Landscape and Visual Appraisal

Appendix 1
(Figures and photographs)

for

Land at 512747 133765 Rowhook Hill
Rowhook
West Sussex

By

Landscape Perspective Ltd

On behalf of

James Lord

November 2026

Landscape Perspective Ltd
'Fowlers'
Broxmead Lane
Cuckfield
Haywards Heath
Wes Sussex
RH17 55JH

CONTENTS

Figure 01: Location plan	01
Figure 02: Foresty Commission affected area map	02
Figure 03: Aerial photograph	03
Figure 04: 1km Study map	04
Figure 05: Ancient woodland habitats	06
Figure 06: Statutory designations	07
Figure 07: Area ‘I1 Rowhook and Rudgwick wooded ridge	08
Figure 08: Public Rights of Way map	09
Figure 09: Commercial/industrial land uses, Clemsford, Horsham	10
Figure 10: Survey levels plan	11
Figure 11: Built up area boundaries	12
Figure 12: Slinfold Neighbourhood Plan boundary	13
Figure 13: Schematic layout of hard standing area	14
Figure 14: Photographic locations	15
Photographs 1-37	16-29



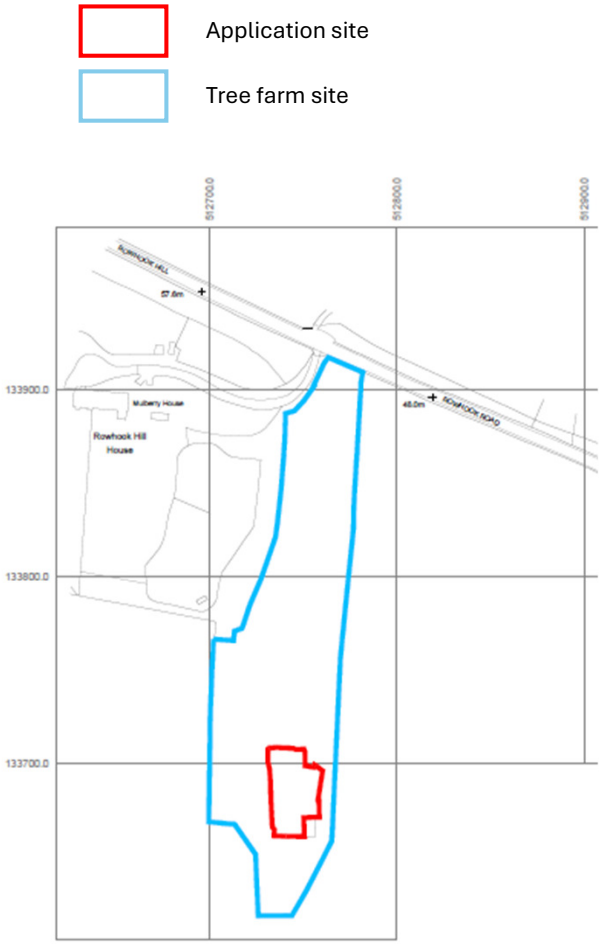


Figure 01: Location plan

Forestry Commission

Annex 1 – Map showing location of Affected Material described in Section 3 of this Notice.

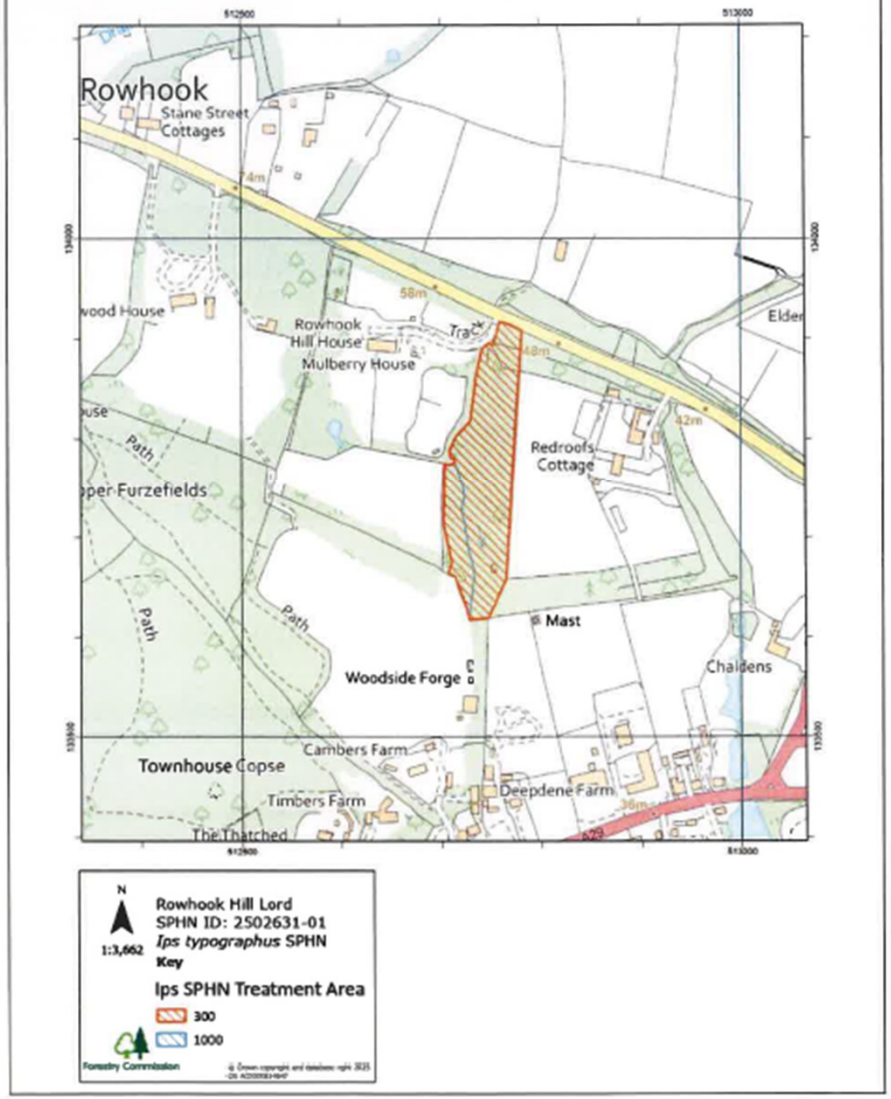
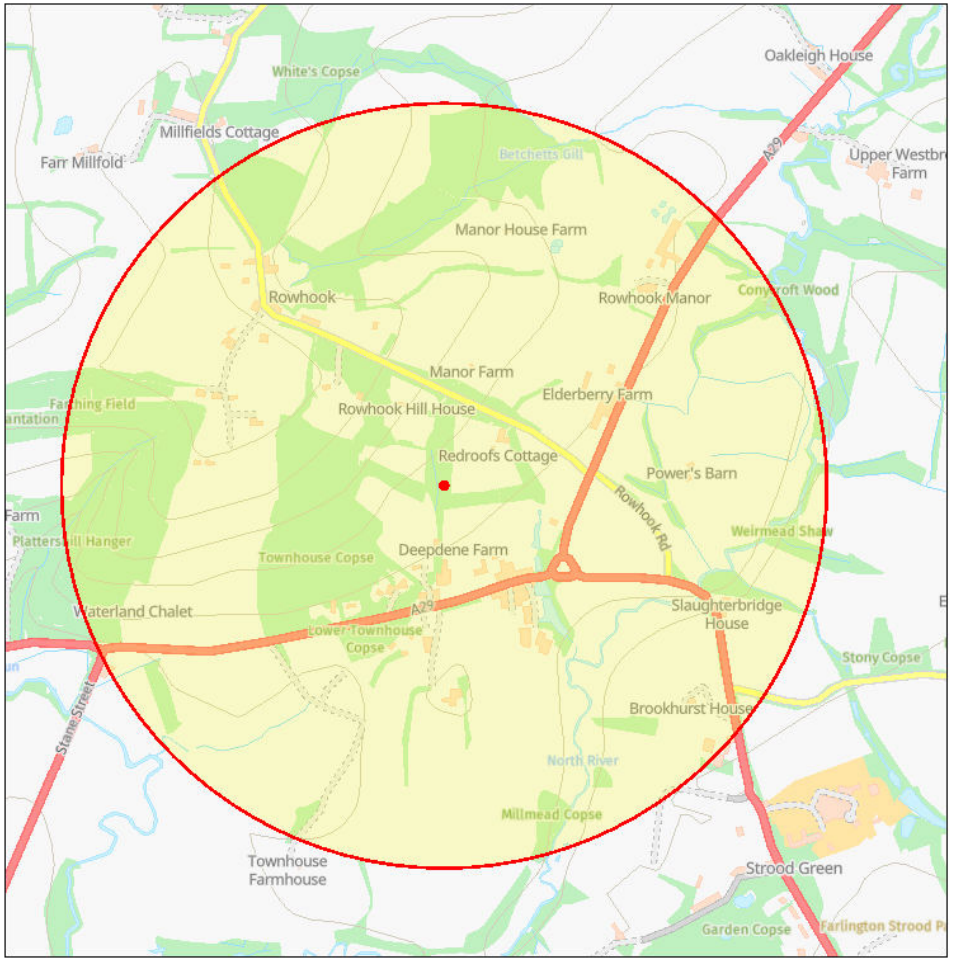


Figure 02: Foresty Commission affected area map



Figure 03: Aerial photograph

MAGIC study area



Spatial Reference
WKID: 27700

xmin ymin: 511603E 132449N m
xmax ymax: 514064E 134940N m

Map produced by MAGIC on 23 November, 2026. Copyright resides with the data suppliers and the map must not be reproduced without their permission. Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the originating organisation. Please refer to the metadata for details as information may be illustrative or representative rather than definitive at this stage.

Figure 04: 1km Study map

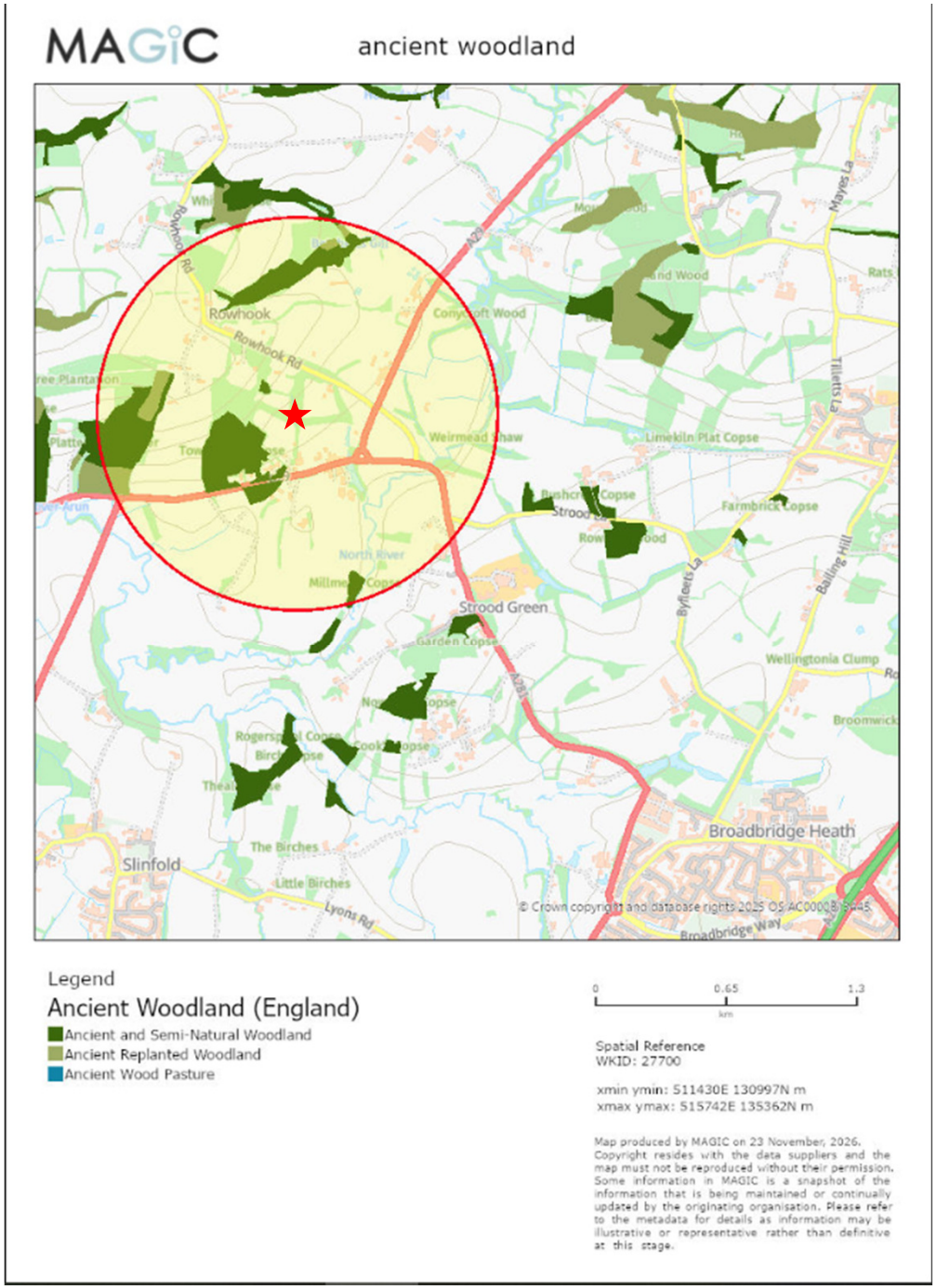
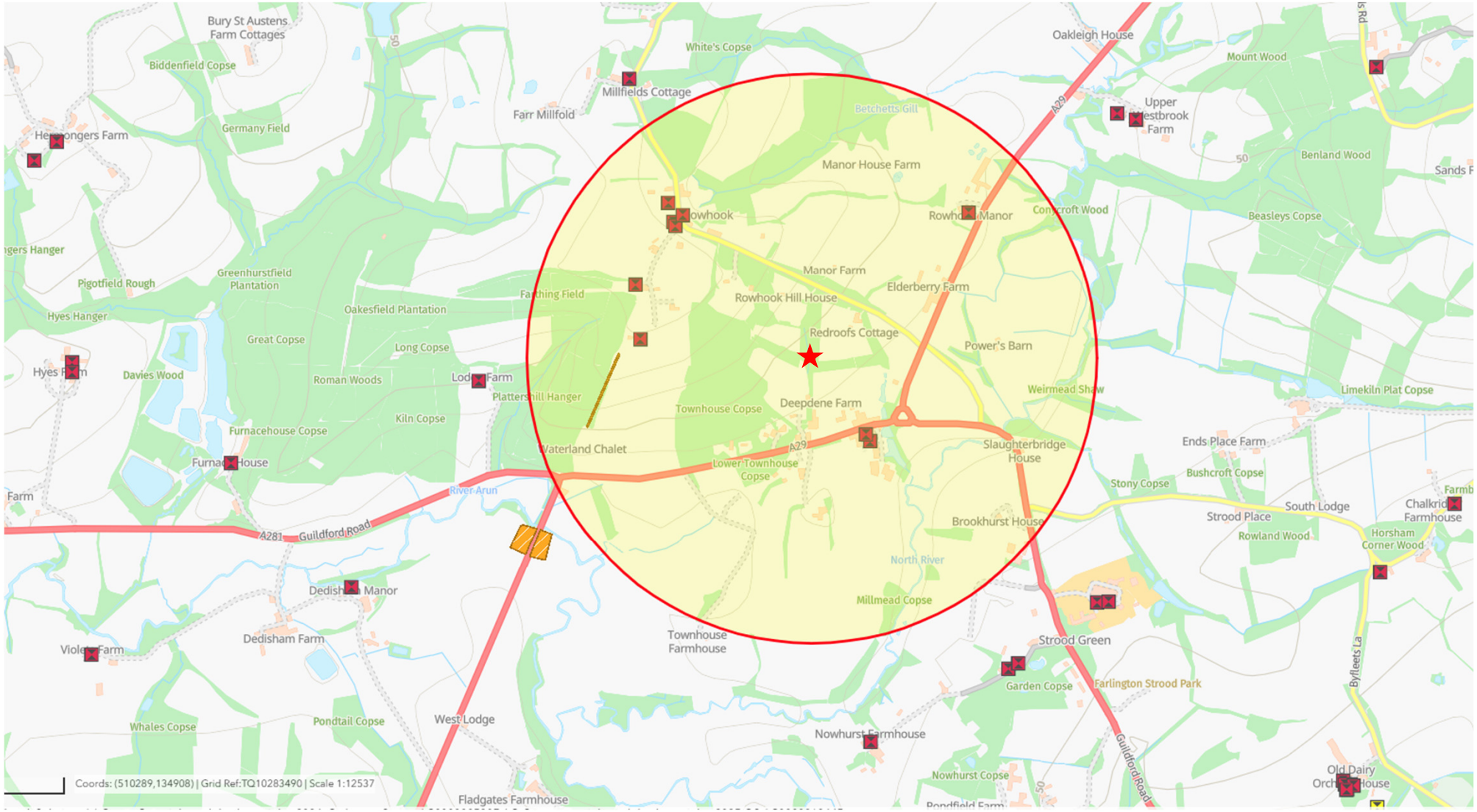


Figure 05: Ancient woodland habitats



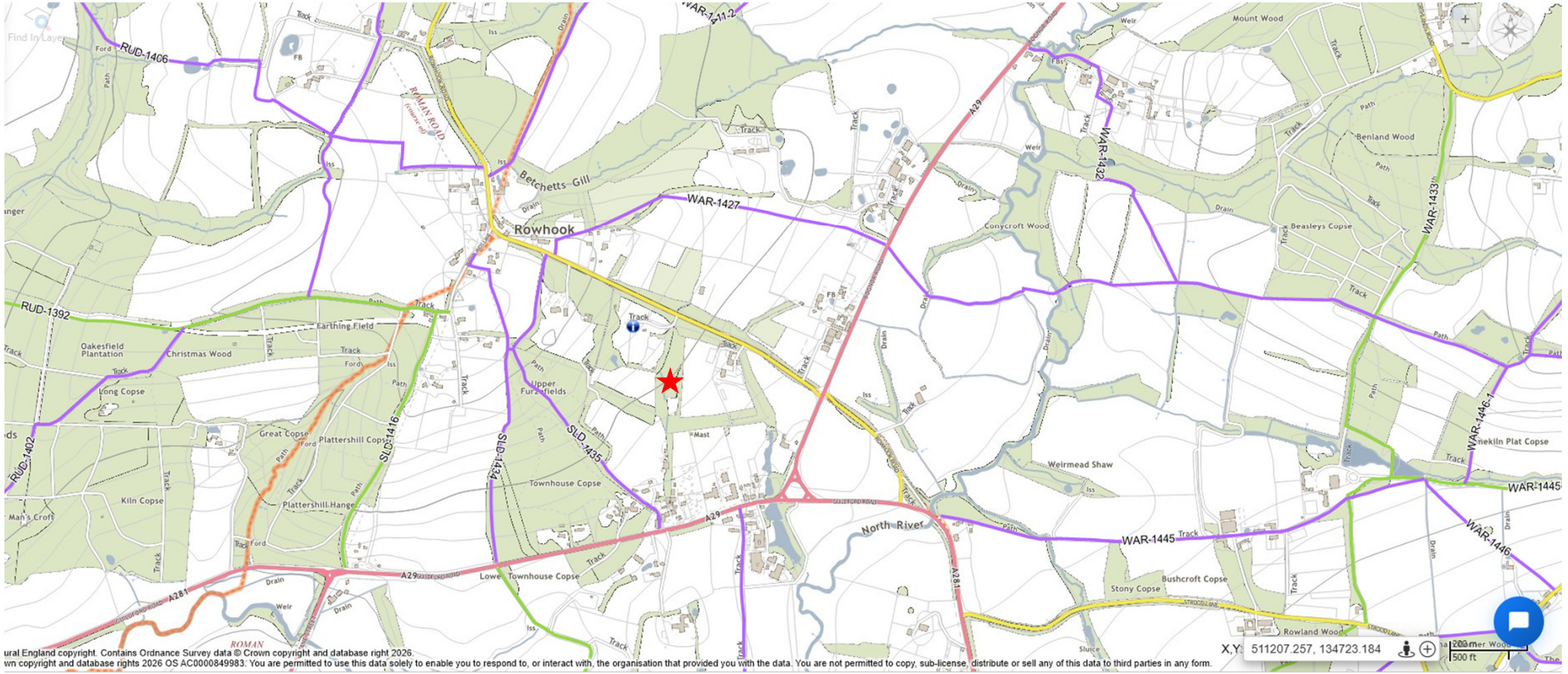
★ Application site

Figure 06: Statutory designations (*extract from https://magic.defra.gov.uk/MagicMap.html)*



★ Application site

Figure 07: Area 'I1 Rowhook and Rudgwick wooded ridge' *(extract from Horsham District Council Landscape Character Types And Landscape Character Areas)*



★ Application site

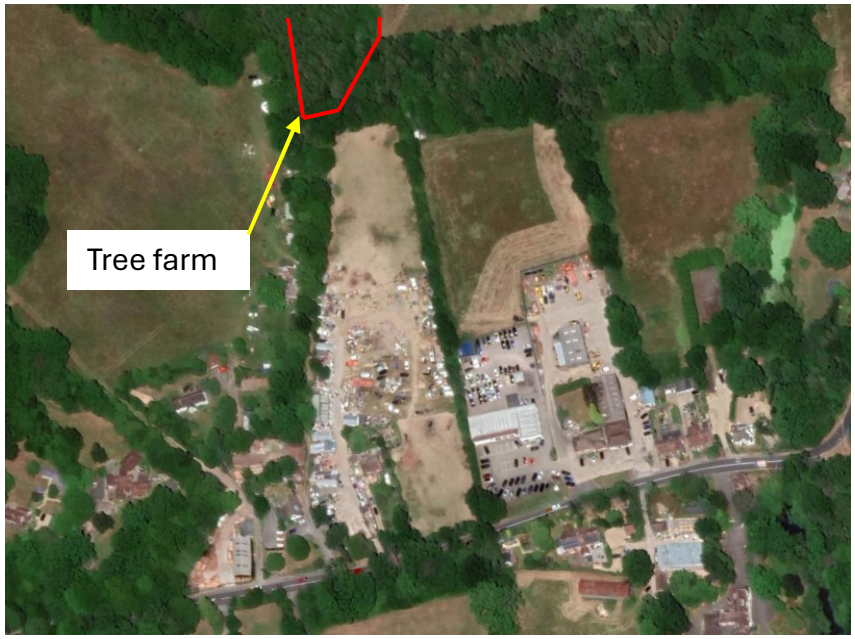
Figure 08: Public Rights of Way map



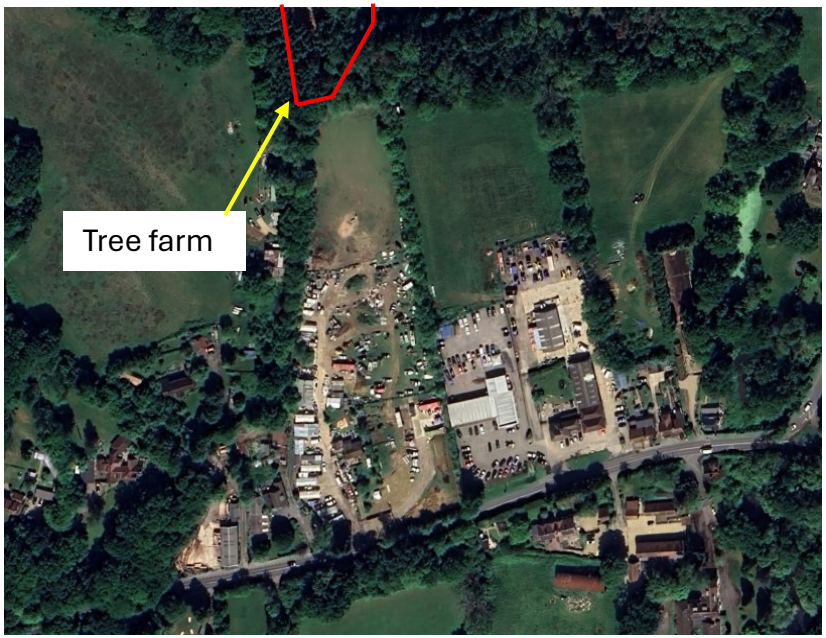
Commercial/industrial land uses, Clemsford Horsham, 2001



Commercial/industrial land uses, Clemsford, Horsham, 2012



Commercial/industrial land uses, Clemsford, Horsham, 2022



Commercial/industrial land uses, Clemsford, Horsham, 2025

Figure 09: Commercial/industrial land uses, Clemsford, Horsham

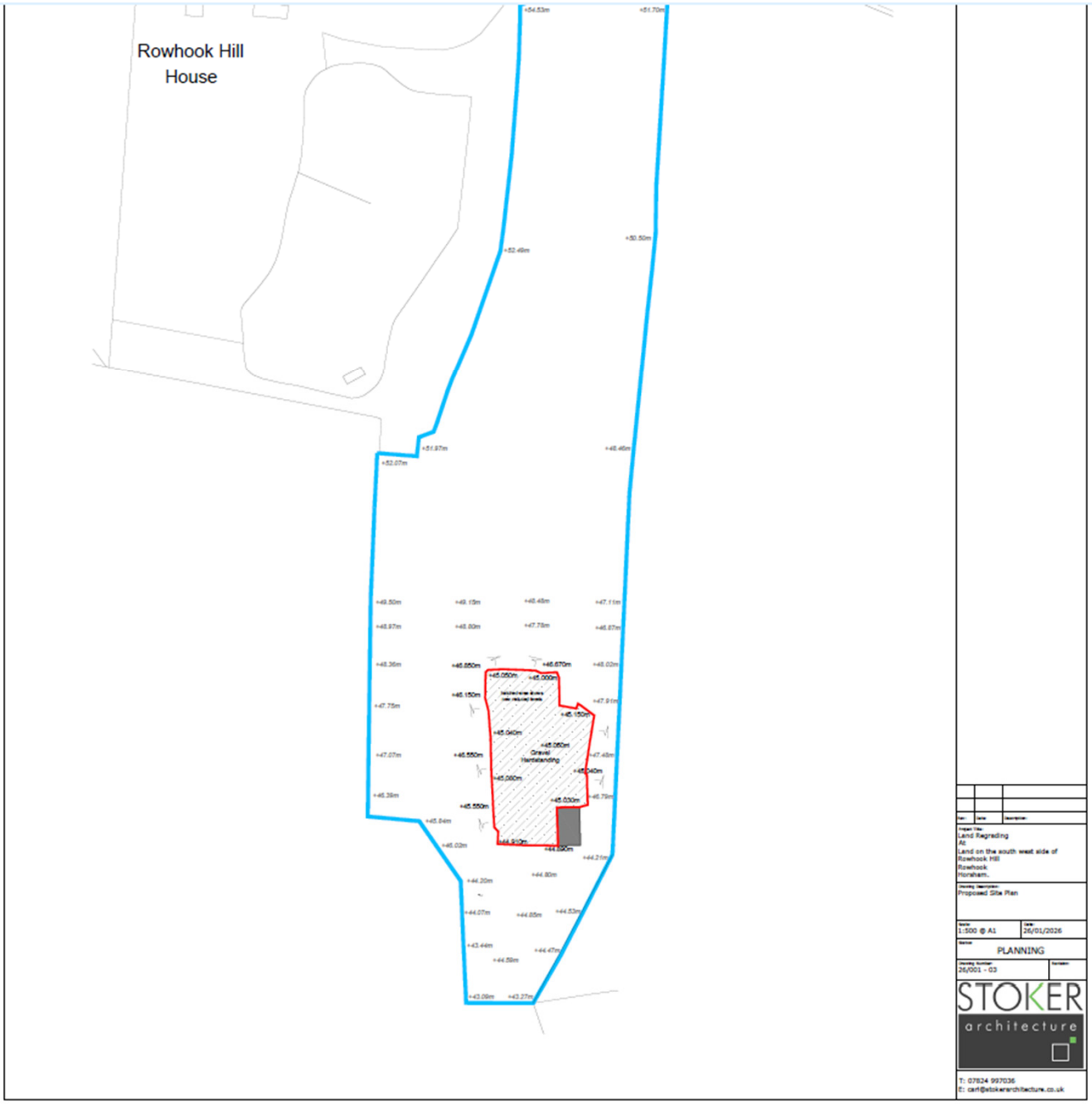
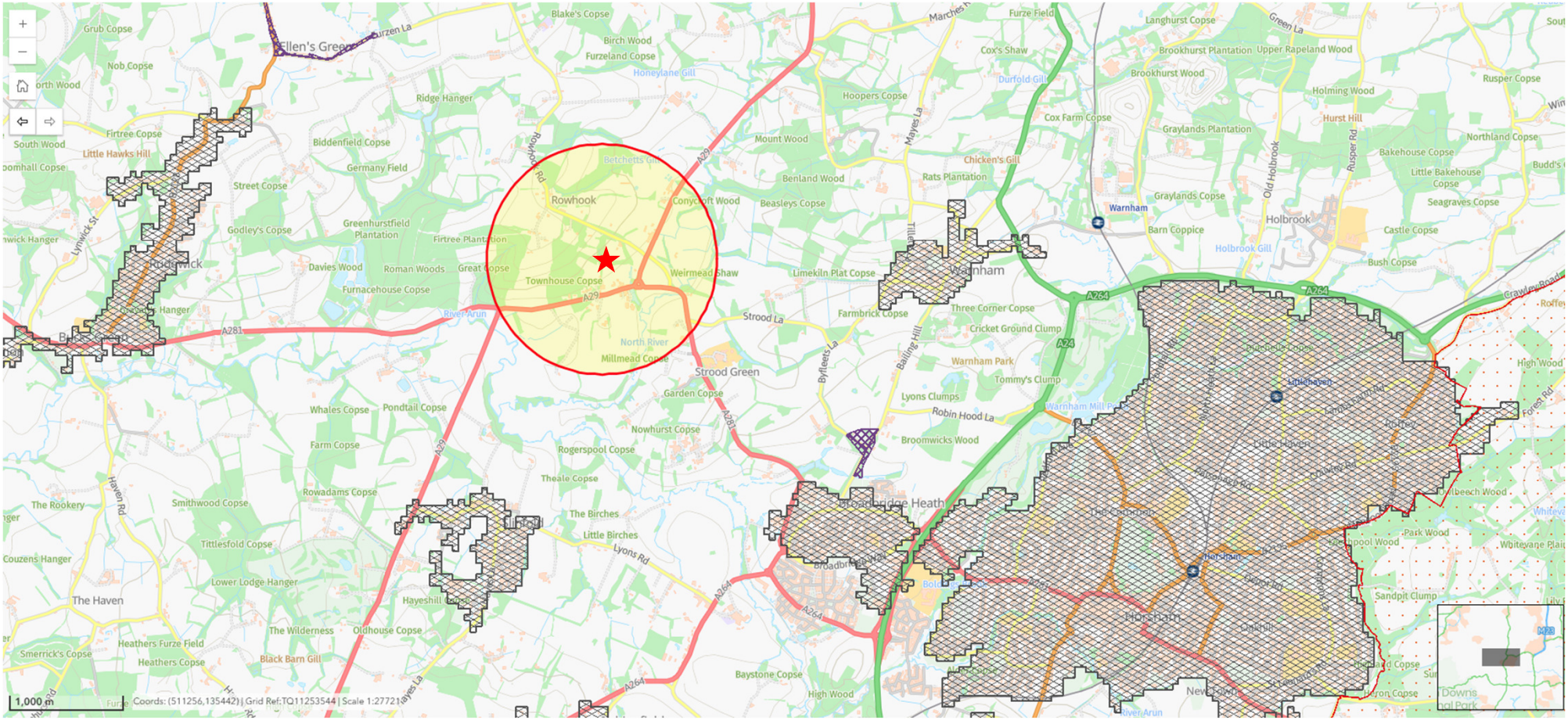


Figure 10: survey levels plan

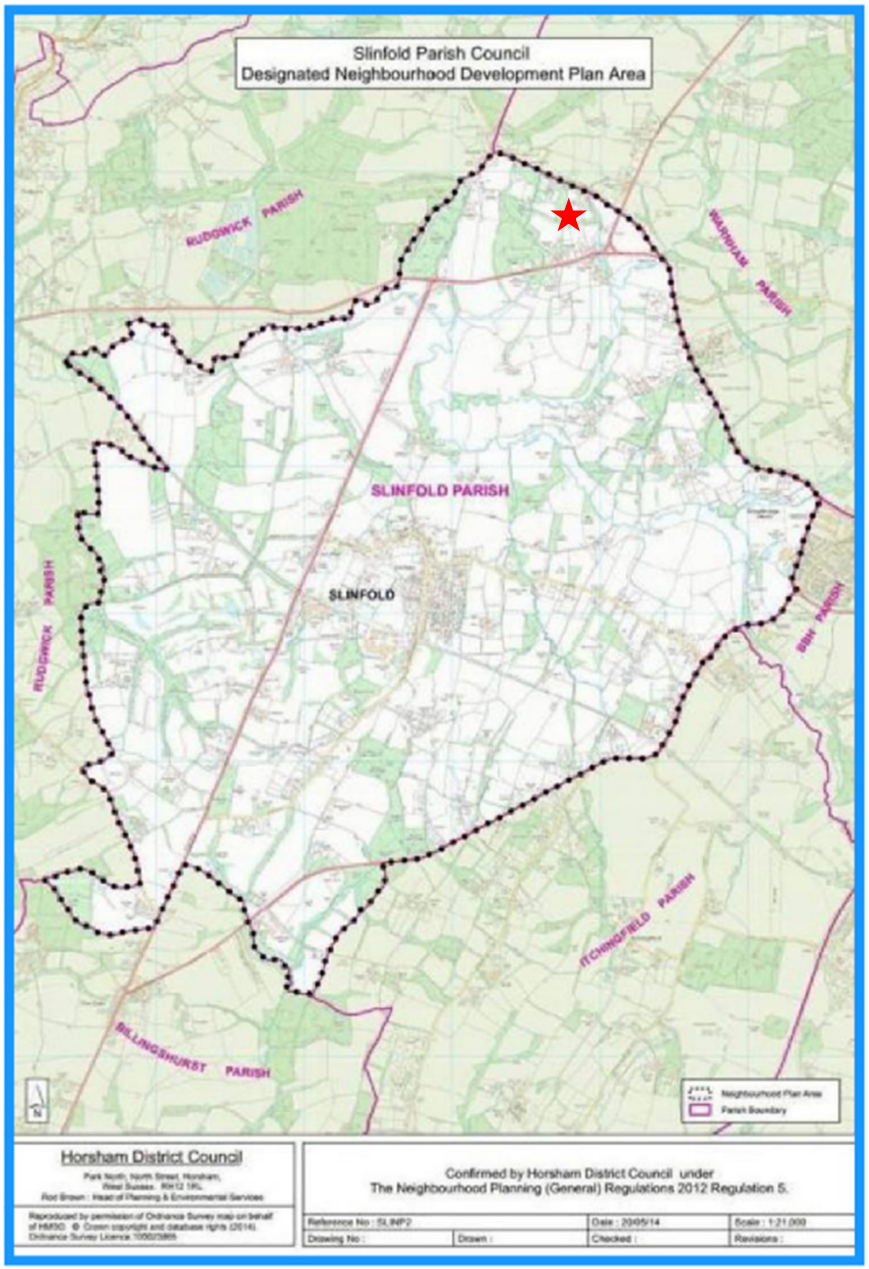


1km study area

Built Up Areas 2011 (England and Wales)

Application site

Figure 11: Built up area boundaries (extract from https://magic.defra.gov.uk/MagicMap.html)



Application site

Figure 1: Designated Neighbourhood Plan Area

Figure 12: Slinfold Neighbourhood Plan boundary ***(extract from Slinfold Neighbourhood Plan 2014 - 2031)***

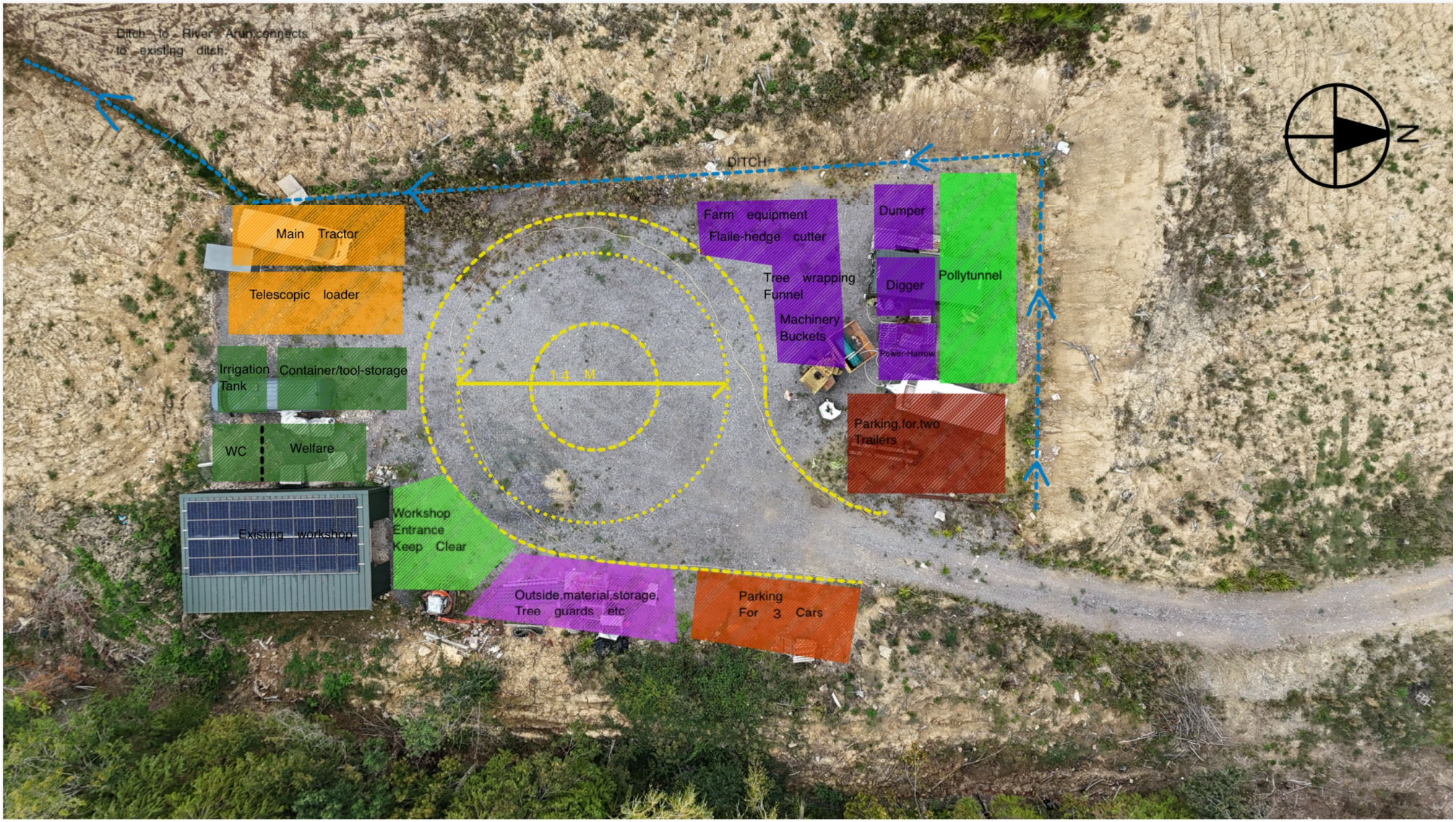


Figure 13: schematic layout of hard standing area



Figure 14: photograph location points



Photo 01: View looking south from Rowhook Road at the entrance to the tree farm. Apron and five bar gate will remain as existing.



Photo 02: View looking south-west along Rowhook Road towards entrance to neighbouring property Mulberry House. Tree farm entrance to left of view.



Photo 03: View looking south-east along Rowhook Road towards the shaw that runs behind deer fence along northern boundary of tree farm and continues to run along frontage to 'Colts Bushes'. Green grass of Colts Bushes paddock glimpsed through trees.



Photo 04: View looking west along Rowhook Road approaching hamlet, with sign for Public right of way (SLD 1435) visible in middle of view.



Photo 05: View looking north towards entrance gate from within site.



Photo 06: View looking north-west across wooded buffer to close boarded fence along western boundary of adjoining property ‘Mulberry House’.



Photo 07: View looking north from tree farm across the shaw that runs parallel to Rowhook Road on northern boundary.



Photo 08: View looking south from access track at temporary mound of road planings to be used to surface access track in due course and Silver Birch trees behind.



Photo 09: View looking east from access track at boundary with trees in the neighbouring shaw beyond.



Photo 10: View looking south along access track. Eastern boundary to left of view formed of deer fencing in front of willow trees, and stands of silver birch scattered throughout the tree farm site.



Photo 11: View looking north along access track with eastern boundary to right of view. Willow trees behind deer fence. Pile of pallets and tarpaulin in temporary position.



Photo 12: View looking east across eastern boundary. The paddock to the west of 'Colts Bushes' visible through trees, tennis court and house just visible in distance. Willow trees behind deer fence belong to applicant.



Photo 13: View looking north from tree farm site with western boundary top left of view. Temporary log pile in centre of view



Photo 14: View looking south along western boundary at deer fence with close boarded fence erected by neighbouring property. Silver Birch trees either side of fence line.



Photo 15: View looking west across tree farm site towards western boundary



Photo 16: View looking south from tree farm site showing deforested area following tree removal. Hard standing area at end of vista with vehicles container and workshop visible.



Photo 17: View looking north across tree farm towards western boundary showing deforested area following tree removal. Scattered stands of Silver birch remain.



Photo 18: View across tree farm looking west towards western boundary.
Green Tank in view in temporary position, to be moved to new location in hard standing area in accordance with proposed layout shown on **Figure XX .** Stands of Silver Birch visible to left and right of view together with ruderal grasses now established post tree clearance. Silver Birch will remain until area required for Christmas tree planting.



Photo 19: View across tree farm looking east towards eastern boundary showing conifers (Cupressus leylandii) on eastern boundary with stands of Silver Birch visible to left and right of view together with ruderal grasses now established post tree clearance. Silver Birch will remain until area required for Christmas tree planting.



Photo 20



Photo 21

Photo 20-23: Views of mound on eastern boundary, consisting of material excavated from hard standing area.
Mound to be removed and material spread across tree farm site, removing any non soil items (builder's rubble, metal, concrete etc)



Photo 22



Photo 23



Photo 24: View looking south from tree farm at southern boundary consisting of deer fencing installed on inside line of legal boundary demarcated by post and wire fence. Copse of mixed broadleaved trees and hedge plants, and a ditch runs along outside line of fence.



Photo 25: View in southeast corner of tree farm site looking south across deer fencing and vegetation to Deepdene Farm, Clemsford



Photo 26: View looking across south-western boundary through deer fence and over the boundary fence showing ditch and culvert over other side of fence and broadleaved trees and conifers outside of site boundary.



Photo 27: View looking north from tree farm at southern edge of hard standing area, showing existing ditch.



Photo 28: View looking south-east, from tree farm, showing same existing ditch as shown in Photo XX which leads to southern boundary.



Photo 29: View looking east from tree farm, showing extension of existing ditch as shown in Photo XX running parallel to southern boundary.



Photo 30: View looking south between eastern boundary and workshop, with mound of soil, to be removed and material spread across site. Drainage pipes to be laid as part of tree farm proposals and brick bats and rubble to be cleared off site as part of mitigation measures.



Photo 31: View looking west from access track at battered slope to hard standing area. Battered slope to be eased to gentler gradient as part of mitigation measures.



Photo 32: View looking into green workshop building located on hard standing.



Photo 33: View looking north across hard standing area and access track. Container, caravan, trailer, tipper truck, etc in temporary locations, to be re-sited in new layout within hard standing area in accordance with **Figure XX**



Photo 34: View looking north-east across tree farm to hard standing area and access track. Container, caravan, trailer, tipper truck and digger, building materials etc in temporary locations, to be re-sited in new layout within hard standing area in accordance with **Figure XX**

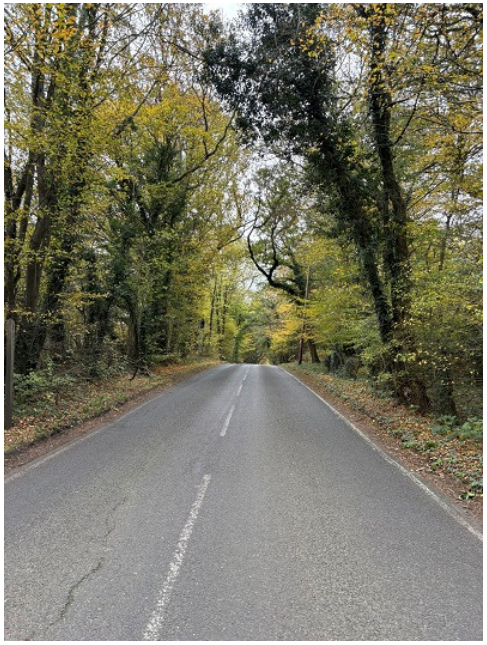


Photo 35: View looking east from Rowhook Road showing tree lined road and lack of footpaths either side which limits visual receptors along Rowhook Road to vehicular traffic and occasional pedestrians crossing the road to travel from public footpath SLD 1435 to public footpath WAR 1427 and vice versa.



Photo 36: View looking east from public footpath crossing Townhouse Copse to the southwest. No views available.



Photo 37: View looking south from footpath WAR 1427 across field towards entrance to tree farm, intervening vegetation (trees and hedges) blocks any views.