

**Landscape and Visual Impact Assessment (LVIA) for
the relocation of existing farm yard manure storage, construction of
new silage clamp and construction of new slurry lagoon incorporating
importation and use of materials and all associated engineering works,
Danefold House, Littleworth Lane, Partridge Green, West Sussex, RH13 8NA
*hla 614 R01***

For Client: Danefold Farms

By N Harper BA DipLA CMLI
10th April 2025



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* See internet link in Bibliography (last page of this LVIA)



Introduction

Danefold Farms instructed Harper Landscape Architecture LLP (hla) to carry out this Landscape and Visual Impact Assessment (LVIA) on the 17th March 2025. The LVIA has been prepared by Nick Harper BA (Hons), DipLA (Hons), CMLI, Chartered Landscape Architect and Partner of hla.

This LVIA is put forward to describe the Landscape Character and Visual Impacts and Effects in relation to the proposals for the for the relocation of existing farm yard manure storage, construction of new silage clamp and construction of new slurry lagoon incorporating importation and use of materials and all associated engineering works, Danefold House, Littleworth Lane, Partridge Green, West Sussex, RH13 8NA.

The LVIA has been prepared in accordance with: the Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment (GLVIA 3); and the Landscape Institute Technical Guidance Note 02/21 Assessing Landscape Value.

The LVIA has focussed on the Landscape Planning Policy, as relevant to Landscape and Visual issues, and in relation to those listed in the Horsham District Council (HDC) Delegated Applications Assessment Sheet, 17-1-25.

1.0 Qualifications and experience

1.1 Qualifications

- 1.1.1 Nick Harper is a Chartered Landscape Architect with a degree in landscape design, a post graduate diploma in landscape architecture and he is a full chartered (Landscape Architect) member of the Landscape Institute (CMLI) since 1995.

1.2 Experience

- 1.2.1 Nick is a partner of the business of HLA which has operated as a landscape architecture consultancy since 2008. HLA is a limited liability partnership (LLP) and a registered practice of the Landscape Institute (LI).
- 1.2.2 Nick has good experience of LVIA in relation to agricultural development.
- 1.2.3 Nick has good experience of Landscape and Visual Impact Assessment (LVIA) in rural, agricultural and sensitive landscapes. He has been a team leader on a number of award (RIBA, LI, TCPI and ICE) winning projects and he has given expert landscape evidence at many of Public Inquiries and Planning Hearings.
- 1.2.4 Nick has 36 years professional experience and prior to setting up HLA had positions as, a Principal at Hyder Consulting, an Associate at Chris Blandford Associates and a Senior Landscape Architect with Battle McCarthy and also the London Borough of Enfield. He was also a Senior Lecturer for the BA and MA Landscape Architecture courses at Greenwich University and has regularly represented a number of Design Review Panels (DRP).

2.0 Description of the Site and the Proposal

2.1 The existing site (see Figures 1, 2, 3, 4, 5a, 5b and 5c)

- 2.1.1 Danefold Farm covers an area of 80 hectares with the proposed development area being 2.4 hectares. It is located in the Low Weald, approximately 1.8 miles west of Cowfold, and it is accessed from Littleworth Lane (located approximately 225m to the east) via a track (also Public Right of Way (PRoW), Footpath 1830). It is also 350m south of the A272, a busy road whose traffic can be seen and heard from the Site and its local context.
- 2.1.2 The Site is a cattle-grazed, pastoral field located north of a farmyard area which includes a utilitarian, large-scale cattle barn, hardstanding areas, vehicles, plant and machinery, and a Farmyard Manure (FYM) store or heap. PRoW (Footpath 1824) runs within and along the full lengths of the eastern and northern boundaries. There are two significant wooded areas located to the west, Furzefield Wood (Priority Habitat) and to the east, Moon Wood (Ancient Semi-Natural Woodland) which define the boundaries and visual backdrops to the Site, in those directions. There are hedge and tree-lined boundaries to the north and south with access via field gates.
- 2.1.3 The Site is relatively flat and slopes from a ground level of 34.6m AOD to the east down to 28.6 to the west.
- 2.1.4 In terms of heritage interest the Site is within the Low Weald historic (although undesignated) landscape, it abuts Moon Wood (Ancient Semi-Natural Woodland) which is located directly east of the Site and Bowshots, a Grade II Listed Building (ref: 1026869) located on the A272 approximately 350m north of the Site (although this is unlikely to have discernible views of the Site).
- 2.1.5 There is no ecological survey work available at this time. The internal grass area of the field is unlikely to have ecological interest. The hedge and tree-lined boundaries and the woodland, may have habitat interest for roosting, nesting and foraging with historic ecology in Moon Wood and it is noted that Furzefield Wood is Priority Habitat.
- 2.1.6 The Site's field boundaries (see Figure 4) are described as follows.

Boundary A (western Site boundary): 1.2m height machined timber round post with 3 strands of barbed wire. This is Furzefield Wood which offers visual enclosure to the west. It is a mature oak woodland with groundcover and a 3-4m scrub edge (dominated by Blackthorn, Hawthorn and Hazel).

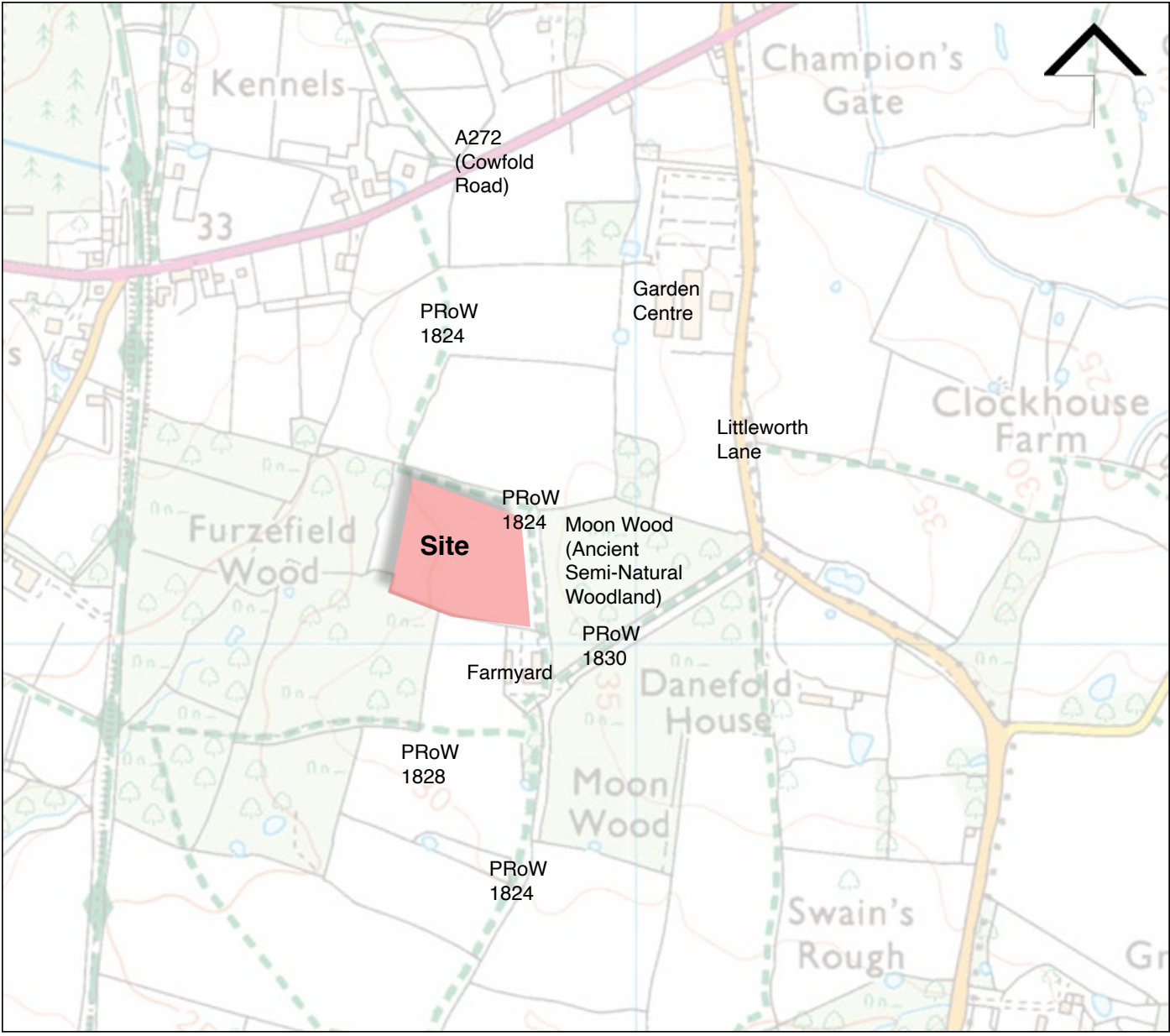
Boundary B (north end of field that includes Site): Dilapidated 1.2m height machined timber round post and stock proof fencing with barbed wire. These hedges located north and south offer screening for views in from those directions. The hedge is 4-5m in height and there are a handful of mature trees. The species include Blackthorn, Hawthorn, Hazel and oak.

Boundary C (eastern Site boundary): Dilapidated 1.2m height machined timber round post and stock proof fencing with barbed wire. This is Moon Wood (Ancient semi-Natural Woodland) which offers visual enclosure to the east. It is a mature oak woodland with groundcover and a 3-4m height hedged edge (dominated by Ash, Blackthorn, Hawthorn, Hazel, Oak and Wild Rose).

Figure 1 Location Plan and Aerial Photograph



0 ■ ■ ■ ■ 200m



0 ■ ■ ■ ■ 200m

[illegible]

Figure 3 Topographical Survey (drwg No. 190924_001)

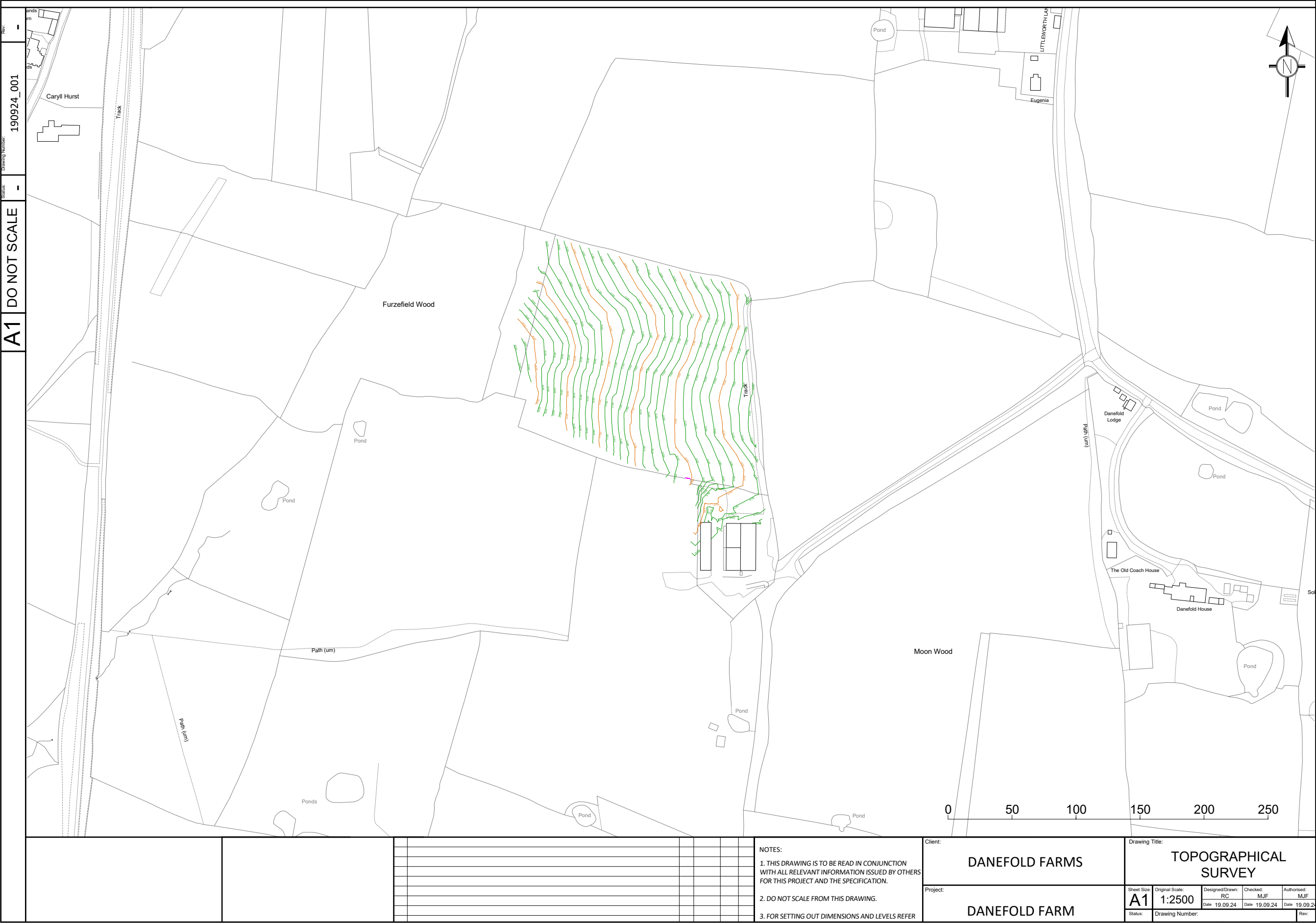


Figure 4 Site-wide Photographs a. to i. Plan NTS



Key

a

Site-wide Viewpoint

A

Existing boundary treatment

0 200m

Figure 5a Site-wide Photographs a. b. and c.



View a. Looking north west across the Site 27-03-25



View b. Looking west across the Site 27-03-25



View c. Looking south west across the Site 27-03-25

Figure 5b Site-wide Photographs d. e. and f.



View d. Looking south across the Site 27-03-25



View e. Looking south east across the Site 27-03-25



View f. Looking east across the Site 27-03-25

Figure 5c Site-wide Photographs g. h. and i.



View g. Looking north east across the Site 27-03-25



View h. Looking north across the Site 27-03-25



View i. Looking south west towards the Site from the boundary with the Camelia Botnar Garden Centre 27-03-25

Figure 5d Site-wide Photographs j.



View j. Looking north towards the Site across the existing barns 27-03-25

2.2 The proposal (see Figures 7, 8, 9 and 10)

2.2.1 The proposed development is comprised of necessary engineering works to enable the current agricultural practices to continue at Danefold Farm. The development includes for a new silage clamp and the relocated Farmyard Manure (FYM) Store, located discreetly to face the southern screening boundary and clustered adjacent to the landscape detracting utilitarian barn and associated farmyard uses, at the southern edge of the field. A lagoon is proposed to the west of the Site and new earthworks landforms are proposed to feather the new ground levels in to the existing. The Landscape Strategy that is recommended with this LVIA includes for new native planting to obscure and screen views from the local PRowS with a focus on PRow 1824 that runs within the Site and to strengthen the planted boundaries with native species to enhance the Low Weald field pattern.

2.2.2 On page 4 of the Planning Statement it is described how the design has evolved through discussion with the relevant consultees in order to be as sensitive to the landscape as possible and to justify its need, as follows.

“Agricultural justification:

In order for the cattle business at Danefold farm to continue and eventually grow it is necessary for the current farm infrastructure to be modernised to ensure compliance with the everchanging regulation and legislation. A site visit with the Environment Agency on Oct 19th 2024 found that, in its current state, the farm has been found to be noncompliant with the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 (SSAFO). The current FYM store and slurry management system have been found to be a potential hazard and the ongoing use of plastic wrapped silage bales has become uneconomical. The development has been designed following site visits and helpful guidance from local Environment Agency and Catchment Sensitive Farming officers. The development has been designed to bring the farm inline with current SSAFO regulations (<https://www.gov.uk/guidance/storing-silage-slurry-and-agricultural-fuel-oil>) and ensure that every effort has been made to avoid any potential pollution or harm being caused to the environment by any of the unavoidable, coincidental pollutants which are generated by agricultural businesses.”

2.2.3 The new silage clamp would be constructed using the ARK agriculture patented SSAFO compliant concrete panel clamp storage system. The existing non compliant FYM store would be removed from its current location north of the farmyard and relocated adjacent to the new clamp, using the existing materials. Underground pipework would be installed to link the new storage facilities and the existing farmyard areas to connect to the new lagoon.

2.2.4 The new clamp and FYM would be approximately 4-4.5m above the existing ground levels of the field. The new earthworks would slope down from these levels to feather in with the existing ground levels. The new lagoon would be sunk below the existing ground levels with the waterside edge feathering in to the existing contours.

2.2.5 Construction materials would be delivered to site by lorry, using the existing entrance and track (PRow 1830) from Littleworth Lane.

2.2.6 The new development would be outside the 15m protective buffer of the Ancient Semi-Natural Woodland.

Figure 6 proposed Layout (drwg No. 190924_002)



3.0 Scope and structure of report

3.1 Scope of the report

- 3.1.1 This report assesses the Landscape Character and Visual Impacts and Effects that are likely to occur as a result of the proposed development put forward and described in the previous chapter.

3.2 Structure of the report

- 3.2.1 The upcoming sections of the report are structured as follows, Section 4.0 describes the Landscape Planning Policy, Section 5.0 the Landscape Baseline, Section 6.0 the Landscape Character and Visual Impacts/Effects and Section 7.0 the Conclusion and a Final Statement. The LVIA judgements are made using Appendix A Landscape Character and Visual Impact Methodologies and there is a Bibliography on the last page.

4.0 Landscape Planning Policy

4.1 Landscape planning policy (see Figures 7 and 8)

4.1.1 The following Landscape Planning Policies relate to those listed in the Horsham District Council (HDC) Delegated Applications Assessment Sheet, 17-1-25.

4.2 National landscape planning policy

4.2.1 It is noted that the NPPF should be read in conjunction with the Environmental Protection Act 1990, the Environment Act 1995, and the National Parks and Access to the Countryside Act 1949 (as amended by the Environment Act 1995).

4.2.2 The relevant Landscape Planning Policies of the NPPF December 2024 are listed as follows.

4.2.2.1 At the heart of the NPPF is a presumption in favour of sustainable development; which should be seen as a golden thread running through plan-making and decision-taking (Paragraph 14). This presumption means that where any adverse impacts as a result of development should not outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.2.2.2 The relevant landscape related policies of the NPPF, are listed with a brief summarised description under the following headings.

Chapter 2. Achieving sustainable development

- Paragraph 8 (page 5) item c. an environmental objective.
- Paragraphs 10 and 11 (pages 5 and 6) presumption in favour of sustainable development.

Chapter 3. Plan making, sub section strategic policies

- Paragraph 20 (page 9) item d. conservation and enhancement of natural built and historic environment including landscapes and green infrastructure.

Chapter 8. Promoting healthy and safe communities

- Paragraph 99 (page 29) environmental benefits of estate regeneration.

Chapter 11. Making effective use of land

- Paragraph 125 (page 36) consideration of various environmental issues with any development.
- Paragraph 129 (page 37), planning policies and decisions should support development that makes efficient use of land, taking into account various matters including character and setting:

Chapter 12. Achieving well-designed places

- Paragraph 134 (page 39) consideration of design guides and design codes.
- Paragraph 135 (pages 39 and 40) policies and decisions should ensure that developments are as relevant to landscape issues, quoted as follows:

- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping,*
- c) *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);*
- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks."*

- Paragraph 136 (page 40), trees should be incorporated in to development where possible.

- Paragraph 139 (page 41), Development that is not well designed should be refused.

Chapter 14. Meeting the challenge of climate change, flooding and coastal change

- Paragraph 162 (page 48) Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes.
- Paragraph 166 (page 49) item b. take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Chapter 15. Conserving and enhancing the natural environment

- Paragraph 187 (page 54) Planning policies and decisions should contribute to and enhance the natural and local environment, 'including the economic and other benefits of the best and most versatile agricultural land,' (point b).
- Paragraph 188 (page 54) Plans should: distinguish between the hierarchy of international, national and locally designated sites.

4.3 District Planning Policy

- 4.3.1 A new Local Plan ((Local Development Scheme (LDS) 2025-2028) for Horsham District Council is currently under review although this is not reviewed for this LVIA. The current Local Plan is called the *Horsham District Planing Framework*, November 2015 and the relevant Landscape Planning Policies, as noted in the HDC Assessment Sheet are described as follows.

Policy 1 - Strategic Policy: Sustainable Development (page 20).

This takes a positive approach that reflects the presumption in favour of sustainable development that consider the adverse impacts of granting permission against the benefits, and when assessed against the policies of the NPPF taken as a whole.

Policy 24 - Strategic Policy: Environmental Protection (page 98).

This policy relates to contamination which is not considered to be a direct Landscape Planning Policy.

Policy 26 - Strategic Policy: Countryside Protection (page 101).

This is quoted as follows (items relevant to Landscape Planning Policy are emboldened).

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

1. *Support the needs of agriculture or forestry;*
2. *Enable the extraction of minerals or the disposal of waste;*
3. *Provide for quiet informal recreational use; or*
4. *Enable the sustainable development of rural areas.*

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

1. ***The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;***
2. ***The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and***
3. ***The landform of the area.”***

4.3.2 Policy 33 Development Principles (pages 112 and 113),

This is quoted as follows (items relevant to Landscape Planning Policy are emboldened).

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

1. *Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;*
2. ***Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;***
3. ***Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;***
4. ***Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;***
5. ***Use high standards*** of building materials, finishes and ***landscaping***; and includes the provision of street furniture and public art where appropriate;
6. ***Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,***
7. *Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.*

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

8. ***Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;***
9. *Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;*
10. *Contribute to the removal of physical barriers; and,*
11. ***Make a clear distinction between the public and private spaces within the site.”***

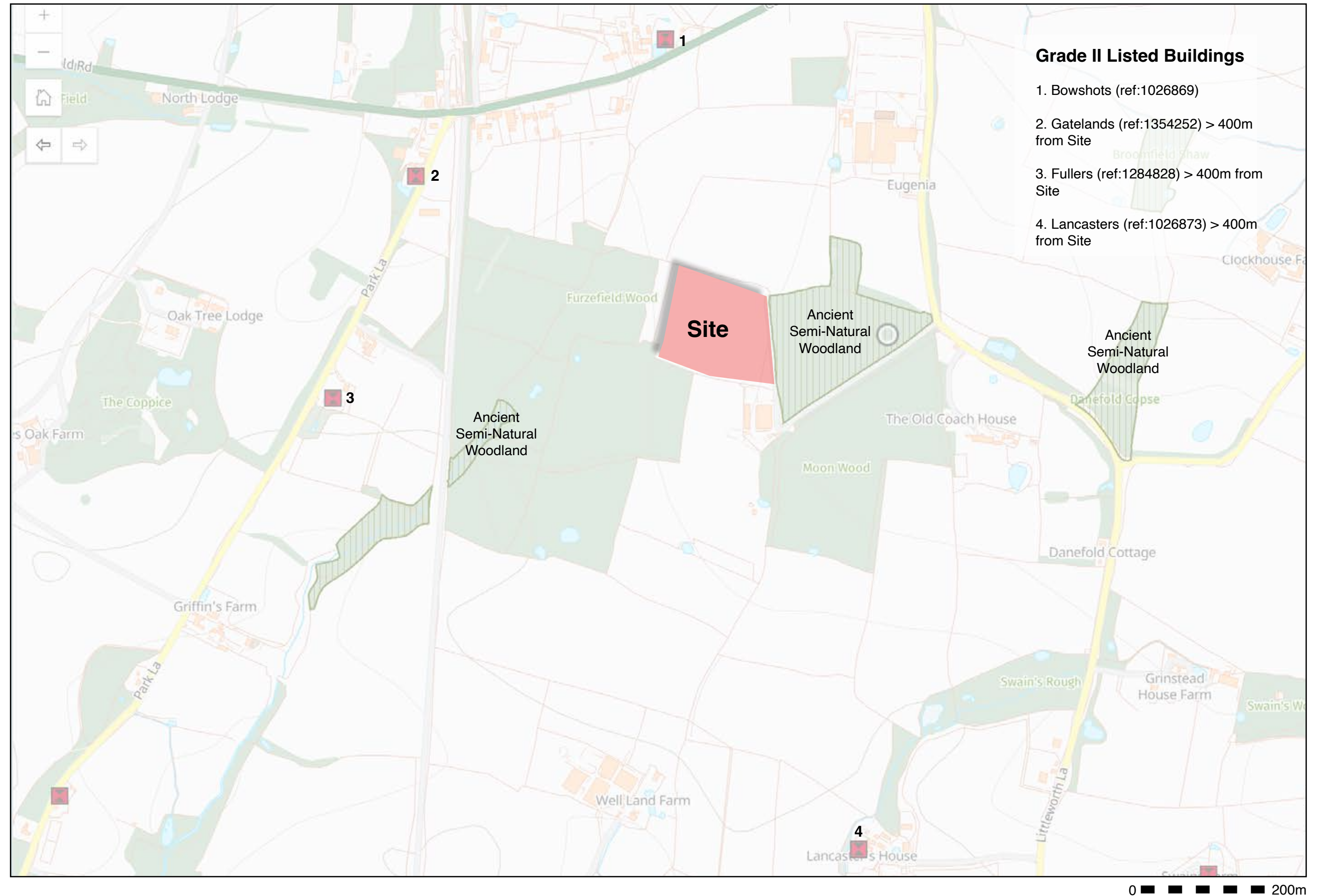
4.3.3 Under the Reason for Refusal, the HDC Assessment Sheet (page 3) states the following.

“Reason for Refusal:

1. *The proposal would involve development for the storage of slurry and would be within 400m of the curtilage of a protected building.”*

However it is unclear which building is being referred to. The only Listed Building within 400m of the Site is the Grade II Listed Bowshots (ref: 1026869). This is approximately 350m north of the Site with ground level views screened and 1st floor views looking across the busy A272 (Cowfold Road) towards the Site which is likely to be barely discernible in winter (and screened when planting would be in leaf), see Appendix 1, Viewpoint 10 for a comparable ground level view. The development would cause no change to the setting of the Bowshots especially when the A272 has significantly severed it's setting from the landscape (and LLCA) to the south. The other building that attracts members of the public is noted as Eugenia on the OS base and it is currently used as a garden centre and car wash. None of the public areas have intervisibility with the Site which is screened by intervening vegetation. This Eugenia Site is not protected as a Listed building and it has a number of landscape detracting elements within its curtilage including large car parking areas, piecemeal buildings, polytunnels, hardstanding and storage areas.

Figure 7 Extract of Magic Map



The map displays the study area with the following features:

- Site:** A red polygon labeled "Site" located near Furze Field Wood and Moon Wood.
- Roads:** A272, Park Lane, Little North Lane, and Furze Field Road.
- Woodlands:** Furze Field Wood, Moon Wood, The Coppice, Broomfield Shaw, Danefold Copse, and Swain's Rough.
- Other Features:** Furze Field, The Coppice, Broomfield Shaw, Danefold Corner, Swain's Rough, and various paths and tracks.
- Site Numbers:** 1824, 1828, 1829, 1830, 1825, 1827, 1832, and 1761.

5.0 Landscape Character and Visual baseline description

5.1 Landscape Character (see Figure 9, and Appendices 2, 3, 4 and 5)

5.1.1 Landscape Character is described as Local Landscape Character Area (LLCA), and then using the published Landscape Assessments at: national, county, and borough scales, as follows.

5.2 Local Landscape Character Area (LLCA) or Study Area (GLVIA 3) (see Figure 9)

5.2.1 GLVIA 3 states that a 'Study Area' (see page 70, 5.2) can be defined to determine the Local Landscape Character Area (LLCA). This LLCA is the area that influences or is influenced by the Site (and its development) i.e. the Site and its context. It follows the Zone of Theoretical Visibility (ZTV) and beyond, where perceptual qualities are likely to change. The LLCA (or Study Area) is described in its own right for the purposes of this LVIA and also where it manifests 'Key Characteristics' and 'Key Positive Landscape Attributes,' stated in the published Landscape Assessments. The LLCA is delineated on Figure 9 and described as follows.

5.2.2 The LLCA is located in the undulating, Low Weald, farmed countryside. There is little influence of settlement although some houses located on the A272 (Cowfold Road) 350m north of the Site are discernible. The key influences are the agricultural land use that is made of grazed pastoral fields defined by hedge and tree-line boundaries and wooded blocks. Directly adjacent to the Site are two significant woodland areas that create: visual enclosure; a green backdrop east and west; biodiversity; and they enhance the sense of tranquillity, remoteness and landscape heritage interest. Moon Wood is Ancient Semi-Natural Woodland directly east and Furze field Wood is Priority Habitat to the west, both are mature wooded areas dominated by Oak. The Site is also influenced by, the grazing cattle, a number of local PRowWs and their users, and there are high quality long distance views as far as the South Downs escarpment slopes in the vicinity of Cissbury Ring to the south. There are other landscape detracting (see below) influences including the A272 with vehicles both visible and audible across the LLCA and the utilitarian large-scale barn and its associated uses that lessen the sense of tranquillity and remoteness. The local Listed Buildings are all outside the LLCA and have little influence on it. Overall the LLCA is summarised as a rural, agricultural, grazed landscape with intact historic Wealden field patterns defined by mature woodland, and hedge and tree-lined boundaries with some landscape detracting influences that lessen the perception of remoteness and tranquillity.

5.2.3 Positive Landscape Receptors are discernible within the LLCA and these are listed as follows.

- Woodland blocks, Moon Wood is Ancient Semi-Natural Woodland directly east and Furze field Wood is Priority Habitat directly west.
- Historic Wealden field pattern with mature native planted boundaries.
- Relatively discreet Site with good enclosure formed by the boundary planting.
- Local Public Rights of Way (PRowWs).
- Long distance views as far as South Downs escarpment in vicinity of Cissbury Ring to the south.

5.2.4 Landscape Detractors within the LLCA, these are listed as follows.

- Local large-scale utilitarian character agricultural barn, hardstanding area, silage clamp and Farmyard Manure store, heaps of materials, agricultural plant and machinery.
- A272, vehicles visible and audible throughout the LLCA
- Some dilapidated fencing and extensive use of electric fences
- Telephone mast and power or telegraph cables.
- Car parking, polytunnels and incongruous Lawson Cypress planting at the garden centre discernible from northern part of LLCA.
- Temporary construction of new pond to south of LLCA.

5.2.5 LLCA as manifest in the National Character Area (NCA) Assessment (see Appendix 2)

5.2.5.1 The LLCA manifests the following Key Characteristics of NCA 121 Low Weald on page 6.

- *"Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.*
- *A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.*
- *Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.*
- *Frequent north–south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.*
- *The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.*
- *Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs."*

5.2.6 LLCA as manifest in the County, West Sussex Landscape, Land Management Guidelines October 2003, LCA LW6 Central Low Weald (see Appendix 3)

5.2.6.1 The 'Key Characteristic Features,' as manifest by the LLCA and described in the LCA HW4 High Weald Fringes are quoted on first page, as follows.

- *"Gently undulating landform.*
- *Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows.*
- *Some larger arable fields.*
- *Dense cover of ancient broadleaved woodlands and conifer plantations.*
- *Green lanes and droveways.*
- *Many scattered, traditional Wealden farmsteads and cottages and a few linear villages.*
- *Crossed by major transport links north south, both road and rail."*

5.2.7 LLCA as manifest at the District scale (see Appendices 4, 5 and 6)

5.2.7.1 The LLCA manifests the following Key Characteristics of the Horsham District Council 2003, LCA G4 Southwater and Shipley Wooded Farmlands (page 87), as follows.

- *"Gently undulating, strongly wooded landscape.*
- *Many small and medium size woodland blocks enclosing an irregular pattern of pasture fields.*
- *Small hamlets and isolated farms.*
- *Local mix of traditional building materials, brick, tile hanging and Horsham stone slabs.*
- *Visual and noise intrusion from A24/A272."*

5.2.8 LLCA Sensitivity (LLCA Value cross referenced with LLCA Susceptibility)

5.2.8.1 LLCA Landscape Value is judged using the following (GLVIA 3, Table 5.1, page 84 and Appendix 10 Landscape Institute Technical Guidance Note 02/21 Assessing Landscape Value).

- *Landscape quality (also Special Qualities (AONB) or condition):* The LLCA is in the Low Weald a good quality landscape that is not designated. The LLCA has both Positive Landscape Receptors and Landscape Detractors, that lessen the intactness.
- *Scenic quality:* From within the LLCA there are high quality, long distance views as far as the South Downs (Cissbury Ring area) otherwise views are somewhat enclosed and influenced by bot positive landscape receptors and a number of landscape detracting elements.
- *Rarity:* The Low Weald is a rare Landscape Character Type at a national scale. At a local scale the LLCA is typical of local farmed countryside.
- *Representativeness:* The LLCA is representative of the local agricultural character.
- *Conservation interests:* The LLCA includes Moon Wood (Ancient Semi-Natural Woodland) and Furze field Wood (Priority Habitat) and it has an historic Wealden field pattern.
- *Recreation value:* There are PROWs in the LLCA allowing enjoyment of walking.
- *Perceptual aspects:* The LLCA has some perception of remoteness and tranquillity although this is lessened by the views and noise of vehicles on the A272, the other landscape detractors and the houses glimpsed along the A272.
- *Associations:* There are no known associations with the Site.
- *Function:* The Site is agricultural, with the wider LLCA including some rural residential character, a garden centre (with car parking), a car wash, and significant road users.

5.2.8.2 For the reasons given above the LLCA is judged to **Medium** Landscape Value.

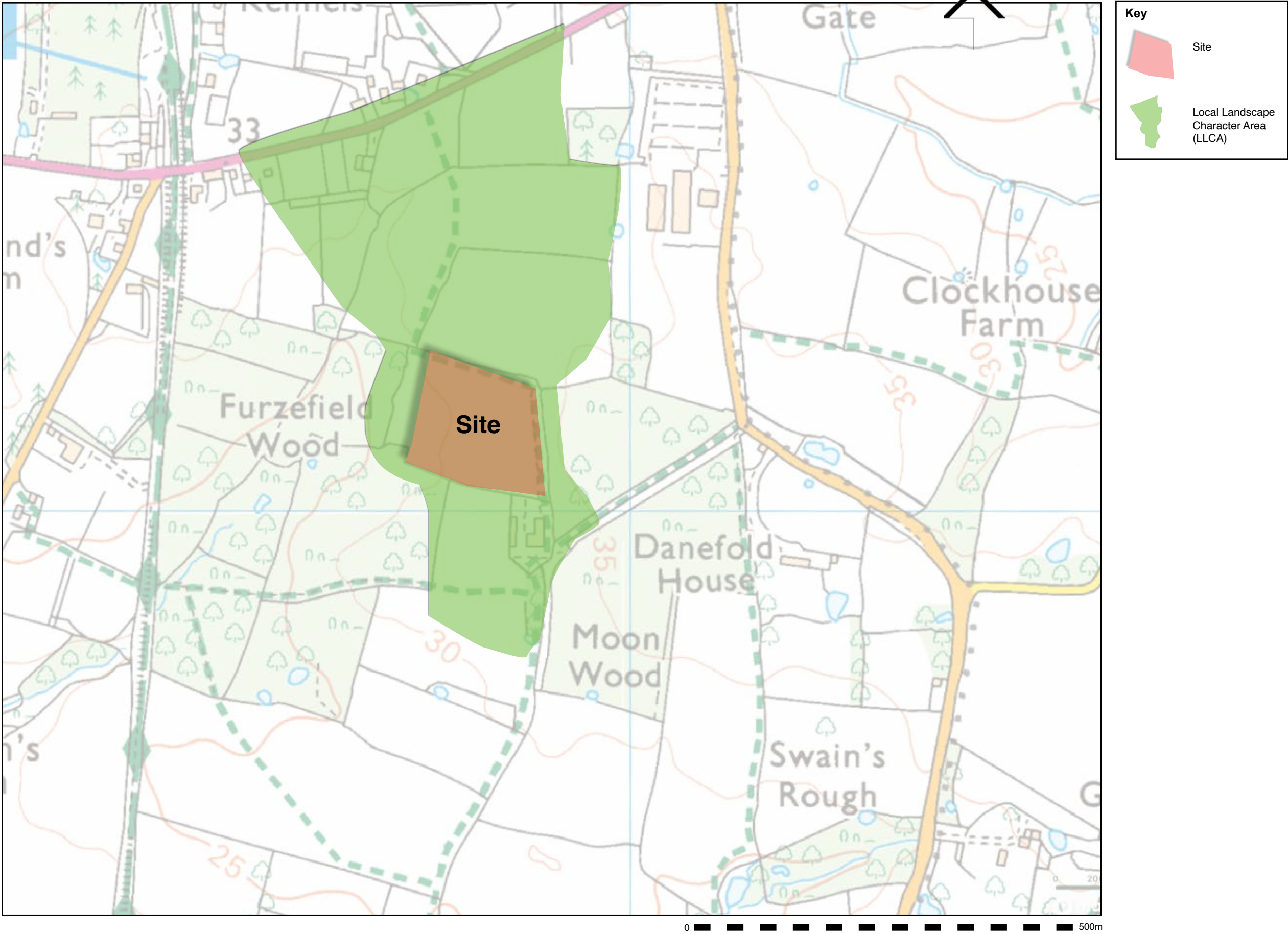
5.2.9 LLCA Susceptibility

5.2.9.1 The LLCA is able to accommodate the clamps, FYM store, lagoon and earthworks as it is discreetly located, these features are commonly seen in the Low Weald landscape and the removal of the existing clamps and FYM store would be an offsetting enhancement. As such the Landscape Susceptibility is judged to be **Low** to **Medium**.

5.2.10 LLCA Sensitivity

5.2.10.1 By cross referencing the **Medium** Landscape Value with **Low** to **Medium** Local Landscape Susceptibility judgements, the Local **Landscape Sensitivity** is **Low** to **Medium**.

Figure 9 Local Landscape Character Area Plan



5.3 National Character Assessment (NCA) (see Appendix 2)

5.3.1 The Site is located in *Natural England, National Character Area (NCA) 121 Low Weald* which is described as follows.

5.3.2 The NCA summarises its character on pages 3 and 4, quoted as follows.

“The Low Weald National Character Area (NCA) is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland. Around 9 per cent of it falls within the adjacent designated landscapes of the Surrey Hills, Kent Downs and High Weald Areas of Outstanding Natural Beauty and the South Downs National Park. Around 23 per cent of the area is identified as greenbelt land.”

5.3.3 The NCA lists four ‘*Statements of Environmental Opportunity*’ (SEO), SEO1, SEO2, SEO3 and SEO4 (pages 15 to 18). Three of the SEOs (1, 2 and 4) are relevant to the local landscape and these are quoted as follows.

- *“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.*
- *SEO 4: Maintain the sustainable but productive pastoral landscape of the Low Weald, while expanding and connecting semi-natural habitats to benefit biodiversity, regulating soil and water quality by promoting good agricultural practice, and maintaining the extent and quality of unimproved permanent grassland and meadows. Restore degraded neutral grasslands to buffer sites and encourage pollinators and predators for pest regulation.”*

5.3.4 The *NCA 121 Low Weald* landscape is judged to be **Medium to High** Landscape Value, **Low** Landscape Susceptibility (the development would be indiscernible at this national scale) and as such the **Landscape Sensitivity** is **Low to Medium**.

5.4 County Landscape Character Assessment (see Appendix 3)

5.4.1 At a county scale the Site is located in *the West Sussex Landscape, Land Management Guidelines October 2003, LCA LW10 Eastern Low Weald* (see Appendix 3 and ‘*Key Characteristics*,’ described in the LLCA section above) and the *West Sussex Landscape Strategy October 2005*.

5.4.1.1 **West Sussex Landscape, Land Management Guidelines October 2003, LCA LW6 Central Low Weald**

LCA HW6 Central Low Weald quotes its ‘Overall Character,’ as follows.

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

It sets out Land Management Guidelines, as relevant to the LLCA as follows.

- *“Conserve predominantly wooded character of the area, and its existing tranquil, rural qualities, and ensure that new development is well-integrated within the landscape.*
- *Maintain the historic character of the area, including the pattern of small fields and network of droveways.*
- *Maintain and restore hedgerows and shaws. Link hedgerows through new planting and aim for good linkage via trees, woodland and hedgerows across land parcels.*
- *Encourage the development of hedgerow trees through tagging especially on roadsides.*
- *Replant and manage isolated trees in pasture.*
- *Conserve and reinstate small scale hedgerow cover and pasture wherever possible.*
- *Conserve and encourage sound management of all woodlands.*
- *Create new woodlands, linking in with existing field boundaries to extend and link existing woodland areas.*
- *Conserve existing green lanes and drove roads, and conserve and enhance rights of way network.”*

5.4.1.2 **West Sussex Landscape Strategy October 2005** (see Appendix 4)

The *Landscape Strategy* is quoted on page 25, 3.1, under the heading ‘*Objective 1: ensure high quality new development which contributes to and reinforces landscape character,*’ as follows.

“The design and setting of new development must recognise, reflect and reinforce existing landscape features and the key characteristics which make each Landscape Character Area unique and distinctive.”

The *Landscape Strategy* is quoted on page 25, 3.3, under the heading ‘*Objective 3: sure the maintenance and renewal of the agricultural landscape,*’ as follows.

“Farmland makes up well over half of the West Sussex landscape embodying the landscape character of the County. However, it is essential that farmland be used and managed sustainably if the desired environmental outcomes are to be achieved and if the character of the landscape is not to change drastically. ”

The *Landscape Strategy* is quoted on page 26, 3.4, under the heading ‘*Objective 3: conserve and enhance semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features,*’ as follows

“Semi-natural habitats such as wetlands, heaths and chalk downlands are vital features of the West Sussex landscape including highly characteristic woodlands, hedges, and trees. The conservation and enhancement of these habitats and features, including creating new ones, is fundamental to the Strategy.”

On page 29 the *Landscape Strategy* lists the *Landscape Guidelines for general development and land use change*, as follows.

- *“encourage and promote the preparation and adoption by the local authorities of Countryside Design Summaries and Village Design Statements as a way of providing detailed design principles for new development and its setting and resisting the suburbanisation of the environment, for instance, standard treatments of highways and other public areas, and inappropriate designs and materials.*
- *protect the setting of areas valued for their natural beauty.*
- *minimise the visual prominence of outdoor storage and parking areas.*
- *encourage the planting of mainly native tree and shrub species in association with new development. Use native plant species of local provenance specific to the national Character Areas.*
- *encourage the planting of mainly native tree and shrub species in association with new development. Use native plant species of local provenance specific to the national Character Areas. Ensure where possible that both landscape and planting schemes are carried out in advance of development.*
- *encourage the planting of mainly native tree and shrub species in association with new development. Use native plant species of local provenance specific to the national Character Areas.*

- *minimise the impact of lighting in the landscape.*
- *protect areas of tranquil character from visually intrusive or noisy development.*
- *incorporate where possible existing biodiversity, heritage and landscape features into new development schemes.*
- *secure where appropriate landscape and habitat enhancement both on and off site (informal open space, tree planting, habitat creation including grassland, heath and wetland features etc) as a requirement of new development.*
- *encourage the use of available locally distinctive building materials in new development.”*

On page 33, paragraph 4.5, the *Landscape Strategy* lists the ‘*Landscape Guidelines for general for agricultural buildings and farm access development,*’ as follows.

“4.5 Under the first Strategy objective, the location, layout, design and finish of agricultural buildings must also be handled with particular care, to ensure that landscape character is not needlessly damaged. Guidelines for agricultural buildings and farm access development include:

- *retain where possible on new development sites key landscape features such as woodland, shelterbelts, orchards, single trees, watercourses and hedgerows, as a basis for the new landscape structure and setting of the site.*
- *minimise the visual prominence of outdoor storage and parking areas.*
- *minimise the visual domination of large expanses of wall and roof using changes of materials or colour, and varied pitches and shapes for roofs.*
- *incorporate available local building materials into new development favouring neutral matt colours, for example, olive green or grey.*
- *secure the use of mainly native tree, woodland and hedge planting to screen and integrate developments into the wider landscape. Fast-growing conifers such as cypresses should be avoided.*
- *retain original farm entrances and site new ones to minimise tree and hedgerow loss, replacing any planting unavoidably lost.*
- *avoid the use of chain-link, weld-mesh, close-board and other forms of fencing and gates normally associated with urban commercial and industrial locations.”*

On page 45 there are also 'Landscape Guidelines for conserving and increasing hedgerows and shaws,' as follows.

- *"conserve, enhance or restore the hedgerow and shaw network to reinforce existing field patterns and enhance the character and unity of the landscape.*
- *conserve hedges that may not fulfil the criteria of the Hedgerows Regulations including prominent hedges and those along roadsides.*
- *manage hedges to ensure they are stockproof, visually interesting and valuable for wildlife by using traditional management methods including hedge-laying, coppicing and trimming, rather than repeated, severe cutting back.*
- *encourage an increase in new hedgerow trees by retaining self-sown saplings and planting new trees.*
- *establish new hedgerows and fill gaps in fragmented ones, ensuring mixes of numerous native shrub and tree species typical of each national Character Area, good width and density, with associated banks and ditches appropriate to local character.*
- *attempt to link hedgerows wherever possible to create wildlife corridors.*
- *ensure that resources are available for the care and maintenance of all new planting.*
- *support the objectives and targets of the Sussex Hedgerow Habitat Action Plan.*
- *retain existing ancient field and droveway bank and ditch boundaries."*

5.4.2 At a county scale the landscape is judged to be **Medium** Landscape Value, **Low** Landscape Susceptibility (the development would be indiscernible at this county scale) and as such the **Landscape Sensitivity** is **Low**.

5.5 District Landscape Character Assessment (see Appendix 5)

5.5.1 The *Overall Character* of the Horsham District Council 2003, LCA G4 Southwater and Shipley Wooded Farmlands, where the Site is located is described as follows.

"Overall Character

This is a well wooded landscape lying on the Weald Clay and Horsham Stone. The landform gently undulates with small streams in gently valleys flowing down towards the Adur. Due to the enclosing presence of woodlands, views are confined. In the south there is a strong parkland influence with the clumps of parkland trees, mixed tree belts and lakes of Knepp Castle and West Grinstead Park dominating the landscape. Away from the A24 and A272 roads, the landscape is surprisingly remote. Occasional small farms nestle in the woodlands."

5.5.2 The LCA judges the *Landscape Condition* to be *Good*. The sections on *Sensitivity to Change* (page 88) and the *Planning and land Management Guidelines* (page 89) are quoted as follows.

"Sensitivity to Change

Overall Sensitivity to change is high reflecting the area's many intrinsic landscape qualities. There are local areas such as the A24 corridor where it is moderate due to the erosion of character that has already taken place. Keys Sensitivities are to:

- *Small scale incremental changes, e.g. expansion of horse paddocks.*

"Planning and land Management Guidelines

- *Conserve the rural mostly undeveloped character of the area;*
- *Conserve and manage existing woodlands:*
- *Restore deciduous woodland to conifer plantations where possible;*
- *Restore hedgerows where they have been lost."*

5.5.3 At the district scale the overall **Landscape Value** is judged to be **Medium**, the **Landscape Susceptibility** is judged to be **Low** and the overall **Landscape Sensitivity**, at the borough scale is judged to be **Low**.

5.6 Views (see Figure 10, and Appendix 1)

5.6.1 Visual baseline

5.6.1.1 The Zone of Theoretical Visibility (ZTV) shows that the Site is relatively discreet to the east and west with Moon Wood Ancient Semi-Natural Woodland (east) and Furzefield Wood (west). The landscape is more open to the south and north however there are limited views: from the south (up to 120m away from the Site) owing to the topography, the intervening hedge and tree-lined field boundaries and the utilitarian agricultural buildings; and from the north (potential glimpsed views as far as the A272 (Cowfold Road), approximately 400m away) owing to the intervening hedge and tree-lined field boundaries. The views from the north and south have glimpsed and partial views of the Site's field boundaries as well as glimpses of the roof of the utilitarian agricultural building. Many of these views also see the Visual Detractors (utilitarian agricultural building, heaps of materials and machinery) and the sound of the A272 is omnipresent. Views are most open from the PRow 1824 as it follows inside of the Site's field boundary, these are good quality countryside views that see across the cattle-grazed field with the wooded backdrops and views to the south see the South Downs escarpment in the distance although there would be no intervisibility. The only private views of the Site might be from a handful of houses (first floor) along the A272 to the north which may glimpse the Site and the visually detracting utilitarian agricultural building beyond. These private views would be much like those described above and as described in Appendix 1, Viewpoints 10, 11 and 1. There are no views of the Site from public areas of the Botnar Camelia Garden Centre nor from cars using the A272.

5.6.1.2 Public Views are split in to the following representational groups and described accordingly.

Near distance views from within the Site, from PRow 1824 (Viewpoints 2, 3 and 4 to the south)

These views represent a distance of approximately 340m of PRow 1824 as it follows the Site's east and north boundaries. These are near distance, open views across the Site, a cattle-grazed, pastoral field with Furzefield Wood defining the backdrop to the west and Moon Wood Ancient Semi-Natural Woodland enclosing the foreground to the east. There are few visual detractors although the utilitarian agricultural barn and a number of electric fences are discernible. To the north of the Site there are views as far as the South Downs escarpment as far as Cissbury Ring.

The Visual Value is judged to be Medium to High for all three Viewpoints. The Visual Susceptibility is judged to be High (Viewpoint 2 in close proximity to the development area, including the clamps) and Medium (Viewpoints 3 and 4 located further away and seeing the new slopes rather than the clamps). The Visual Sensitivity is judged to be **High** (Viewpoint 2) and **Medium to High** (Viewpoints 3 and 4).

Near distance views from the south, PRow 1824 (Viewpoints 1 and 7) and 1828 (Viewpoints 5 and 6)

These views represent distances of 40-120m south of the Site. Viewpoint 1 is slightly different to the others as it is more enclosed, seen from the farm yard area of PRow 1824 and in close proximity to the Site, to visual detractors and to Moon Wood Ancient Semi-Natural Woodland. The Site can be partially seen through the open field gate with the main Site area predominantly obscured by the existing silage clamp (to be relocated) and the hedge and tree line that runs along the Site's southern boundary. Viewpoints 5, 6 and 7 are more open to the north although the Site's southern boundary obscures views in to the Site area and these views also see the utilitarian agricultural buildings, the heaps of materials and agricultural machinery, in the foreground. Moon Wood Ancient Semi-Natural Woodland and Furzefield Wood define the backdrops to the east and west, for these views, which see as far as the A272.

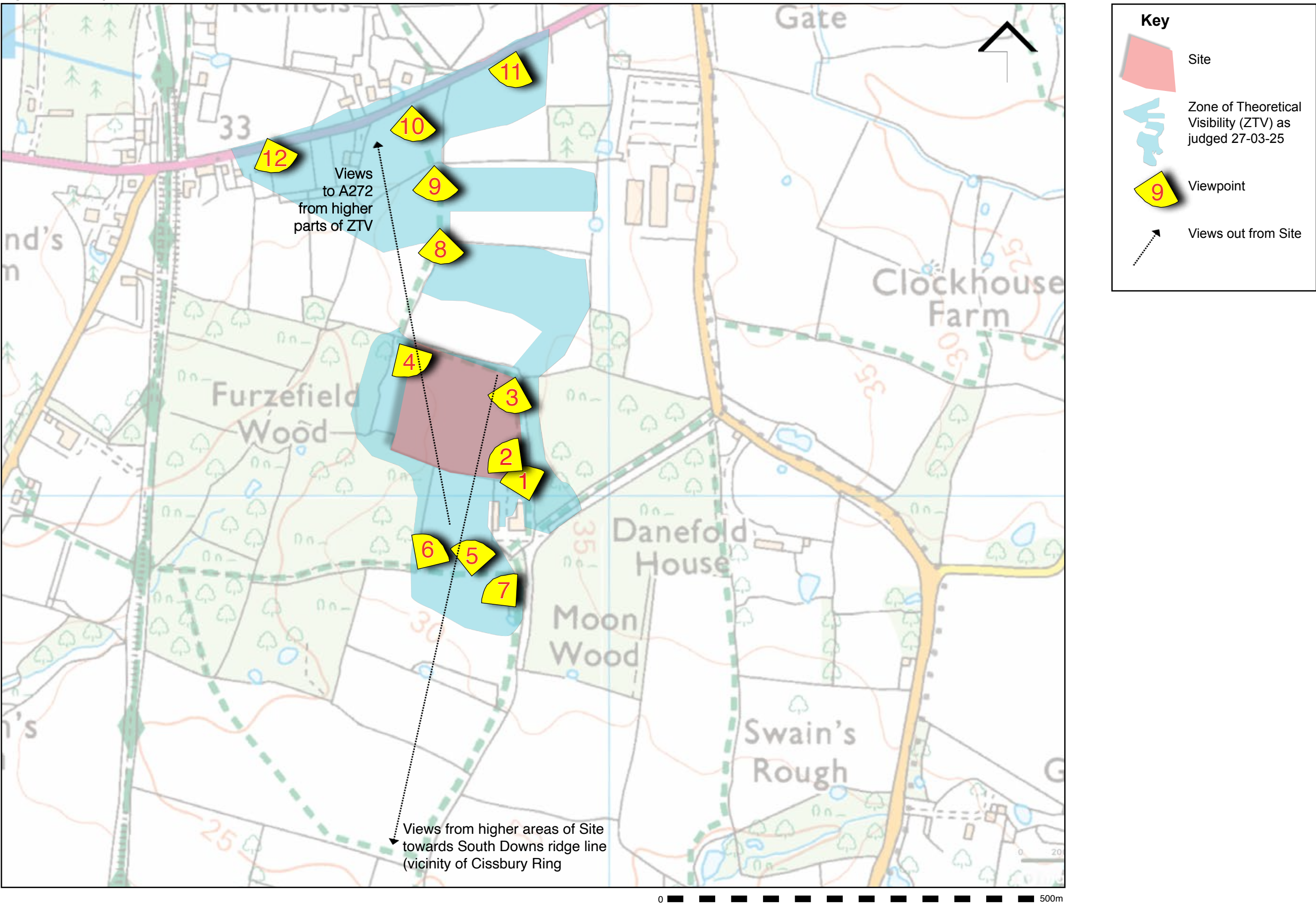
The Visual Value is judged to be Medium for all four Viewpoints. The Visual Susceptibility is judged to be Low for all four Viewpoints. The Visual Sensitivity is judged to be **Low** for all four Viewpoints.

Near to medium distance views from the north, PRow 1824 (Viewpoints 8, 9, 10) and from the A272 (Viewpoints 11 and 12)

These views represent a distance of approximately 150-400m of PRow 1824 and up to and including the A272. These medium distance, open, rural, countryside views look towards the Site, across pastoral fields on the north side of the Site with Moon Wood Ancient Semi-Natural Woodland defining the backdrop to the east and Furzefield Wood just discernible to the west. The utilitarian agricultural buildings are a visually detracting influence that are just discernible in the middle ground.

The Visual Value is judged to be Medium to High for all five Viewpoints. The Visual Susceptibility is judged to be Low for all five Viewpoints. The Visual Sensitivity is judged to be **Low** for all five Viewpoints.

Figure 10 Viewpoints 1 to 12 Plan



6.0 Landscape Character and Visual Impacts/Effects

6.1 Overview of change

6.1.1 The changes to Landscape Character and Views would occur as a result of the proposed development to remove and re-locate the existing silage clamp, a new FYM store, new associated earthworks and a new lagoon. The location utilises the discreet nature of the Site, it would be in a position where landscape detracting elements have influence on the baseline and it clusters the new built forms in close proximity to the existing utilitarian large-scale barn and farm yard. All boundary planting would be retained and strengthened with new native planting to offer enhancements for the Landscape Character, Views and biodiversity and to offset the adverse change that would occur. Views of the South Downs would be retained. The new development is a congruous element seen in the local Low Weald agricultural landscape. Overall the perception of tranquillity and remoteness, that is already lessened by the vehicles on the A272 and the other Landscape Detractors, would be retained.

6.1.2 For these reasons the following Landscape and Visual Impact and Effect judgements are given.

6.2 LLCA (Study Area) Impacts/Effect (see Figure 9)

6.2.1 LLCA Sensitivity

6.2.2 The LLCA **Landscape Sensitivity** is judged to be **Low to Medium**. The LLCA is focussed on the Site and it's landscape context. The Impact/Effect of the development is judged by assessing the changes (noted above) to the local baseline descriptions (both Positive Landscape Receptors and the Landscape Detractors) described in Chapter 5.0 and the *Key Characteristics* manifest in the LLCA, as used to define the Landscape Character Areas described in the published Landscape Assessments. As such the change would be perceptible and the Magnitude of Impact is judged as **Medium Adverse** during construction and **Medium Adverse** at completion (as there would be benefits to offset the adverse change and the development is not an incongruous feature in an agricultural landscape). The Landscape Effect is therefore judged to be **Minor to Moderate Adverse Landscape Effect/Cusp of Significant and Not Significant** at completion. The established new planting would offer further enhanced benefit to offset the adverse change although this would not result in change to the judgement at 15 years so that the Magnitude of Landscape Change would continue to be **Medium Adverse Landscape Impact/Minor to Moderate Adverse Landscape Effect/Cusp of Significant and Not Significant/Long Term**.

6.3 National Character Area Impacts/Effects

6.3.1 The national scale (*NCA*) *121 Low Weald* is judged to be **Low to Medium Sensitivity**. This NCA is broad in scale and the Impact/Effect of the development is judged by assessing its Landscape Character descriptions and the '*Statements of Environmental Opportunity*' (SEOs 1 to 4). At this scale the change as a result of the development would be perceived as: indiscernible; a typical built form seen in the local agricultural setting; and with the benefits noted. As such the Magnitude of Impact is judged as **Low Adverse** during construction and at completion. The Landscape Effect is therefore judged to be **Negligible to Minor Adverse Landscape Effect/Not Significant** at completion and **Low Adverse Landscape Impact/Negligible to Minor Adverse Landscape Effect/Not Significant/Long Term** after the new planting would have established (15 years).

6.4 County Character Area Impacts/Effects

6.4.1 The county scale (*West Sussex Land Guidelines October 2003, Landscape Character Area (LCA), LW6 Central Low Weald and the West Sussex Landscape Strategy, October 2005*) is judged to be **Low Sensitivity**. LCA 6 is also large in scale and the Impact/Effect of the development is judged by assessing how closely the development aligns with the '*Overall Character*,' the '*Land Management Guidelines*,' as noted in the LCA. At this scale the change as a result of the development would also be perceived as: indiscernible; a typical built form seen in the local setting; and with the benefits noted. As such the Magnitude of Impact is judged as **Low Adverse** during construction and at completion. The Landscape Effect is therefore judged to be **Negligible to Minor Adverse Landscape Effect/Not Significant** at completion and **Low Adverse Landscape Impact/Negligible to Minor Adverse Landscape Effect/Not Significant/Long Term** after the new planting would have established (15 years).

6.5 District Character Area Impacts/Effects

6.5.1 *Horsham District Landscape Character Assessment, October 2003, Landscape Character Area (LCA) G4 Southwater and Shipley Wooded Farmlands.*

6.5.2 The district scale is judged to be **Low Sensitivity** (Medium Landscape Value cross referenced with Low Landscape Susceptibility). This LCA is also large in scale and the Impact/Effect of the development is judged by assessing how closely the development aligns with the '*Overall Character*,' and the '*Sensitivity to Change*.' At this scale the change as a result of the development would also be perceived as relatively indiscernible with the adverse change offset by benefits. As such the Magnitude of Impact is judged as **Low Adverse** during construction and at completion. The Landscape Effect is therefore judged to be **Negligible to Minor Adverse Landscape Effect/Not Significant** at completion and **Low Adverse Landscape Impact/Negligible to Minor Adverse Landscape Effect/Not Significant/Long Term** after the new planting would have established (15 years).

6.6 Visual impacts/Effects (see Figure 10, and Appendix 1)

6.6.1 The Zone of Theoretical Visibility (ZTV) shows that the development would be discreetly located to the east and west with Moon Wood Ancient Semi-Natural Woodland (east) and Furze field Wood (west) screening views in. The landscape is more open to the south and north although there would be limited views from these directions: from the south (up to 120m away from the development) owing to the topography, the intervening strengthened hedge and tree-lined field boundaries and the screening nature of the utilitarian agricultural buildings; and from the north (potential glimpsed views as far as the A272 (Cowfold Road), approximately 400m away) owing to the intervening hedge and tree-lined field boundaries. The views from the north and south have glimpsed and partial views of the Site's field boundaries as well as glimpses of the roof of the utilitarian agricultural building. It is unlikely that the new development would be discernible although possible when planting is not in leaf. Many of these views would see the new development in a visual composition heavily influenced by the Visual Detractors (utilitarian agricultural building, heaps of materials and machinery) and the sound of the A272 is omnipresent. Views are most open from the PRow 1824 as it follows inside of the Site's field boundary, these are good quality countryside views that would see a discernible change although the field may continue to be grazed by cattle with the wooded backdrops and views to the South Downs escarpment retained. The only private views of the development might be from a handful of houses along the A272 to the north which may glimpse the development in winter although they would also see the visually detracting utilitarian agricultural building beyond. These private views would be much like those described above and as described in Appendix 1, Viewpoints 10, 11 and 1. There would be no views from public areas of the Botnar Camelia Garden Centre nor from cars using the A272.

6.6.2 Public Views are split in to the following representational groups and described accordingly.

Near distance views from within the Site, from PRow 1824 (Viewpoints 2, 3 and 4 to the south)

These views represent a distance of approximately 340m of PRow 1824 as it follows the Site's east and north field boundaries. Views from these public Viewpoints would be altered by the new development more so at the Site's south east boundary where PRow breaks in to the Site's field (see Viewpoint 2). From here there may be fleeting views of the clamps for approximately 20m as the walker passes by. Viewpoints 3 and 4 would see the earthworks only and once planting would have established, the change would be lessened. Views of Furze field Wood and Moon Wood (Ancient Semi-Natural Woodland) would continue to enclose the Site and offer a good quality backdrop. To the north of the Site views of the South Downs escarpment as far as Cissbury Ring would be retained. Mitigation is required and would be in the form of new native planting (with a high percentage of evergreens) to the intervening land in order to obscure views of the development and to lessen the adverse change.

During construction Visual Impact is judged to be Moderate Adverse for all three Viewpoints. At completion the judgement is Moderate Adverse Visual Impact/Moderate Adverse Visual Effect/Significant (Viewpoint 2) and Slight Adverse Visual Impact/Minor to Moderate Adverse Visual Effect/Cusp of Not Significant and Significant (Viewpoints 3 and 4). After planting establishment (15 years) the judgement is Slight to Moderate Adverse Visual Impact/Moderate Adverse Visual Effect/Significant/Long Term (Viewpoint 2) and Slight Adverse Visual Impact/Minor to Moderate Adverse Visual Effect/Cusp of Significant and Not Significant/Long Term (Viewpoints 3 and 4).

Near distance views from the south, PRow 1824 (Viewpoints 1 and 7) and 1828 (Viewpoints 5 and 6)

These views represent distances of 40-120m south of the development. The new clamps and earthworks would be partially discernible through the field gates and incrementally visible over the (and through in winter) Site's southern boundary planting. These Viewpoints would also see the utilitarian agricultural buildings, the heaps of materials and agricultural machinery. Moon Wood (Ancient Semi-Natural Woodland) and Furze field Wood would continue to define the backdrops to the east and west for these views which see as far as the A272 from the more elevated areas to the south. Mitigation is not required although new reinforcing native planting (with a high percentage of evergreens) along the southern boundary, would further obscure views.

During construction Visual Impact is judged to be Slight Adverse for all four Viewpoints. At completion the judgement is Slight Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant (Viewpoints 1, 5 and 6) and Slight Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant (Viewpoint 7). After planting establishment (15 years) the judgement is Negligible Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term for all four Viewpoints.

Near to medium distance views from the north, PRow 1824 (Viewpoints 8, 9, 10) and from the A272 (Viewpoints 11 and 12)

These views represent a distance of approximately 150-400m of PRow 1824 and up to and including the A272. the new development would be barely discernible seen as glimpsed views in winter only. These winter views would also see the existing utilitarian agricultural roof top and would be influenced by the noisy traffic of the A272. There would be no views when the intervening existing planting would be in leaf. Mitigation is not required although more native evergreen, species to the Site's northern boundary would entirely screen the potential glimpsed views in as seen in winter.

During construction Visual Impact is judged to be Negligible Adverse for all five Viewpoints. At completion the judgement is No Change (in leaf) to Negligible Adverse (not in leaf) for all five Viewpoints and No Change (in leaf) to Negligible Adverse Visual Effect/Not Significant (not in leaf). After planting establishment (15 years) the judgement is No Change (in leaf) to Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant (not in leaf).

6.7 Other considerations

- 6.7.1 This LVIA was carried out in winter when there were no leaves on the trees, whilst the judgements remain it is likely that the new development would be significantly more discreet when there are leaves on the trees and hedgerows.
- 6.7.2 There would be no increase in lighting levels
- 6.7.3 There are no known local planning applications/consents that would lead to cumulative Landscape Character and Visual change.

6.8 Landscape Strategy

6.8.1 The Landscape Strategy includes the following.

- New native planting (with a high percentage of evergreens) around the earthworks of the proposed clamps.
- New native planting to be implemented in the planting gaps to the boundaries.
- New native (with a high percentage of evergreens (or dense)) planting to supplement the existing boundary hedge and tree lines to the north and south of the Site.
- The scheme may also consider more organically shaped proposed contours (to the landform and the lagoon) to sensitively blend the development in to the local landscape.

Table 6a Landscape Character and Visual Impacts Summary Table - Landscape Character

	Landscape value	Landscape susceptibility	Landscape sensitivity	During construction: Magnitude of Landscape Impact	At completion: Magnitude of Landscape Impact	At completion: Landscape Character Effect/Significance	Mitigation	After planting establishment (15 years): Landscape Impact/Landscape Effect/Significance/Duration
Landscape Character Impact								
Landscape Character Area Descriptions								
Local Landscape Character Area (LLCA)	Medium	Low to Medium	Low to Medium	Medium Adverse Landscape Impact	Medium Adverse Landscape Impact	Minor to Moderate Adverse Landscape Effect/Cusp of Significant and Not Significant	See Landscape Strategy in LVIA (ref: hla 619 R01)	Medium Adverse Landscape Impact/ Minor to Moderate Adverse Landscape Effect/Cusp of Significant and Not Significant/Long Term
National: Natural England, NCA 121 Low Weald	Medium to High	Low	Low to Medium	Low Adverse Landscape Impact	Low Adverse Landscape Impact	Negligible to Minor Adverse Landscape Effect/Not Significant	See Landscape Strategy in LVIA (ref: hla 619 R01)	Low Adverse Impact/ Negligible to Minor Adverse Landscape Effect/Not Significant
County: West Sussex Land Guidelines October 2003, Landscape Character Area (LCA), LW6 Central Low Weald and the West Sussex Landscape Strategy, October 2005	Medium to High	Low	Low to Medium	Low Adverse Landscape Impact	Low Adverse Landscape Impact	Negligible Adverse Landscape Effect/ Not Significant	See Landscape Strategy in LVIA (ref: hla 619 R01)	Low Adverse Impact/ Negligible Adverse Landscape Effect/Not Significant
District: Horsham District Landscape Character Assessment, October 2003, Landscape Character Area (LCA) G4 Southwater and Shipley Wooded Farmlands	Medium to High	Low	Low to Medium	Low Adverse Landscape Impact	Low Adverse Landscape Impact	Negligible Adverse Landscape Effect/ Not Significant	See Landscape Strategy in LVIA (ref: hla 619 R01)	Low Adverse Impact/ Negligible Adverse Landscape Effect/Not Significant



Table 6b Landscape Character and Visual Impacts Summary Table - Views, Viewpoints 1 to 6

Viewpoints Impact								
	Visual Value	Visual Susceptibility	Visual Sensitivity	During construction: Magnitude of Visual Impact	At completion: Magnitude of Visual Impact	At completion: Visual Effect/ Significance	Mitigation	After planting establishment (15 years): Visual Impact/ Visual Effect/ Significance/Duration
Viewpoint 1: Looking north, from PRoW 1824, towards the Site that is located approximately 40m south east of the Site. GPS ref: 50.98500 N, 0.30732 W <i>Photographic Height:</i> 34m AOD	Medium (PRoW in the Low Weald dominated by the agricultural character and visual detractors)	Low (PRoW users, whose view is influenced by visual detractors and the main development area is screened so there is good capacity to accommodate the change proposed)	Low	Slight Adverse (construction traffic and some work would be discernible in the view)	Slight Adverse (the new clamps and earthworks would be incrementally and partially discernible above the intervening existing manure heaps and the Site's southern boundary planting (as seen in winter)	Negligible Adverse Visual Effect/Not Significant	Mitigation is not required although new reinforcing native planting (with a high percentage of evergreens) along the southern boundary to further obscure views	Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term
Viewpoint 2: Looking north west, from PRoW 1824, from the south east corner of the Site. GPS ref: 50.98528 N, 0.30744 W <i>Photographic Height:</i> 34m AOD	Medium to High (Good quality countryside view from PRoW)	High (PRoW users whose view would be altered by the development and who would have a lower capacity to accommodate the change being proposed)	High	Moderate Adverse (Construction work would be clearly noticeable in the foreground of this view)	Moderate Adverse (the new earthworks and an oblique aspect of the new clamps would be prominent in this view that would be foreshortened towards Furze field Wood)	Moderate Adverse Visual Effect/Significant	Mitigation is required, new native planting (with a high percentage of evergreens) to the intervening land would obscure the view of the new built forms and lessen the adverse change	Slight to Moderate Adverse Visual Impact/ Moderate Adverse Visual Effect/Significant/Long Term
Viewpoint 3: Looking south west, from PRoW 1824, from the north east corner of the Site. GPS ref: 50.98662 N, 0.30750 W <i>Photographic Height:</i> 34m AOD	Medium to High (Good quality countryside view from PRoW with South Downs scarp slopes visible in the background)	Medium (PRoW users whose view would be somewhat altered by the development who would have a slightly lower capacity to accommodate the change being proposed)	Medium to High	Moderate Adverse (Construction work would be clearly noticeable in the foreground of this view)	Slight Adverse (the new earthworks would be prominent in the middle ground although the long distance views would be retained and the new clamps would not be seen)	Minor to Moderate Adverse Visual Effect/Cusp of Significant and Not Significant	Mitigation is required, new native planting (with a high percentage of evergreens) to the intervening land would obscure views of the new built forms and lessen the adverse change. However this new planting must seek to avoid screening of the medium and long distance views that see Furze field Wood and the South Downs scarp slopes.	Slight Adverse Visual Impact/Minor to Moderate Adverse Visual Effect/Cusp of Significant and Not Significant/Long Term
Viewpoint 4: Looking south east, from PRoW 1824, from the north west corner of the Site. GPS ref: 50.98708 N, 0.30979 W <i>Photographic Height:</i> 30m AOD	Medium to High (Good quality countryside view from PRoW)	Medium (PRoW users whose view would be somewhat altered by the development and who would have a slightly lower capacity to accommodate the change being proposed)	Medium to High	Moderate Adverse (Construction work would be clearly noticeable in the foreground of this view)	Slight Adverse (the new earthworks would be prominent in the middle ground although the long distance views would be retained and the new clamps would not be seen)	Minor to Moderate Adverse Visual Effect/Cusp of Significant and Not Significant	Mitigation is required, new native planting (with a high percentage of evergreens) to the intervening land would obscure the view of the new built form and lessen the adverse change. However this new planting must seek to avoid screening the medium and long distance views to Moon Wood Ancient Semi-Natural Woodland	Slight Adverse Visual Impact/Minor to Moderate Adverse Visual Effect/Cusp of Significant and Not Significant/Long Term
Viewpoint 5: Looking north, from PRoW 1828 (Footpath), located approximately 120m south of the Site. GPS ref: 50.98455 N, 0.30868 W <i>Photographic Height:</i> 31m AOD	Medium (Countryside view from PRoW with visual detracting elements clearly discernible)	Low (PRoW users whose view would be just discernibly altered by the development and who would have a reasonable capacity to accommodate the scale and type of change being proposed)	Low	Slight Adverse (construction traffic and some work would be discernible in the view)	Slight Adverse (the new clamps and earthworks would be partially discernible through the field gate and incrementally visible over the Site's southern boundary planting, in winter)	Negligible Adverse Visual Effect/Not Significant	Mitigation is not required although new reinforcing native planting (with a high percentage of evergreens) along the southern boundary, to further obscure views	Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term
Viewpoint 6: Looking north, from PRoW 1828 (Footpath), located approximately 120m south of the Site. GPS ref: 50.98430 N, 0.30956 W <i>Photographic Height:</i> 31m AOD	Medium (Countryside view from PRoW with visual detracting elements clearly discernible)	Low (PRoW users whose view would be just discernibly altered by the development and who would have a reasonable capacity to accommodate the scale and type of change being proposed)	Low	Slight Adverse (construction traffic and some work would be discernible in the view)	Slight Adverse (the new clamps and earthworks would be partially discernible through the field gate and the Site's southern boundary planting, in winter)	Negligible Adverse Visual Effect/Not Significant	Mitigation is not required although new reinforcing native planting (with a high percentage of evergreens) along the southern boundary, to further obscure views	Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term

Table 6c Landscape Character and Visual Impacts Summary Table - Views continued, Viewpoints 7 to 12

Viewpoints Impact								
	Visual Value	Visual Susceptibility	Visual Sensitivity	During construction: Magnitude of Visual Impact	At completion: Magnitude of Visual Impact	At completion: Visual Effect/ Significance	Mitigation	After planting establishment (15 years): Visual Impact/ Visual Effect/ Significance/Duration
Viewpoint 7: Looking north, from PRoW 1824 (Footpath), located approximately 120m south of the Site. GPS ref: 50.98408 N, 0.30822 W <i>Photographic Height:</i> 32m AOD	Medium (Countryside view from PRoW)	Low (PRoW users whose view would be just discernibly altered by the development and who would have a reasonable capacity to accommodate the type and scale of change being proposed)	Low	Slight Adverse (construction traffic and some work would be discernible in the view)	Negligible Adverse (the new clamps and earthworks would be barely discernible through the Site's southern boundary planting, in winter)	Negligible Adverse Visual Effect/Not Significant	Mitigation is not required although new reinforcing native planting (with a high percentage of evergreens) along the southern boundary, to further obscure views	Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term
Viewpoint 8: Looking south, from PRoW 1824 (Footpath), located approximately 150m north of the Site. GPS ref: 50.98849 N, 0.30890 W <i>Photographic Height:</i> 32m AOD	Medium to High (Good quality countryside view from PRoW)	Low (PRoW users whose view would not be altered by the development)	Low	Negligible Adverse (Construction would be barely discernible in the view)	No Change (in leaf) to Negligible Adverse (not in leaf)	No Change (in leaf) to Negligible Adverse Visual Effect/Not Significant (not in leaf)	Mitigation is not required although more evergreen native species to the Site's northern boundary would entirely screen the potential glimpsed views in	No Change (in leaf) to Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant (not in leaf)
Viewpoint 9: Looking south, from PRoW 1824 (Footpath), located approximately 270m north of the Site. GPS ref: 50.98996 N, 0.30975 W <i>Photographic Height:</i> 32m AOD	Medium to High (Good quality countryside view from PRoW)	Low (PRoW users whose view would not be altered by the development)	Low	Negligible Adverse (Construction would be barely discernible in the view)	No Change (in leaf) to Negligible Adverse (not in leaf)	No Change (in leaf) to Negligible Adverse Visual Effect/Not Significant (not in leaf)	Mitigation is not required although more evergreen native species to the Site's northern boundary would entirely screen the potential glimpsed views in	No Change (in leaf) to Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant (not in leaf)
Viewpoint 10: Looking south, from PRoW 1824 (Footpath), located approximately 350m north of the Site. GPS ref: 50.99006 N, 0.30945 W <i>Photographic Height:</i> 33m AOD	Medium to High (Good quality countryside view from PRoW)	Low (PRoW users whose view would not be altered by the development)	Low	Negligible Adverse (Construction would be barely discernible in the view)	No Change (in leaf) to Negligible Adverse (not in leaf)	No Change (in leaf) to Negligible Adverse Visual Effect/Not Significant (not in leaf)	Mitigation is not required although more evergreen native species to the Site's northern boundary would entirely screen the potential glimpsed views in	No Change (in leaf) to Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant (not in leaf)
Viewpoint 11: Looking south, from south side grass verge of A272 (Cowfold Road), located approximately 400m north of the Site. GPS ref: 50.99053 N, 0.30796 W <i>Photographic Height:</i> 33m AOD	Medium to High (Good quality countryside view from PRoW)	Low (PRoW users whose view would not be altered by the development)	Low	Negligible Adverse (Construction would be barely discernible in the view)	No Change (in leaf) to Negligible Adverse (not in leaf)	No Change (in leaf) to Negligible Adverse Visual Effect/Not Significant (not in leaf)	Mitigation is not required although more evergreen native species to the Site's northern boundary would entirely screen the potential glimpsed views in	No Change (in leaf) to Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant (not in leaf)
Viewpoint 12: Looking south, from north side grass verge of A272 (Cowfold Road), located approximately 310m north of the Site. GPS ref: 50.98965 N, 0.31193 W <i>Photographic Height:</i> 33m AOD	Medium to High (Good quality countryside view from PRoW)	Low (PRoW users whose view would not be altered by the development)	Low	Negligible Adverse (Construction would be barely discernible in the view)	No Change (in leaf) to Negligible Adverse (not in leaf)	No Change (in leaf) to Negligible Adverse Visual Effect/Not Significant (not in leaf)	Mitigation is not required although more evergreen native species to the Site's northern boundary would entirely screen the potential glimpsed views in	No Change (in leaf) to Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant (not in leaf)

7.0 Conclusion

7.1 General

- 7.1.1 The changes to Landscape Character and Views would occur as a result of the proposed development to remove and re-locate the existing silage clamp, a new FYM store, new associated earthworks and a new lagoon. The development would be discreetly located, it would be in a position where landscape detracting elements have influence on the baseline and it clusters the new built forms in close proximity to the existing utilitarian large-scale barn and farm yard. All boundary planting would be retained and strengthened with new native planting to offer enhancements for the Landscape Character, Views and biodiversity and to offset the adverse change that would occur. Views of the South Downs would be retained. The new development is a congruous element seen in the local Low Weald agricultural landscape and it would have no significant adverse effect on local buildings. Overall the perception of tranquillity and remoteness, that is already lessened by the vehicles on the A272 and the other Landscape Detractors, would be retained.
- 7.1.2 After 15 years of establishment, the new native planting proposed in the Landscape Strategy would offer: Landscape Character (enhanced historic low Weald field pattern) benefits; greater visual screening of the existing utilitarian agricultural buildings from both public and private Viewpoints; enhanced ecology; and better connected and enhanced Green Infrastructure.
- 7.1.3 For these reasons the following Landscape and Visual Impacts and Effects judgements are given.

7.2 Landscape Character Impacts/Effects

LLCA (Study Area) Impacts/Effect

The LLCA judgements are as follows: **Landscape Sensitivity** is judged to be **Low** to **Medium**; the Magnitude of Impact is judged as **Medium Adverse** during construction and at completion; **Minor** to **Moderate Adverse Landscape Effect/Not Significant** at completion; and **Medium Adverse Landscape Impact/Minor** to **Moderate Adverse Landscape Effect/Cusp of Significant and Not Significant/Long Term**, after 15 years of establishment.

National, County and District Character Area Impacts/Effects

At national, county and district scales the Landscape Sensitivity is judged to be **Low** to **Medium**. Also at these scales the Impact and Effect judgements are the same as follows: the Magnitude of Impact is judged to be **Low Adverse** during construction and at completion; the Landscape Effect is therefore judged to be **Negligible** to **Minor Adverse Landscape Effect/Not Significant** at completion; and **Low Adverse Landscape Impact/ Negligible** to **Minor Adverse Landscape Effect/Not Significant/Long Term**, after 15 years of establishment.

7.3 Visual Impacts/Effects

- 7.3.1 The Zone of Theoretical Visibility (ZTV) shows that the development would be discreetly located to the east and west with Moon Wood Ancient Semi-Natural Woodland and Furzefield Wood screening views in from the east and west, respectively. The landscape is more open to the north and south however there would be limited views of the development owing to the topography, the intervening strengthened hedge and tree-lined field boundaries and the utilitarian agricultural buildings, all of which obscure views. Many of the views would see the new development in a visual composition heavily influenced by the Visual Detractors as well as high quality views to the wooded backdrops and to the South Downs escarpment that would be retained. Private views of the development (handful of houses along the A272) may glimpse the development in winter only.
- 7.3.2 Public Views are split in to the following representational groups and described accordingly.

Near distance views from within the Site, from PRow 1824 (Viewpoints 2, 3 and 4 to the south)

These views represent a distance of approximately 340m of PRow 1824 as it follows the Site's east and north field boundaries. From Viewpoint 2 there may be fleeting views of the clamps for approximately 20m as the walker passes by. Viewpoints 3 and 4 would see the earthworks (not the hard built forms). Mitigation is required and would include new native planting (with a high percentage of evergreens) to the intervening land, so as to obscure the views of the clamps and the earthworks.

During construction Visual Impact is judged to be Moderate Adverse for all three Viewpoints. At completion the judgement is Moderate Adverse Visual Impact/Moderate Adverse Visual Effect/Significant (Viewpoint 2) and Slight Adverse Visual Impact/Minor to Moderate Adverse Visual Effect/Cusp of Not Significant and Significant (Viewpoints 3 and 4). After planting establishment (15 years) the judgement is Slight to Moderate Adverse Visual Impact/Moderate Adverse Visual Effect/Significant/Long Term (Viewpoint 2) and Slight Adverse Visual Impact/Minor to Moderate Adverse Visual Effect/Cusp of Significant and Not Significant/Long Term (Viewpoints 3 and 4).

Near distance views from the south, PRow 1824 (Viewpoints 1 and 7) and 1828 (Viewpoints 5 and 6)

These views represent distances of 40-120m south of the development. The new clamps and earthworks would be partially discernible through the field gates and incrementally visible over (and through, in winter) the Site's southern boundary planting. Mitigation is not required although new reinforcing native planting (with a high percentage of evergreens) along the southern boundary, would further obscure views.

During construction Visual Impact is judged to be Slight Adverse for all four Viewpoints. At completion the judgement is Slight Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant (Viewpoints 1, 5 and 6) and Slight Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant (Viewpoint 7). After planting establishment (15 years) the judgement is Negligible Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term for all four Viewpoints.

Near to medium distance views from the north, PRow 1824 (Viewpoints 8, 9, 10) and from the A272 (Viewpoints 11 and 12)

These views represent a distance of approximately 150-400m of PRow 1824 to the north and up to and including the A272. The new development would be barely discernible seen as a glimpsed view in winter only. Mitigation is not required although more native evergreen, species to the Site's northern boundary would entirely screen the potential glimpsed views in, as seen in winter.

During construction Visual Impact is judged to be Negligible Adverse for all five Viewpoints. At completion the judgement is No Change (in leaf) to Negligible Adverse (not in leaf) for all five Viewpoints and No Change (in leaf) to Negligible Adverse Visual Effect/Not Significant (not in leaf). After planting establishment (15 years) the judgement is No Change (in leaf) to Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant (not in leaf).

7.4 Landscape Planning Policy

- 7.4.1 For the reasons and judgements given above the proposed scheme is not contrary to Landscape Planning Policy.
- 7.4.2 Under the Reason for Refusal, the HDC Assessment Sheet (page 3) states the following.

“Reason for Refusal:

1. *The proposal would involve development for the storage of slurry and would be within 400m of the curtilage of a protected building.”*

However it is unclear which building is being referred to. The Grade II Listed Building Bowshots is the only Listed Building within 400m of the Site is. Its ground level views are screened and its first floor views look across the busy A272 towards the Site which is likely to be barely discernible in winter (screened when planting in leaf), see. The development would cause no change to the setting of the Bowshots especially when the A272 has significantly severed it from the landscape to the south. Eugenia (garden centre and car wash) attracts members of the public however there are no public views of the Site from there nor any intervisibility.

7.5 Other considerations

- 7.5.1 This LVIA was carried out in the middle of winter when there were no leaves on the trees, whilst the judgements remain it is likely that the new development would be significantly more discreet when there are leaves on the trees and hedgerows.
- 7.5.2 There would be no increase in lighting levels
- 7.5.3 There are no known local planning applications/consents that would lead to cumulative Landscape Character and Visual change.
- 7.5.4 The Landscape Strategy would offer mitigation and enhancement to soften the new development, and offset the adverse change. The mitigation would include: new native planting (with a high percentage of evergreens) around the earthworks and new native planting to the strengthen the existing boundaries and the historic Low Weald field pattern.

7.6 Final statement

Only one Viewpoint (2) is judged to be Significantly changed in the long term. This is unsurprising as it is in close proximity to the new built form. It represent a short distance only, where PRow 1824 passes the heads of the new clamps. The LLCA and Viewpoints 3 and 4 would be on the Cusp of Significant and Not Significant Adverse change in the long term. The works would result in incremental and barely discernible change for all local buildings (including the Grade II Listed Bowshots) and in the winter only, otherwise the development would be entirely screened when planting would be in leaf. As such it is clear that the adverse change would be contained within a small and limited area in and around the development only. As effects for Landscape Character at national, county and district scales, and the other 9 Viewpoints are judged to be Not Significant in the long term, it is judged that the Site is able to accommodate the type and scale of development being proposed. This is further endorsed as: the development would be discreetly located; silage clamps, FYM stores, lagoons and earthworks are commonly seen in the Low Weald agricultural landscape; the removal of the existing clamps and FYM store would be a benefit; and the recommendations of the Landscape Strategy (native planting to strengthen the historic Low Weald field pattern and biodiversity) would be a benefit. These benefits would partially offset the adverse change. As such the proposals are not contrary to Landscape Planning Policy, as noted in the Reason for Refusal and there are good grounds for granting consent in terms of Landscape Character and Views.

APPENDIX A

1.0 Landscape Character and Visual impact methodologies

1.1 Introduction

- 1.1.1 This section addresses the Landscape Character and Visual impacts. This section addresses how Landscape Character and Visual, baseline conditions are judged to be impacted by development.

1.2 Landscape and Visual Appraisal Methodology, general

- 1.2.1 Landscape and Visual impact judgements proposed in this report, are based upon professional experience and by utilising the principles as set out in the Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition, 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment and by reference to the Technical Guidance Note, Assessing Landscape Value outside National Designations (TGN 02-21).

1.3 Landscape Character Impact Methodology

1.3.1 General

- 1.3.1.1 Landscape Character impacts relate to the effects of the proposals on the physical resources and other characteristics of the landscape and its resulting character and quality. Landscape resources and character are considered to be of importance in their own right and valued for their intrinsic qualities regardless of whether they are seen. Landscape receptors are defined as aspects of the landscape resource that have the potential to be affected by a proposal.

- 1.3.1.2 There is no standard methodology for the quantification of the scale or magnitude of relative effects for Landscape Character although there is guidance in GLVIA 3 and TGN 02-20. As such the following definitions are proposed so that Landscape Character judgements can be made. Landscape Character is assessed by assessing the effects of the development at different scales. The term 'Local' is used to define the area within or influenced by the Appeal Site and is likely to closely follow the extent of the Zone of Theoretical Visibility (used in the Visual section).

- 1.3.1.3 The methodology sets out how to make Landscape Character impact judgements. Sensitivity is determined by cross referencing Landscape Value with Landscape Susceptibility (see Table 1). The Magnitude of Impact of the development is then judged at local to national scales. The Significance of Landscape Effect is determined by cross referencing the judgements made for, the Sensitivity of the Landscape Receptor and the Magnitude of Change (see Table 2).

1.3.2 Landscape Value

- 1.3.2.1 Landscape Value is the relative value or importance attached to different landscapes by society on account of their landscape qualities. It is inherent and independent of the proposed development. Landscape qualities are characteristics or features of a landscape that are valued, usually referred to as special qualities in relation to nationally designated landscape. Landscape characteristics are elements which make a particular contribution to landscape character. Landscape Value is assessed using the following range of factors (in oblique, referenced from GLVIA 3, item 5.28, Box 5.1 with some minor changes with the issue of TGN 2/21, as noted).

- *Scenic quality.* 'The term is used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).'
- *Distinctiveness (combines *Rarity and Representativeness*).* *Rarity* is 'The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.' *Representativeness* is whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.'
- *Conservation* (natural heritage factors (TGN 2/21) interests. 'The presence of features of wildlife, earth science or archaeological or historical and 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, remoteness and/or tranquillity.'
- *Associations.* 'Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.'
- *Function (TGN 2/221).* 'The value attached to landscapes which perform a clearly identifiable and valuable function.'

- 1.3.2.2 Landscape Value judgements are made using the following (linked to the GLVIA 3 categorisations on page 39 and Appendix 10).

- **Very Low** (which could be categorised as a landscape significantly influenced by a dominant landscape detractor).
- **Low** (which could be categorised as Local Community or a landscape which is not designated or protected, which does not make a positive contribution, which is in poor condition, and/or which has been residually altered by detrimental man-made activity, possibly at a small scale)
- **Medium** (which could be categorised as Regional or Local Authority (GLVIA) or an undesignated landscape judged to have a higher (than the Low) value as a result of assessment carried out in accordance with TGN 02-21) or a landscape which may be part of a local designation or other value, that makes a moderately positive contribution, which is in moderate condition, and/or which may have some detrimental activity as a result of man-made intrusion. These may include Local Plan Landscape designations or other undesignated landscapes that have some other medium landscape value.
- **High** (which could be classed as regional, international or national): a landscape which is covered by an international, national designation or in some cases is of regional interest or other important value, that makes an important and positive contribution to its wider context. These may include World Heritage Sites, National Parks, AONBs, Heritage Coasts, Registered Parks and Gardens, including the setting of these.
- **Very High** (which could be classed as international or national): a landscape which is covered by an international or national designation that makes an highly important and significantly positive contribution to its wider context. These may include World Heritage Sites, National Parks, AONBs, or Heritage Coasts.

1.3.2.3 In respect of a test for judging a ‘valued landscape,’ (outside national designations), as referred to in NPPF, Paragraph 174 part a) the following definition is given on page 42 of LI TGN 02/21, Appendix 7, titled ‘The valued landscape policy test’ in England,’ item A4.2.11.

“A ‘valued landscape’ is an area identified as having sufficient landscape qualities to elevate it above other more everyday landscapes.”

The TGN (also page 42) notes that ‘Everyday’ landscapes may nevertheless have value to people. GLVIA 3, item 5.28, Box 5.1 TGN 2/21, is also relevant, as noted at 1.4.2.1, below.

1.3.3 Landscape Susceptibility

1.3.3.1 Landscape Susceptibility judgements are based on the physical state of the landscape and influential elements (Landscape Receptors) within it. It is development. specific It is about its intactness from visual, functional and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place. Judgements are made to assess the ability of Landscape Receptors to accommodate change as a result of proposed development in relation to the baseline. Landscape Receptors can include overall character, key characteristics, individual elements or features and specific aesthetic or perceptual aspects. Landscape Susceptibility judgements are made using the following.

- **Low:** a landscape where Receptors are likely to make a minimal positive contribution so that it could accommodate the type of development being proposed without causing a detrimental change to the baseline condition.
- **Medium:** a landscape where Receptors are likely to make a moderately positive contribution so that it could accommodate partial development or there is potential for effective mitigation to offset detrimental change to the baseline condition.
- **High:** a landscape where Receptors are likely to make a highly positive contribution so that it is unlikely that it could accommodate the type of development being proposed (even with mitigation) and would cause a detrimental and residual change to the baseline condition.

1.3.4 Landscape Sensitivity (see Table 1.)

1.3.4.1 Landscape Sensitivity is the degree to which the Landscape can accommodate change without adverse impact on its character and is judged by cross referencing value with susceptibility.

Table 1 Determining Landscape Sensitivity						
Susceptibility	Value					
		Very Low	Low	Medium	High	Very High
		Very Low	Low	Low	Medium	Medium
		Low	Low	Medium	High	High
	High	Medium	Medium	High	High	Very High

1.3.4.2 Landscape Sensitivity is described as follows.

- **Very Low** is defined as a Landscape that has Very Low Value (likely to be significantly influenced by a dominant landscape detractor) with Low Susceptibility so that it would be tolerant of the type of change envisaged.

- **Low** is defined as a Landscape which is unlikely to include Local Plan landscape designations and which is likely to be a landscape that has poor or damaged landscape characteristics. It is likely to be tolerant of the type of change envisaged.
- **Medium** is defined as a landscape which is likely to include Local Plan Landscape designations or other undesignated Landscape characteristics and to be of local or district (borough) scale or community importance. It is likely to be a landscape that contributes positively to the character of an area, and it may have capacity to accommodate a degree (potentially with mitigation) of the type of change envisaged and
- **High** is defined as a Landscape likely to protected by a regional, national or international designation and/or widely acknowledged for its Medium to Very High value and/or its Medium to High Susceptibility. It is a Landscape with distinctive character that would be residually altered by the type of change envisaged irrespective of mitigation.
- **Very High** is defined as a Landscape protected by a national or international designation and/or widely acknowledged for its Very High value and High Susceptibility. It is a Landscape with a significantly distinctive character that would be residually altered by the type of change envisaged irrespective of mitigation..

1.3.5 Magnitude of Landscape Effect

1.3.5.1 Magnitude of Landscape Effect refers to the extent to which proposed development would alter the existing characteristics of a landscape and combines judgements on; size or scale of effect, geographical extent influenced; the duration; and the reversibility.

1.3.5.2 Magnitude of Landscape change is described using the following terms,

- **Low** is defined as just perceptible, long term change in components of a landscape or more noticeable temporary and reversible changes.
- **Medium** is defined as clearly perceptible, long term changes or loss of important features in a Character Area but which result in only relatively subtle changes in Character; or changes in a small part of a Character Area which will have a clear effect on the immediate locality. Clearly perceptible change in setting to a neighbouring Character Area which is sufficient to influence its own character, and
- **High** is defined as clearly perceptible changes, for example the loss of features which make an essential contribution to a character area, or the introduction of new large-scale features in to a character area where these are not typical, or change exerted by an overriding influence on a neighbouring character

1.3.5.3 Duration of Landscape Effect is judged as follows.

- **Short term or reversible:** (effects have no influence and the existing baseline Landscape would be returned).
- **Medium term or partially reversible:** (effects that would last until planting establishment becomes effective (10 to 25 years).
- **Long term or not reversible:** (permanent effects).



1.3.6 Significance of Landscape Effect (see Table 2)

1.3.6.1 The Significance of Landscape Effect determines how important the changes might be for the landscape in terms of mitigation and the long term residual effects. It is judged using Table 2.

Table 2 Determining Significance of Landscape Effects				
Sensitivity of receptor	Magnitude of change (Adverse or Beneficial)			
	Very Low	Low	Medium	High
		Negligible/Not Significant	Negligible/Not Significant	Minor/Not Significant
		Negligible/Not Significant	Minor/Not Significant	Minor/Not Significant
		Minor/Not Significant	Moderate/Significant	Moderate/Significant
		Minor/Not Significant	Moderate/Significant	Major/Significant
	Very High	Minor/Not Significant	Moderate/Significant	Major/Significant
Key to Table 2				
Negligible	Not significant			
Minor	Mitigation should be explored but the effect would be a consideration of only limited Significance in the judgement			
Moderate	Every effort should be made to mitigate the impact and if moderate residual effects remain these would be Significant			
Major	Every effort should be made to mitigate the impacts/effects and if residual major effects remain these would be Significant			

1.4 Visual Impact Methodology

1.4.1 General

1.4.1.1 Visual impacts relate to the effects on the existing visual amenity and the impact on Visual Receptors. Visual Receptors are people with views that may be altered by new development. Effects on visual amenity, as perceived by Landscape Receptors, are therefore clearly distinguished from, although they can be linked to Landscape effects.

1.4.1.2 Viewpoints 1 to 12 and visual impacts are described in Appendix 1 hla 619 R02. Near distance views are defined as being under 200m from the site, medium distance, 200m to 1km, and long distance, as over 1km.

1.4.2 Photographic Methodology (see Appendix 6)

1.4.2.1 In demonstrating photographic evidence to support Viewpoint descriptions and impact judgements it is important to have a photographic methodology that can be repeated by any other party. As such this LVIA uses the Landscape Institute Advice Note 06/19 Visual Representation of Development Proposals 17-09-19 (Appendix 9) as the basis for Viewpoint Photography.

1.4.2.2 Photographic viewpoints are selected to give typical or representative views from a variety of locations and from near, middle and long distance locations. All Viewpoints are publicly accessible locations in the landscape.

1.4.2.3 Each photograph is taken from a height approximately 1.5m (eye level) above ground level.

1.4.2.4 The camera used for the viewpoints was a Canon EOS R7 digital mirrorless camera with a 50mm lens. Suppliers of cameras of this type prescribe this as the set-up which most closely resembles the image as seen by the human eye.

1.4.2.5 All photographs were taken at a time when views were clear and during the day. These photographs can be used for photomontage presentations although this is not the case with this LVIA.

1.4.3 Visual Baseline

1.4.3.1 Views to the Appeal Site were selected by desktop and on Site assessment as the most likely public locations that views of the development might experience a change. As such they demonstrate highest impact or worst case scenario views, as seen on the 27th March 2025.

1.4.4 Visual Impact Assessment structure

1.4.4.1 The methodology sets out how to make Visual impact judgements. Sensitivity is determined by judging and then cross referencing Visual Value with Visual Susceptibility using Table 3. The Magnitude of Impact for each Viewpoint is determined using Table 4 and the Significance of Visual Effect as a consequence of the development is put forward using Table 5 which cross references the judgements for Visual Sensitivity and Magnitude of Change. The judgements also consider seasonal variations (when there are no leaves on the trees) and at night time.

1.4.5 Visual Value

1.4.5.1 Visual Value judgements relate to the value attached to the view (not the visual receptor). The Value judgements are made using the following criteria.

- **Very Low:** Views which are undocumented, not protected by any designation and dominated by a significant landscape detracting element or significant detrimental man-made intrusion.
- **Low:** Views which are not documented or protected by any designation or do not have any other cultural, historic, ecological or that have some detrimental man-made intrusion.
- **Medium:** Views which have a moderate level of visual interest and where the elements within the view are relatively intact for example local open space and local footpaths or which might be protected by: County; District (or Borough) and Parish designations; or where there is a moderate level of interest for cultural, historic, ecological, or other moderately important reasons, that may influence the view.
- **High:** High quality views where the attention or interest is prolonged and focused on the visual surroundings, where there is a high level of scenic visual interest or the composition includes significant cultural, historic, ecological or other important influences and which is likely to have limited or positive man-made intervention (unless of cultural value).



- **Very High:** Proprietary views where the attention or interest is prolonged and focused on the visual surroundings at an: international (World Heritage Sites); national (National Parks, AONBs and Heritage Coasts); county; regional or district scale, where there is a high level of scenic visual interest or the composition includes significant cultural, historic, ecological or other important influences and which is likely to have extremely limited or positive man-made intervention (unless of cultural value).

1.4.6 Visual Susceptibility

- 1.4.6.1 Visual Susceptibility is the ability of a view to accommodate the type of development being proposed without undue consequences for the maintenance of the baseline situation and judgements are made using the listed criteria as follows.
- **Low:** Views where the Visual Receptor’s attention is not on their surroundings and where setting is not important to the quality of working life. Receptors might include drivers, people who are engaged in work tasks or people engaged in sport where the view is not an integral part of the experience.
 - **Medium:** Views where the Visual Receptors may have a moderate level of interest for example local open space users, local people walking in community areas or engaged in sport where the view is not an integral part of the experience (cycling, walking, jogging etc) and passengers in vehicles.
 - **High:** Views where the Visual Receptors have a high level of interest or where views are recorded in Management Plans or guide books or Views associated with nationally designated landscapes: notable views from a National Trail or promoted route; or designed views (vistas) recorded in citations for historic parks and gardens/scheduled monuments etc. Local residents who have high quality views where they may have limited access to the wider countryside.

1.47 Visual Sensitivity (see Table 3)

- 1.4.7.1 Visual Sensitivity is the degree to which the landscape can accommodate change without adverse impact on its composition and the ability to enjoy the view. It is determined by cross referencing Visual Value with Visual Susceptibility.

Table 3 Determining Visual Sensitivity						
Susceptibility	Value					
		Very Low	Low	Medium	High	Very High
	Low	Very Low	Low	Low	Medium	High
	Medium	Low	Low	Medium	High	High
	High	Medium	Medium	High	High	Very High

1.4.8 Magnitude of Visual change (see Table 4)

- 1.4.8.1 Magnitude of Visual Effect refers to the extent to which proposed development would alter the existing characteristics of a visual composition and the ability to enjoy the view. Judgements combine the size or scale of effect, the geographical extent and the duration and reversibility. Consideration is given to the loss, gain, deterioration or enhancement of existing landscape visual elements as well as the scale, materiality and design style, and the completeness of a view (open, enclosed, framed, partial, momentary, zoetropic etc), and the extent (see also the Zone of Theoretical Visibility) which includes the area impacted and the numbers and types of Visual Receptors.

1.4.8.2 Duration of Visual Effect is judged as follows.

- **Short term or reversible:** (effects have no influence and the visual baseline would be returned).
- **Medium term or partially reversible:** (effects that would last until planting establishment is becomes effective (10 to 25 years)).
- **Long term or not reversible:** (permanent effects).

Table 4 Determining Magnitude of Visual Impact

Visual impact magnitude	Description
Major adverse visual impact or benefit	The proposals would cause a dominant or complete change to the composition of the view, the appreciation of the landscape character, the ability to take or enjoy the view
Moderate adverse visual impact or benefit	The proposals would cause a clearly noticeable change to the the view, which would affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
Slight adverse visual impact or benefit	The proposals would cause a perceptible change to the the view but which would not materially affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
Negligible adverse visual impact or benefit	The proposals would cause a barely perceptible change to the the view, but which would not affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
No change	The proposals would cause no change to the view
Neutral	There would be a change to the view but it is not possible to judge whether this change is an adverse or beneficial impact



1.4.9 Significance of Visual Effect (see Table 5)

1.4.9.1 The Significance of Visual Effect determines how important the changes might be for the View and the appreciation of the View, in terms of the requirements for mitigation and the long term residual effects. It is judged using Table 5.

Table 5 Determining Significance of Visual Effect

				Magnitude of Impact		
		Major Visual Impact (Adverse or Beneficial)	Moderate Visual Impact (Adverse or Beneficial)	Slight Visual Impact (Adverse or Beneficial)	Negligible Visual Impact (Adverse or Beneficial)	Neutral impact
	Very High	Major Visual Effect/ Significant	Major Visual Effect/Significant	Moderate/Visual Effect/Significant	Minor Visual Effect/Not Significant	Minor Visual Effect/ Not Significant
	High	Major Visual Effect/ Significant	Moderate/Visual Effect/Significant	Moderate/Visual Effect/Significant	Minor Visual Effect/ Not Significant	Negligible Visual Effect/Not Significant
Sensitivity of receptor	Medium	Moderate/Visual Effect/Significant	Moderate/Visual Effect/Significant	Minor Visual Effect/ Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant
	Low	Moderate/Visual Effect/Significant	Minor Visual Effect/Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant
	Very Low	Minor Visual Effect/Not Significant	Negligible Visual Effect/ Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant

Key to Table 5

Visual effect (VE)

- Negligible

The proposals would result in a change to the view that may be barely discernible and/or it would not be possible to make beneficial or adverse judgement irrespective of the Sensitivity. The effects are likely to be short term or reversible and/or they would be very small and lead to Not Significant judgement.
- Minor

The proposals would result in a change to the view that would be barely discernible to clearly noticeable and would be dependent upon the scale of judgement for Sensitivity. The effects may be short term or reversible and/or would be minimal and lead to Not Significant judgement.
- Moderate

The proposals would result in a change to the view that would be perceptible to clearly noticeable and would be dependent upon the scale of judgement for Sensitivity. The effects may be long term and irreversible and/or would be Significant in all cases.
- Major

The proposals would result in a change to the view that would be a dominant or complete change where the impact is Major and the Sensitivity is High. The effects would be Long Term, irreversible and Significant in all cases.

Significance

- Not Significant

Mitigation should be explored but the impact should be a consideration of only limited weight
- Significant

Every effort should be made to mitigate the impact and if residual impacts remain these should feature in the balance of considerations.



Bibliography

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- Appendix 5 Horsham District Landscape Character Assessment, October 2003, Landscape Character Area (LCA) G4 Southwater and Shipley Wooded Farmlands
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