive employment area.

1.14 Employment Development Sites G - The Old Kennels, at Senlac, Shoreham Road, Henfield, was consented under Planning Application Reference DC/20/0049 on the 26 October 2020 for the:

'Demolition of existing dwelling, kennels, cattery, animal hospital, grooming parlour and office. Erection of one building for the operation of a business offering hire and sale of non-mechanical plant, plant transport, welfare hire, mechanical repairs and associated offices / sales (B1(a) and (c), B2 and B8 use) associated with Southdown Engineers Ltd together with associated parking and outdoor storage. Erection of a second building for B1(c) and B8 use together with parking and a soft landscaping scheme. The creation of a new vehicular access, blocking up the existing vehicular access, creating a pedestrian access to the bus stops and highway works.'

1.15 The South Downs National Park provided the following comments for this:

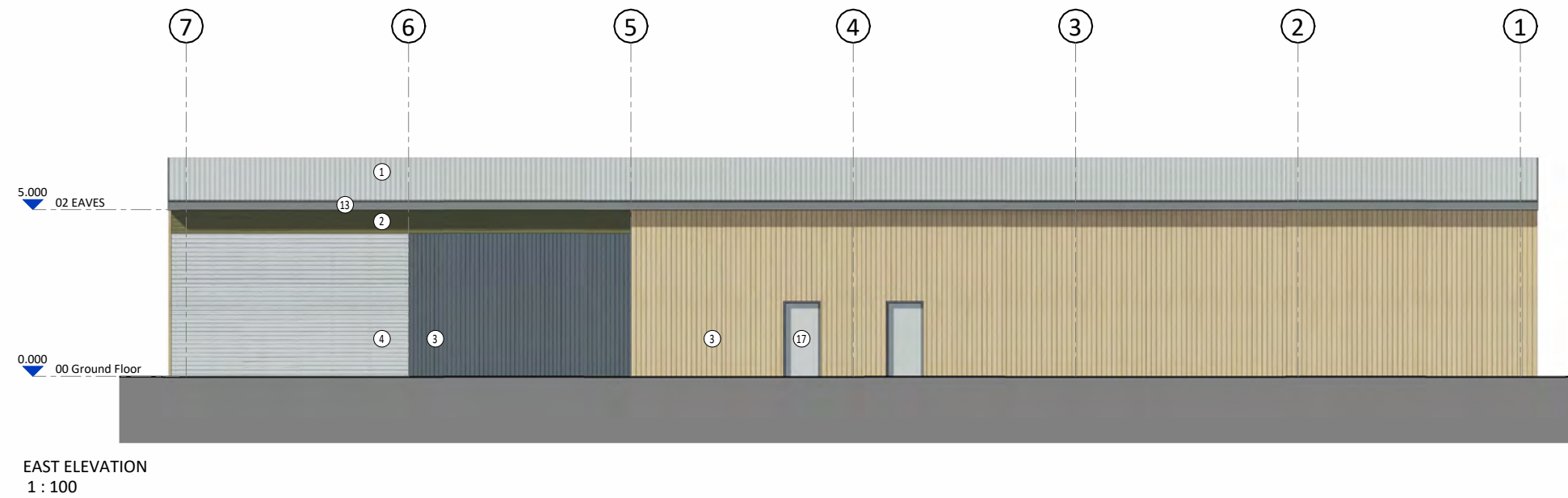
'The development is not likely to be visible from publically accessible areas within the National Park. The SDNPA makes no comment on the principle of development, however would recommend that consideration be given to dark night skies. The South Downs National Park is a designated International Dark Sky Reserve, and dark skies and tranquillity are a special quality of the National Park which need to be protected. Paragraph 180(c) of the NPPF 2019 outlines that development should limit the impact of light pollution on intrinsically dark landscapes and nature conservation. Although the site is located some distance from the National Park boundary, and Dark Skies Reserve, it is important to reduce light pollution as these areas have the potential to become dark zones in the future. The SDNPA would encourage a sensitive approach to lighting which conforms with the Institute of Lighting Professionals for lighting in environmental zones, and tries to achieve zero upwards light spill in all respects.'



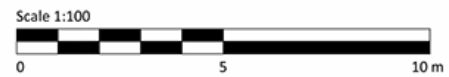
Extract A. PRC - Proposed Site Layout.

The Scheme

- 1.16 Through reference to the PRC produced Site Layout, (see **Extract A**) the Scheme comprises submission of a full planning application for four new buildings to provide some 12 commercial units. The appearance of these is understood to be consistent with those already in place at The Old Kennels Employment Development Site G, as described above.
- 1.17 The eastern elevation for Buildings 2 and 3, (to north east and south east of the layout) are provided below within **Extracts B and C**.
- 1.18 The elevation of the units would be 7.5m to the eaves sloping back to 9m at the roof apex, other than Building 2, with eaves to 5m, with roof apex to 6.5m.
- 1.19 The colour of the facades to the units would be primarily grey, with a belt of dark green offset under the eaves, which would extend latitudinally along the facade. The external facades would be visually broken up with areas of darker grey, whilst the internal facades would be broken and provided with legibility through areas of vertical timber cladding and pale green. Building 2 would be more continuously clad with the vertical timber to include the north elevation, majority east elevation and part south elevation.
- 1.20 The western part of the Site area is proposed for ecology led enhancement to enable Biodiversity Net Gain to be achieved.



Extract B. PRC - Building 2 - Proposed Elevation - East.



Extract C. PRC - Building 3 - Proposed Elevation - East / [Similar for the southern elevation to Building 4].

2.0 PLANNING POLICY CONTEXT

General

- 2.1 The following relevant policy has been taken into account by the assessment:
- *National Planning Policy Framework, (December 2023);*
 - *West Sussex Waste Local Plan, (April 2014);*
 - *Horsham District Planning Framework, (November 2015);*
 - *Draft Horsham District Local Plan 2019-2036, (March 2020);*
 - *Henfield Neighbourhood Plan 2017 - 2031, (23 June 2021);*
 - *South Downs Local Plan, 2014-2033, (July 2019).*
- 2.2 The Statutory development plan for the Site area includes the relevant policies from the West Sussex Waste Local Plan, (April 2014) the Horsham District Planning Framework, (2015) supported by the Henfield Neighbourhood Plan 2017 - 2031, (23 June 2021).
- 2.3 The Draft Horsham District Local Plan 2019-2036, (March 2020) is at a very early consultation stage and of very limited weight as a result. The South Downs Local Plan (2014-33), was adopted on the 2 July 2019, and applies to the southern part of the Study Area across the South Downs National Park.
- 2.4 The key planning policies considered relevant to the Scheme's landscape and visual considerations are summarised below:
- National Planning Policy Framework, (December 2023)**
- 2.5 The Government's current planning policies on land use planning in England are set out within the National Planning Policy Framework, (NPPF, 2023). Regarding achieving well-designed places, Paragraph 131 within Chapter 12 identifies that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 2.6 Paragraph 135 identifies that planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change, (such as increased densities).
- 2.7 Regarding the conservation and enhancement of the natural environment, Paragraph 180 within Chapter 15 identifies that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes and recognising the intrinsic character and beauty of the countryside.
- 2.8 Regarding National Parks, Paragraph 182 identifies that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, whilst development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.
- West Sussex Waste Local Plan, (April 2014)**
- 2.9 Under Vision and Strategic Objectives, the following Strategic Objectives are identified:
- *'Strategic Objective 8: To protect and, where possible, enhance the special landscape and townscape character of West Sussex.'*
 - *Strategic Objective 9: To protect the SDNP and the two AONB from unnecessary and inappropriate development.'*
 - *Strategic Objective 10: To protect and, where possible, enhance the natural and historic environment and resources of the County.*
- 2.10 Policy W11: Character, identifies that: *'Proposals for waste development will be permitted provided that they would not have an unacceptable impact on:*
- '(a) the character, distinctiveness, and sense of place of the different areas of the County and that they reflect and, where possible, reinforce the character of the main natural character areas (including the retention of important features or characteristics); and*
- (b) the separate identity of settlements and distinctive character of towns and villages (including specific areas or neighbourhoods) and development would not lead to their actual or perceived coalescence.'*
- 2.11 Policy W12: High Quality Developments, identifies that:
- 'Proposals for waste development will be permitted provided that they are of high quality and, where appropriate, the scale, form, and design (including landscaping) take into account the need to:*
- (a) integrate with and, where possible, enhance adjoining land-uses and minimise potential conflicts between land-uses and activities;*
- (b) have regard to the local context including: (i) the varied traditions and character of the different parts of West Sussex;*
- (ii) the characteristics of the site in terms of topography, and natural and man-made features;*
- (iii) the topography, landscape, townscape, streetscape and skyline of the surrounding area;*
- (iv) views into and out of the site; and*
- (v) the use of materials and building styles;*
- (c) includes measures to maximise water efficiency;*
- (d) include measures to minimise greenhouse gas emissions, to minimise the use of non-renewable energy, and to maximise the use of lower-carbon energy generation (including heat recovery and the recovery of energy from gas); and*
- (e) include measures to ensure resilience and enable adaptation to a changing climate.'*
- 2.12 Policy W13: Protected Landscapes, identifies that: *'(b) Proposals for waste development located outside protected landscapes will be permitted provided that they do not undermine the objectives of the designation. [...]*

Horsham District Planning Framework (2015)

2.13 Strategic Policy 25: The Natural Environment and Landscape Character, states that: *'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'*. Development proposals will be supported, 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.'*

2.14 Strategic Policy 26: Countryside Protection, states that:

'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.'*

2.15 Additionally, *'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.'*

2.16 Policy 30: Protected Landscapes, sets out the following regarding protected landscapes:

- *'1. The natural beauty and public enjoyment of the High Weald AONB and the adjoining South Downs National Park will be conserved and enhanced and opportunities for the understanding and enjoyment of their special qualities will be promoted. Development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages;*
- *2. Proposals should have regard to any management plans for these areas and must demonstrate: a. How the key landscape features or components of natural beauty will be conserved and enhanced. This includes maintaining local distinctiveness, sense of place and setting of the protected landscapes, and if necessary providing mitigation or compensation measures; b. How the public enjoyment of these landscapes will be retained; c. How the proposal supports the economy of the protected landscape and will contribute to the social wellbeing of the population who live and work in these areas.'*

2.17 Policy 31: Green Infrastructure and Biodiversity, states that:

- *'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.'*

2.18 Strategic Policy 33: Development Principles, states that: *'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;*
- *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.'*

Draft Horsham District Local Plan 2019-2036, (March 2020)

2.19 The Draft Horsham District Local Plan 2019-2036, (March 2020) is at a very early consultation stage and of very limited weight as a result. The key policy numbers are considered to be:

- Strategic Policy 25: Environmental Protection;
- Strategic Policy 27: The Natural Environment and Landscape Character;
- Strategic Policy 28: Countryside Protection;
- Strategic Policy 30: Protected Landscapes
- Strategic Policy 31: Green Infrastructure and Biodiversity;
- Strategic Policy 33: Development Quality;
- Strategic Policy 35: Heritage Assets and Managing change in the Historic Environment;
- Strategic Policy 37: Climate Change.

Henfield Neighbourhood Plan 2017 - 2031 (23 June 2021)

2.20 Policy 3.1: Employment Development Site Allocations, identifies Site F – Land north of The Old Brickworks as a site already allocated within the plan for employment. Supporting text identifies that:

'Sites E, F and G north of The Old Brickworks, Shoreham Road together with the Old Brickworks would complete a new business area around Henfield Business Park. This would allow this area to become a key sustainable employment site in accordance with HDC policy.'

Business sites E, F and G would benefit from working together to create a joint access which would be desirable for these sites. The Plan would support the comprehensive development of the three sites. This could bring business efficiencies, reduce development costs and assist in providing comprehensive boundary and landscape treatments. In this scenario the criteria that apply to each of the three sites would also apply to the comprehensive development of the three sites.' (ibid, p38)

2.21 Policy 3.1.3: Southgrounds, Shoreham Road, (Site E) identifies that: 'Southgrounds, Shoreham Road is allocated for employment use, provided the proposal meets all of the following criteria:

- The design of the proposal has regard to its countryside location in respect of building scale;*
- The design for the proposal demonstrates an understanding of the landscape character which contributes to the character of this part of the neighbourhood area and these inform the design and layout of the site;*
- The proposal has regard for visibility from the surrounding countryside and provides for appropriate boundary treatments incorporating landscaping in particular provides screening on the western side;*
- The proposal maintains and enhances as much as is practicable of the site's rural character, retaining existing field boundaries and tree belts where appropriate and enhancing with native species;*
- The proposal makes provision for suitable access and appropriate associated infrastructure works to the A2037;*
- The proposal has regard to the amenities of nearby residential properties;*
- Any external lighting is designed to minimise light pollution and supports the dark skies policy of the South Downs National Park Authority.'*

2.22 Policy 3.1.4: Land north of the Old Brickworks (Site F), identifies the same criteria, as does Policy 3.1.5: The Old Kennels Site, Project Enterprise, (Site G). However Site G has already been delivered under Planning Application Reference DC/20/0049

2.23 Policy 10: Green Infrastructure & Biodiversity, identifies that: 'P10.1 Development proposals that would directly affect historic commons, ancient woodlands ponds and copses or which would indirectly affect such features should ensure that they are protected, maintained and where practicable enhanced.

P10.2 Development proposals will be supported, provided their design seeks to maintain or increase biodiversity, in particular:

- retains existing Local Wildlife Sites, green corridors and other wildlife habitats; and takes any opportunity to provide a green corridor and achieve ecological connectivity between wildlife habitats and between open countryside and an existing wildlife habitat;*
- includes design features which provide for the conservation of wildlife, particularly declining species such as swift, swallow, barn owl, nightingale and bats;*
- retains where possible, existing hedgerows, scrub, trees and ponds to support and encourage wildlife. Where removal is essential they should be replaced appropriately and with indigenous species.*
- retains trees in Categories A and B as defined in BS5837:2005 wherever possible. Where it is not possible to retain a Category A or B tree, a replacement is planted; including trees without Tree Preservation Orders and trees outside the Henfield Conservation Area.*

P10.3 Development proposals will be supported, provided their layout and landscape schemes comply with the following principles as appropriate:

- the amenity value of the existing landscape including hedgerows, scrub, trees and ponds is maintained; and the proposals result in positive visual and landscape impact;*
- the amenity value of trees is maintained including those trees without Tree Preservation Orders and trees outside the Henfield Conservation Area;*
- landscape schemes enhance the site and its surroundings, and positively contribute to the landscape character of the area, including providing for their ongoing maintenance and utilise native plants especially in public areas and on boundaries; and*
- the views identified in paragraph 5.81 of this Plan into and out of the area of the Parish, with particular regard to Henfield and Small Dole villages in particular, are preserved.*

2.24 Within the supporting text to Policy 10, under Prominent Views, Paragraph 5.81 identifies the following locations, considered within this report to be relevant for consideration:

- The view from 'The Lydds' to the south, east and west. (There are extensive views to/from the South Downs that contribute to the rural setting of Henfield as a Downland Village);
- The view from South View Terrace to the south, east and west. (There are extensive views to/from the South Downs that contribute to the rural setting of Henfield as a Downland Village).

South Downs Local Plan, (July 2019)

2.25 Strategic Policy SD6: Safeguarding Views, highlights that:

'1. Development proposals will only be permitted where they preserve the visual integrity, identity and scenic quality of the National Park, in particular by conserving and enhancing key views and views of key landmarks within the National Park.

2. Development proposals will be permitted that conserve and enhance the following view types and patterns identified in the Viewshed Characterisation & Analysis Study:

- a) Landmark views to and from viewpoints and tourism and recreational destinations;*
- b) Views from publically accessible areas which are within, to and from settlements which contribute to the viewers' enjoyment of the National Park;*
- c) Views from public rights of way, open access land and other publically accessible areas; and*
- d) Views which include or otherwise relate to specific features relevant to the National Park and its special qualities, such as key landmarks including those identified in Appendix 2 of the Viewshed Characterisation & Analysis Study, heritage assets (either in view or the view from) and biodiversity features.*

3. Development proposals will be permitted provided they conserve and enhance sequential views, and do not result in adverse cumulative impacts within views.'

2.26 Strategic Policy SD7: Relative Tranquillity highlights that:

'1. Development proposals will only be permitted where they conserve and enhance relative tranquillity and should consider the following impacts:

- a) Direct impacts that the proposals are likely to cause by changes in the visual and aural environment in the immediate vicinity of the proposals;*
- b) Indirect impacts that may be caused within the National Park that are remote from the location of the proposals themselves such as vehicular movements; and c) Experience of users of the PRoW network and other publicly accessible locations.*

2. Development proposals in highly tranquil and intermediate tranquillity areas should conserve and enhance, and not cause harm to, relative tranquillity.

3. Development proposals in poor tranquillity areas should take opportunities to enhance relative tranquillity where these exist.'

2.27 The descriptive text for Policy SD7 highlights that in order to assess impacts on relative tranquillity the South Downs Tranquillity Study (South Downs National Park Authority, 2017), should be used as a baseline from which to assess changes in the aural and visual environment which are likely to result from the proposals.

2.28 The descriptive text identifies that:

'...Applications for development proposals in highly tranquil areas should demonstrate that they conserve and enhance, and do not harm, relative tranquillity. Development proposals in areas of intermediate relative tranquillity are the areas which are most vulnerable to change, and should avoid further harm to relative tranquillity and take every opportunity to enhance it. Development proposals in areas of poor tranquillity are often located within or on the edge of urban areas and thus there may be limited scope for enhancing relative tranquillity in these areas; opportunities to enhance relative tranquillity should be taken wherever possible.

The extent that proposals conserve and enhance relative tranquillity will be determined by an assessment of the impact on relative tranquillity, which is proportionate to the scale and expected impact of the development in relation to the surrounding context.'

2.29 Strategic Policy SD8: Dark Night Skies, identifies that:

'1. Development proposals will be permitted where they conserve and enhance the intrinsic quality of dark night skies and the integrity of the Dark Sky Core as shown on the Policies Map.

2. Development proposals must demonstrate that all opportunities to reduce light pollution have been taken, and must ensure that the measured and observed sky quality in the surrounding area is not affected, having due regard to the following hierarchy:

- a) The installation of lighting is avoided; and*
- b) If lighting cannot be avoided, it is demonstrated to be necessary and appropriate, for its intended purpose or use: i. Any adverse impacts are avoided; or ii. If that is not achievable, then adverse impacts are mitigated to the greatest reasonable extent.*

3. Lighting which is proposed to be installed must meet or exceed the level of protection appropriate to the environmental zone, as shown on the Policies Map.[...].'

2.30 Strategic Policy SD20: Walking, Cycling and Equestrian Routes, states that:

'1. Development proposals will be permitted provided they contribute to a network of attractive and functional non-motorised travel routes, with appropriate signage, throughout the National Park. [...]

6. Development proposals will be permitted provided that they: a) Maintain existing public rights of way; and b) Conserve and enhance the amenity value and tranquillity of, and views from, non-motorised travel routes and access land.'

**Legend**

- Development Site Boundary
- South Downs National Park (South of the dashed line).
- ▲

 Listed Buildings
- Henfield Conservation Area
- Ancient Woodland
- Woods Mill Stream to Adur Biodiversity Opportunity Area
- Local Nature Reserve
- Local Wildlife Sites

Figure 2.1. Planning Designations

Landscape Planning Designations

- 2.31 Landscape planning designations within the Study Area are described below and their location shown on **Figure 2.1**. Tree Preservation Orders in the local area are shown on **Figure 1.2**.

National Park

- 2.32 National Parks are designated under the National Parks and Access to the Countryside Act 1949, amended in the Environment Act 1995. The purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well being of those living within them.
- 2.33 The South Downs National Park Site is located some 600m south of the Site, beyond intervening densely vegetated field and garden boundaries. The chalk escarpment to the South Downs, from which panoramic views over the weald can be gained, is located some 3km to the south at closest about Truleigh Hill to some 4km south east about Edburton Hill.
- 2.34 The Special Qualities (SQ) of the South Downs National Park comprise:
- SQ1 - *'Diverse, inspirational landscapes and breath-taking views;*
 - SQ2 - *'A rich variety of wildlife and habitats including rare and internationally important species';*
 - SQ3 - *'Tranquil and unspoilt places';*
 - SQ4 - *'An environment shaped by centuries of farming and embracing new enterprise';*
 - SQ5 - *'Great opportunities for recreational activities and learning experiences';*
 - SQ6 - *'Well-conserved historical features and a rich cultural heritage';*
 - SQ7 - *'Distinctive towns and villages, and communities with real pride in their area.'*

International Dark Sky Reserves

- 2.35 Through reference to the International Dark Sky Association (IDA) an IDA International Dark Sky Reserve (IDSR) is a:
- 'Public or private land possessing an exceptional or distinguished quality of starry nights and nocturnal environment that is specifically protected for its scientific, natural, educational, cultural, heritage and/or public enjoyment. Reserves consist of a core area meeting minimum criteria for sky quality and natural darkness, and a peripheral area that supports dark sky preservation in the core. Reserves are formed through a partnership of multiple land managers who have recognized the value of the natural nighttime environment through regulations and long-term planning.'*
- 2.36 The South Downs IDSR was designated in May 2016. It is protected under Strategic Policy SD8: Dark Night Skies, of the South Downs Local Plan: 2014-33, (July 2019) and under Policy 3: Protect and enhance tranquillity and dark night skies, of the 2014-2019 SDNP Partnership Management Plan.
- 2.37 Through reference to the South Downs National Park Strategic Policy SD8: Dark Night Skies, the Dark Night Skies Policy Map identifies that the part of the Study Area within the South Downs National Park forms part of the Transition Zone (E1b). The 2km Buffer Zone, (E1a) is located just outside of the Study Area to the south east, whilst the Dark Night Sky Core Area is located over 15km to the west beyond Storrington.
- #### Local Wildlife Sites
- 2.38 Local Wildlife Sites (LWS) are non-statutory designations given to areas of high, local conservation value. Despite being non-statutory, LWS are still recognised by local planning authorities in their policies and plans.
- 2.39 The Department for Environment, Food and Rural Affairs has recommended the generic term 'Local Wildlife Site', (LWS) for Sites of Nature Conservation Interest, (SNCI).
- 2.40 Oreham Common LWS is located offset 500m to the south east of the Site, described as: *'Herb rich damp neutral grassland, tall herbs, semi natural woodland and pond forming common land with notable botanical and recreational value.'*

- 2.41 Hoe Wood LWS is located offset 500m to the south of the Site, extending across the Sussex Wildlife Trust Woods Mill Nature Reserve, described as: *'Ancient oak dominated woodland with diverse ground flora and historical value.'*
- 2.42 Tottington Wood LWS is located to the south of the Study Area, described as: *'Semi natural oak and ash woodland with notable diverse ground flora and dissecting streams.'* Broadmere Common LWS is located offset some 700m to the north of the Site, described as: *'Poor fen and scrub with ponds and semi natural woodland which is managed for nature conservation.'* Henfield Common LWS is located to the north of the Study Area, described as a: *'Habitat mosaic of semi natural woodland, neutral and acid grassland, reedbed and fen with wildlife value and notable rarity of habitat types.'*

Local Nature Reserves

- 2.43 Local Nature Reserves (LNR) are statutory designations made under Section 21 of the National Parks and Access to the Countryside Act 1949. LNRs are declared and managed for nature conservation, and provide opportunities for research and education, or simply enjoying and having contact with nature.
- 2.44 The Tottington Wood LNR is located to the south of the Study Area and managed by The Tottington Woodlanders.

Tree Preservation Orders

- 2.45 Tree Preservation Orders (TPO's) are made under the Town and Country Planning Act 1990 and the Town and Country Planning (Tree Preservation) (England) Regulations 2012 by a local planning authority to protect trees which bring significant amenity benefit to the local area.
- 2.46 Through reference to the Horsham District Tree Preservation Order Mapping there are no TPOs within or adjacent to the Site. However, a belt of trees offset some 270m parallel to the west of the Site, which continues about to the south west to some 200m protected under TPO/0869/W1 (1997) Barrow Hill Farm. The same belt then continues eastwards to Shoreham Road under TPO/0856/W1 (1996) Land at Woods Mill. There are then further blocks of woodland subject to TPO's about Hoe Wood some 500m south of the Site.

Ancient Woodland

- 2.47 Ancient Woodland is recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection.
- 2.48 There is a block of Ancient Woodland to the opposite side of Shoreham Road adjacent to the central part of the Site, north west of Horton Golf Club. There is then a larger block of Ancient Woodland at Hoe Wood, some 450m south of the Site.

Sussex Biodiversity Opportunity Areas

- 2.49 Biodiversity Opportunity Areas (BOA's) are extensive areas where improved habitat management, as well as efforts to restore and re-create Priority Habitats are likely to be most effective in enabling recovery of Priority Species and Priority Habitats.
- 2.50 The Sussex Wildlife Trust identify the Woods Mill Stream to Adur BOA, (BOA 35) which extends across the Study Area, described as follows:
- 'This area encompasses a landscape that captures the water flow from the chalk streams of the Downs around Poynings, down the Woods Mill stream to the wet grassland of the River Adur. There are small pockets of ancient woodland, reedbed and meadow in the Sussex Wildlife Trust reserve at the heart of the area.'*
- 2.51 The following potential BAP habitat is identified for the Lower Arun Watershed BOA: *'Coastal and floodplain grazing marsh; Lowland calcareous grassland; Lowland dry acid grassland; Reedbeds.'*
- 2.52 Cherry Laurel (*Prunus laurocerasus*) and Japanese Knotweed (*Fallopia japonica*) are identified among other non-native invasive species recorded within the last ten years.
- 2.53 Opportunities are identified including:
- *'Wetland habitat management, restoration and creation;*
 - *Opportunities associated with development;*
 - *Education and community engagement.'*

Scheduled Monuments, Listed Buildings and Conservation Areas

- 2.54 Scheduled Monuments have statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as amended). Listed Buildings and Conservation Areas have statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Scheduled Monuments

- 2.55 The chalk escarpment to the South Downs, from which panoramic views over the weald can be gained, is located some 3km to the south at closest about Truleigh Hill to some 4km south east about Edburton Hill, where there are dispersed remnant earthworks from the bronze age to post 1066. Off Truleigh Hil, there is a Cross dyke on Tottington Mount. Upon Edburton Hill there is a Motte and bailey castle and a bowl barrow 380m west of this. Respective details are provided within The National Heritage List for England, (NHLE) as follows:

'The monument includes a roughly north east-south west aligned cross dyke constructed across the northern slopes of a chalk spur which projects to the north west from the main ridge of the Sussex Downs. The 74m long earthwork has a ditch up to about 3m wide and 0.3m deep, flanked to the north west by a low bank up to about 4m wide and 0.4m high. The earthworks have been partly disturbed by the long term use of a bridleway, which crosses the monument at its south western end. The earthworks fade out at each end as the ground falls away.'

'The monument includes the earthworks and interior area of a motte and bailey castle believed to date from the immediate post-Conquest period, soon after October 1066. On the south side of the monument is a circular mound - the motte - 30m in diameter and 2m above the general ground level at its crest. The centre of the motte is scarred by a depression resulting from mistaken barrow-digging in the 19th century, but much of the motte survives intact. It is completely surrounded by a ditch some 6m wide and still nearly 1m deep, and beyond the ditch around the southern half is a low bank 0.6m high which has been truncated slightly by ploughing on the southern extremity.'

'The monument includes a bowl barrow situated on a ridge which forms part of the Sussex Downs. The barrow has a circular mound c.15m in diameter and up to c.1.5m high, surrounded by a ditch from which material used to construct the barrow was excavated. This has become infilled over the years, but survives as a buried feature c.2m wide.'

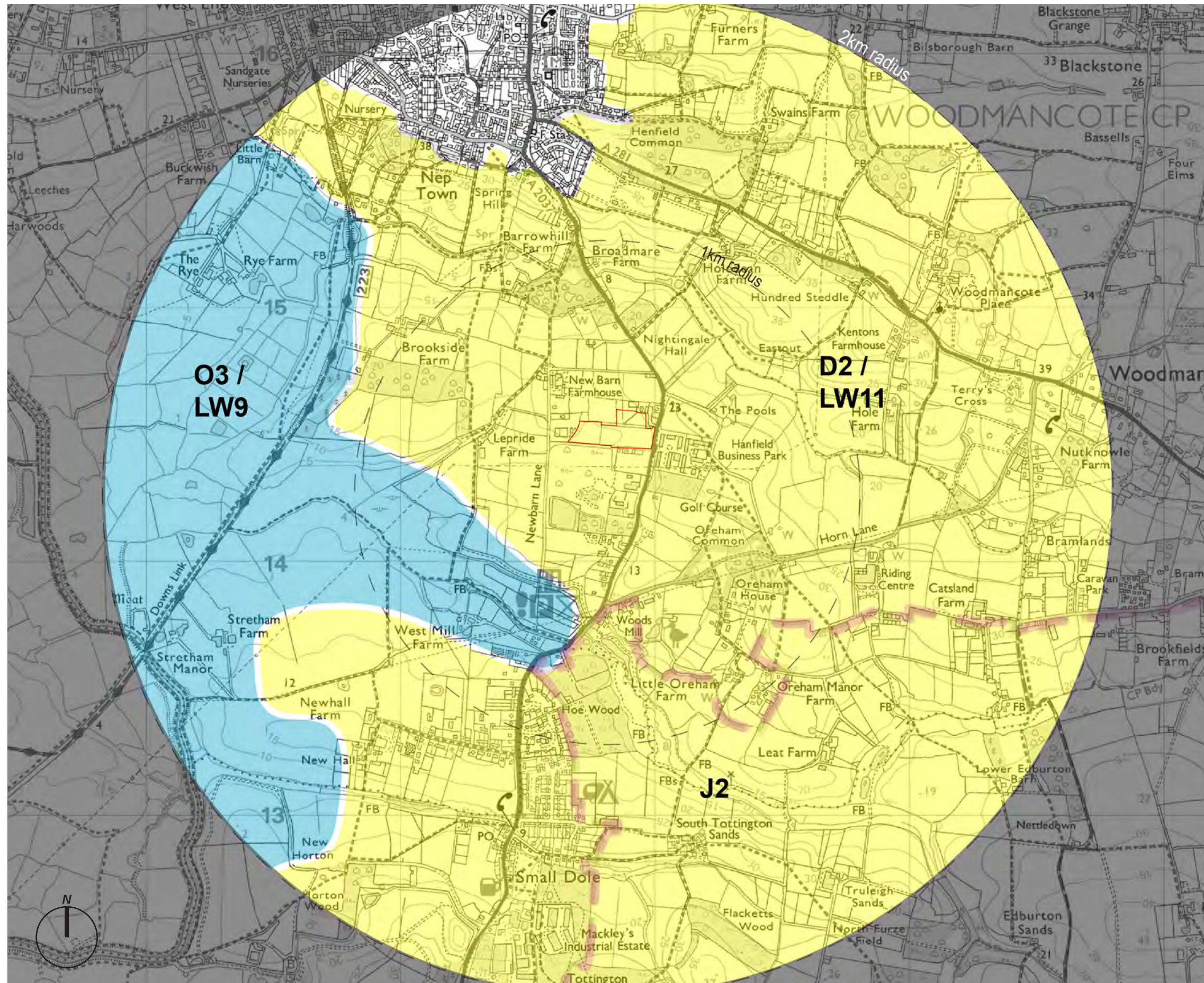
Listed Buildings

- 2.56 There are dispersed Listed Buildings within the Study Area. The nearest Grade II Listed Building, named The Mill Building at Woods Mill, is located some 600m to the south of the Site. The NHLE provides the following details: *'C18. Ground floor red brick, above faced with weather-booming. Tiled roof. Gable. Four storeys. One window. Lower T-wing to north.'*
- 2.57 On rising ground to the north east, the Grade II Listed Building, named Eastout, is located some 700m to the north east of the Site. The NHLE provides the following details: *'House. Circa 1600 timber framed building refronted c1800 when side and lean-to additions were made, refenestrated in C19 and C20 and with minor later C20 alterations including part of the rear lean-to. Timberframed in oak, ground floor refronted in diaper pattern brickwork, first floor tile-hung. Tiled roof gabled to north, half-hipped to south and with off central and north external brick chimneystack. Two storeys'*

Conservation Areas

- 2.58 The Henfield Conservation Area is located to the north of the Study Area. The Henfield Conservation Area Appraisal and Management Plan (January 2018) identifies key features which define the special interest of the Henfield Conservation Area including the following:

'The streetplan reflects its evolution from a dispersed Saxon village centred on a minster to a medieval linear settlement strung out along the High Street, with an outlying hamlet at Nep. All of these had coalesced by the 19th century into a single large, loosely planned village with a thriving commercial heart but still with a semi-rural character.'

**Legend**

- Development Site Boundary
- South Downs National Park (South of the dashed line).

Horsham District Landscape Character Areas (CBA, October 2003)

- D2 Henfield & Small Dole Farmlands (LCA D2)
- O3 Steyning & Henfield Brooks (LCA O3)

Landscape Character Areas of West Sussex (2003)

- LW11 Eastern Scarp Footslopes (LCA LW11).
- LW9 Upper Adur Valley (LCA LW9).

South Downs National Park Landscape Character Assessment (2020)

- J2 Adur to Ouse Scarp Footslopes (LCA J2).

Figure 3.1. Landscape Character Areas - W. Sussex / Horsham / South Downs (2003/2023)

3.0 EXISTING CONDITIONS - PUBLISHED EVIDENCE

Published Landscape Character Studies

3.1 A review of published Landscape Character Assessment information within the Study Area has been undertaken to provide an understanding of the landscape character context for the Study Area. This includes the following relevant documents:

- *National Character Areas (September 2014);*
- *Landscape Character Assessment of West Sussex (November 2003);*
- *Horsham District Landscape Character Assessment (CBA, October 2003);*
- *Henfield Parish Design Statement (Revised February 2019);*
- *South Downs National Park Integrated Landscape Character Assessment, (2020, Updated 2023);*
- *The South Downs National Park: View Characterisation and Analysis Study (LUC, 2015).*

National Character Areas (September 2014)

3.2 Through reference to the National Character Areas, (September 2014) the Site is located within the Low Weald National Character Area, (NCA 121) described as: ‘...a broad, low-lying clay vale... predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils,...and has many densely wooded areas with a high proportion of ancient woodland...’

3.3 Landscape attributes of NCA 121 are identified to include:

‘[...] An intricate mix of woodlands including extensive broadleaved oak over hazel or hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses;

An abundance of ponds and small stream valleys;

High density of pre-1700 farmsteads and other buildings plus historic designed landscapes and parkland;

A largely pastoral landscape with generally small and irregular fields divided by a dense network of hedgerows and shaws, often remnants of Ancient Woodland with slightly larger and more regular fields on higher ground and areas of lighter soils.’

3.4 Opportunities identified for NCA 121 include:

‘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: [...] Considering appropriate species for new plantings to maintain landscape structure, character and biodiversity in response to the impacts of climate change.’

[...] 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.’

3.5 Regarding climate change within the Low Weald National Character Area the following are identified as drivers of change:

‘Oak is the principle tree of the Low Weald and veteran beech is also an important feature. Both could become threatened by increased prevalence of pests and disease, including Acute Oak Decline, as well as drought stress resulting from reduced water levels within clay soils. Increased storminess and drought could lead to important mature/veteran trees being more susceptible to wind throw and drought-stress. Chalara fraxinea has been identified in the area (particularly the east) and threatens ash populations.

Changes in temperature resulting in warmer winters could alter the species composition of existing species-rich woodlands, shaws and hedgerows, which are currently composed of oak, ash, field maple and holly, favouring species with lower water demand such as hazel, field maple and hawthorn. [...]’ (Ibid, p31)

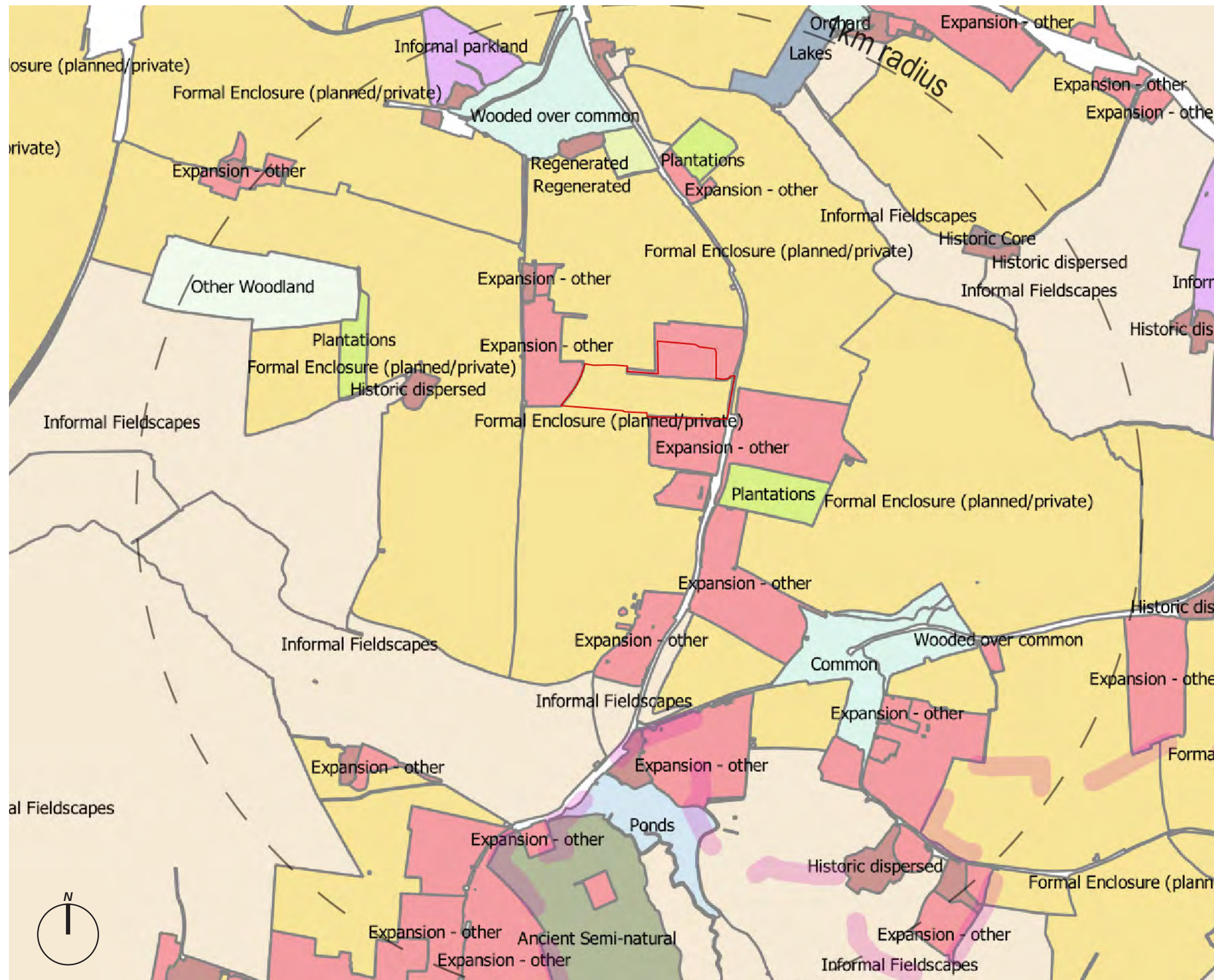
Landscape Character Assessment of West Sussex (November, 2003)

3.6 The 2003 Study identified 42 landscape character areas of West Sussex with subsequent land management guidelines for each character area. The following landscape character areas within the study area are shown on **Figure 3.1**. The Study Area is located within the Low Weald Landscape Character Type (LCT). The Site and eastern part of the Study Area are located within the western part of the Eastern Scarp Footslopes Landscape Character Area (LCA LW11). The Upper Adur Valley (LCA LW9) is located to the west of the Study Area.

3.7 The overall character description for LCA LW11 is provided as follows: ‘The scarp footslopes east of the Adur Valley comprise an undulating relief of low sandstone ridges and gentle clay vales. Areas of ancient woodland have survived on the heavier soils of the Gault Clay. Views south are dominated by the steep downland scarp.’ Key characteristics identified for LCA LW11 comprise:

- *‘Undulating Lower Greensand sandstone ridges and gentle Gault Clay vales drained by the River Adur, [...]’;*
- *Concentration of ancient woodland lying on the Gault Clay;*
- *Views dominated by the steep downland scarp;*
- *Arable and pastoral rural landscape, secluded in places, a mosaic of small and larger fields, woodlands, shaws and hedgerows with hedgerow trees;*
- *[...] Small historic commons and orchards around Henfield in the north of the area;*
- *Pockets of biodiversity limited to woodland, ponds and stream valleys;*
- *Characteristic spring-line villages and dispersed farmsteads, some historic;*
- *Township of Henfield and expanded ridge line villages with suburban development at Hurstpierpoint and Hassocks;*
- *[...] Varied traditional rural buildings built with diverse materials including flint, timber-framing, Horsham Stone roofing and varieties of local brick and tile-hanging;*
- *Dominance of painted render and a wide range of modern styles and materials from the Victorian period onwards;*
- *Few visitor and recreational attractions.’*

- 3.8 Key Landscape and Visual Sensitivities for LCA LW11 are identified including: *'Wooded urban environment and setting of the ridge line villages currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures here and elsewhere in the area.'*
- 3.9 Land Management Guidelines for LCA LW11 are identified including:
- *'Maintain and restore the scenic historic pattern and fabric of the agricultural landscape including irregular patterns of smaller fields;*
 - *Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape;*
 - *[...] Plan for long-term woodland regeneration, the planting of new small broad-leaved farm woodlands, and appropriate management of existing woodlands;*
 - *Promote the creation of arable field margins and corners including alongside the sides of streams;*
 - *Increase tree cover in and around villages, agricultural and other development and on the rural urban fringe, along the approach roads to settlements, and along busy urban routes including the A23 Trunk Road;*
 - *[...] Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees;*
 - *Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost;*
 - *[...] Protect the character of rural lanes and manage road verges to enhance their nature conservation value;*
 - *[...] Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.'*
- 3.10 The overall character description for the Upper Adur Valley LCA LW9 is provided as follows: *'The headwaters of the River Adur in the Low Weald comprise a network of narrow valleys and long streams. Rimmed by low ridges the expansive, open brooks pastures of the Henfield and Beeding Brooks have a downland backdrop.'*
- Horsham District Landscape Character Assessment (CBA, October 2003)**
- 3.11 The 2003 CBA Study identified 16 District Landscape Character Types (LCT), with subsequent Landscape Character Areas (LCA) defined at a scale of 1:25000. Through reference to **Figure 3.1**, the Site is situated within the Henfield & Small Dole Farmlands LCA, (LCA D2) of the Scarp Footslope Rolling Farmlands LCT. The Steyning & Henfield Brooks LCA, (LCA O3) of the Major River Valleys LCT is located immediately to the south west of the Site, extending around the western part of the Study Area.
- 3.12 Key characteristics identified for LCA D2 comprise:
- *'Undulating landscape of low ridges, and narrow valleys with small streams;*
 - *Steep visually prominent Lower Greensand ridge at Henfield;*
 - *Long views to and from the ridges;*
 - *Small to large size regular and irregular fields with a variable hedgerow pattern;*
 - *Small historic commons and orchards are distinctive features in the north of the area;*
 - *Small springline settlements near the foot of the scarp. Elsewhere isolated farmsteads and looseknit groups of cottages strung out along roads and lanes in the rest of the character area;*
 - *Local mix of building materials, including flint, brick and sandstone.'*
- 3.13 Landscape condition for LCA D2 is described as follows: *'Overall condition is declining, particularly through loss of hedgerows in many parts, and urban intrusion along the A2037.'*
- 3.14 Overall sensitivity to change for LCA D2 is described as high due to: *'the mostly high visibility of the area, the prominence of some ridgelines, and moderate to high intrinsic landscape qualities. There are some less widely visible areas e.g. around Small Dole where sensitivity is moderate.'*
- 3.15 Key sensitivities for LCA D2 are to: *'Any large scale housing or industrial development that would alter the mostly rural character of the area; Cumulative impact of small scale incremental change, e.g. suburbanisation.'*
- 3.16 Planning and Landscape Management Guidelines for LCA D2 are identified including: *'Ensure any new development does not intrude onto visible ridgelines; Ensure any appropriate new development responds to traditional local design and materials, including flint/brick and sandstone; [...] Conserve and manage existing hedgerows, especially where they surround small scale irregular field patterns; [...] restore hedgerow, hedgerow tree planting and plant small woodlands on farmland north of Tottington and Edburton.'*
- Henfield Parish Design Statement SPD (December 2008) / Updated October 2019**
- 3.17 The Parish Design Statement, (2008) has been adopted as a Supplementary Planning Document within Horsham District Councils Local Development Framework, with the updated version, (2019) forming a reference to the Made Neighbourhood Plan.
- 3.18 Countryside and Landscape Planning Guidelines are defined as follows:
- 'CL1. Views into and out of the area of the parish, and Henfield village in particular, make a significant contribution to its overall character and should be both preserved and respected in the design and positioning of any new development;*
- CL2. Although outside the South Downs National Park, Henfield is located in the low weald which forms part of the magnificent vista afforded from the South Downs. Any development which might affect this vista must be very carefully considered;*
- [...] CL6. Existing hedgerows, trees and ponds should be retained wherever possible to encourage wildlife and for visual reasons. Any hedgerow and trees replacement should be with indigenous species, e.g. avoiding the use of coniferous plants; [...]*
- 3.19 Other Environmental Guidelines are defined as follows:
- 'O1. Outdoor lighting should be designed, or altered where the opportunity arises, to prevent the upward spread of stray light so that the night sky may be enjoyed by all. Security lighting would often benefit from lower wattage bulbs;*



O2. The general aim in all development must be to cut waste, use materials and land sustainably so that future generations may enjoy the benefit, and to do everything possible to ensure the climate is not further damaged by excessive carbon dioxide emissions.'

South Downs National Park Integrated Landscape Character Assessment (2023)

3.20 The Character Assessment identifies the character and qualities that create the outstanding landscape and special sense of place of the South Downs National Park. The south east of the Study Area forms a part of the Adur to Ouse Scarp Footslopes LCA, (LCA J2) of the Scarp Footslopes LCT. LCA J2 is described as forming:

'a wide band of lowland at the foot of the northern scarp of the Adur to Ouse Downs Scarp, between Upper Beeding and Lewes. The southern boundary of this character area is defined by the steep scarp of the Adur to Ouse Downs Scarp and has been drawn along the southern edge of the arable fields that form part of the Scarp Footslopes. To the north the character area forms a gradual transition to the landscape of the Low Weald.'

3.21 Key landscape sensitivities are identified for the Scarp Footslopes LCT J including the following:

- *'[...] Views towards the strongly sculptural chalk scarp landform, which contrasts with the gently undulating topography of the Scarp Footslopes, as it sits prominently on the skyline. The area's proximity to the scarp creates intimate and dramatic experiences of the face of the chalk ridge, revealing the rich cultural heritage and associated chalk habitats.*
- *The Scarp Footslopes are highly visible from the adjacent scarp and downs to the south and this intervisibility increases visual sensitivity although the intact hedgerow network and presence of woodland creates enclosure within the landscape.'*

The South Downs National Park: View Characterisation and Analysis Study (LUC, 2015)

3.22 As a response to the South Downs National Park Authority Strategic Policy SD6: Safeguarding Views, the 2015 study also referred to as the 'SDNP Viewshed Study', identifies the following relevant view types that reflect the special qualities of the National Park: *'Views from the scarp looking north across the Low Weald outside the national park; Views towards the strongly sculptural landform'.*

Views From The Scarp Looking North Across The Low Weald Outside The National Park

3.23 For *'Views from the scarp looking north across the Low Weald outside the national park'*, the elevated position on the scarp means this view type represents the stunning panoramic views that are recognised as contributing to the Park's special qualities. The Viewtype also reveals the tranquillity of the downs as a result of the lack of intrusive development and sense of space. The South Downs National Park Authority has identified representative viewpoints some 4km to the south east about Edburton Hill, (SD Vp4). The Devil's Dyke, (SD Vp2) is located further to the east. Threats for this view type include: *'changes that [...] form intrusive new developments within the view either by day or night.'*

3.24 Relevant aim and management guidance for this view type includes: *'...ensuring that any built development is integrated into its rural landscape context using native vegetation such that visibility from the national park is minimised.'*

Views Towards The Strongly Sculptural Landform

3.25 For *'Views towards the strongly sculptural landform'*, the strongly sculptural chalk ridge is the key feature and the South Downs is perceived as an undeveloped 'island' within a busier surrounding landscape.'

3.26 Special qualities of this view type are: *'the undeveloped and unspoilt nature of the South Downs National Park (the third of the Park's special qualities).'* The aim and management guidance for this view type is to: *'[...] Maintain the ability to access and appreciate long distance views of the skyline of the South Downs [...]'* There are no representative viewpoints identified in this location for this view type.

Views of Specific Landmarks

3.27 Edburton Castle, (SD L10) and the Hillfort at Devils' Dyke, (SD L11) over 4km to the south east of the Site are identified as Landmarks. There are no examples provided of a view of the various Landmarks. Special Qualities of this view type are identified as follows:

'This view type reveals landmarks which are often well-conserved historical features that reveal the rich cultural heritage of the Downs. These features contribute the special qualities of the Park...This view type often also reveals many of the other special qualities of the South Downs, such as [...] a sense of tranquillity, 'unspoilt' landscapes that lack intrusive development, a long history of farming, and picturesque villages..'

3.28 Threats for this view type include: *'changes that affect the ability to see and appreciate the landmarks in these views, or changes that affect the rural setting to the landmarks.'*

Sussex Historic Landscape Characterisation (Bannister, August 2010)

3.29 The Sussex Historic Landscape Characterisation (2010) comprises a GIS data set together with a set of supporting reports and technical guides. The data provides a broad-brush approach to interpreting the historic time-depth of areas, which was based on a desk-based exercise with no checking in the field. Historic Landscape Character Types, (HLCT) identified across the Study Area are shown within **Figure 3.2**.

3.30 This shows that the Site area falls within the Broad Historic Landscape Type of: *'Fieldsapes'* and HLC Type of: *'Formal enclosure'*. A summary description is provided of *'planned / private'*. This HLC is the main type within the Study Area, varying only into the floodplain of the upper River Adur, where *'Informal Fieldsapes'* extend, resulting from modern field amalgamation, with ribbons of land resulting from brooks innings.

3.31 Surrounding and extending onto the Site area are areas historically characterised as settlement expansion, resulting from a large farmstead to the north, a small farmstead to the southeast and from ribbon development to the south. Historic dispersed settlement is located at offsets to the north east and south west.

**Legend**

- Development Site Boundary
- South Downs National Park (South of the dashed line).
- Watercourse, (Source: OS Open Rivers)

Light Detection and Ranging (*LiDAR*) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. Up to 100,000 measurements per second are made of the ground, allowing highly detailed terrain models to be generated.

The content of this LiDAR plan is sourced from the Environment Agency as digital elevation data supplied as a Digital Terrain Model to 1m, (2022) through QGIS.

Figure 4.1. Landform

4.0 EXISTING CONDITIONS - FIELD SURVEY AND REVIEW

Time Depth - Historic Mapping Review

- 4.1 A historic map regression is undertaken to inform a review of the historic evolution of the area surrounding the Site, regarding patterns of settlement, field boundaries, vegetation and use, through reference to historic maps provided within **Appendix A. 1879 -1962 - 2023 Ordnance Survey Maps / 2022 Aerial Photo**
- 4.2 Through reference to the 1879 Ordnance Survey (OS) (6 inch) Map the Site area can be seen overlying a series of small scale fields aligned east to west between Newbarn Lane to the west and Shoreham Road to the east. More irregular field pattern extend about to north west and south and beyond the roads to east and west. New Barn and Lipride labelled offset to the north west.
- 4.3 Through reference to the 1962 OS (6 inch) Map the Brickworks are shown, with an excavated area to the west, breaking across the previous field pattern, with remaining boundaries extending into this from the south and north. A drain and pond are indicated respectively adjacent and within the Works area. There are further buildings offset north of the main Brickworks. Outside of the north western field boundary of the Site an area of glasshouses is apparent at Green Acres. Ribbon development can be seen extending to the southern boundary along Shoreham Road. Offset residential dwellings can be seen to the east of Shoreham Road, and about to the north east, where a further smaller glasshouse is shown.
- 4.4 Through reference to the 2022 Aerial Photograph, cross referenced against the 2023 OS Map the original Brickworks building can be seen replaced with a series of buildings comprising two large buildings and three smaller buildings. The previous ponds are not shown, with only a small excavated area remaining south east of the restored landform. A large attenuation pond with drainage channel is shown to the south western corner of the Site.
- 4.5 The Henfield Business Park is shown to the east. Lipride offset to the north west is shown renamed as Lepride Farm and with a series of some five small buildings.

Landscape Character

Landform, Settlement Pattern, Soils, Hydrology, Land Use and Vegetation

- 4.6 Through reference to **Figure 4.1**, landform across the Study Area is defined by the meandering course of the upper River Adur, as this navigates at some 5m aOD in a north to south direction about the latitudinally aligned sandstone ridge atop which Henfield is situated. The ridge rises to some 40m aOD about the south of Henfield, where Nep Town is situated to some 35m aOD to the east where 'The Lydds' are situated.
- 4.7 Landform within the Site falls from some 20m aOD in the north eastern corner to some 17m aOD in the south western corner.
- 4.8 Soil type across the Study Area is understood through reference to the Soils Map, (produced by Cranfield University, with support from Defra) to comprise: 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'. A general indication of the plant communities and habitats with which this soil type is associated with include: 'Seasonally wet pastures and woodlands'.
- 4.9 Through reference to the Department for Environment, Fisheries and Rural Affairs, (Defra) website 'Magic', the Agricultural land within the area is provisionally classified as Grade 3.

Landscape Receptors

- 4.10 Existing character assessments are reviewed and interpreted for the Site. This review informs identification of key characteristics associated with the associated character area that are most relevant to an appraisal of the proposal, as recommended within GLVIA3, (p79, Para 5.15). In identifying components reference is made to the LI Technical Guidance Note 02-21: Assessing Landscape Value Outside National Designations, where relevant.
- 4.11 The application Site is not a valued landscape in relation to Paragraph 174(a) of the National Planning Policy Framework as informed by LI Technical Guidance Note 02-21: Assessing Landscape Value Outside National Designations.

- 4.12 The description of relevant components of landscape enables an understanding of their value, including what the contribution of the Site is to that. This enables consideration of susceptibility against the type and magnitude of change proposed within the appraisal.

- 4.13 Components, which may include elements, features and areas where appropriate are defined to provide an understanding of the townscape both within the site and placed within a wider context where relevant, supported by reference to **Figure 1.2**.

Landscape Areas, Features and Aspects within the Site

- Area / Feature - There is a localised contribution from the small fields and surrounding hedgerows to the field pattern within the area;

Landscape Character and Wider Context of the Site

- Area - The South Downs NP is located some 600m south of the Site, beyond intervening densely vegetated field and garden boundaries;
- Area - The landscape within this part of the Henfield & Small Dole Farmlands, (LCA D2) has medium sensitivity to change as identified for the more enclosed areas about Small Dole, with a surrounding more open area of high overall sensitivity to change, with a declining condition resulting from loss of hedgerows;
- Aspect - The chalk escarpment to the South Downs, from which panoramic views over the weald can be gained, is located some 3km to the south at closest about Truleigh Hill to some 4km south east about Edburton Hill, (Recognised within the South Downs Viewshed Study as SDVp4)
- Aspect - Southerly views to the prominent South Downs escarpment that contribute to the rural setting of Henfield as a Downland Village, (identified within the supporting text to HNP Policy 10), including the view from 'The Lydds' and the view from South View Terrace;

- *Aspect - The dark night skies within the South Downs National Park, (albeit the Dark Night Skies Policy Map identifies the South Downs National Park within the Study Area forms part of the Transition Zone (E1b), whilst the Dark Night Sky Core Area is located over 15km to the west beyond Storrington.*

Visual Amenity

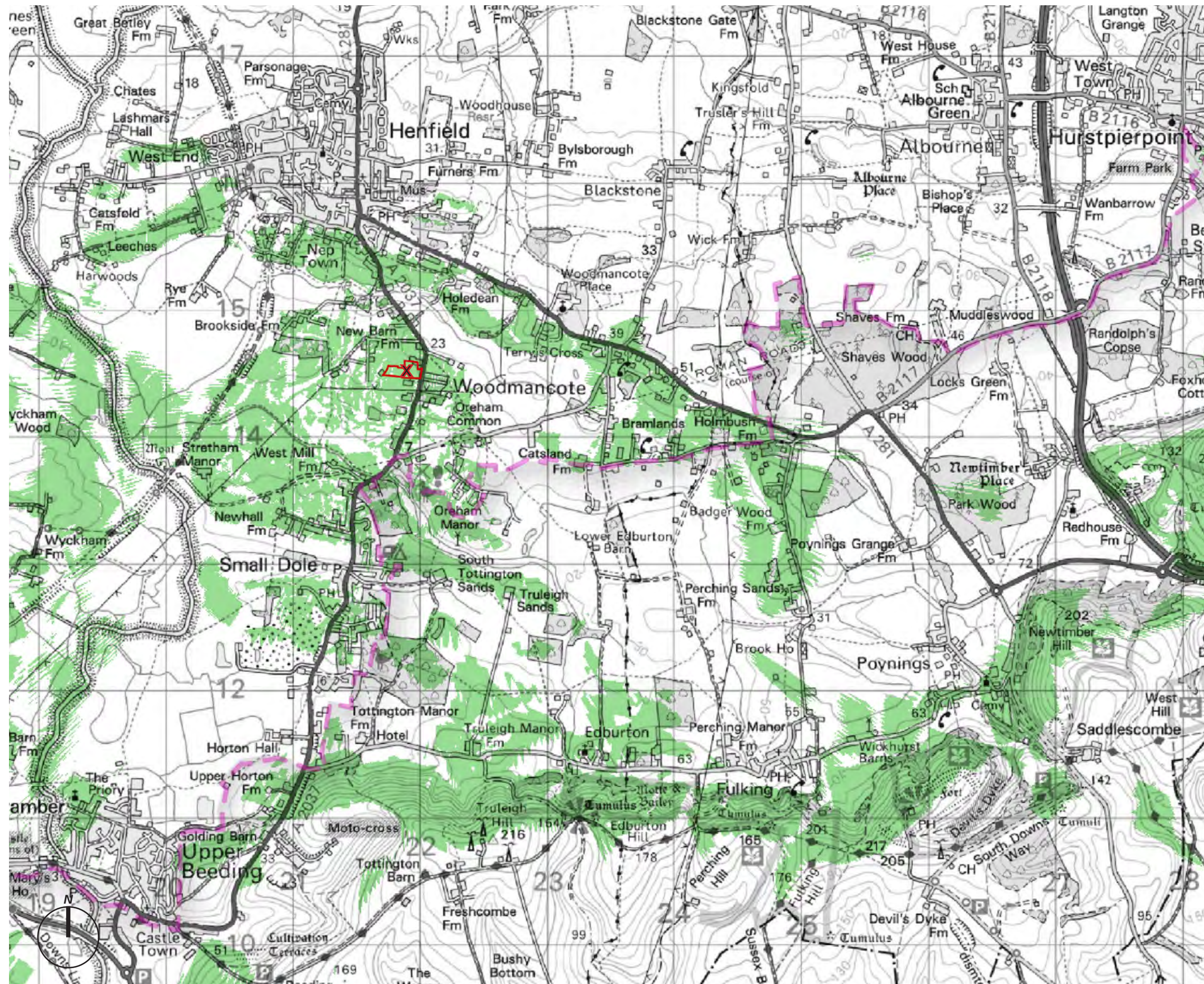
- 4.14 Viewpoint locations referred to below are shown through reference to **Figure 4.3**. Viewpoint Photographs are provided within **Appendix B**. Receptors are identified (with some weighting, relative to the value criteria provided within the methodology).
- 4.15 The people whose visual amenity is defined are referred to as visual amenity receptors. Visual receptors are commonly grouped based on either the nature of the visibility which they are afforded towards the Site, which may be further subdivided based upon distance and orientation.
- 4.16 To enable a description of the nature of the visual amenity afforded to people, the nature of use and any values associated with the visual amenity are identified. This includes the identification of any landscape features within the view, which may emphasise the value associated with the features contribution to compositional balance within the view.

Nature of Visual Receptors

- 4.17 Primarily vehicular users of Shoreham Road, (including smaller numbers of cyclists) are illustrated from south east of The Old Kennels Employment Development Area by **Viewpoint No. 01**. Views facing north west and south west are provided from the entrance to the Henfield Business Park by **Viewpoint No. 02a/b**. A further southerly view is provided from off the north eastern corner of the Site adjacent to the access drive to Southlands / Oaktree Cottage, illustrated by **Viewpoint No. 03**.
- 4.18 Recreational users of Public Footpath 2739/1 are represented from a point within the centre of the field to the north of Henfield Business Park by **Viewpoint No. 04**.
- 4.19 Visibility from offset Public Footpath's at short to mid distance to the south about to the north west are heavily filtered by dense belts of vegetation along intervening field boundaries.
- 4.20 From long distance to the north, visibility from along South View Terrace is represented from a point before vegetation blocks visibility towards the Site along Restricted Byway 2568/3 by **Viewpoint No. 05**. Further to the east for an area of Public Footpath 2578/2 to the north of 'The Lydds' visual amenity is represented by **Viewpoint No. 06**.
- 4.21 At long distance to the south along the upper scarp of the South Downs National Park escarpment, visual amenity is represented from a point adjacent to the Cross dyke on Tottington Mount Scheduled Monument off Truleigh Hill by **Viewpoint No. 07**, and then from further to the east at the Devils Dyke National Trust Car Park by **Viewpoint No. 08**.

Zone of Visual Influence

- 4.22 The Zone of Visual Influence (ZVI) for the Site, (see **Figure 4.3** for long distance and **Figure 4.4** for short distance) was derived from the Zone of Theoretical Visibility, (see **Figure 4.2**) determined as part of the field appraisal and desktop analysis of Ordnance Survey mapping, through reference to the Viewpoint photographs.
- 4.23 The ZVI is indicative of the area from which built development on the Site is likely to be visible from the public realm, taking account of landform, built form, vegetation and distance. The ZVI is defined as two separate zones on **Figure's 4.3 and 4.4**.
- 4.24 Visibility towards the Site is substantially confined to views for primarily vehicular users along Shoreham Road, with visibility otherwise confined to glimpses from offset footpaths at short distance to the east. Visibility is otherwise limited to glimpsed visibility from long distance to the south about Tottington Mount rising to Truleigh Hill.

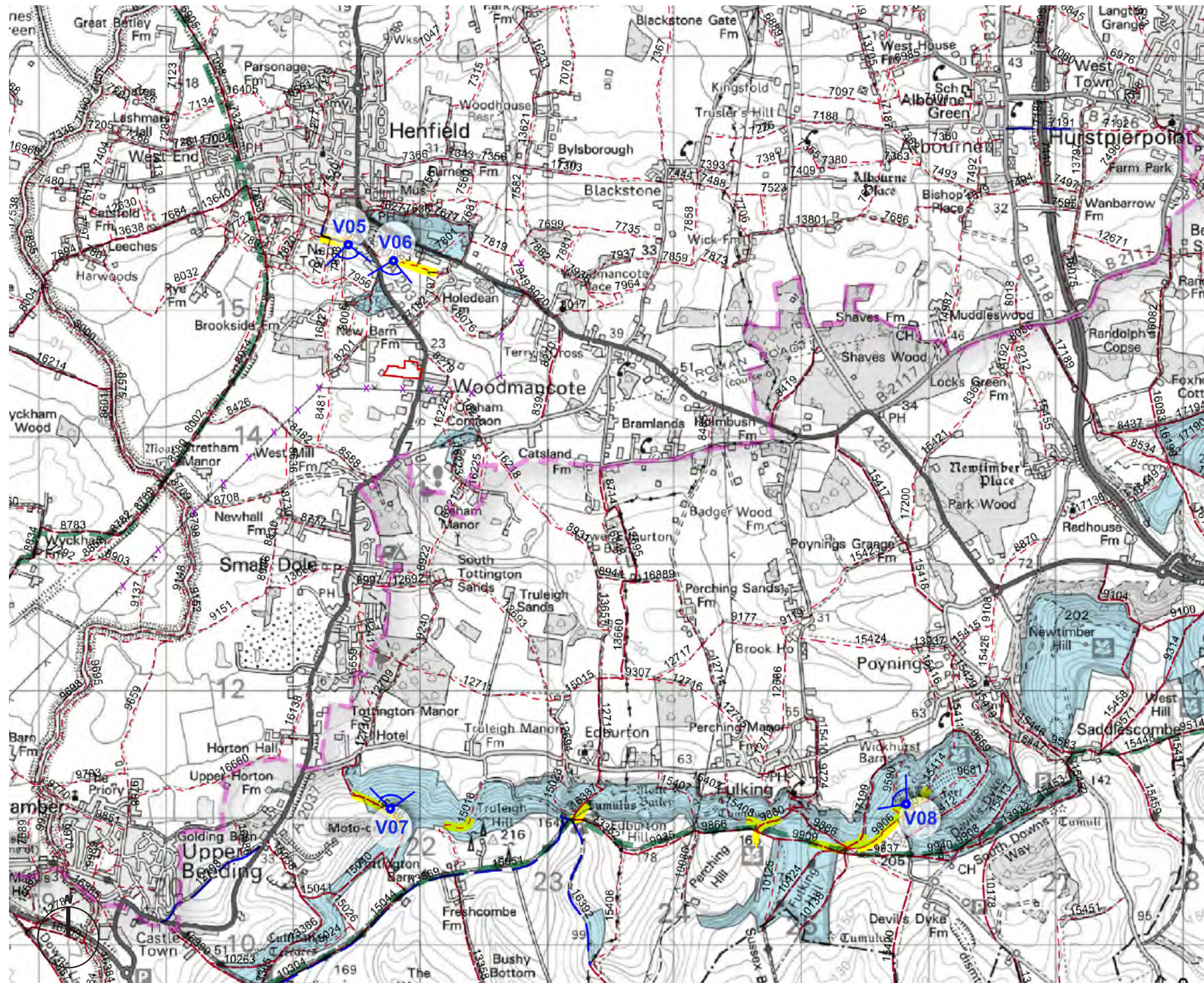
**Legend**

- Development Site Boundary
- South Downs National Park (South of the dashed line).
- X Site Location - From which viewshed derived at a height of 12m above most elevated part of Site of 20m aOD.
- Zone of Theoretical Visibility from high ground within the Site. (Produced through Google Earth Viewshed Tool).

Figure 4.2. Zone of Theoretical Visibility

MAP DATA ©2023 GOOGLE. IMAGERY: LANDSAT / COPERNICUS ©2021. AUGUST 2021. GOOGLE EARTH VIEWSHED STUDY OUTPUT.
1:40,000 AT A3

ARLO HOLDING LTD
SOUTHGROUNDS, SHOREHAM ROAD
LLD3074-LPL-REP-001

**Legend**

- Development Site Boundary
- South Downs National Park (South of the dashed line).
- Public Footpath
- Public Bridleway
- Byway
- Downs Link Long Distance Path.
- Open Access Land
- X Main Electricity Pylon

Zone of Visual Influence, (ZVI)

- V01 Long Distance Viewpoint Location and Direction.
- Areas of publicly accessible land from which visibility of part of the Site / Area above the Site is possible through / over intervening vegetation.

Figure 4.3. Viewpoints and Zones of Visual Influence - Long Distance

**Legend**

- Development Site Boundary
- Public Footpath
- X Main Electricity Pylon

Zones of Visual Influence, (ZVI)

- V01 Short Distance Viewpoint Location and Direction.
- Areas of publicly accessible land from which visibility of part of the Site / Area above the Site is possible through / over intervening vegetation.

Figure 4.4. Viewpoints and Zones of Visual Influence - Short Distance

5.0 LANDSCAPE OPPORTUNITIES

Landscape Opportunities / Design Strategy

- 5.1 The following opportunities present the contextual and distinctive approach taken proposed as part of the Scheme, defined through reference to **Figure 5.1**.
- 5.2 Landscape opportunities are defined to respond to the identified values associated with the Site, through what is referred to as the mitigation hierarchy, whereby the first consideration is avoidance of impact, followed by reduction, and then otherwise compensation. Enhancement measures are otherwise defined as either stand-alone improvements or in compensation for an impact that cannot be avoided or sufficiently reduced.
- 5.3 The residual effects from both time dependent primary mitigation, and secondary mitigation (*including enhancement measures*) are considered within the appraisal of landscape and visual effects where applicable.

Primary Mitigation and Enhancement Measures:

- **Reduce** - Any external lighting would be designed to minimise light pollution and support the dark skies policy of the South Downs National Park Authority in line with HNP Policy 3.1.3 - 5 for Business sites E-Southgrounds; F-Old Brickworks (and G-The Old Kennels);
- **Reduce and Enhance** - The Employment Development would maintain and enhance as much as is practicable of the site's rural character, retaining existing field boundaries and tree belts where appropriate and enhancing through both reinforcement and structural planting of native species in line with HNP Policy 3.1.3 - 5 for Business sites E-Southgrounds; F-Old Brickworks and G-The Old Kennels;

- **Reduce and Enhance** - A comprehensive boundary landscape treatment and joint access would be delivered through the integrated delivery of the two allocated Employment Development Sites, (under HNP 2017-2031 Policy 3.1) (alongside of that which has been recently delivered at The Old Kennels, Project Enterprise), with a joint access is highlighted as being desirable, as would the resulting in a cohesive employment area along Shoreham Road, alongside of Henfield Business Park;
- **Reduce** - The colour of the facades to the units would be primarily grey, with a belt of dark green offset under the eaves, which would extend latitudinally along the facade. The external facades would be visually broken up with areas of darker grey, whilst the internal facades would be broken and provided with legibility through areas of vertical timber cladding and pale green. This approach would function to visually integrate the built form beyond the boundary vegetation and break the built mass overall where glimpsed from the adjacent extent of Shoreham Road;
- **Avoid** - The muted colours to facades and roofs, and avoidance of reflective surfaces would contribute to avoidance of visual perceptibility of built form in panoramic views from upon the South Downs scarp some 3km to the south at closest about Truleigh Hill to some 4km south east about Edburton Hill;
- **Reduce** - Through reference to the AIA Report, (April 2024, Broad Oak Tree Consultants) the blackthorn hedgerow with dispersed oak trees x2 and goat willow along the western edge of the northern field is recommended for removal to enable levels to be managed and subsequently replaced with a new hedgerow and trees;

Secondary Mitigation and Enhancement Measures recommended by Lizard:

- **Reduce / Enhance** - The eastern boundary overgrown hedgerow with small trees along the roadside is recommended for reinforcement with additional trees and shrub as a tree and shrub belt, which would function to consolidate the feature of the hedgerow and soften the presence of the built form beyond alongside of the proposed colouring approach to the units facade;
- **Avoid** - The setting of the South Downs NP would be protected in line with HDPF Strategic Policy 25: The Natural Environment and Landscape Character, through minimising how perceptible the built form is through using muted colours to facades and roofs, and avoiding reflective surfaces. No adverse impact would result on the natural beauty and public enjoyment of the NP in line with Policy 30: Protected Landscapes;
- **Enhance** - Appropriate species for new plantings would maintain landscape structure, character and biodiversity in response to the impacts of climate change as recommended within the Low Weald National Character Area, (NCA 121), favouring species with lower water demand such as hazel, field maple and hawthorn.

6.0 LANDSCAPE AND VISUAL APPRAISAL

General

- 6.1 This section appraises the landscape and visual impacts which would result from the Scheme described in **Section 1.0**.
- 6.2 The appraisal considers the likely effects using the criteria provided within **Appendix C**, taking-into-account the value of the receptor and susceptibility to the magnitude of impact anticipated.
- 6.3 The appraisal is undertaken descriptively to maintain the narrative and present the logic as clearly as possible, supported by a tabulated assessment of effect for landscape character within **Table 6.1**, and visual amenity within **Table 6.2**.

Natural Change

- 6.4 Regarding drivers of change resulting from climate projections within the Low Weald National Character Area, (NCA121) as reported within **Section 4.0**, the oaks along field boundaries may become: *'increasingly threatened by increased prevalence of pests and disease, including Acute Oak Decline, as well as drought stress resulting from reduced water levels within clay soils.'* The changes in temperature resulting in warmer winters could alter the species composition of the field boundary hedgerow species to: *'favour species with lower water demand such as hazel, field maple and hawthorn'.*
- 6.5 Natural change may result from ash dieback (*Hymenoscyphus fraxineus*), as an airborne fungal disease, which is becoming established within the UK, with potential fatality of younger ash trees, and those in weakened states. The small percentage of ash trees within the tree belt which is dominated by sycamore along the western and northern edge of the Farmstead are anticipated to be vulnerable to dieback, which may be exacerbated by hotter, drier summers and wetter, warmer winters projected to occur as a result of climate change.
- 6.6 Through reference to the Forestry Commission 'Managing England's woodlands in a climate emergency, (March 2020)' change to the composition of Lowland mixed broadleaved woodland vegetation is anticipated as follows:

- *'Increased colonisation by beech (Fagus sylvatica) and increased growth rates of sycamore (Acer pseudoplatanus) over ash (Fraxinus excelsior), oak (Quercus robur) and elm (Ulmus glabra);*
- *Milder winters, springs and summers. Increased growth and fruiting of lime (Tilia cordata), hornbeam (Carpinus betulus) and other warm-temperate species;*
- *Warmer summers. Localised dominance by young ash (Fraxinus excelsior) in areas damaged by wind and drought. Increased frequency of winter gales and summer drought.'* (*Ibid*, p6. Viewed online at: <Climate_Change_Full_Guide.pdf (publishing.service.gov.uk)>

Landscape Character

- 6.7 There is considered to be an **overall Minor - Moderate adverse effect** on local landscape character from the Scheme.
- 6.8 Through reference to the CBA, (2003) Landscape characterisation for Horsham the landscape within this part of the Henfield & Small Dole Farmlands, (LCA D2) has overall medium sensitivity to change associated with the more enclosed areas about Small Dole. The surrounding more open landscape within the wider Study Area has high overall sensitivity to change, (with a shared declining condition resulting from loss of hedgerows).
- 6.9 The mature treeline to the boundaries away from Shoreham Road, combined with the mature vegetation along the eastern edge of Shoreham Road results in a location which is well enclosed from the surrounding countryside. There is a localised contribution to field pattern within the area from the small fields and their surrounding hedgerows, which would be substantially retained.
- 6.10 Through reference to the AIA Report, (April 2024, Broad Oak Tree Consultants) the blackthorn hedgerow with dispersed oak trees x2 and goat willow along the western edge of the northern field is recommended for removal to enable levels to be managed and subsequently replaced with a new hedgerow and trees. The eastern boundary along Shoreham Road is recommended for reinforcement with native hedgerow species and trees.

- 6.11 The immediate context to the Site is substantially already of an industrial and employment character, being a former Brickworks and landfill site adjacent to the Henfield Business Park and including the recently delivered allocated Employment Development Site at The Old Kennels, (under HNP 2017-2031 Policy 3.1) to the south. The Site includes the two remaining allocated Employment Development Sites.
- 6.12 The proposed Employment Development would maintain and enhance as much as is practicable of the Site's rural character. Existing field boundaries and tree belts would be retained where viable and enhanced through both reinforcement and structural planting of native species. This would be in line with HNP Policy 3.1.3 - 5 for Business sites E-Southgrounds; F-Old Brickworks and G-The Old Kennels.
- 6.13 A comprehensive boundary landscape treatment and joint access would be delivered through the integrated delivery of the two allocated Employment Development Sites, (under HNP 2017-2031 Policy 3.1) alongside of that which has been recently delivered at The Old Kennels, Project Enterprise. This would result in a cohesive employment area along Shoreham Road, alongside of Henfield Business Park.
- 6.14 Appropriate species for new plantings would maintain landscape structure, character and biodiversity in response to the impacts of climate change as recommended within the Low Weald National Character Area, (NCA 121), favouring species with lower water demand such as hazel, field maple and hawthorn.
- 6.15 The visual amenity assessment provides an understanding of the geographic extent and magnitude of change resulting on views, with the visual sense influential in consideration of more experiential aspects, such as tranquillity and scenic quality within the landscape. Through reference to the visual amenity assessment, there would be no change to the present southerly views towards the prominent South Downs escarpment that contribute to the rural setting of Henfield as a Downland Village, (identified within the supporting text to HNP Policy 10), including the view from 'The Lydds' and the view from South View Terrace.

- 6.16 The South Downs NP is located some 600m south of the Site, beyond intervening densely vegetated field and garden boundaries, which provide a sufficient buffer alongside of surrounding settlement to the qualities of the NP beyond. The chalk escarpment to the South Downs, from which panoramic views over the weald can be gained, is located some 3km to the south at closest about Truleigh Hill to some 4km south east about Edburton Hill, (Recognised within the South Downs Viewshed Study as SDVp4).
- 6.17 The setting of the South Downs NP would be protected in line with HDPF Strategic Policy 25: The Natural Environment and Landscape Character, through using muted colours to facades and roofs, and avoiding reflective surfaces.
- 6.18 Any external lighting would be designed to minimise light pollution and support the dark skies policy of the South Downs National Park Authority in line with HNP Policy 3.1.3 - 5 for Business sites E-Southgrounds; F-Old Brickworks (and G-The Old Kennels). The dark night skies within the South Downs National Park within the Study Area form part of the Transition Zone (E1b), whilst the Dark Night Sky Core Area is located over 15km to the west beyond Storrington).
- 6.19 No adverse impact would result on the natural beauty and public enjoyment of the South Downs NP in line with Policy 30: Protected Landscapes.

Visual Amenity

- 6.20 For primarily vehicular users of Shoreham Road, (including smaller numbers of cyclists) south east of The Old Kennels, Project Enterprise (illustrated by **Viewpoint No. 01**) there would be a noticeable change in this location from the removal of a large oak tree and adjacent smaller trees to enable access from the Old Kennels. The vegetated skyline here would be partly replaced with the roofline of the proposed built form. The muted design of this, with a belt of dark green colour offset under the eaves and darker blocks of grey would function to visually integrate the built form beyond the retained boundary vegetation of trees and break the built mass overall within the view, resulting in a **Minor adverse effect** on the existing view, limited by the associated presence of commercial built form within the view, with which a cohesive relationship would result.

- 6.21 Views from about the entrance to the Henfield Business Park to the north west and south west are illustrated by **Viewpoint No. 02a/b**. The eastern facade and roofline to the proposed easterly B8 Facility, (Unit 3) would be notable, viewed through and over the intervening overgrown hedgerow with small trees along the roadside. The recommended reinforcement of this with additional trees and shrub as a tree and shrub belt would function to consolidate the feature of the hedgerow and soften the presence of the built form beyond alongside of the proposed colouring approach to the units facade, which would function to visually integrate the built form beyond the boundary vegetation and break the built mass overall. This would limit the visual impact from the built facade to a **Minor adverse effect**, limited by the associated presence of commercial built form adjacent within the Henfield Business Park, with which a cohesive relationship would result.
- 6.22 A further southerly view is provided from off the north eastern corner of the Site adjacent to the access drive to Southlands / Oaktree Cottage, illustrated by **Viewpoint No. 03**. The impact and effect would be as above, albeit further limited in this location due to the increased width of vegetation and the mature oak trees which would be maintained.
- 6.23 Recreational users of Public Footpath 2739/1 are represented from a point within the centre of the field to the north of Henfield Business Park by **Viewpoint No. 03**. Within this view the density of intervening hedgerow and mature trees would substantially obscure visibility of the proposed rooflines about the eastern part of the Site, which may just be glimpsed between tree canopies, particularly when vegetation was out of leaf. The small magnitude of roofline at an offset would result in a **Negligible effect** on visual amenity.
- 6.24 From long distance to the north, visibility from along South View Terrace is represented from a point before vegetation blocks visibility towards the Site along Restricted Byway 2568/3 by **Viewpoint No. 04**. Further to the east for an area of Public Footpath 2578/2 to the north of 'The Lydds' visual amenity is represented by **Viewpoint No. 05**. Within both of these panoramic views, the angle of view and both density and height of intervening vegetation would heavily filter any glimpsed visibility of the proposed rooflines to the proposed B8 Facility and MRF buildings. A **Negligible effect** on visual amenity would result.

- 6.25 At long distance to the south along the upper scarp of the South Downs National Park escarpment, visual amenity is represented from a point adjacent to the Cross dyke on Tottington Mount Scheduled Monument Off Truleigh Hill by **Viewpoint No. 06**, and then from further to the east at the Devils Dyke National Trust Car Park by **Viewpoint No. 07**. Within these views the built form and roofline to the proposed B8 Facility and MRF buildings would be heavily filtered by intervening vegetation and minimal in scale due to the distance. Through reference to the magnified views provided within **Appendix B** the rooflines would be barely perceptible with a **Negligible effect** on visual amenity, and further to the proposed muted colours to facades and roofs, and avoidance of reflective surfaces.

Conclusion

- 6.26 There is considered to be an **overall Minor - Moderate adverse effect** on local landscape character from the Scheme and a **Minor adverse effect** on visual amenity along Shoreham Road, limited by the associated presence of the existing commercial built form within the Henfield Business Park and The Old Kennels, with which a cohesive relationship would result. There would be no adverse effect on the special qualities of the South Downs National Park.

TABLE 4.1 - ASSESSMENT SUMMARY TABLE - LANDSCAPE CHARACTER COMPONENTS				
RECEPTOR	ASSESSMENT			
	VALUE	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS / RESIDUAL EFFECTS
LANDSCAPE WITHIN THE SITE				
<i>Area / Feature - There is a localised contribution from the small fields and their surrounding hedgerows to field pattern within the area;</i>	LOW - MEDIUM	MEDIUM	MEDIUM	MODERATE - MINOR ADVERSE
LANDSCAPE CONTEXT				
<i>Area - The South Downs NP is located some 600m south of the Site, beyond intervening densely vegetated field and garden boundaries;</i>	HIGH	LOW	LOW	NEGLIGIBLE
<i>Aspect - The chalk escarpment to the South Downs, from which panoramic views over the weald can be gained, is located some 3km to the south at closest about Truleigh Hill to some 4km south east about Edburton Hill, (Recognised within the South Downs Viewshed Study as SDVp4);</i>	HIGH	LOW	LOW	NEGLIGIBLE
<i>Aspect - Southerly views to the prominent South Downs escarpment that contribute to the rural setting of Henfield as a Downland Village, (identified within the supporting text to HNP Policy 10), including the view from 'The Lydds' and the view from South View Terrace;</i>	HIGH	LOW	LOW	NEGLIGIBLE
<i>Aspect - The dark night skies within the South Downs National Park, (albeit the Dark Night Skies Policy Map identifies the South Downs National Park within the Study Area forms part of the Transition Zone (E1b), whilst the Dark Night Sky Core Area is located over 15km to the west beyond Storrington;</i>	MEDIUM / HIGH	LOW	LOW	NEGLIGIBLE
<i>Area - The landscape within this part of the Henfield & Small Dole Farmlands LCA, (LCA D2) has medium sensitivity to change as identified for the more enclosed areas about Small Dole, with a surrounding more open area of high overall sensitivity to change, with a declining condition resulting from loss of hedgerow; (Albeit, being a former Brickworks and landfill site, whilst both being adjacent to the Henfield Business Park and including the recently delivered allocated Employment Development Site at The Old Kennels, (under HNP 2017-2031 Policy 3.1).</i>	MEDIUM	LOW	LOW	NEGLIGIBLE

TABLE 4.2 - ASSESSMENT SUMMARY TABLE - VISUAL AMENITY				
RECEPTOR	ASSESSMENT			
	VALUE	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS / RESIDUAL EFFECTS
<i>Visual amenity for vehicular users of Shoreham Road, (including smaller numbers of cyclists) south east of The Old Kennels Employment Development Area, illustrated by Viewpoint No. 01;</i>	LOW	LOW	MEDIUM	MINOR ADVERSE
<i>Visual amenity for vehicular users of Shoreham Road, (including smaller numbers of cyclists and pedestrians) facing north west and south west from the entrance to the Henfield Business Park, illustrated by Viewpoint No. 02 a/b;</i>	LOW	LOW	MEDIUM	MINOR ADVERSE
<i>Visual amenity for primarily vehicular users of Shoreham Road, (including smaller numbers of cyclists) from off the north eastern corner of the Site adjacent to the access drive to Southlands / Oaktree Cottage, illustrated by Viewpoint No. 03;</i>	LOW	LOW	LOW	NEGLIGIBLE
<i>Visual amenity for recreational users of Public Footpath 2739/1 are represented from a point within the centre of the field to the north of Henfield Business Park by Viewpoint No. 04;</i>	MEDIUM	LOW	LOW	NEGLIGIBLE
<i>Visual amenity from long distance to the north, from along South View Terrace is represented from a point before vegetation blocks visibility along Restricted Byway 2568/3 by Viewpoint No. 05;</i>	HIGH	LOW	LOW	NEGLIGIBLE
<i>Visual amenity for recreational users of Public Footpath 2578/2 to the north of 'The Lydds' is represented by Viewpoint No. 06;</i>	HIGH	LOW	LOW	NEGLIGIBLE
<i>Visual amenity for recreational users along the upper scarp of the South Downs National Park escarpment, represented from a point adjacent to the Cross dyke on Tottington Mount Scheduled Monument Off Truleigh Hill by Viewpoint No. 07;</i>	HIGH	LOW	LOW	NEGLIGIBLE
<i>Visual amenity for recreational users along the upper scarp of the South Downs National Park escarpment, represented from the Devils Dyke National Trust Car Park by Viewpoint No. 08.</i>	HIGH	LOW	LOW	NEGLIGIBLE

APPENDIX A - HISTORIC MAPPING AND AERIAL PHOTOGRAPHY



Legend

 Indicative Development Site Boundary.

Landmark
INFORMATION GROUP

Landmark Historical Map
County: SUSSEX
Published Date(s): 1879
Originally plotted at: 1:10,560



Legend

Indicative Development Site Boundary.

Landmark
INFORMATION GROUP

Landmark Historical Map
County:
Published Date(s): 1962
Originally plotted at: 1:10,000



Legend

 Indicative Development Site Boundary.

APRIL/MAY 2023.
Ordnance Survey ©2023.
All Rights Reserved. Licence
number: 100022432



Legend

 Indicative Development Site Boundary.

MAY 2022.
Map data ©2023 Google.
Imagery: Landsat / Copernicus.

APPENDIX B - VIEWPOINT PHOTOGRAPHS

The Site



Viewpoint No. 01

Location: Shoreham Road (A2037) south east of The Old Kennels Employment Development Area.

Date: 03 November 2023 Time: 11:07
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 19 metres aOD
Ordnance Survey Grid Coordinates: TQ 21976 14344

Description - Visual amenity for vehicular users of Shoreham Road, (including smaller numbers of cyclists) south east of The Old Kennels Employment Development Area is contributed from the surrounding mature trees, under which the sympathetic design of The Old Kennels Employment Development Area, with timber gateway entrance feature and both muted and timber clad facades to the newly built commercial shed present cohesive elements associated with the widened road entrance.

Direction of View: North west.

The Site



Viewpoint No. 02a

Location: Shoreham Road (A2037) at the entrance to the Henfield Business Park.

Date: 03 November 2023 Time: 11:09
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 20 metres aOD
Ordnance Survey Grid Coordinates: TQ 22015 14448

Description - Visual amenity for vehicular users of Shoreham Road, (including smaller numbers of cyclists and pedestrians) facing north west from the entrance to the Henfield Business Park is contributed from the surrounding mature trees, and underlying scrubby hedgerow, albeit this is in variable condition and overgrown beyond the road crossing, presenting a legible pedestrian access, which is little used at present. The eye is otherwise drawn to north and south along Shoreham Road.

Direction of View: North west.



Viewpoint No. 02b

Location: Shoreham Road (A2037) at the entrance to the Henfield Business Park.

Direction of View: South west.

Date: 03 November 2023 *Time:* 11:09
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 20 metres aOD
Ordnance Survey Grid Coordinates: TQ 22015 14448

Description - Visual amenity for vehicular users of Shoreham Road, (including smaller numbers of cyclists and pedestrians) facing south west from the entrance to the Henfield Business Park contributed from the surrounding mature trees, and underlying scrubby hedgerow with small trees, albeit this is in variable condition and overgrown beyond the road crossing, presenting a legible pedestrian access, which is little used at present. The eye is otherwise drawn to north and south along Shoreham Road. under which the sympathetic design of The Old Kennels Employment Development Area, with timber gateway entrance feature and both muted and timber clad facades to the newly built commercial shed present cohesive elements associated with the widened road entrance.



Viewpoint No. 03

Location: Shoreham Road (A2037) at the entrance to Southlands / Oaktree Cottage.

Direction of View: South west.

Date: 03 November 2023 *Time:* 11:15
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 21 metres aOD
Ordnance Survey Grid Coordinates: TQ 22021 14540

Description - Visual amenity for primarily vehicular users of Shoreham Road, (including smaller numbers of cyclists) from off the north eastern corner of the Site adjacent to the access drive to Southlands / Oaktree Cottage, where the adjacent driveway is glimpsed to the side of the focus of the view along the road, where a pedestrian road crossing island is located adjacent to the Henfield Business Park (out of view). Visual amenity is contributed from the surrounding verdant vegetation.



Viewpoint No. 04

Location: Public Footpath 2739/1 offset east of Shoreham Road.

Direction of View: South west.

Date: 03 November 2023 Time: 11:20
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 25 metres aOD
Ordnance Survey Grid Coordinates: TQ 22156 14560

Description - Visual amenity for recreational users of Public Footpath 2739/1 is represented from a point within the centre of the field to the north of Henfield Business Park is contributed from the surrounding tree lines with rounded canopies against the sky about the enclosed field in equestrian use. The Site is located beyond the trees along intervening boundary fields and Shoreham Road.



Viewpoint No. 05

Location: Restricted Byway 2568/3 to the east of South View Terrace, Nep Town.

Direction of View: South.

Date: 03 November 2023 Time: 12:50
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 38 metres aOD
Ordnance Survey Grid Coordinates: TQ 21304 15564

Description - Visual amenity for recreational users from along South View Terrace is represented from a point before vegetation blocks visibility along Restricted Byway 2568/3 is contributed from the distant skyline provided by the sculptural landform of the chalk escarpment. Intervening tree belts enclose built form, including that within the Site. Electricity pylons can be glimpsed as minor elements extending across the landscape.



Viewpoint No. 05 (x200%)



Viewpoint No. 06

Location: Public Footpath 2578/2 to the north of ‘The Lydds’ (the steep, south-facing slopes).

Direction of View: South.

Date: 03 November 2023 *Time:* 13:16
Weather: Clear weather conditions
Lighting Conditions: Good visibility
Approximate Ground Level: 34 metres aOD
Ordnance Survey Grid Coordinates: TQ 21808 15371

Description - Visual amenity for recreational users of Public Footpath 2578/2 to the north of ‘The Lydds’ is contributed from the distant skyline provided by the sculptural landform of the chalk escarpment. Intervening tree belts enclose built form, including that within the Site. The eye is drawn across the field shapes within the foreground to mid distance. Electricity pylons can be glimpsed as minor elements extending across the landscape.

(The Site Area)



Viewpoint No. 06 (x200%)



Viewpoint No. 07

Location: Adjacent to Cross dyke on Tottington Mount Scheduled Monument Off Truleigh Hill within the South Downs National Park.

Direction of View: North west.

Date: 03 November 2023 *Time:* 14:47

Weather: Clear weather conditions

Lighting Conditions: Good visibility

Approximate Ground Level: 171 metres aOD

Ordnance Survey Grid Coordinates: TQ 21854 11045

Description - Visual amenity for recreational users along the upper scarp of the South Downs National Park escarpment, from some 3km to the south are represented here, where the panoramic views over the weald provides a sense of space, fading to blue in the far distance against the landforms of the Surrey Hills.



Viewpoint No. 07 (x200%)



Viewpoint No. 08

Location: Viewing Area at the Devils Dyke National Trust Car Park within the South Downs National Park.

Direction of View: North west.

Date: 03 November 2023 *Time:* 15:35

Weather: Clear weather conditions

Lighting Conditions: Good visibility

Approximate Ground Level: 213 metres aOD

Ordnance Survey Grid Coordinates: TQ 25818 11063

Description - Visual amenity for recreational users along the upper scarp of the South Downs National Park escarpment, represented from the Devils Dyke National Trust Car Park, from some 3km to the south are represented here where the panoramic views over the weald provides a sense of space, fading to blue in the far distance against the landforms of the Surrey Hills.



Viewpoint No. 08 (x200%)

APPENDIX C - LANDSCAPE AND VISUAL APPRAISAL - METHODOLOGY

METHODOLOGY

General

This assessment has been prepared with reference to the following guidance:

- *An approach to landscape sensitivity assessment – to inform spatial planning and land management. (Natural England, June 2019);*
- *Landscape Character Assessment - Guidance for England and Scotland (Scottish Natural Heritage and The Countryside Agency, 2002); An Approach to Landscape Character Assessment, (Natural England, 2014);*
- *Guidelines for Landscape and Visual Impact Assessment, Third Edition, published by the Institute of Environmental Management and Assessment and the Landscape Institute, 2013 (GLVIA3);*
- *Visual representation of development proposals, Technical Guidance Note 06/19, published by the Landscape Institute, 17 September 2019.*

In accordance with the principles of best practice identified within GLVIA3, the following distinct but inter-related assessments are undertaken:

- *'Assessment of landscape character effects – assessing effects of the proposal on landscape as a resource in its own right', through: 'changes to physical areas/features of the landscape and/or the aesthetic, perceptual and experiential characteristics that make different landscapes distinctive';*
- *'Assessment of visual amenity effects – assessing effects on specific views and on the general visual amenity experienced by people', through: 'changes in the context and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements'.*

The Study Area

The extent of the Wider Study Area is defined by the Scheme's Zone of Theoretical Visibility (ZTV). The ZTV defines the potential visibility of the Scheme based on landform, determined during the desktop survey and analysis from reference to Ordnance Survey mapping and Google Earth Viewshed output. The ZTV is primarily used to identify viewpoints or areas to be visited during the field survey.

Through reference to the field survey and review of resulting photographs a Zone of Visual Influence (ZVI) is identified, which identifies the extent of land that is visually connected with the Site, viewed from the public realm, taking into account landform, vegetation, built structure and distance.

The Study Area is subsequently defined to enable a proportionate evaluation of likely effects on landscape and views.

Field Survey

The field survey work was carried out in clear weather conditions on the 3rd November 2023, when vegetation remained just in leaf.

Landscape Character

Existing landscape character assessments are reviewed to inform the baseline in advance of the field survey work. This informs the description of landscape character across the study area, which through reference to landscape planning designations provides the baseline of qualitative and quantitative information against which the potential landscape effects of the Scheme can be predicted.

Within this Study the term 'landscape' is synonymous with its definition within the European Landscape Convention as: *'An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'*. The Convention is very wide in scope and covers: *'natural, rural, urban and peri-urban areas, which include land, inland water and marine areas.'*

Visual Amenity

Viewpoints are selected to represent a range of potential visual effects which may occur from the proposed development and demonstrate long, medium and short distance views. Short distance views are categorised based on the viewpoint being within 500m of the Site, mid-distance, (500m-1km) or long-distance views, (beyond 1km).

Viewpoints are identified as either representative, illustrative or specific. Representative viewpoints are selected to best represent the nature of a view and where the effects are unlikely to differ across an area. Illustrative viewpoints are otherwise used to demonstrate an effect restricted to that particular location. Where a viewpoint is particularly noteworthy and sometimes promoted, associated with a designated landscape or feature, then this may be identified as a specific viewpoint.

The photographs have been taken using a Canon EOS 6D Digital SLR Camera with a full frame sensor and a 50mm prime lens.

The viewpoint images, (see **Appendix B**) have been taken at approximately 1.7m above ground for consistency and in order to replicate the view an average sized person would experience in that location. The date, time, weather, lighting conditions and direction of view has been recorded including the approximate ground level and Ordnance Survey grid coordinates.

A series of single shot photographs have been composed to form panoramic photographs using the cylindrical projection function in Adobe Photoshop. The images are marginally cropped to remove white space from the surrounding edges, to enable the composition of the visual components to be clearly presented.

The viewpoint photographs are presented to be viewed upon an A3 size of paper (420 x 297mm), held at arms length. Based upon variables introduced from differing arm length of between 300mm - 500mm, the resulting relative scale of visual components are presented to approximate with the extent of that visible to a viewer within the landscape.

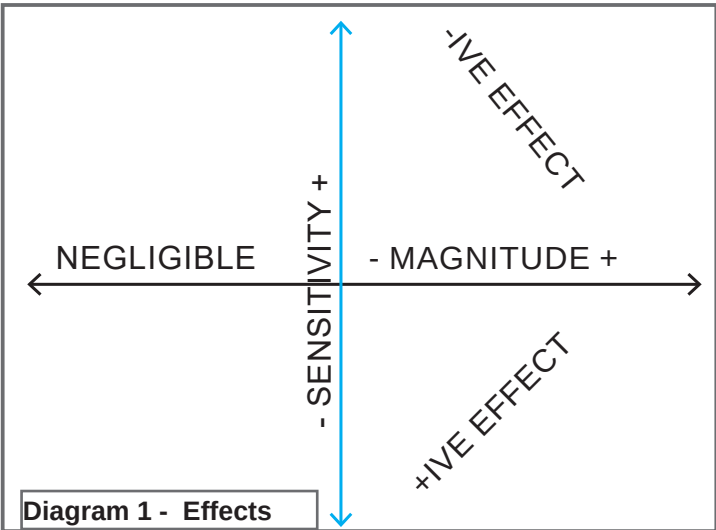


Diagram 1 - Effects

General

The framework shown in **Table 1**, through reference to **Diagram 1** is used as a guide to inform the identification of adverse or beneficial effects anticipated from identified landscape and visual receptor sensitivity resulting from susceptibility to the magnitude of change:

Table 1 – Effect Thresholds Framework			
Magnitude	Sensitivity (Nature of receptor)		
	High	Medium	Low
High	Major	Major	Moderate
Medium	Major	Moderate	Minor
Low	Moderate	Minor	Negligible

Note: **Table 1** is only a framework to aid consistency of reporting and provide an initial indication of the likely effect from a consideration of the nature of the receptor and the magnitude of change, undertaken as part of the assessment of effects. The respective effects represent levels on a continuum or continuous graduation, requiring application of professional opinion to lead on the assessment of effect.

The following **Tables 2** and **3** are used to respectively inform consideration of value, and susceptibility, the combination of which results in an identification of Sensitivity to the Scheme, (see **Diagram 2**):

Table 2 - Value Criteria	
Value	Criteria
Very High	Area and/or features/or views with distinctive characteristics, in good condition with no potential for substitution. Strong sense of cohesion with no detracting features. Within a National Park or Area of Outstanding Natural Beauty.
High	Area and/or features/or views with distinctive characteristics, in good/moderate condition with very limited potential for substitution. Strong sense of cohesion with no or few detracting features. These are likely to be, but not necessarily, within a National Park or Area of Outstanding Natural Beauty.
Medium	Area and/or features/or views with distinctive characteristics or association, in good condition, with limited potential for substitution. Sense of cohesion with few detracting features. These may be locally designated or recognised within district level landscape characterisation.
Low	Area and/or features/or views with typical characteristics, in generally moderate condition, with potential for substitution.
Very Low	Area and/or features/or views in fair to poor condition which have undergone change to the extent that they no longer have a distinctive local character or have become degraded.

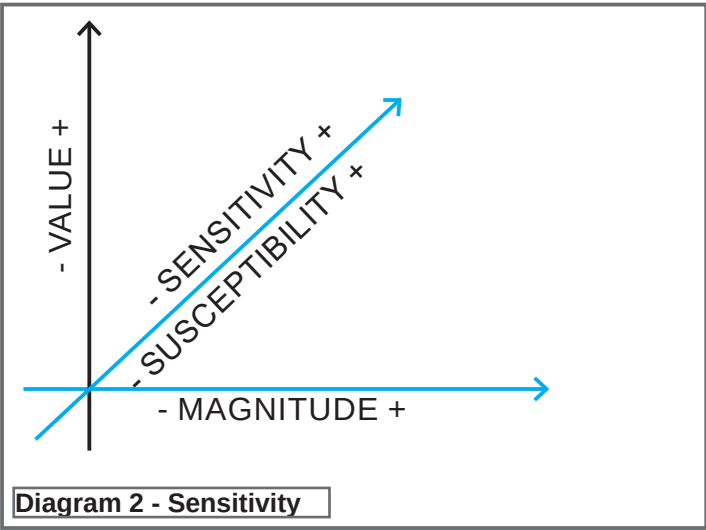


Diagram 2 - Sensitivity

Table 3 – Susceptibility Criteria	
Susceptibility	Criteria
High	Area and/or features/or views considered resilient to relatively small changes.
Medium	Area and/or features/or views considered reasonably tolerant of change.
Low	Area and/or features/or views considered potentially tolerant of substantial change.

Susceptibility of Landscape Receptors

Regarding susceptibility of landscape receptors, GLVIA3 identifies that: 'Since landscape effects in LVIA are particular to both the specific landscape in question and the specific nature of the proposed development, the assessment of susceptibility must be tailored to the project. It should not be recorded as part of the landscape baseline but should be considered as part of the assessment of effects.' (p89). Susceptibility is defined as: 'The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences', (GLVIA, p158).

Put simply, sensitivity to change is different when considering the impact of windfarms to the impact of quarrying, or the removal of field boundaries. This takes into account the reversibility of the change, or whether the receptor could be easily recreated or substituted elsewhere.

Significant Effects

Associated with screening as EIA Development, but otherwise more generally, Major effects are defined to be effects of key importance for consideration in the decision-making process and / or of national importance and therefore significant. Major/Moderate effects are otherwise defined to be effects of key consideration in the decision-making process and / or of regional or district importance which have significance to the decision to be made.

Landscape Impact Assessment

Nature of Landscape Receptors (Sensitivity)

Within The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Sensitivity is defined as: ‘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’, (p158). And recommended that the ‘nature of receptor’ should be used as shorthand in place of the term ‘sensitivity’, (p37).

Landscape components against which the Sensitivity of the landscape to the proposed development might be appraised are identified by Lizard through reference to planning policy, designations, and landscape characterisation, as relevant to the Study Area Character. In identifying components reference is made to the LI Technical Guidance Note 02-21: Assessing Landscape Value Outside National Designations, which provides a range of factors of landscape value, (with examples) in support of Box 5.1, (p84, GLVIA3) as follows:

GLVIA Box 5.1:

- **‘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;
- **Scenic quality:** The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses);
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type;
- **Representativeness:** Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples;
- **Conservation interests:** The presence of features of wildlife; earth science; archaeological; historical or cultural interest can add to the value of the landscape as well as having value in their own right;

- **Recreation value:** Evidence that the landscape is valued for recreational activity where experience of the landscape is important;
- **Perceptual aspects:** A landscape may be valued for its perceptual qualities, notably wildness and / or tranquillity;
- **Associations:** Some landscapes are associated with particular people, such as artists or writers.'

LI Technical Guidance Note 02-21: Assessing Landscape Value Outside National Designations, (Factors only presented where differ from GLVIA Box 5.1. However, please refer to the Guidance Note for examples across all factors):

- **‘Natural Heritage:** Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape, [...]'
- **‘Cultural heritage:** Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape, [...]'
- **‘Landscape condition:** Landscape which is in a good physical state both with regard to individual elements and overall landscape structure, [...]';
- **‘Distinctiveness:** Landscape that has a strong sense of identity, [...]'
- **‘Perceptual (Scenic):** Landscape that appeals to the senses, primarily the visual sense, [...]'
- **‘Perceptual (Wildness and tranquillity):** Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies, [...]'
- **‘Functional:** Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.'[...]

The allocation of sensitivity is subsequently defined through reference to **Table 4** in a progressive way through a consideration of susceptibility to the specific proposal taking into account primary mitigation and enhancement, albeit at short term, in advance of maturity of proposed planting and habitat outcomes.

Mitigation Measures Hierarchy

Landscape opportunities are defined to both recommend mitigation measures which avoid, reduce and if possible remedy potential adverse effects from the Scheme, but also to define Site specific enhancement measures.

The residual effects from both time dependent primary mitigation, (and enhancement), and secondary mitigation (and enhancement), are then considered within the assessment of landscape and visual effects where applicable, rather than informing susceptibility and sensitivity. Enhancement measures may be considered alone or together in compensation for an impact that cannot be avoided or sufficiently reduced.

Table 4 - Landscape Sensitivity Criteria	
Sensitivity	Criteria
Very High	Landscape area or feature of very high value, with no potential to accommodate the proposal without Major-Moderate adverse effects. The Scheme would be out of scale / cause a noticeable deterioration to a landscape area / associated feature of nationally recognised quality / scenic qualities.
High	Landscape area or feature of high - medium value, with limited potential to accommodate the proposal without Major-Moderate adverse effects. The Scheme would be out of scale / cause a noticeable deterioration to a landscape area / associated feature of recognised quality / scenic qualities.
Medium	Landscape area or feature with some potential to accommodate the proposal with limited Moderate or Minor adverse effects resulting. The Scheme would not quite fit / cause a perceptible deterioration to a landscape area / associated feature which contributes to local landscape character.
Low	Landscape area or feature with potential to accommodate the proposal with limited adverse or Negligible effects resulting. The Scheme would complement the scale, landform and pattern of a landscape area or associated feature; maintain existing landscape quality.
Very Low	Landscape area or feature of low value, with potential to accommodate the proposal. The Scheme would complement the scale, landform and pattern of a landscape area or associated feature; maintain or enhance existing landscape quality.

Magnitude of Landscape Impact

Impacts are defined through considering the magnitude of change anticipated, taking into account size and scale, geographic extent, duration and reversibility. The criteria in **Table 5** are used to identify magnitude of landscape change:

Table 5 – Magnitude of Landscape Change Criteria	
Magnitude	Criteria
High	Notable change in key landscape characteristics and features over an extensive area ranging to a very intensive change over a more limited area.
Medium	Partial changes in key landscape characteristics and features over a wide area ranging to notable changes in a more limited area.
Low	Minor or virtually imperceptible change in any area of landscape characteristics and features.

The magnitude of change to landscape character depends upon the nature, scale and duration of change. Duration is judged on a scale as follows: short, (0-5 Years) medium, (5-10 years) and long, (10-25 years).

Landscape Effect

Effects are defined as the consequences of impacts taking into account the nature of the landscape receptor and magnitude of change. The criteria in **Table 6** are used to define the nature of the landscape effect:

Table 6 - Landscape Effect Criteria Definitions	
Effect	Definition
Major adverse	The proposed Scheme would result in effects that are at a considerable variance to the landscape at the District scale, degrading the integrity of the landscape; would be substantially damaging to a high quality landscape.
Moderate adverse	The proposed Scheme would be out of scale with the landscape or at odds with the local pattern and landform; would be damaging to a landscape of recognised quality.
Minor adverse	The proposed Scheme would not quite fit into the landform and scale of the landscape; would affect an area of recognised landscape character.

Table 6 - Landscape Effect Criteria Definitions	
Negligible / Neutral	The proposed Scheme would complement the scale, landform and pattern of the landscape; maintain existing landscape quality / Effects are described as 'neutral' where beneficial effects are deemed to balance the adverse effects. Where this occurs, the adverse and beneficial effects are clarified so that the judgement is clear.
Minor beneficial	The proposed Scheme has the potential to improve the landscape quality and character; fit in with the scale, landform and pattern of the landscape; enable the restoration of valued characteristic features partially lost through other land uses.
Moderate beneficial	The proposed Scheme would have the potential to fit very well with the landscape character; improve the quality of the landscape through removal of damage caused by existing land uses.

Cumulative Effects

Cumulative effects are considered where relevant, further to the assessment of landscape and visual effects. Where relevant to the decision, approved and allocated development within the Study Area or as identified by the Regulatory Authority would be considered for potential inter-scheme cumulative effects. Where appropriate the potential for intra-scheme cumulative effects would be considered, relative to the separate assessment by others, including ecological or heritage impacts for example.

Visual Impact Assessment

The visual effect of any proposal depends on both the nature of the visual receptor and susceptibility to the magnitude of change anticipated.

Nature of Visual Amenity Receptor

The people whose visual amenity is defined are referred to as visual amenity receptors. However, it is the pleasantness of the view experience by the people which is assessed. Visual receptors are commonly grouped based on either the nature of the visibility which they are afforded towards the Site, which may be further subdivided based upon distance and orientation.

To enable a description of the nature of the visual amenity afforded to people, the nature of use and any values associated with the visual amenity are identified. This includes the identification of any landscape features within the view, which may emphasise the value associated with the features contribution to the views compositional balance.

The compositional balance of the view is initially described, with consideration of form, scale, mass, line, height, colour and texture as appropriate. Compositional balance is often defined by the association between horizontal elements such as the skyline and vertical elements such as tree groups and built form. The contribution or presence of elements associated with the Site are then described, to enable their present contribution to the view to be identified. Landscape quality, (*condition*) may also be identified as part of the description of the view, with susceptibility to change subsequently informed by this.

The following criteria in **Table 7** are used to identify the likely Sensitivity of visual receptors, albeit limited by the generic language within. As with Landscape Sensitivity, the allocation of Sensitivity is defined in a progressive way through a process of firming up the nature of the landscape receptors associated with or relevant to the Site, and balancing a consideration of the susceptibility of these components to the specific proposals through retrospective consideration from a point where the magnitude of impact can be anticipated on the character of the view:

Table 7 – Visual Sensitivity Criteria	
Sensitivity	Criteria
High	Users experiencing views of high value importance and/ or who will notice any change to visual amenity from the Scheme by reason of the nature of use and their expectations associated with that view. Such as those who are engaged in outdoor recreation, including users of public rights of way and visitors to heritage assets.
Medium	Users experiencing incidental views not critical to amenity and / or the nature of the view towards the Scheme is not a primary consideration of the users. Such as users of pavements and those engaged in sport or at work.
Low	Users where the changed view is unimportant /irrelevant and / or are not sensitive to change. Such as vehicular users on road, rail or other transport routes.

Magnitude of Visual Impact

The magnitude of change to visual amenity depends upon the size and scale, geographic extent, duration and reversibility of the proposed change.

Duration is judged on a scale as follows: short, (*0-5 Years*) medium, (*5-10 years*) and long, (*10-25 years*). This is based on the timeframe within which it is considered likely that any specific proposed tree and shrub planting would reach a satisfactory height and density to filter or reduce intervening views. The criteria in **Table 8** are used to identify magnitude of visual change:

Table 8 – Magnitude of Visual Change Criteria	
Magnitude	Criteria
High	Where the proposed Scheme or elements of the Scheme will dominate the view and fundamentally change its composition in terms of form, scale and mass, line, height, colour and texture.
Medium	Where the proposed Scheme or elements of the Scheme will be noticeable in the view, affecting its composition in terms of form, scale and mass, line, height, colour and texture.
Low	Where the proposed Scheme or elements of the Scheme will be perceptible as a minor element within the composition, likely to be missed by the casual observer and/or scarcely appreciated.

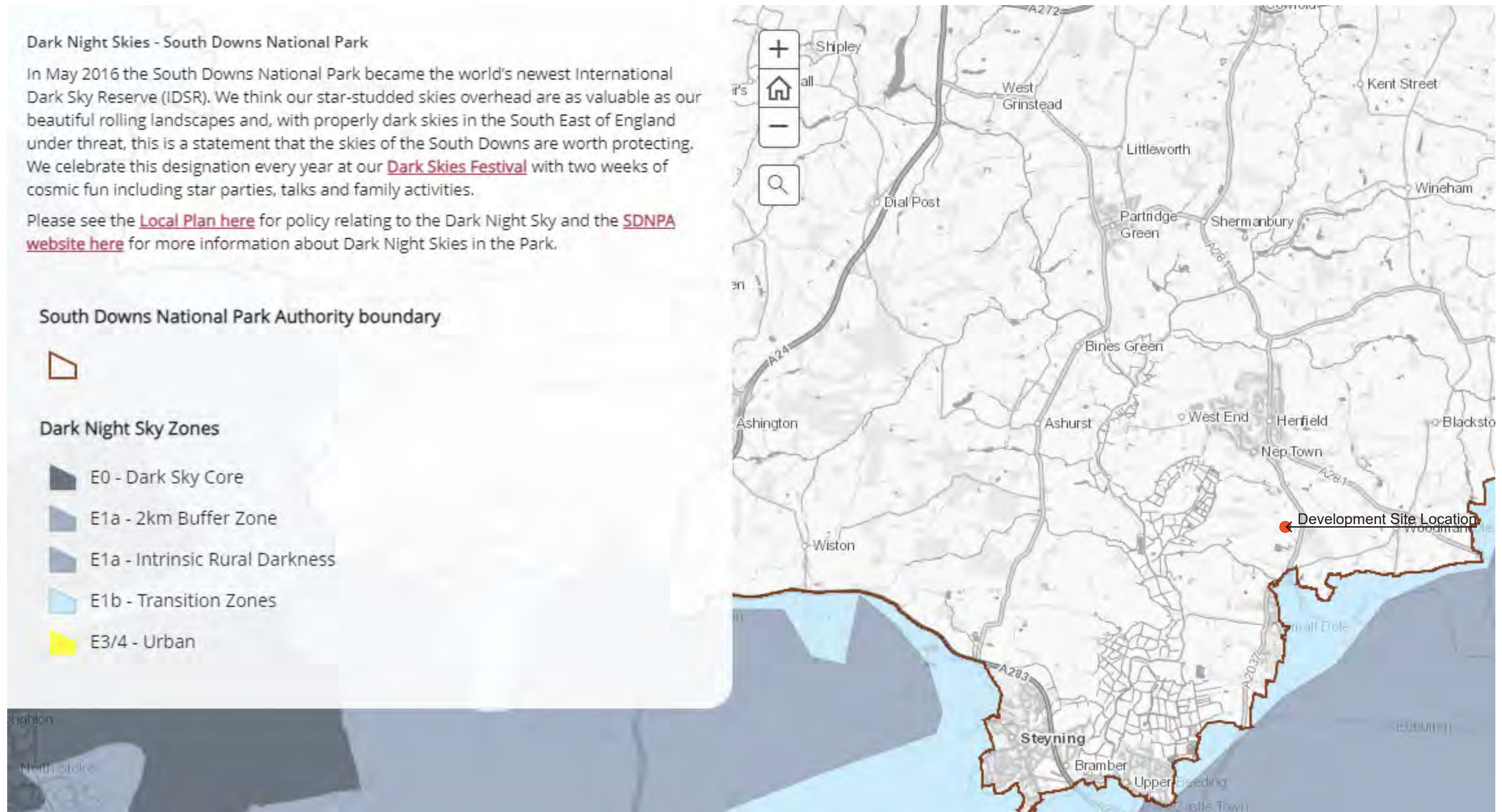
Visual Amenity Effect

Whilst landscape value associated with the components of a view is taken into account within the visual amenity assessment, the focus is upon the overall pleasantness of the view in terms of the visual character and compositional balance.

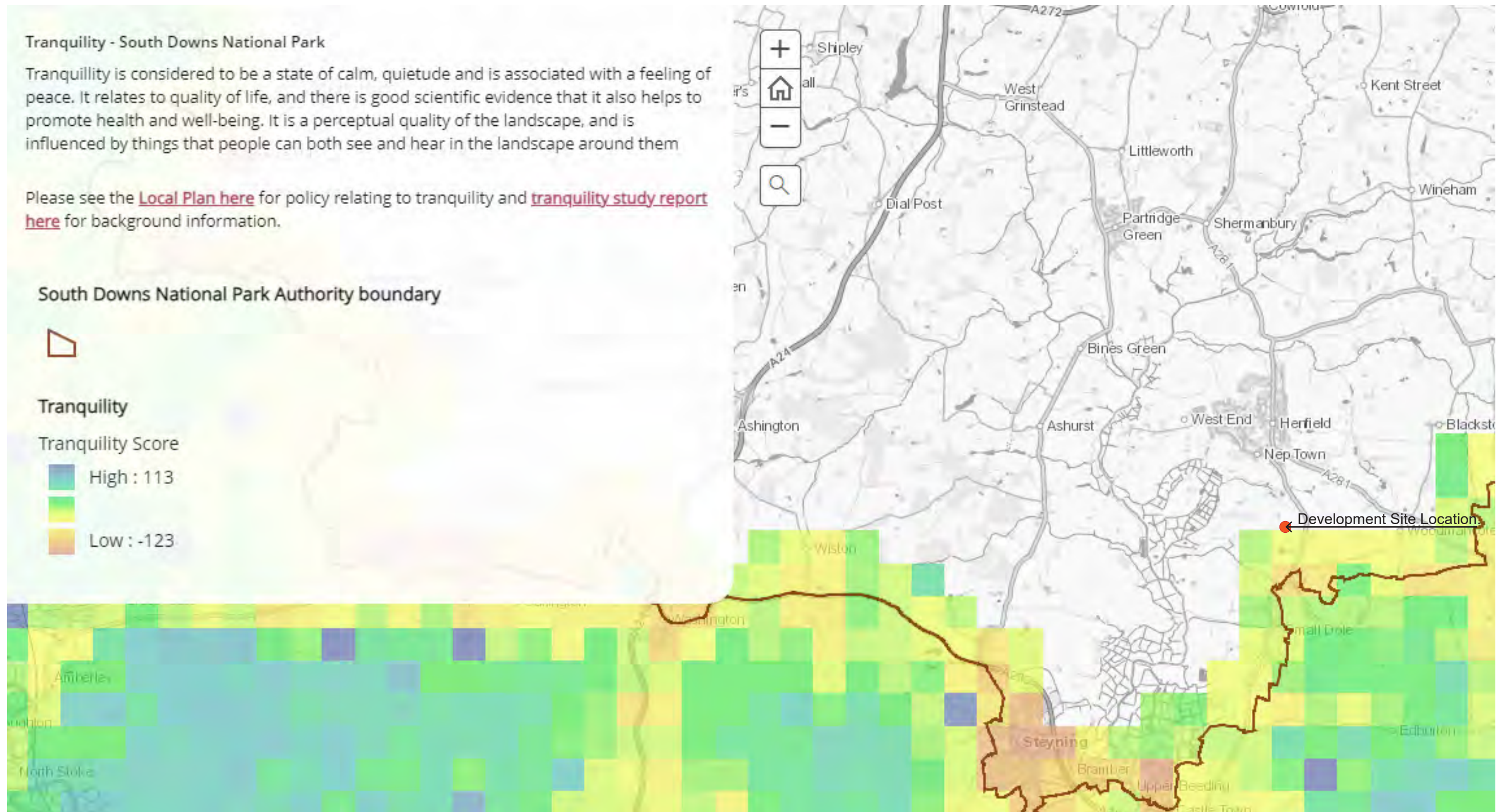
The criteria in **Table 9** are used to define the nature of the visual effect:

Table 9 – Visual Effect Criteria Definitions	
Effect	Definition
Significant adverse	Where the Scheme would cause a significant deterioration to the character of an existing promoted view.
Major adverse	Where the Scheme would cause a significant deterioration to the character of the existing view.
Moderate adverse	Where the Scheme would cause a noticeable deterioration to the character of the existing view.
Minor adverse	Where the Scheme would cause a perceptible or barely perceptible deterioration to the character of the existing view.
Negligible	No discernible deterioration or improvement in the existing view.
Minor beneficial	Where the Scheme would cause a barely perceptible improvement to the character of the existing view.
Moderate beneficial	Where the Scheme would cause a noticeable improvement to the character of the existing view.

APPENDIX D - SOUTH DOWNS LANDSCAPE QUALITIES MAP - EXTRACTS



Source: Dark Night Skies layer from the South Downs Landscape Qualities Map. At: <<https://sdnpa.maps.arcgis.com/apps/MapSeries/index.html?appid=eb8954a17baa4745bcd4f91503858af2>> (visited 30/10/2022)



Source: Tranquillity layer from the South Downs Landscape Qualities Map. At: <https://sdnpa.maps.arcgis.com/apps/MapSeries/index.html?appid=eb8954a17baa4745bcd4f91503858af2> (visited 30/10/2022)

APPENDIX E - DARK SKIES TECH. ADVICE NOTE (APRIL 2018, SDNP) - EXTRACT

VARIOUS EXTRACTS

Dark Skies in the South Downs

The Dark Skies Technical Advice Note (April 2018, SDNP) defines the dark night sky as comprising two distinct landscapes; the skies above and the landscape below.

The 'above' landscape is described as the: *'unobstructed sky full of stars. This landscape is predominately affected by sky glow from the street lights of the larger urban environment, but can also be significantly affected by over-bright single sources at the local domestic level.'* (Ibid, p7)

The 'below' landscape is described as: *'the 'continuity' of darkness across the Downs themselves which should be free of point sources of light. The nature of a less populated landscape means that lamps can stand out due to the higher contrast between light and dark. While these sources may contribute relatively less to the overhead quality except in the immediate vicinity, being able to manage a landscape as a continuous dark habitat is of equal importance to protect this special quality and the relative tranquillity it offers; an interrupted view of the landscape below is just as important to us and to wildlife, as the interrupted view above.'*

General Lighting Principles

The following general lighting principles are identified:

- *'New lighting should not adversely degrade the sky quality beyond the immediate area to be lit*
- *Angle Lights Downward – no unnecessary light above or near the horizontal*
- *Lamps of 500 lumens and less are appropriate for most domestic purposes*
- *Lamps above 500 lumens should be installed in dark sky friendly fixtures that prevent unnecessary upward light*
- *Point where the light is needed not in a direction that causes a nuisance to neighbours or wildlife*

- *Switch off when not needed. Use proximity sensors. Avoid dusk-till-dawn sensors*
- *Light to the appropriate illuminance – do not over light needlessly*
- *Avoid bright white and cooler temperature LED's*
- *Install at the lowest possible height to achieve lighting levels*
- *Use and shut the curtains at night' (Ibid, p4)*

Lighting Pollution

Three types of pollution associated with obtrusive light are identified, comprising of: Sky Glow, Glare and Light intrusion. These types of pollution are defined as follows:

'Sky glow - This is the brightening of the night sky which can be seen emanating in the horizon from cities or other brightly illuminated areas and is the main source of pollution across the Downs. It is caused by the illumination of air molecules and particles and is created both by reflected surfaces and badly directed light. Light that travels near the horizontal is the most damaging as it travels furthest and lowest through the atmosphere. This can be avoided by ensuring lights are pointing down.'

Glare - This is the uncomfortable brightness of a light source when viewed against a contrasting darker background. Due to the rural and less populated character of the landscape, lights in rural areas will be relatively higher in glare than in urban areas. This is particularly noticeable when looking from raised viewpoints into the darker landscape below.'

Light Intrusion - This is the "Trespass" of light spilling beyond the property or area being lit. Although this pollution generally relates to windows and intrusion into private property, light intrusion also applies to habitats and areas of high species interest.' (Ibid, p13)

Technical Design Advice

Viewpoints

The Dark Skies Technical Advice Note identifies that:

'There are many key daytime viewpoints across and outside the park which serve both the daytime and night. Proposals should consider the impact on these viewpoints, particularly in regard to the disruption of the dark landscape continuity. As large scale developments are more likely outside the park, consideration should be given to their impact on dark skies within the park. They can be quite significant.' (Ibid, p34)



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