Landscape and Visual Impact Assessment (LVIA) for 1 no. residential dwelling on land opposite Codmore Field House, Hill Farm Lane, Codmore Hill, West Sussex, RH20 1BJ

hla 611 R02 rev A **(5-5-26, latest scheme drawings added along with new proposal description)**

For Client: Lisa Blaber

By N Harper BA DipLA CMLI

December 2024

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

Introduction

Ms Lisa Blaber instructed us to carry out this LVIA on the 26th November 2024. The LVIA has been prepared by Nick Harper BA (Hons), DipLA (Hons), CMLI, Chartered Landscape Architect and Partner of Harper Landscape Architecture LLP.

This LVIA is put forward to describe the Landscape Character and Visual Impacts and Effects in respect of the development for 1 no residential dwelling, access and garden on land opposite Codmore Field House, Hill Farm Lane, Codmore Hill, West Sussex, RH20 1BJ.

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 matters, and in relation to the development.

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 residential development in rural-residential landscapes.

1.2.3 Nick has good experience of Landscape and Visual Appraisal (LVA) in the Low Weald. 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 35 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 represented a number of Design Review Panels (DRP) including the South East Design DRP, Eastbourne DRP and Rother DRP.

2.0 Description of the Site and the Proposal

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

2.1.1 The Site is located in the village of Codmore Hill, approximately 2km north of the centre of Pulborough, 4 to 5km south west of Billinghurst and approximately 125m west of the busy A29 (Stane Street). It is located in the jurisdiction of West Sussex (WSCC), Horsham District (HDC) and Pulborough Parish (PPC) Councils. It sits directly west of The Deck House and it is accessed from the north side of Hill Farm Lane, opposite the (under construction) Codmore Field House. Whilst it is part of Codmore Hill it is outside although abutting the built up area of the village.

2.1.2 The Site is a steeply sloping (approximately 47m AOD to south and approximately 35m to the north). It is a recti-linear shaped field covered by scrub planting and boundaries that have both dense planting (west) as well as gaps (south and east) allowing views to surrounding properties with particular openness (north) across the paddocks and Stane Farm Industrial Estate to the Gerrard's Rough woods beyond. There is an overgrown and dilapidated outbuilding located towards the southern boundary. Hill Farm Lane, runs along teh south side of the Site's southern boundary, it is an rural road in an elevated position that links the A29 to villages located west of Codmore Hill. The section of Hill Farm Lane adjacent to the Site is well used by vehicles and the lay-by located along the northern Site boundary was filled by a number of parked vans on the day of the Site visit (see Viewpoints 1 and 2 in Appendix 1).

2.1.3 The Site has received refusal (16-09-24) for an Application (ref: *DC/22/1922*) for, '*Change of use of land for the provision of four (4) no. pitches for settled gypsy and traveller accommodation,*' at the Site.

2.1.4 The Site and its field boundaries (see Figure 3) are described as follows:

Boundary A, (north): Dilapidated 1.2m height timber post and stock proof fencing with barbed wire. The boundary is largely open although there is some scrub / vegetation / foliage and semi-mature tree (10-15m height) planting. The main species are, Eucalyptus, Lawson Cypress, Brambles, Grey Willow and Western Red Cedar.

Boundary B (west): Dilapidated and in parts broken down timber post and stock proof fence. The planting and mature trees (>20m height) are dense and they screen views in from the west. The following species exist, Brambles, Dog Rose, Downy Birch, Hawthorn, Hazel, Oak, Cypress, Sycamore, Willow and Ivy.

Boundary C (south): No meaningful fence. There is some mature Hazel tree (>15m height) planting although this is gappy and allows relatively unimpeded physical and visual access in to the Site. The following species exist, Hazel, Cypresses, and Cedar.

Boundary D (east): Various fence (some dilapidated) and mature tree (>15m height) planted boundary treatments allowing views to the Deck House and garden. The following species exist, Hornbeam, Oak, Beech, Field Elm, Norway Spruce, Western Red Cedar, Elder, Box-leaf Honeysuckle, Bamboo, Cherry Laurel and Ivy.

General internal planting: The Site is scrubby (predominance of self seeded Willows) with some semi-mature trees with the dilapidated overgrown out building and there are small areas of rubbish and arisings.

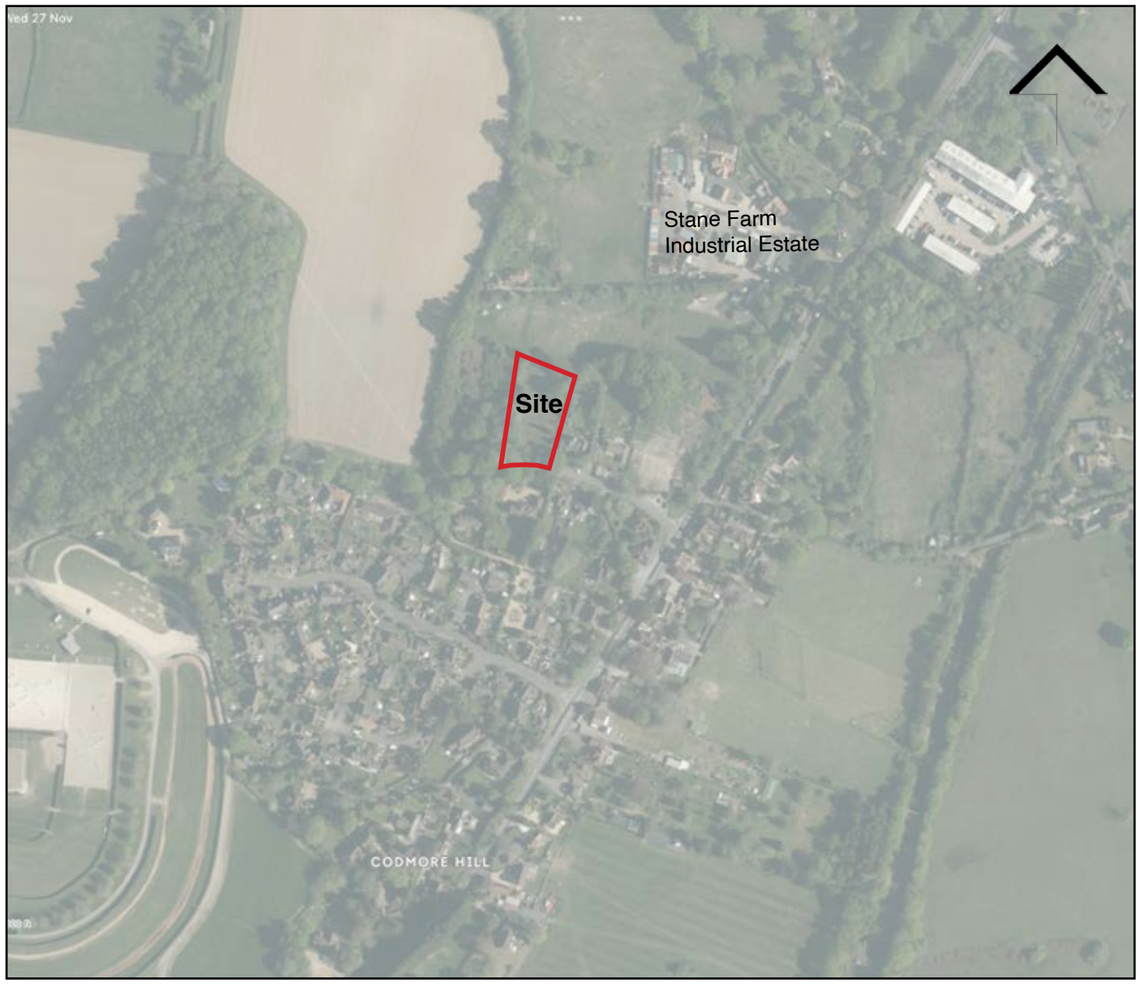
2.1.5 The Officers Report for the refused Application (ref: *DC/22/1922*) included an HDC Landscape Architects statement that highlighted the need for an LVIA based on an accurate scheme showing: existing retained vegetation; new vegetation; levels; access (visibility splays); views (including from local properties); a proposed landscape scheme (hard surfacing, fencing etc); and using the Landscape Strategy (mitigation) as recommended.

2.1.6 The Officers Report for the refused Application (ref: *DC/22/1922*) also included an ecology statement from an ecology consultant that highlighted there may be ecological interest relating to European Protected Species: Hazel Dormouse (scrub and boundary hedgerows); and commuting bats (trees and boundary habitat could be suitable for roosting and foraging). They also noted Great Crested Newts as there is a pond located within 150 metre of the Site. The following protected species may also exist: reptiles; and badgers. They noted that if additional native hedgerow or infill planting were to be proposed, that it should be native species mix and planted in random percentages of each species to emulate a natural setting.

2.1.7 There is an Oak located on the roadside within The Deck House's curtilage that has a Tree Preservation Order (ref:*1334*). The Root Protection Areas (RPAs) of this TPO and all the other trees to be retained, would overlap with the proposed development areas meaning *BS 4837, Trees in relation to design, demolition and construction* would be relevant.

2.1.8 In terms of local heritage there are local Listed Buildings (see Figure 6), Ancient Semi-Natural Woodland (200m west of the Site) and Stane Street (approximately 125m east of the Site) is a Roman Road, all of which are in relatively close proximity although they would not be influenced by the new development. The Grade II Listed 1827 Folly (by Samuel Drinkwater), Toat Monument (ref: *1354039*) can be seen from the elevated and more open parts of the Site, approximately 1.25km to the north west.

Figure 1 Location Plan and Aerial Photograph



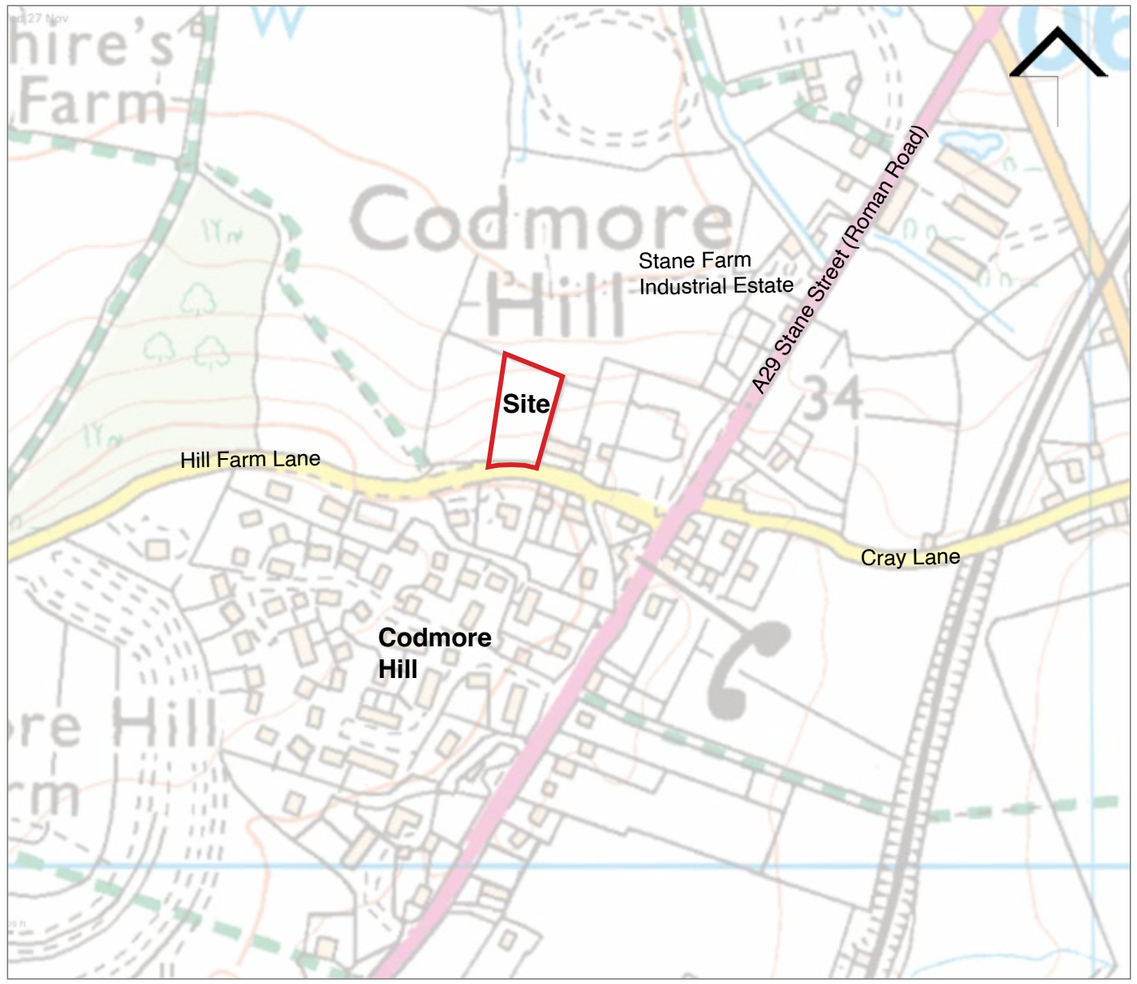


Figure 2 Location and Site Plan



Figure 3 Site-wide Photographs a. to g. Plan NTS



Key

a — Site-wide Viewpoint

A — Existing boundary treatment

Figure 4a Site-wide Photographs a. b. and c.



View a. Looking north east from south west corner of Site, 29-11-24



View b. Looking north from south east corner of Site, 29-11-24



View c. Looking south west from north east corner of Site, 29-11-24

Figure 4b Site-wide Photographs di. dii. and e.



View di. Looking west from north west corner of Site, 29-11-24



View dii. Looking north from north west corner of Site, 29-11-24



View ei. Looking north from west central part of Site, 29-11-24

Figure 4c Site-wide Photographs f. and g.



View eii. Looking south from west central part of Site, 29-11-24



View f. Looking south from north central part of Site, 29-11-24

2.2 **The proposal** (see Figures 5, 6, 7 and 8)

2.2.1 The proposal is for one new residential dwelling, to be located mid-way down the steep slope and centrally positioned within the rectilinear plot. A permeable (resin-bound gravel) access drive is proposed off Hill Farm Road, and the new house would provide both front and rear garden areas.

2.2.2 A Landscape Strategy is set out in Chapter 6 to ensure that the Site remains discreetly located, that there is minimal Landscape Character and Visual impact on the local landscape, that the development integrates with its surroundings, and that biodiversity and Green and Blue Infrastructure are enhanced.

2.2.3 The proposed development adopts a contemporary architectural approach, expressed through simple geometric form, a restrained palette of materials, and a clear hierarchy of elevations. The design responds to the site's rural context by maintaining an appropriate domestic scale and proportions, reflecting the pattern and form of surrounding development.

2.2.3 The siting and layout have been carefully considered in relation to existing land levels, views, and the site's relationship with Hill Farm Road, ensuring that visual impact is limited. The dwelling is set within the slope to reduce prominence, with structural planting and landscape proposals reinforcing containment and integration within the wider landscape.

2.2.4 The proposed materials and detailing, including rendered finishes and simple architectural expression, provide a high-quality and durable appearance. The design approach achieves a balance between contrast and compatibility, ensuring the building remains legible as a contemporary intervention while respecting its rural setting.

2.2.5 The scheme is supported by a comprehensive landscape strategy, including tree and shrub planting, biodiversity enhancements, and sustainable drainage through permeable surfaces. These measures will strengthen the ecological value of the site and contribute positively to local landscape character over time.

2.2.6 Overall, the proposal represents a well-considered and policy-compliant design, responding appropriately to site constraints, local character, and relevant planning guidance.

2.2.7 In response to the Councils' request for more information regarding the cut and fill operations in respect of soil excavation and regrading we quote the architects text, as follows.

> *"The development will require localised excavation to accommodate the dwelling and access. All excavated material will be retained and reused on site. There will be no export of material from the site. The approach to earthworks is based on a balanced cut and fill strategy, whereby material arising from excavation is redistributed in a controlled and sensitive manner to support the integration of the development into the existing landform.....*
>
> *.....This approach avoids any uniform raising of site levels and instead reinforces the natural topography, ensuring the development remains visually recessive within the landscape. The proposals will not materially alter the overall landform or landscape character of the site and will maintain its rural setting."*

2.2.8 This confirms that the low level of change as a result of soil excavations has been correctly assessed for this LVIA.

Figure 5 Block Plan by Manorwood, Drawing number 2411CO-R1



Figure 6 Landscape Removals Plan by HLA , Drawing Number hla 611 01 rev A



Figure 7 Hard Landscape Plan by HLA , Drawing Number hla 611 02 Rev A



Hard Landscape Plan 1:200 @ A1, 1:400 @ A3

Key

- Existing contour
- Existing building
- Existing edging, fencing etc
- Existing tree retained
- Existing planting retained
- New driveway resin bound (golden gravel) surfacing except in root protection areas where a 'No Dig' plastic honeycombe filled with gravel to be used
- New, 2 rows of cropped granite setts in mortar with 10mm flush joints
- Make good existing fence
- New ranch style, 2 rail cleft chestnut pale fence

Notes
Proposed Steps, Lower and Upper Terraces to Architects specification.
Potential for gates at the entrance

0 10m

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Revisions
Rev A NH 08-05-26 Resin bonded area revised and spec altered to resin bound, gravel

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Drawing: Hard Landscape Plan			Date: 23-03-25
Project/Client: Land opposite Codmore Field House, Ms L Blaber			Scale: 1:200 @ A1
Job: 611	Drawing number: hla 611 02	Revision: A	Purpose: Planning

Figure 8 Planting Plan by HLA , Drawing Number hla 611 03 Rev A



Planting Plan 1:200 @ A1, 1:400 @ A3

PLEASE NOTE
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Revisions
Rev A NH 08-05-26 Resin bonded area revised and spec altered to resin bound, gravel

Harper Landscape Architecture LLP

Drawing: Planting Plan			Date: 23-03-25
Project/Client: Land opposite Codmore Field House, Ms L Blaber			Scale: 1:200 @ A1
Job: 611	Drawing number: hla 611 03	Revision: A	Purpose: Planning

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 Landscape Planning Policy; Section 5.0 Landscape Baseline; Section 6.0 Landscape Character and Visual Impacts/Effects; and Section 7.0 Conclusion including 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 9, 10 and 11)

4.1.1 The following Landscape Planning Policy is put forward to give context to the proposals only, and these should be read in conjunction with the Pre-Application Advice Report issued by the Rural Planning Practice.

4.1.2 The LVIA has focussed on Landscape Planning Policy at national scale (*National Planning Policy Framework* (*NPPF*), December 2024 and Planning Practice Guidance (PPG)), and at a district scale (*Horsham District Planning Framework (excluding South Downs National Park)*, adopted November 2015). These are described as follows.

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 related 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 guiders 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.
- Paragraph 188 (page 54) Plans should: distinguish between the hierarchy of international, national and locally designated sites.

4.3 Planning Practice Guidance (PPG)

4.3.1 The following government Planning Practice Guidance (PPGs) as relevant to landscape and the Site.

- PPG Climate change.
- PPG Natural environment.
- PPG Open space, sports and recreation facilities, public rights of way and local green space.

4.4 County Planning Policy

4.4.1 There are no specific policies at the West Sussex County Council scale.

4.5 District Landscape Planning Policy

4.5.1 At a borough scale the Site is in the jurisdiction of Horsham District Council, Horsham District Planning Framework (excluding South Downs National Park), adopted November 2015. The Landscape Planning Policies as relevant to the proposed residential development are as follows.

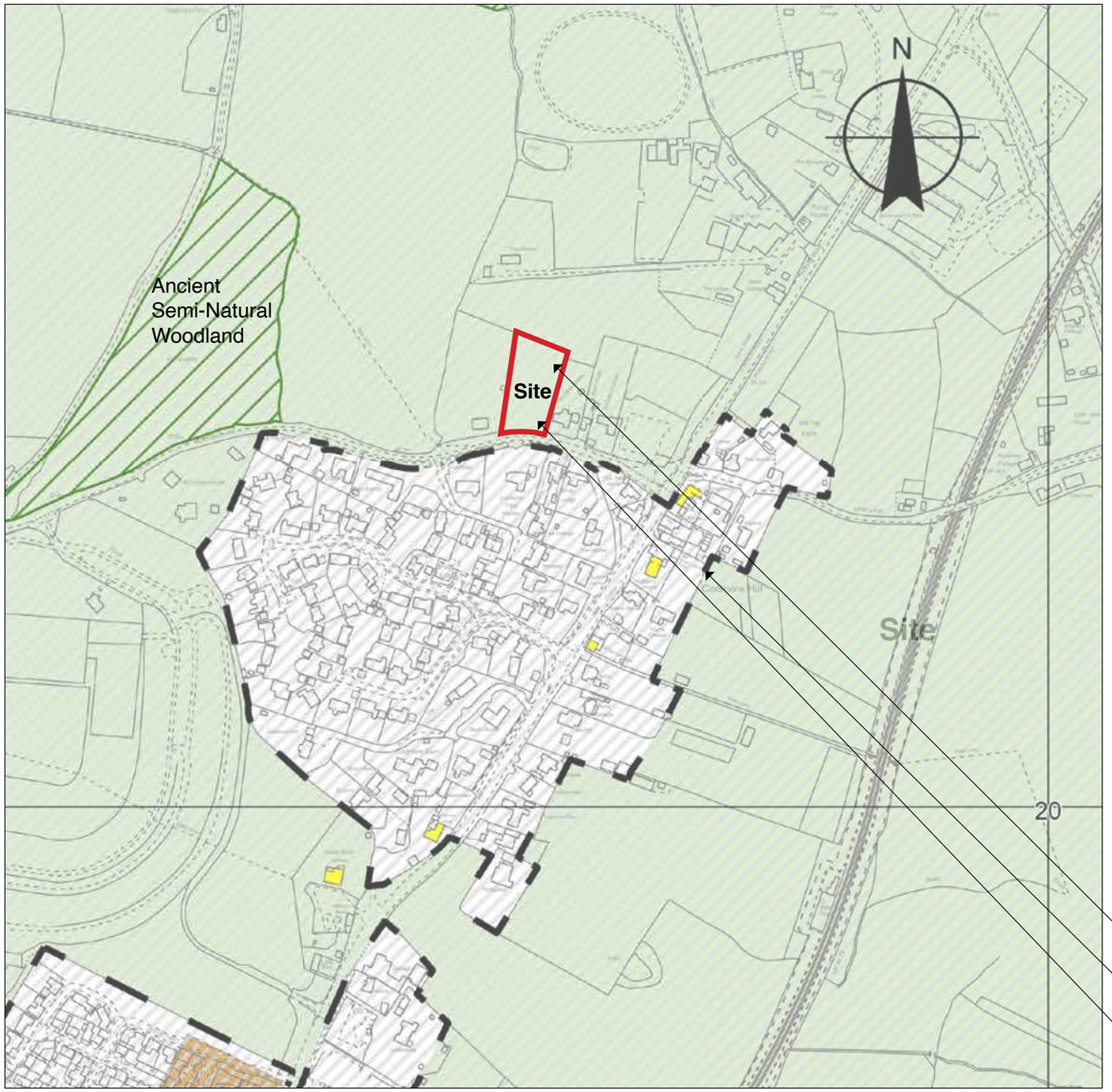
- Policy 1 – Sustainable Development (page 19).
- Policy 24 – Environmental Protection (page 98).
- Policy 26 – Countryside Protection Zone (page 100).
- Policy 31 – Green Infrastructure and Biodiversity (page 108).
- Policy 32 – The Quality of New Development (page 111).
- Policy 33 – Development Principles (page 112).
- Policy 34 - Environment (page 113).
- Policy 35 – Climate Change (page 116).
- Policy 37 –Sustainable Design and Construction (page 121).
- Policy 38 – Flooding (page 122).
- Policy 39 – Infrastructure provision (page 126).
- Policy 40 - Sustainable Transport (page 127).

4.7 Parish Planning Policy

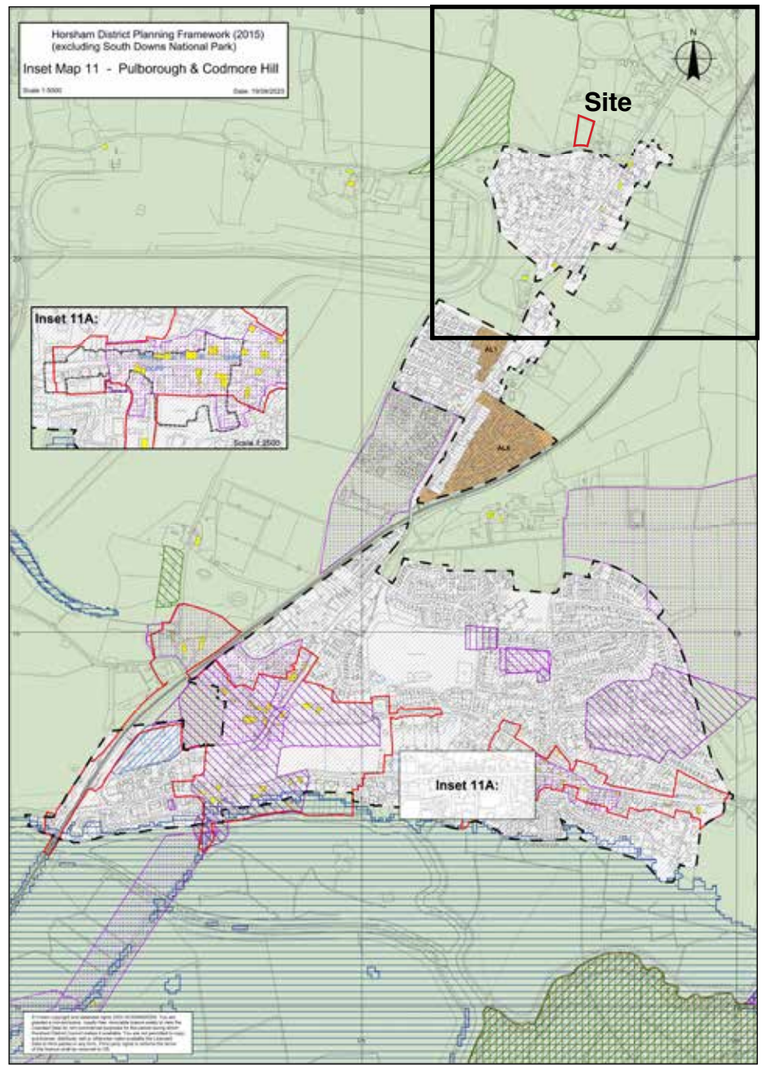
4.7.1 The Site is in the jurisdiction of Pulborough Parish Council who have a Draft Neighbourhood Plan, this document is an emerging document in consultation and as such Landscape Planning Policies are not assessed in this LVIA.

Figure 9 Horsham District Planning Framework (2015), Inset Map 11 Pulborough and Codmore Hill 19-9-23

Inset extract



Inset shown opposite



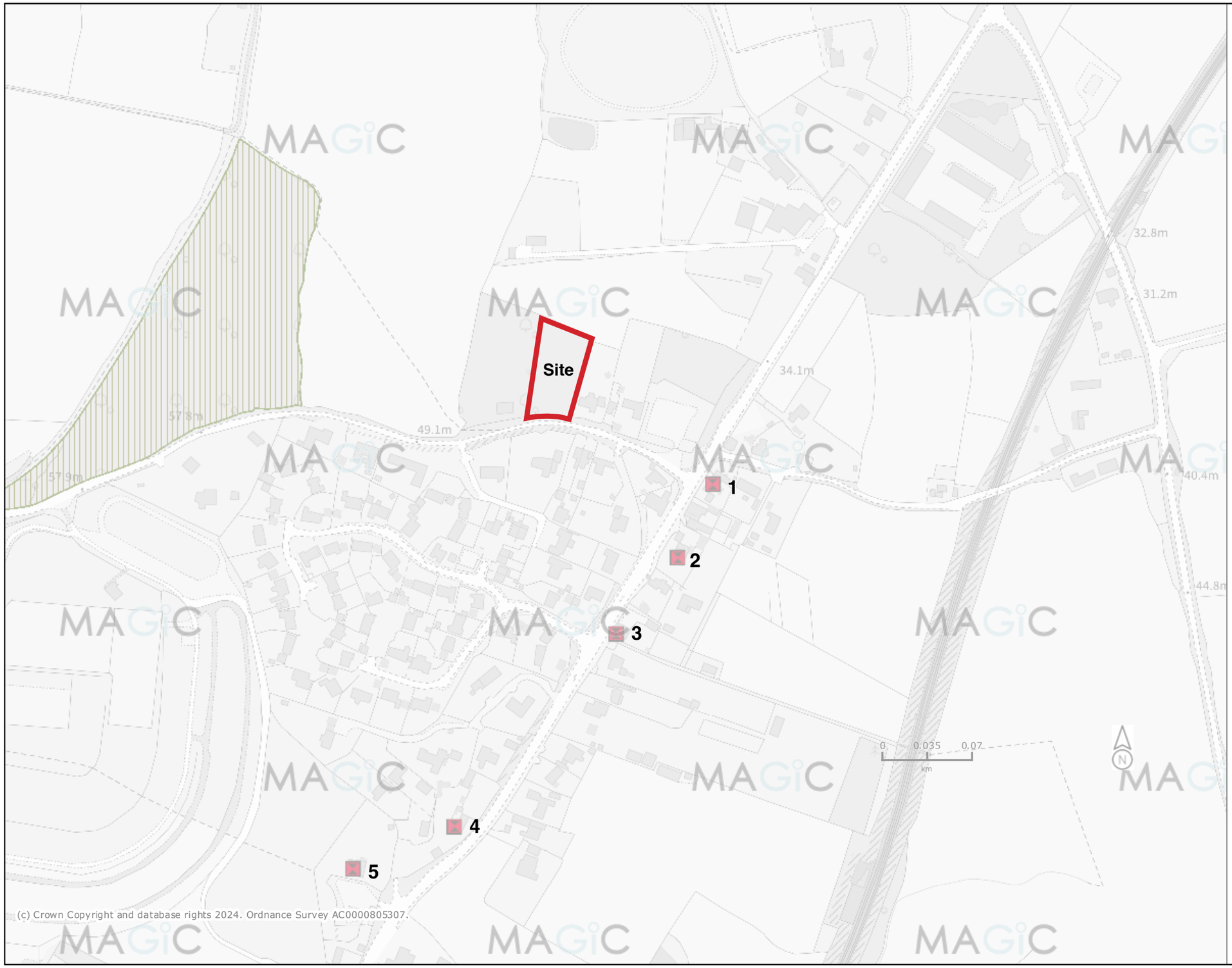
Full plan

Areas outside built-up area (green render)

Built-up area boundary

Bat Sustenance Zone (grey slanted render)

Figure 10 Extract of Magic Map



Legend

Listed Buildings (England)

- I
- II
- II*

Ancient Woodland (England)

- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland

Listed Building

1 Grade II The Old Forge (ref:*1286063*)

2 Grade II Mulberry House (ref:*1027342*)

3 Grade II White Cottage (ref:*1286060*)

4 Grade II Codmore House (ref: 1354006)

5 Grade II Stane Street Hollow (ref: *1027341*)

Projection = OSGB36
xmin = 504700
ymin = 119800
xmax = 506500
ymax = 120700

0 0.055 0.11
km

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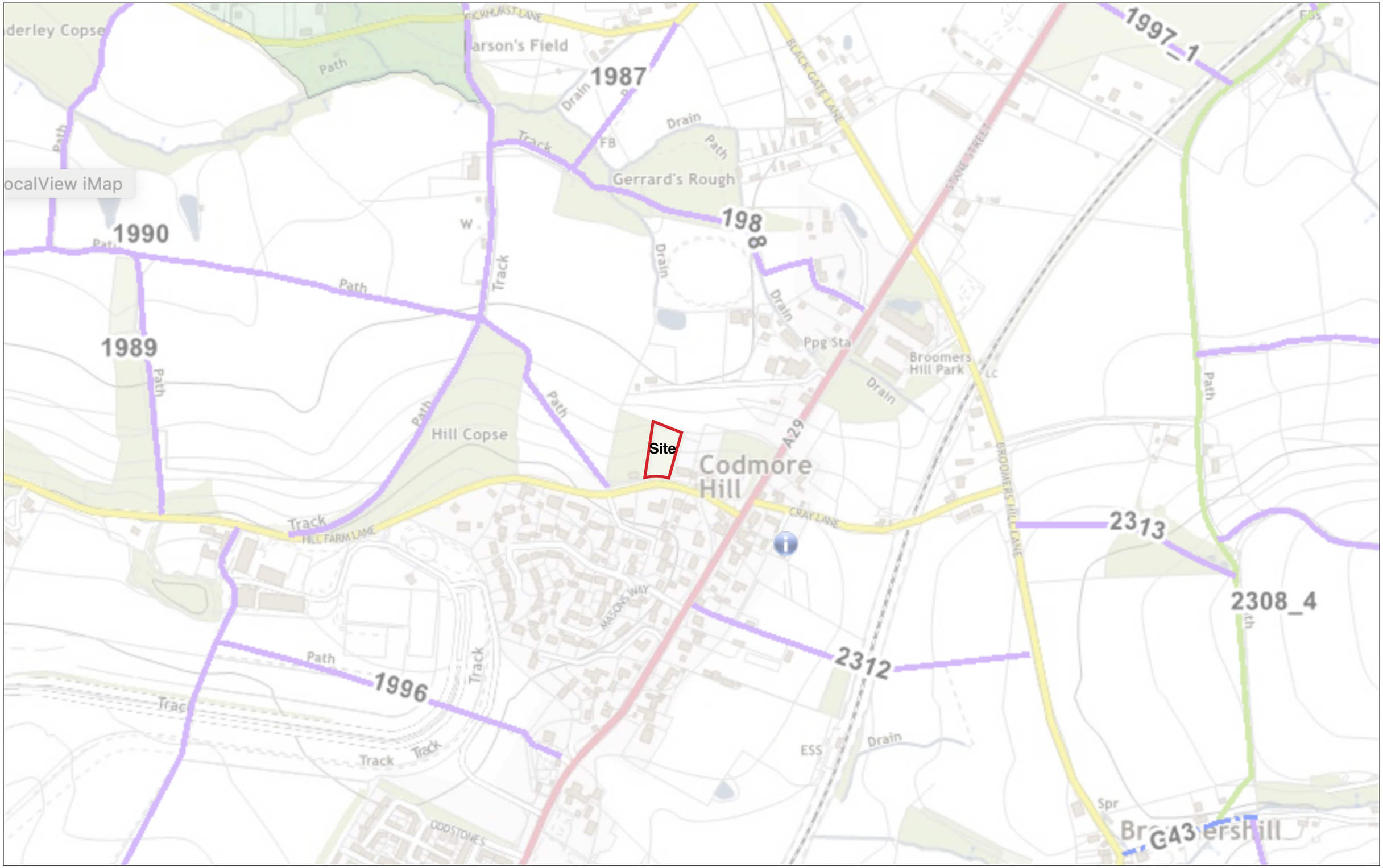
Figure 11 Extract of West Sussex Public Rights of Way Plan



5.0 Landscape Character and Visual baseline description

5.1 Landscape Character

5.1.1 Landscape Character is described at a local scale, Local Landscape Character Area (LLCA), and then as put forward in the published Landscape Assessments at: national, county, and district scales, as follows.

5.2 Local Landscape Character Area (LLCA) or Study Area (GLVIA 3) (see Figure 12)

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) ie the Site and it's 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 (above). The LLCA is delineated on Figure 8 and described as follows.

5.2.2 The Site is a steeply, sloping recti-linear field enclosed by vegetation to the west with obscuring vegetation to the east and south and a more open character to the north. The Site has an enclosed perception although the more open north boundary and elevated parts of the Site enable near to medium distance, framed views across the paddocks and Stane Farm Industrial Estate to the Gerard's Rough woods beyond and the Listed Toat Monument is visible to the north west. Views to the north have a more rural perception despite the presence of the Stane Farm Industrial Estate which somewhat lessens this. To the west the character is enclosed, densely wooded slopes and to the east and south it is village residential with suburban character influenced by Hill Farm Lane, drives, front gardens, parking, street lights, and telegraph/power cables etc. The Deck House which is located directly east has intervisibility with the Site and exacerbates the residential influence on the Site. The Site is also influenced by: the road noises especially from the A29 which is busy; and the local street, vehicular and residential lighting. The LLCA includes both Positive Landscape Receptors and Landscape Detractor, described as follows.

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

- Local rural character with wooded undulating slopes and an organically shaped field pattern.
- High quality long distance views to the north (including long distance views towards the North Downs (vicinity of Gomshall) and The Toat Monument).
- Steep topography.
- Wooded areas (directly west of the Site) and significant tree planting on all boundaries.

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

- Dilapidated fencing, field gate at entrance and overgrown outbuilding
- Arsings (planting) and other minor detritus on Site
- Telegraph posts and line.
- Incongruous Lawson Cypress planting.
- Vehicles, planes and train noise.
- Significant areas of parking specifically in the lay-by on Hill Farm Lane at the northern boundary of the Site.
- Construction (Codmore Fields House) of the development opposite the Site.
- Presence and views of Stane Farm Industrial Estate with utiltarian and piecemeal buildings, shipping containers and large vehicles.

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

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

- *"Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.*
- *The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.*
- *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.*
- *Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.*
- *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.*
- *Many small rivers, streams and watercourses with associated watermeadows and wet woodland.*
- *Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.*
- *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 at the County Assessment 2003 scale

5.2.6.1 The Site is described in the section on the Low Weald in the *West Sussex County Council, A Strategy for the West Sussex Landscape, October 2005, and more specifically in the Landscape Management Guidelines WG7 Storrington Woods and Heaths*, *Key Characteristics*, quoted as follows.

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

5.2.7 LLCA as manifest at the district published Assessment scale

5.2.7.1 The LLCA manifests the following *Key Characteristics* of the *Horsham District Council, Horsham District Landscape Character Assessment October 2023, Landscape Character Area (LCA) F1 Pulborough, Chiltington and Thakeham* on page 71, quoted as follows.

- *"Undulating sandstone ridge.*
- *Partly wooded low scarp.*
- *Extensive arable and some horticultural land use with glasshouses and mushroom farms.*
- *Leafy sunken lanes with sandstone exposures.*
- *Small historic villages built of sandstone and half timber such as West Chiltington and Thakeham.*
- *Scattered small cottages and farmsteads mainly along lanes."*

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 7 *Landscape Institute Technical Guidance Note 02/21 Assessing Landscape Value*).

- *Landscape condition*: The Site is in the Low Weald and its rural condition is lessened by its the residential (suburbanising) character seen within the wooded slopes of the Codmore Village ridge-line and the local Landscape Detractors that include the workings of the Stane Farm Industrial Estate.
- *Scenic quality*: The Site is an incremental and contributing part of the local scenic composition. This composition includes residential areas, Stane Farm Industrial Estate and Landscape Detractors, all of which are seen in the local views (see Appendix 1).
- *Distinctiveness* (*Rarity and representativeness)*: The Low Weald is a rare landscape at a national scale otherwise the local landscape is typical of the local, rural, residential, wooded slopes.
- *Conservation (natural heritage and cultural heritage) interests*: The Site has little influence on the local heritage and would have no influence on the Ancient Semi-Natural Woodland (nor its15m protection buffer) and it has incremental, barely discernible influence for the local Listed Buildings (such as the Moat Monument) and their settings.
- *Recreation value*: There are few views from local PRoWs (approximately 90m) towards the Site that see the rural residential character as described above.
- *Perceptual aspects*: The landscape has some tranquillity although it is influenced by the local houses, lighting and road noise.
- *Associations*: There are no known associations with this Site.
- *Function*: The Site is a scrubby, steep, paddock.

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

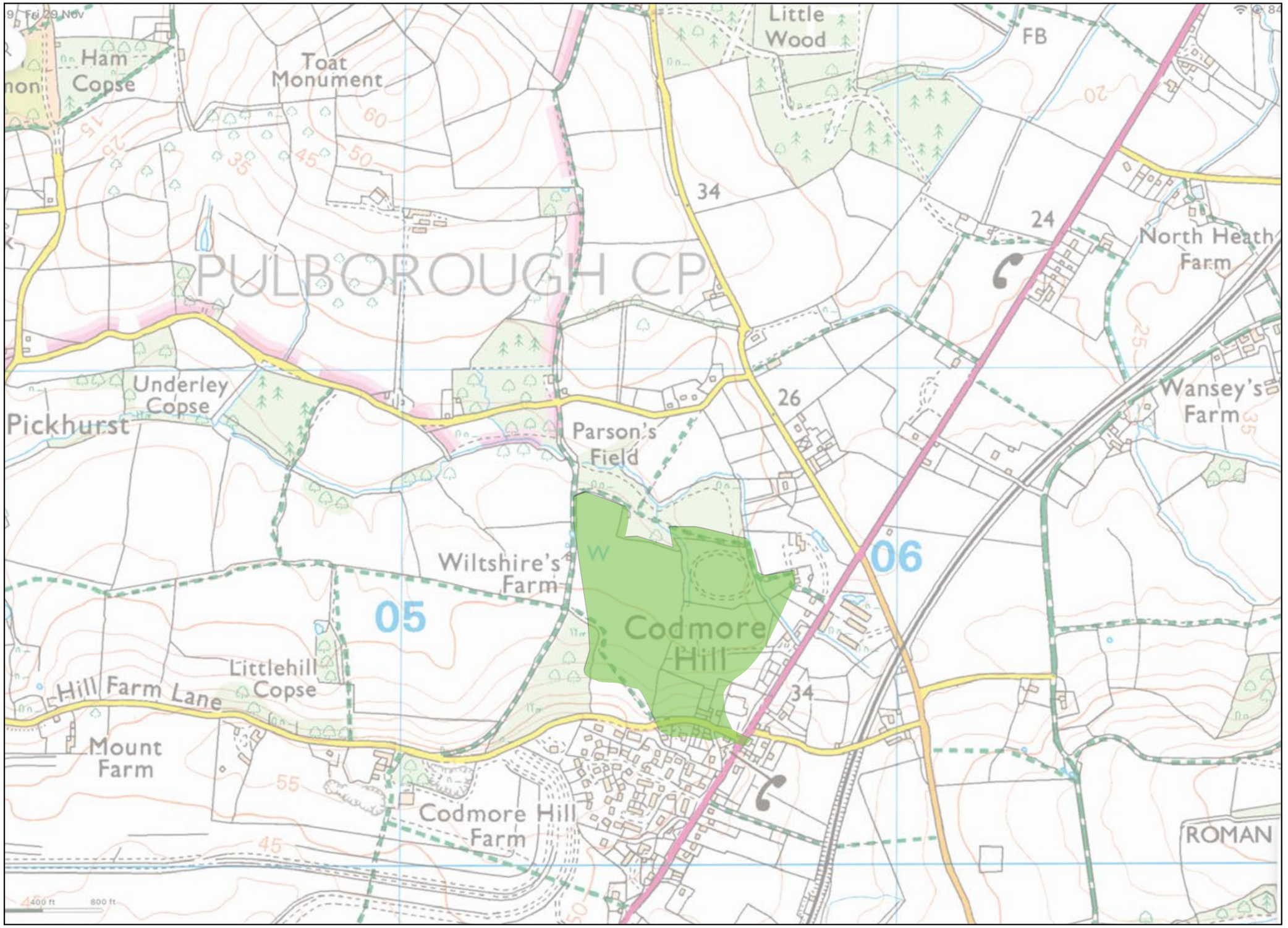
5.2.9 LLCA Susceptibility

5.2.9.1 The LLCA has rural-residential character and it is located in an area that includes Landscape Detractors including the Stane Farm Industrial Estate. The Site is discreet owing to the local planting, the topography and the local built forms. As such the LLCA could accommodate the type of development proposed as it would be typical and congruous in the local existing landscape. As such the Landscape Susceptibility is judged to be **Low**.

5.2.10 LLCA Sensitivity

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

Figure 12 Local Landscape Character Area (LLCA) Plan



Key

- Site
- Local Landscape Character Area (LLCA)

5.3 National Character Assessment (NCA) (see Appendix 3)

5.3.1 The Site is located in *Natural England, NCA 121 Low Weald* which is described as follows.

5.3.2 The NCA summarises it's character on page 3, 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 are as 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'* (SEOs), SEO1 and SEO4 (pages 15 and 18 respectively) 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 Landscape Value**, **Low Landscape Susceptibility** (the development would be indiscernible at this national scale) and as such **Low Landscape Sensitivity**.

5.4 County Landscape Character Assessment (see Appendix 4)

5.4.1 The Site is located in the *West Sussex County Council, A Strategy for the West Sussex Landscape, October 2005*, and more specifically in the *Landscape Management Guidelines WG7 Storrington Woods and Heaths*, It quotes the *Overall Character* as follows.

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

5.4.2 The *Landscape Management Guidelines WG7 Storrington Woods and Heaths* is judged to be **Medium Landscape Value**, **Low Landscape Susceptibility** (the development would be indiscernible at this national scale) and as such the **Low Landscape Sensitivity**. This concurs with the published County Landscape Assessment for *'Low Sensitivity*.'

5.5 District Landscape Character Assessment (see Appendices 5 and 6)

5.5.1 The Site is located in *Horsham District Council, Horsham District Landscape Character Assessment October 2023, Landscape Character Area (LCA) F1 Pulborough, Chiltington and Thakeham Farmlands* and Horsham District Council, Horsham District Landscape Capacity Assessment May 2021, Zone 4: Pulborough to Billinghurst, Local Landscape Area 42: Codmore Hill and Environs

5.5.2 The *Horsham District Council, Horsham District Landscape Character Assessment October 2023, Landscape Character Area (LCA) F1 Pulborough, Chiltington and Thakeham quotes the "Overall Character,"*on page 72, as follows.

> "*Lying over and along the prominent, north facing lower Greensand ridge, this is an undulating mixed farmland landscape of arable and horticulture, with small areas of pasture. It has a varied hedgerow pattern, fragmented in parts with a few small woodlands. On the low northern escarpment that forms the boundary to the character area there is a greater woodland cover. The leafy sunken lanes and orchards are particularly distinctive features. Essentially the area retains a rural character, but there is localised visual intrusion from derelict nurseries and small scale industrial uses.*"

5.5.3 The *Horsham District Council, Horsham District Landscape Capacity Assessment May 2021, Zone 4: Pulborough to Billinghurst, Local Landscape Area 42: Codmore Hill and Environs* states the following on page 62

> *"Landscape Value*
>
> - *Moderate-high tranquillity with some limited urban influences e.g. the railway.*
> - *Amenity value from footpaths crossing the area.*
> - *Historic/species rich hedgerows.*
>
> *Landscape Character Sensitivity*
>
> - *This area forms a visually prominent valleyside landform below the small scale ridge development at Codmore Hill.*
> - *There is a soft indented edge to Codmore Hill.*
> - *There is a small-medium scale field pattern, creating an unspoilt rural character. The landscape is in good condition.*
>
> *Visual Sensitivity*
>
> *Key landscape features and qualities are highly sensitive to large scale development. Although there is partial enclosure in this area, provided by hedgerows and hedgerow trees the visually prominent valley sides mean that development would result in any development being visible from the surrounding area. This results in a moderate–high degree of visual sensitivity to development.*
>
> *Landscape Capacity*
>
> *Due to the areas high landscape character sensitivity which arises from the mostly unspoilt rural character in good condition together with the visual sensitivity of the valley sides to development, it is considered there is no/low capacity for large scale development."*

5.5.4 At the district scale both the Landscape and Capacity Assessments judge *High Sensitivity* in relation to housing at a *Medium* to *Large scale Housing Development* (see page 63, Capacity Assessment) but make no mention of small-scale development.

5.5.5 The judgements given by HDC, in the district scale published Assessments are fairly broad brush, relate to a large area and refer to large-scale development. As this is a discreet development for one house in a rural residential context the Assessments offer little guidance. As such the following judgements are given at the district scale, *LCA 42: Codmore Hill and Environs*. The landscape is judged to be **Medium Landscape Value**, **Low Landscape Susceptibility** (the development would be indiscernible at this district scale) and as such it is judged to be **Low Landscape Sensitivity**.

5.6 Views (see Figure 13, and Appendix 1)

5.6.1 Visual baseline

5.6.1.1 The Zone of Theoretical Visibility (ZTV) shows that the Site is discreetly located in relation to views in from the south, west and east and more open for views in from the north. The Site slopes steeply up from north to south and this continues south beyond the Site. The rising topography, the associated southern boundary planting including the mature Hazel trees, the road (car parking in the Hill Farm lay-by) and the further buildings located south are effective as a screen so that there are barely any (public or private) views in from the south. To the west is a densely wooded block so that there are no (public or private) views in from the west. To the east the boundary planting and fencing along with the other built forms and the topography limit some partial views in from The Deck House (northern elevation and garden only) and there are no public views in. Views in from the north are more open and include mainly private views from the paddock areas and fields. There are medium distance, partial and glimpsed public views from short sections of PRoWs 1983, 1987 and 1988 located north of the Site and these are described below. There is also a long distance view from the Grade II Listed Toat Monument and its setting although the Site is obscurely seen from this long range. In broad terms the views are partial and obscured, see the Site in the context of other buildings along the wooded ridge line of Codmore Hill and within the context of Visual Landscape Detractors such as the workings of Stane Farm Industrial Estate.

5.6.1.2 The baseline judgements for the 10 Viewpoints, that represent the most likely and most sensitive locations from where views of the development might be seen, are described as follows

5.6.1.3 *Visual Value*: **Low** (Viewpoints 8 and 9); and **Medium** (Viewpoints 1, 2, 3, 4, 5, 6, 7 and 10).

5.6.1.4 *Visual Susceptibility*: **Low** (all Viewpoints).

5.6.1.5 *Visual Sensitivity*: **Low** (Viewpoints 1 to 9); and **Medium** (Viewpoint 10).

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

a. Views from Hill Farm Lane (Viewpoints 1 and 2)

These views represent approximately 100m of Hill Farm Lane as the Visual Receptor approaches and passes the southern boundary. The views are village residential character from an elevated position on the Codmore Hill ridge-line although views out are generally screened by existing mature planting and the local houses. They are near distance, enclosed views towards the Site entrance where the internal areas are screened by the significant planting at the southern boundary. Whilst these are rural-residential lane views they are influenced by Landscape Detractors including vehicles accessing and parking on Hill Farm Lane. It is noted that these views would see street lighting, lighting from residential houses and vehicle headlights on the local roads. As such the Visual Values are judged to be **Medium**. The Visual Receptors are vehicle users and occasional local walkers (although there is no pavement) who may see some change at the entrance to the development although this may be beneficial with the removal of the lay-by parking. As such the Visual Susceptibility is judged to be **Low**. By cross referencing the **Medium Visual Value** with the **Low Visual Susceptibility** the judgement for these views is **Low Visual Sensitivity**.

b. Views from PRoWs (1983, 1987, 1988 and 1989) located north of the Site (Viewpoints 3, 4, 5, 6 and 7)

There are southerly views towards the Site from a panoramic arc that encompasses sections of PRoWs 1983, 1987, 1988 and 1989) located at medium distance views to the north west, north and north east of the Site. Views from the north west (Viewpoints 3, 4 and 7) are heavily obscured (with significantly increased screening when the trees are in leaf) by the wooded area located directly west of the Site. Similarly Views from the north east (Viewpoints 5 and 6) are heavily obscured (with significantly increased screening when the trees are in leaf) by intervening planting. Viewpoint 5, which represents a short section of PRoW 1988 is the most open to the Site and this is described as follows. The View represents approximately 25m of the PRoW which is is predominantly screened to the west and east of the Viewpoint as passes along the edge of Gerard's Rough woodland. It is noted that the in-leaf views are likely to be almost entirely screened for the full length of this 25m section of PRoW 1988. Overall the views see a paddock, Stane Farm Industrial Estate in the foreground and residential, suburban buildings and gardens with in the Codmore Hill wooded ridge-line beyond. It is noted that these views would see street lighting, lighting from residential houses and vehicle headlights on the local roads. Overall the Visual Values are judged to be **Medium**. The Visual Receptors would be PRoW footpath users in this rural-residential landscape with views that represent short distances only and that could accommodate the proposed development within its context that includes the Stane Farm Industrial Estate, paddocks and residential built forms. As such the Visual Susceptibility is judged to be **Low**. By cross referencing the **Medium Visual Value** with the **Low Visual Susceptibility** the judgement for these views is **Low Visual Sensitivity**.

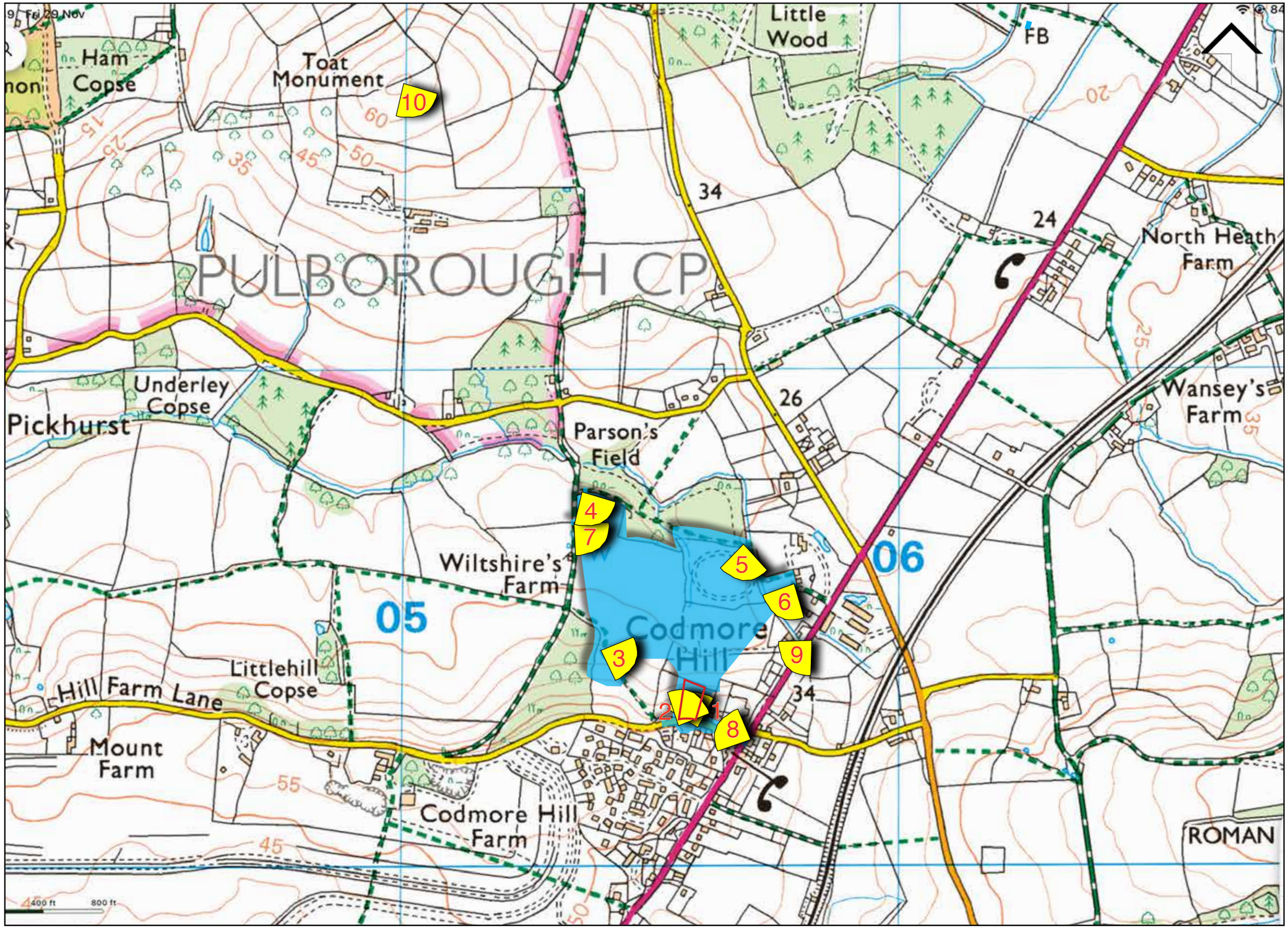
c. Views from A29 (Stane Street) (Viewpoints 8 and 9)

These views represent two short distances from the narrow east side pavement of the busy A29 (Stane Street). Both views are dominated by the traffic on the A29 although Viewpoint 9 has no view of the Site. Viewpoint 8 includes views of a restaurant, houses, Hill Farm Lane, a travellers site and car parking. It is noted that these views would see street lighting, lighting from residential houses and vehicle headlights on the local roads. As the views are dominated by the A29 traffic, the Visual Value is judged to be **Low**. The views are experienced by pedestrians using the pavement or by drivers in this who would have no view of the Site (Viewpoint 9) or a partial glimpse of the southern boundary. As such the Visual Susceptibility is judged to be **Low**. By cross referencing the **Low Visual Value** with the **Low Visual Susceptibility** the judgement for these views is **Low Visual Sensitivity**.

d. View from the setting of The Toat Monument, Grade II Listed Building (ref: *1354039*)

This is a high quality long distance view towards the Site from the setting of a prominent Listed Building and local landmark. The view looks south from an elevated position across the valley towards Codmore Hill where the the Old Deck House and the Site are just discernible within the wooded setting and the South Downs ridge-line can be seen in the background. It is noted that these views would see street lighting, lighting from residential houses and vehicle headlights on the local roads. As such the **Visual Value** is judged to be **High**. The Visual Receptors are public visitors to the Monument when it is open who would see the new house as a barely discernible new element seen in the context of the wooded residential Codmore Hill ridge-line. As such the **Visual Susceptibility** is judged to be **Low**. By cross referencing the **High Visual Value** with the **Low Visual Susceptibility** the **Visual Sensitivity** is judged to be **Medium**.

Figure 13 Viewpoints 1 to 10 Plan



Key

- Site
- Zone of Theoretical Visibility (ZTV) as judged 29-11-24
- 7 Viewpoint

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 new house with its associated access, gardens, suburban landscape treatments, parking and lighting.

6.1.2 The development would be discreetly located with screened views in from the south, west and east. The lack of planting along the northern boundary creates an opens aspect to the north so that the LLCA extends as far as the edge of Gerard's Rough where private and public views would experience some minimal change. Changes to the LLCA and views as a result of the development would include: to the north the private paddock, four no. PRoWs including those at the southern edge of Gerrard's Rough, and the Stane Farm Industrial Estate; to the west the edge of the local woodland; to the east private residents of the Deck House and its garden would have partial and glimpsed views in to the new house and garden; and to the south a short distance of Hill Farm Lane would see the removal of the landscape detracting lay-by to be replaced by the new access which may open views in to the new house. It is also noted that there would be a barely discernible view of the new house from Grade II Listed Moat Monument and its setting that would see the new house as an incremental and congruous development within the wooded residential settlement of Codmore Hill. The private owners who may experience limited change are, the Deck House, Codmore Field House (under-construction) and Holly Cottage. It is noted that the latter two private properties are represented by Viewpoints 1 and 2, which are judged as having Beneficial Long Term Visual Effects as a result of the development. Night-time views would see the new development in the context of the street lighting, lighting from residential houses and vehicle headlights on the local roads. When the trees are in leaf the amount of built form seen would be substantially reduced.

6.1.3 For these reasons the following Landscape Character and Visual Impacts and Effects judgements are given.

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

6.2.1 The LLCA **Landscape Sensitivity** is judged to be **Low**. The LLCA is focussed on the Site and its 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 (including the steep topography, which remains relatively undisturbed around the built form elements of the scheme) and the Landscape Detractors described in Chapter 5.0) and the '*Key Characteristics*,' as manifest in the LLCA, and used to define the Landscape Character Areas described in the published Landscape Assessments. As such the change would be clearly perceptible and the Magnitude of Impact is judged as **Medium Adverse** during construction and at completion (as there would be benefits to offset the adverse change). The Landscape Effect is therefore judged to be **Minor Adverse/Not Significant** at completion. The established new planting would offer benefit to offset the adverse change so that at 15 years the Magnitude of Landscape Change is judged to be **Low Adverse Landscape Impact/Minor Adverse Landscape Effect/Not Significant/Long Term**.

6.3 National Character Area (NCA) Impacts/Effects

6.3.1 The national scale (*NCA 121 Low Weald*) is judged to be **Low 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'* 1 and 4 (SEOs 1 and 4). At this scale the change as a result of the development would be perceived as: indiscernible; and a congruous development typically seen in the local wooded residential setting. 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 Adverse/Not Significant** at completion and **Negligible Adverse Landscape Impact/ Negligible 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 County Council, A Strategy for the West Sussex Landscape, October 2005, and more specifically in the Landscape Management Guidelines WG7 Storrington Woods and Heaths*) is judged to be **Low Sensitivity**. This LCA is also large in scale and the Impact/Effect of the development is judged to be in alignment with the '*Overall Character'* described in the LCA. At this scale the change as a result of the development would be also perceived as: indiscernible; and typical residential built forms as seen in the local setting. 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 Adverse/Not Significant** at completion and **Negligible Adverse Landscape Impact/Negligible 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 The district scale (*Horsham District Council, Horsham District Landscape Character Assessment October 2023, Landscape Character Area (LCA) F1 Pulborough, Chiltington and Thakeham Farmlands* and *Horsham District Council, Horsham District Landscape Capacity Assessment May 2021, Zone 4: Pulborough to Billinghurst, Local Landscape Area 42: Codmore Hill and Environs)*, is judged to be **Low Sensitivity**. This LCA is a similar to the county scale and the new development would also be perceived as an indiscernible change to the overall character. The Impact/Effect of the development is judged that it would cause an incremental and barely discernible change to the '*Landscape Character Description*' as noted above.

6.5.2 The district scale both the Landscape and Capacity Assessments highlight *High Sensitivity* in relation to housing at a *Medium* to *Large scale Housing Development* (see page 63, Capacity Assessment), however this development is a single house in a discreet location and as such it is not contrary to these district scale objectives.

6.5.3 At this district scale the change as a result of the development would be perceived as: indiscernible; and a typical and discreet development, congruous with its the local setting. 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 Adverse/Not Significant** at completion and **Negligible Adverse Landscape Impact/Negligible 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 in for views in from the south, west and east and more open (although partial and obscured from public locations) for views in from the north. The rising topography that continues to the south, the associated southern boundary planting including the mature Hazel trees, the road (car parking in the Hill Farm lay-by) and the further buildings located south would continue to be effective as a screen although the Site would be opened for vehicular access. Having said this the new access would replace the landscape Detractor lay-by parking and vehicles using the new arrangement would be discreetly set back within the plot. Public and private views in from the south would be limited to a short section of Hill Farm Lane. To the west the existing densely wooded planting would ensure there would be no (public or private) views in from the west. To the east the boundary planting and fencing obscure views in from the Deck House (northern elevation and garden) and there are no public views in from the east. All views would be further obscured as the new planting would establish. Views in from the north would be more open and these are mainly private views from the paddock area and fields located to the north. The medium distance, partial and glimpsed public views from short sections of PRoWs 1983, 1987, 1988 and 1989 are described below. There would also be a long distance view from The Toat Monument and its setting although the new house would be barely and partially discernible from this long distance as it would be obscurely seen. In broad terms all the views are partial and obscured, they would see the development in the context of other buildings along the wooded ridge-line of Codmore Hill and within the context of Visual Landscape Detractors that include the workings of the Stane Farm Industrial Estate.

6.6.2 Of the 10 Viewpoints, two (Viewpoints 6 (in leaf) and 9) would experience **No Change** as a result of the development and as such no further Impacts/Effects judgements are given. The outstanding Viewpoints are described as follows.

6.6.3 *During Construction, Magnitude of Visual Impact*: **Negligible Adverse** (Viewpoints 3, 6, 8 and 10); **Slight Adverse** (Viewpoints1, 2, 4 and 7) and **Moderate Adverse** (Viewpoint 5).

6.6.4 *At Completion, Magnitude of Visual Impact*: **Negligible Adverse** (Viewpoints 3, 6, 8 and 10); and **Slight Adverse** (Viewpoints1, 2, 4, 5 and 7).

6.6.5 *At completion, Visual Effect/Significance*: **Negligible Adverse/Not Significant** (Viewpoints 1, 2, 3, 4, 5, 6 (winter only), 7, 8 and 10).

6.6.6 *After Planting Establishment, Magnitude of Visual Impact/Visual Effect/Significance*: **Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant** (Viewpoints 3, 4, 5, 6 (winter only), 7, 8 and 10); and **Negligible Beneficial Visual Impact/ Negligible Beneficial Visual Effect/Not Significant** (Viewpoints 1 and 2).

6.6.7 It is noted that change experienced by all the public Viewpoints is judged to be **Not Significant at Completion** and **After Planting Establishment (15 years)**.

6.6.8 5.6.1.2 Public Views are split in to the following representational groups and described accordingly.

a. Views from Hill Farm Lane (Viewpoints 1 and 2)

These limited views represent approximately 100m of Hill Farm Lane as it passes along the southern boundary of the plot. These would be near distance and enclosed views of the new entrance with the house glimpsed beyond. The development would be visually congruous as seen in its rural-residential character context that includes Visual Landscape Detractors and which it would be seen in the context of street lighting, lighting from residential houses and vehicle headlights.

As such the following judgements are given: **Slight Adverse** *Magnitude of Impact, During Construction*; **Slight Adverse** *Magnitude of Impact, at Completion;* **Negligible Adverse/Not Significant** *Visual Effect at Completion;* and **Negligible Beneficial Visual Impact/ Negligible Beneficial Visual Effect/Not Significant/Long Term** *after Planting Establishment (15 years).*

b. Views from PRoWs (1983, 1987, 1988 and 1989) located north of the Site (Viewpoints 3, 4, 5, 6 and 7)

There would be limited, partial and obscured southerly views towards the Site from a panoramic arc that encompasses short sections of PRoWs 1983, 1987, 1988 and 1989 as follows: Viewpoint 7 represents approximately 10m of the PRoW 1983; Viewpoint 4 represents approximately 10m of the PRoW 1987; Viewpoints 5 and 6 represent approximately 45m of the PRoW 1988; and Viewpoint 3 represents approximately 25m of the PRoW 1989. The total section of PRoWs is 90m and they are all located at medium distances to the north west, north and north east of the Site. Views from the north west (Viewpoints 3, 4 and 7) would be heavily obscured (with significantly increased screening when the trees are in leaf) by the wooded area located directly west of the Site. Similarly Views from the north east (Viewpoints 5 and 6) would be heavily obscured (with significantly increased screening when the trees are in leaf) by intervening planting. Viewpoint 5, which represents a short section of PRoW 1988 (approximately 25m) is the most open to the Site and this would be predominantly screened to the west and east of the Viewpoint as passes along the edge of Gerard's Rough woodland. It is noted that the in-leaf views are likely to be almost entirely screened for the full length of the this section of PRoW 1988. Viewpoint 5 would see the paddock areas and Stane Farm Industrial Estate in the foreground and residential, suburban buildings and gardens within the Codmore Hill wooded ridge-line beyond. It is noted that all of these PRoW views would see street lighting, lighting from residential houses and vehicle headlights on the local roads.

As such the following judgements are given: **Slight** to **Moderate Adverse** *Magnitude of Impact, During Construction*; **Negligible** to **Slight Adverse** *Magnitude of Impact, at completion;* **Negligible Adverse/Not Significant** *Visual Effect at Completion;* and all are **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term** *after Planting Establishment (15 years).*

c. Views from A29 (Stane Street) (Viewpoints 8 and 9)

Viewpoints 8 and 9 represent two short distances from the narrow east side pavement of the busy A29 (Stane Street), they are dominated by the traffic on the A29. Viewpoint 9 would have no view of the development. Viewpoint 8 would see a narrow, minimal and partial view of the southern boundary. At night views would see the development amongst the street lighting, lighting from residential houses and vehicle headlights on the local roads.

As such the following judgements are given for Viewpoint 8 only: **Negligible Adverse** *Magnitude of Impact, During Construction*; **Negligible Adverse** *Magnitude of Impact, at completion;* **Negligible Adverse/Not Significant** *Visual Effect at Completion;* and **Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term** *after Planting establishment (15 years).*

d. View from the setting of The Toat Monument, Grade II Listed Building (ref: *1354039*), (Viewpoint 10)

This high quality long distance view from the setting of the Grade II Listed Toat Monument would see the development as a barely discernible and incremental change that would be seen as a congruousl element amongst the houses located in the wooded ridge-line of Codmore Hill. Night time views would see development amongst the street lighting, lighting from residential houses and vehicle headlights on the local roads.

As such the following judgements are given: **Negligible Adverse** *Magnitude of Impact, During Construction*; **Negligible Adverse** *Magnitude of Impact, at completion;* **Negligible Adverse/Not Significant** *Visual Effect at Completion;* and **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term** *after Planting establishment (15 years).*

6.6.9 In terms of private views: The Deck House would have an obscured partial view from next door (east); and Codmore Field House (under-construction) and Holly Cottage, both of which are located on the south side of Hill Farm Lane, may have glimpsed views of the new entrance and possible, partial views to the new house (these two views are best represented by Viewpoints 1 and 2, which are judged would have a Beneficial Long Term Visual Effect).

6.6.10 At night all views would see the new development in the context of the street lighting, lighting from residential houses and vehicle headlights on the local roads.

6.6.11 When the trees are in leaf the amount of built form seen would be substantially reduced.

6.7 Landscape Strategy (see Figure 11)

6.7.1 The Landscape Strategy to be incorporated to the design, to include the following.

- Respond to the Officers Report (refused Application (ref: *DC/22/1922*) that highlighted the need for this Landscape and Visual Impact Assessment to be based on an accurate scheme showing: existing retained vegetation; new vegetation; levels; access (visibility splays); views (including from local properties); a proposed landscape scheme (hard surfacing, fencing etc); and using the Landscape Strategy (mitigation) as recommended in this list. It also ecological inputs as follows: enhanced Hazel Dormouse habitat (scrub and boundary hedgerows); and and enhanced habitat for commuting bats (trees and boundary planting suitable for roosting and foraging). Ecology also highlighted the potential for interventions to habitats to support Great Crested Newts, reptiles and badgers by implementing additional native hedgerow or infill planting.

- To be in accordance with the West Sussex Local Design Guide, Supplementary Guidance for Residential Development Proposals, 2008.

- To be in accordance with the *West Sussex County Council, A Strategy for the West Sussex Landscape, October 2005, and more specifically in the Land Management Guidelines WG7 Storrington Woods and Heaths*.

- To be in accordance with the *Horsham District Landscape Character Assessment October 2023, Landscape Character Area (LCA) F1 Pulborough, Chiltington and Thakeham Farmlands*, 2003, Planning and Land Management Guidelines (page 72).

- Removal of dilapidated outbuildings.

- Removal of incongruous (Cypresses), over mature, unsafe or biodiversity inhibiting, trees.

- Prepare strategies for, gardens, public/private spaces, parking, paths/roads, SUDS, boundary treatments, buildings and hard landscape materials, trees, other planting, irrigation, lighting and ecology etc.

- Welcoming and sensitive driveway/entrance with high quality landscape enhancements along Hill Farm Lane.

- Use of new native species planting to include Blackthorn, Hawthorn, Silver Birch, Field Maple, Field Elm, Common Elder, Wild Rose, Dogwood, Goat Willow, Hornbeam, Oak, Spindle, Honeysuckle etc) and where screening is required the use of native evergreens or semi-evergreens such as Yew, Holly, and Wild Privet. Planting should seek to break up views from the south and potentially to be located higher up the slope to obscure views in and frame views out.

- Strengthen boundary planting with native species to ensure good separation between the Deck House and the new development.

- Ecological enhancements, use native species, bird and bat boxes, hibernacular and integrate wildflower meadow mixes (and management) where possible.

- Long term management for the buildings, built forms, boundaries, hard landscape, and all existing retained and new planting.

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**	**Low**	**Medium Adverse Landscape Impact**	**Medium Adverse Landscape Impact**	**Minor Adverse Landscape Effect/ Not Significant**	See LVIA Chapter 6.0, Landscape Strategy. Native planting (with a high percentage of evergreen and dense deciduous species) to the strengthen the boundaries especially the northern and eastern boundaries	**Low Adverse Landscape Impact/ Minor Adverse Landscape Effect/Not Significant**
Natural England, NCA 121 Low Weald	**Medium**	**Low**	**Low**	**Low Adverse Landscape Impact**	**Low Adverse Landscape Impact**	**Negligible Adverse/ Not Significant**	See LVIA Chapter 6.0, Landscape Strategy. Native planting (with a high percentage of evergreen and dense deciduous species) to the strengthen the boundaries especially the northern and eastern boundaries	**Negligible Adverse Impact/Negligible Adverse Landscape Effect/Not Significant/ Long Term**
West Sussex County Council, A Strategy for the West Sussex Landscape, October 2005, and more specifically in the Landscape Management Guidelines WG7 Storrington Woods and Heaths	**Medium**	**Low**	**Low**	**Low Adverse Landscape Impact**	**Low Adverse Landscape Impact**	**Negligible Adverse/ Not Significant**	See LVIA Chapter 6.0, Landscape Strategy. Native planting (with a high percentage of evergreen and dense deciduous species) to the strengthen the boundaries especially the northern and eastern boundaries	**Negligible Adverse Impact/Negligible Adverse Landscape Effect/Not Significant/ Long Term**
Horsham District Council, Horsham District Landscape Character Assessment October 2023, Landscape Character Area (LCA) F1 Pulborough, Chiltington and Thakeham Farmlands	**Medium**	**Low**	**Low**	**Low Adverse Landscape Impact**	**Low Adverse Landscape Impact**	**Negligible Adverse/ Not Significant**	See LVIA Chapter 6.0, Landscape Strategy. Native planting (with a high percentage of evergreen and dense deciduous species) to the strengthen the boundaries especially the northern and eastern boundaries	**Negligible Adverse Impact/Negligible Adverse Landscape Effect/Not Significant/ Long Term**
Horsham District Council, Horsham District Landscape Capacity Assessment May 2021, Zone 4: Pulborough to Billinghurst, Local Landscape Area 42: Codmore Hill and Environs	**Low to Moderate** (although HDC note judge *Low* to *Moderate Landscape Value* for *Medium* to Large S*cale Housing* development)	HDC give no judgement	**Low** (although HDC note judge *High Sensitivity* for *Medium* to *Large Scale Housing* development*)*	HDC give no judgement	HDC give no judgement	HDC give no judgement	See LVIA Chapter 6.0, Landscape Strategy. Native planting (with a high percentage of evergreen and dense deciduous species) to the strengthen the boundaries especially the northern and eastern boundaries	HDC give no judgement

Table 6b Landscape Character and Visual Impacts Summary Table - Views i (Viewpoints 1 to 5)

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 west, along Hill Farm Lane towards Site's southern boundary, located approximately 20m south east of the Site and outside Holly Cottage. GPS ref: 50.97236 N, 0.49724 W. 50m AOD.	**Medium**	**Low**	**Low**	**Slight Adverse** (Some construction traffic may be discernible accessing the Site, for a short period of time, although this would not be similar to the construction occurring for Codmore Field House located opposite the Site).	**Slight Adverse** (Perceptible change, that would not materially change the local residential character of this Codmore Hill section of Hill Farm Lane).	**Negligible Adverse/ Not Significant**	See LVIA Chapter 6.0, Landscape Strategy and LVIA Appendix 1. Mitigation is not required although enhanced planting (using native species to replace the existing overgrown species would be a benefit to offset the hard landscape treatments at the Site entrance and the associated use by vehicles).	**Negligible Beneficial Visual Impact/ Negligible Beneficial Visual Effect/Not Significant/ Long Term**
Viewpoint 2: Looking north east, along Hill Farm Lane towards Site's southern boundary, located approximately 15m south west of the Site. GPS ref: 50.97237 N, 0.49776 W. 50m AOD.	**Medium**	**Low**	**Low**	**Slight Adverse** (Some construction traffic may be discernible accessing the Site, for a short period of time, although this would not be similar to the construction occurring for Codmore Field House located opposite the Site).	**Slight Adverse** (Perceptible change, that would not materially change the local residential character of this Codmore Hill section of Hill Farm Lane).	**Negligible Adverse/ Not Significant**	See LVIA Chapter 6.0, Landscape Strategy and LVIA Appendix 1. Mitigation is not required although enhanced planting (using native species to replace the existing overgrown species would be a benefit to offset the hard landscape treatments at the Site entrance and the associated use by vehicles).	**Negligible Beneficial Visual Impact/ Negligible Beneficial Visual Effect/Not Significant/ Long Term**
Viewpoint 3: Looking south east, from PRoW 1989 (Footpath), located approximately 150m north west of the Site. GPS ref: 50.97371 N, 0.49992 W. 30m AOD.	**Medium**	**Low**	**Low**	**Negligible Adverse** (Its possible roof construction would be discernible if cranes or tall scaffolding is used although less so when the trees would be in leaf).	**Negligible Adverse** (There would be an incremental increase in built form seen in the wooded slope area of the Site although it is noted that the change to the character of the view is lessened because: The Deck House is discernible within the same wooded sloping area; housing along Farm Hill Lane is clearly discernible; and Stane Farm Industrial Estate is clearly visible.	**Negligible Adverse/ Not Significant**	See LVIA Chapter 6.0, Landscape Strategy and LVIA Appendix 1. The new development should utilise: a sympathetic built form; sensitive use of materials; and consideration of careful placement of new native planting.	**Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term**
Viewpoint 4: Looking south east, from PRoW 1987 (Footpath), located approximately 420m north west of the Site. GPS ref: 50.97641 N, 0.50043 W. 20m AOD.	**Medium**	**Low**	**Low**	**Slight Adverse** (Its possible roof construction would be discernible if cranes or tall scaffolding is used although less so when the trees would be in leaf).	**Slight Adverse** (There would be an incremental increase in built form seen in the wooded slope area of the Site although it is noted that the change to the character of the view is lessened because: The Deck House is discernible within the same wooded sloping area; the housing to the south east of the Site accessed from Farm Hill Lane is clearly discernible; and the momentary nature of the view).	**Negligible Adverse/ Not Significant**	See LVIA Chapter 6.0, Landscape Strategy and LVIA Appendix 1. The new development should utilise: a sympathetic built form; sensitive use of materials; and consideration of careful placement of new native planting.	**Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term**
Viewpoint 5: Looking south, from PRoW 1988 (Footpath), located approximately 275m north of the Site. GPS ref: 50.97554 N, 0.49580 W. 25m AOD.	**Medium**	**Low**	**Low**	**Moderate Adverse** (Construction cause a clearly noticeable change to the view).	**Slight Adverse** (The new house and garden would cause a perceptible change to the view but would not materially affect the visual composition).	**Negligible Adverse/ Not Significant**	See LVIA Chapter 6.0, Landscape Strategy and LVIA Appendix 1. Not required although some supplementary native species planting (with high evergreen content) along the southern boundaries and mid way up the slope could obscure and soften views of the new built form).	**Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term**

Table 6c Landscape Character and Visual Impacts Summary Table - Views ii (Viewpoints 6 to 10)

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 6: Looking south west, from PRoW 1988 (Footpath), located approximately 290m north east of the Site. GPS ref: 50.97499 N, 0.49443 W. 27m AOD.	**Medium**	**Low**	**Low**	**Negligible Adverse** (Winter, no leaves on trees), **No Change** (in leaf). (Its possible construction may be discernible when the trees are not in leaf).	**Negligible Adverse** (Winter, no leaves on trees), and **No Change** (in leaf). (Its possible the new house may be discernible when the trees are not in leaf although it would be seen in the context of the wooded ridge-line residential character).	**Negligible Adverse/ Not Significant** (Winter, noleaves on trees), and **No Change** (in leaf).	See LVIA Chapter 6.0, Landscape Strategy and LVIA Appendix 1. The new development should utilise: a sympathetic built form; sensitive use of materials; and consideration of careful placement of new native planting.	**Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term** (Winter, no leaves on trees), and **No Change** (in leaf).
Viewpoint 7: Looking south east, from PRoW 1983 (Footpath), located approximately 360m north west of the Site entrance. GPS ref: 50.97597 N, 0.50056 W. 22m AOD.	**Medium**	**Low**	**Low**	**Slight Adverse** (It is possible roof construction would be discernible if cranes or tall scaffolding is used although less so when the trees would be in leaf).	**Slight Adverse** (There would be an incremental increase in built form seen in the wooded slope area of the Site although it is noted that the change to the character of the view is lessened because: The Deck House is discernible within the same wooded sloping area; the housing to the south east of the Site accessed from Farm Hill Lane and Stane Farm Industrial Estate are clearly discernible; and the momentary nature of the view as seen across a field gate opening in the hedgerow).	**Negligible Adverse/ Not Significant**	See LVIA Chapter 6.0, Landscape Strategy and LVIA Appendix 1. The new development should utilise: a sympathetic built form; sensitive use of materials; and consideration of careful placement of new native planting.	**Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term**
Viewpoint 8: Looking west, from the A29 (Stane Street), east side pavement, in front of Grade II Listed Building, The Old Forge (ref: *1286063*) located approximately 125m east of the Site. GPS ref: 50.97597 N, 0.49586 W. 43m AOD.	**Low**	**Low**	**Low**	**Negligible Adverse** (Construction traffic cause a just perceptible change to the view).	**Negligible Adverse** (Minimal vehicles using the new house may be just perceptible in the view).	**Negligible Adverse/ Not Significant**	See LVIA Chapter 6.0, Landscape Strategy and LVIA Appendix 1. Not required although some supplementary native species planting (with high evergreen content) along the southern boundaries could ensure the green southern boundary is retained).	**Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term**
Viewpoint 9: Looking south west, from the A29 (Stane Street) east side pavement, located approximately 190m north east of the Site. GPS ref: 50.97396 N, 0.49378 W. 27m AOD.	**Low**	**Low**	**Low**	**No Change**	**No Change**	**No Change**	Not required	N/A
Viewpoint 10: Looking south east, from the countryside setting and next to The Toat Monument, Grade II Listed Building (ref: *1354039*), located approximately 1.35km north west of the Site. GPS ref: 50.98409 N, 0.50554 W. 65m AOD.	**High**	**Low**	**Medium**	**Negligible Adverse** (It is possible roof construction would be discernible if cranes or tall scaffolding is used although less so when the trees would be in leaf).	**Negligible Adverse** (The house would be an incremental increase in the built forms seen in the wooded slope area of the Site).	**Negligible Adverse/ Not Significant**	See LVIA Chapter 6.0, Landscape Strategy and LVIA Appendix 1. The new development should utilise: a sympathetic built form; sensitive use of materials; and consideration of careful placement of new native planting.	**Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/ Not Significant/Long Term**

7.0 Conclusion

7.1 General

7.1.1 Whilst the existing landscape is Low Weald it is discreet, it is part of the local residential character and it is negatively influenced by Landscape Detractors including the workings of the Stane Farm Industrial Estate. As such the baseline judgements are summarised as follows:

- *Landscape Character*, is judged to be **Low Landscape Sensitivity** at all scales; and
- *Views*, these are judged to be **Low Visual Sensitivity** for Viewpoints 1 to 9 and **Medium Visual Sensitivity** for Viewpoint 10.

7.1.2 The development would be discreetly located with screened views in from the south, west and east. The lack of planting along the northern boundary creates an opens aspect to the north so that the LLCA extends as far as the edge of Gerard's Rough where private and public views would experience some minimal change. Changes to the LLCA and views as a result of the development would include: to the north, the private paddock, short sections (approximately 90m) of four no. PRoWs (1983, 1987, 1988 and 1989) including those at the southern edge of Gerrard's Rough, and the Stane Farm Industrial Estate; to the west, the edge of the local woodland; to the east private residents of the Deck House and its garden would have partial and glimpsed views in to the new house and garden; and to the south a short distance of Hill Farm Lane would see the removal of the Landscape Detractor lay-by to be replaced by the new access which may open views to the new house. It is also noted that there would be a barely discernible view of the new house from Grade II Listed Moat Monument and its setting that would see the new house as an incremental and congruous development within the wooded residential settlement of Codmore Hill. The private owners who may experience limited change are, the Deck House, Codmore Field House (under-construction) and Holly Cottage. It is noted that the latter two private properties are represented by Viewpoints 1 and 2, which are judged as having *Beneficial Long Term Visual Effects* as a result of the development. Night-time views would see the new development in the context of the street lighting, lighting from residential houses and vehicle headlights on the local roads. When the trees are in leaf the amount of built form seen would be substantially reduced.

7.2 Landscape Character Areas Impacts/Effects

7.2.1 At the LLCA scale the **Landscape Sensitivity** judgements are as follows. The Magnitude of Impact is judged as **Medium Adverse** During Construction and At Completion. The Landscape Effect is judged to be **Minor Adverse/Not Significant** At Completion. After 15 years the Landscape Impacts and Effects are judged to be **Low Adverse Landscape Impact/Minor Adverse Landscape Effect/Not Significant/Long Term**.

7.2.2 At national, county, and district scales the judgements are as follows. The Magnitude of Impact is judged as **Low Adverse** During Construction and At Completion. The Landscape Effect is judged to be **Negligible Adverse/Not Significant** At Completion. After 15 years the Landscape Impacts and Effects are judged as **Low Adverse Landscape Impact/Negligible Adverse Landscape Effect/ Not Significant/Long Term**.

7.3 Visual Impacts/Effects

7.3.1 The Zone of Theoretical Visibility (ZTV) shows that the development would be discreetly in relation to views in from the south, west and east and more open (although partial and obscured from public locations) for views in from the north. The more open views in from the north are predominantly private views from the agricultural and equestrian fields although there are approximately 90m of medium distance, partial and glimpsed public views from PRoWs 1983, 1987 and 1988. All the Viewpoints of the development would be partial and obscured and seen in the context of other buildings along the wooded ridge-line of Codmore Hill and with Visual Landscape Detractors such as the working areas and built forms seen at Stane Farm Industrial Estate. The Views have been batched in to four groups and judgements for these are summarised as follows.

a. Views from Hill Farm Lane (Viewpoints 1 and 2)

Slight Adverse *Magnitude of Impact, During Construction*; **Slight Adverse** *Magnitude of Impact, at Completion;* **Negligible Adverse/Not Significant** *Visual Effect at Completion;* and **Negligible Beneficial Visual Impact/ Negligible Beneficial Visual Effect/Not Significant/Long Term** *after Planting establishment (15 years).*

b. Views from PRoWs (1983, 1987, 1988 and 1989) located north of the Site (Viewpoints 3, 4, 5, 6 and 7)

Slight to **Moderate Adverse** *Magnitude of Impact, During Construction*; **Negligible** to **Slight Adverse** *Magnitude of Impact, at completion;* **Negligible Adverse/Not Significant** *Visual Effect at Completion;* and **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term** *after Planting establishment (15 years).*

c. Views from A29 (Stane Street) (Viewpoints 8 and 9)

The following judgements are given for Viewpoint 8 only (Viewpoint 9 has no view): **Negligible Adverse** *Magnitude of Impact, During Construction*; **Negligible Adverse** *Magnitude of Impact, at completion;* **Negligible Adverse/Not Significant** *Visual Effect at Completion;* and **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term** *after Planting establishment (15 years).*

d. View from the setting of The Toat Monument, Grade II Listed Building (ref: *1354039*), (Viewpoint 10)

Negligible Adverse *Magnitude of Impact, During Construction*; **Negligible Adverse** *Magnitude of Impact, at completion;* **Negligible Adverse/Not Significant** *Visual Effect at Completion;* and **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term** *after Planting establishment (15 years).*

7.3.2 It is noted that change experienced by all the public Viewpoints is judged to be **Not Significant at Completion** and **After Planting Establishment (15 years)**.

7.3.3 In terms of private views: The Deck House would have an obscured partial view from next door (east); and Codmore Field House (under-construction) and Holly Cottage, both of which are located on the south side of Hill Farm Lane and may have glimpsed views of the new entrance and possible, partial views to the new house (these two views are best represented by Viewpoints 1 and 2, which are judged as having Beneficial long term visual effects).

7.3.4 At night all views would see the new development in the context of the street lighting, lighting from residential houses and vehicle headlights on the local roads.

7.3.5 When the trees are in leaf the amount of built form seen would be substantially reduced.

7.4 Landscape Strategy

7.4.1 The Landscape Strategy makes recommendations for the landscape design to ensure the important Positive Landscape Receptors are retained, the Landscape Detractors are lessened to ensure the least change to Landscape Character and Views would occur as a result of the proposed development. The Landscape Strategy also aims to enhance the local biodiversity and to assist the SUDS design proposals.

7.5 Final statement

7.5.1 The new house would be congruous and discreet, located in the rural-residential, wooded ridge-line, village context of Codmore Hill. There would be Not Significant Effects judgements in relation to the landscape descriptions put forward in the published Landscape Assessments at all scales and for the Local Landscape Character Area description put forward in this LVIA. There would be public views from short sections of PRoWs (approximately 90m in total), all located north of the Site. There would be both Adverse and Beneficial Visual Effects for the few public and private Viewpoints and these would experience Not Significant Visual Effects. These views would see the new houses in the existing rural residential context that includes Landscape Detractors including the working areas of the Stane Farm Industrial Estate. For these reasons it is recommended that there would be strong grounds for granting planning 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 Impact Assessment 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).

- *Landscape condition (revision from quality TGN 2/21*). 'A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.'

- *Scenic quality*. 'The term 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 6).

- **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

				Value		
		Very Low	**Low**	**Medium**	**High**	**Very High**
	Low	*Very Low*	*Low*	*Low*	*Medium*	*Medium*
Susceptibility	**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

		Magnitude of change (Adverse of Beneficial)		
		Low	**Medium**	**High**
Sensitivity of receptor	**Very Low**	*Negligible/Not Significant*	*Negligible/Not Significant*	*Minor/Not Significant*
	Low	*Negligible/Not Significant*	*Minor/Not Significant*	*Minor/Not Significant*
	Medium	*Minor/Not Significant*	*Moderate/ Significant*	*Moderate/ Significant*
	High	*Minor/Not Significant*	*Moderate/ Significant*	*Major/Significant*
	Very High	*Minor/Not Significant*	*Moderate/*	*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 10 and visual impacts are described in Appendix 1 hla 608 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 5) 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 29th November 2024.

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)

1.471 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

		Value				
		Very Low	**Low**	**Medium**	**High**	**Very High**
Susceptibility	**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 EffectSignificant*	*ModerateVisual Effect/Significant*	*Minor Visual EffectNot Significant*	*Minor Visual Effect/ Not Significant*
	High	*Major Visual Effect/ Significant*	*ModerateVisual EffectSignificant*	*ModerateVisual Effect/Significant*	*Minor Visual Effect/ Not Significant*	*Negligible Visual Effect/Not Significant*
Sensitivity of receptor	**Medium**	*ModerateVisual Effect/Significant*	*ModerateVisual Effect Significant*	*Minor Visual Effect/ Not Significant*	*Negligible Visual Effect/Not Significant*	*Negligible Visual Effect/Not Significant*
	Low	*ModerateVisual 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 EffectNot Significant*	*Negligible Visual Effect/ Not Significant*	*Negligible Visual Effect/Not Significant*	*Negligible Visual EffectNot 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

Appendix 2 Natural England, National Character Area, Natural England, NCA 121 Low Weald

https://publications.naturalengland.org.uk/publication/12332031

Appendix 3 West Sussex Local Design Guide, Supplementary Guidnace for Residential Development Proposals, 2008

https://www.westsussex.gov.uk/media/14826/local_design_guide.pdf

Appendix 4 West Sussex County Council, A Strategy for the West Sussex Landscape, October 2005, and more specifically in the Landscape Management Guidelines WG7 Storrington Woods and Heaths

https://www.westsussex.gov.uk/media/1771/landscape_strategy.pdf

Appendix 5 Horsham District Council, Horsham District Landscape Character Assessment October 2023, Landscape Character Area (LCA) F1 Pulborough, Chiltington and Thakeham Farmlands

https://www.horsham.gov.uk/__data/assets/pdf_file/0009/66546/Landscape-Character-Assessment-2003.pdf

Appendix 6 Horsham District Council, Horsham District Landscape Capacity Assessment May 2021, Zone 4: Pulborough to Billinghurst, Local Landscape Area 42: Codmore Hill and Environs

https://www.horsham.gov.uk/__data/assets/pdf_file/0004/104539/Landscape-Capacity-Study-May-2021_REV-C.pdf