



L I Z A R D
Landscape Design and Ecology

LANDSCAPE AND VISUAL APPRAISAL

THE COPSE, PHASE 2 WORTHING ROAD, SOUTHWATER, WEST SUSSEX

Starbuild Limited

Project Reference	LLD3554-LPL-REP-001
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EXECUTIVE SUMMARY

i Introduction and Background

Lizard Landscape Design and Ecology, (*Lizard*) has been commissioned by Starbuild Limited to undertake a Landscape and Visual Appraisal, (*LVA*) for The Copse, Phase 2, Worthing Road, Southwater, West Sussex, (*NGR TQ 15894 28145*).

ii The Site

The proposed development site is some 1.78 hectares, (*4.41 acres*) of irregularly shaped land to the west of Worthing Road.

Two adjoining parcels are within the same ownership. The eastern parcel, directly off Worthing Road, is the extensive garden area of a derelict residential property, The Copse. The existing two-storey pitched roof detached building is sited in relative proximity to the Worthing Road boundary, to the most south-easterly corner of the Site.

Permission has been granted for a care home development at this eastern parcel, by Horsham District Council (planning reference: DC/24/0622).

The current development Site is proposed to the western parcel, linked to Worthing Road to the east by a narrow strip of land allocated for the proposed access road.

The field is mostly grassland following the 2020 clearance of the woodland due to Ash die-back, with mature tree lined boundaries providing enclosed character. A stream crosses the Site, with a series of ditches along the Site boundaries.

The landform is gently sloping, with the stream running at the low-point across the centre of the Site in a south to north direction. The highest point on Site are the western and eastern corners, and the terrain gently falls towards the middle of the northern boundary.

The A24 passes the Site at some 100 m to the east, in a north-south direction. The railway line between Horsham and Pulborough runs at some 1.5 km to the north-west and west of the Site. The Downs Link long distance path, linking the North Downs Way in Surrey with Shoreham-by-Sea in West Sussex, passes the Site at some 1.5 km to the west and south-west.

Horsham settlement is at some 1.7 km to the north, north-east of the Site, and the High Weald National Landscape is located at some 3.5 km to the north-east.

iii The Scheme

The Scheme comprises the demolition of the private, derelict property of The Copse, the construction of the access road crossing the eastern Site parcel and residential development to the western parcel, within a scheme of hard and soft landscape.

The main site area would give place to 23 detached, semi-detached and terraced houses organically arranged around the access road and home zones.

Buffer zones would be provided to the existing boundary tree lines, ditches and the watercourse crossing the Site.

The western half of the site is proposed to be left undeveloped and returned to woodland where possible. The Open Space will give space to an attenuation basin, woodland planting with footpath promoting informal recreation and a pedestrian link towards the west.

iv Summary Appraisal

Landscape Character

The landscape character appraisal considers that taking value, sensitivity, magnitude and potential effect on Landscape Character components into account, the scheme would have an overall **Minor adverse effect** on the surrounding landscape.

The above conclusion considers the scheme's Moderate adverse effect on the Site's natural elements, the Negligible effect on the Historic landscape pattern, the Minor adverse effect on the surrounding rural landscape character and the Negligible effect on the countryside gap between Southwater and Christ's Hospital.

The long term effect of the development on the Landscape Character components, after the maturing of mitigation and enhancement planting, is considered to be **Negligible**.

The potential development allocations in the Site proximity would be wholly dominant urbanising elements in scale and extent and the proposals would be considered largely subservient with minimal consequential adverse cumulative effects arising. The proposals would have the potential to retain existing boundary features and due to the maintained enclosed nature of the Site, moderate effects is anticipated from the potential development allocations.

Visual Amenity

The visual amenity assessment concludes that for short distant views of the Site, which are afforded from Public Rights of Ways, pavements and roads in the near proximity of the Site, the scheme would result in a **Minor adverse effect**. This is anticipated from short distance, localised areas only. The effect would also reduce to **Negligible** with time, as the proposed vegetation matures.

For more distant views, due to the enclosed nature of the Site, the proposed development is anticipated to be barely perceptible, resulting in **Negligible effect** on the views as experienced from the surrounding landscape.

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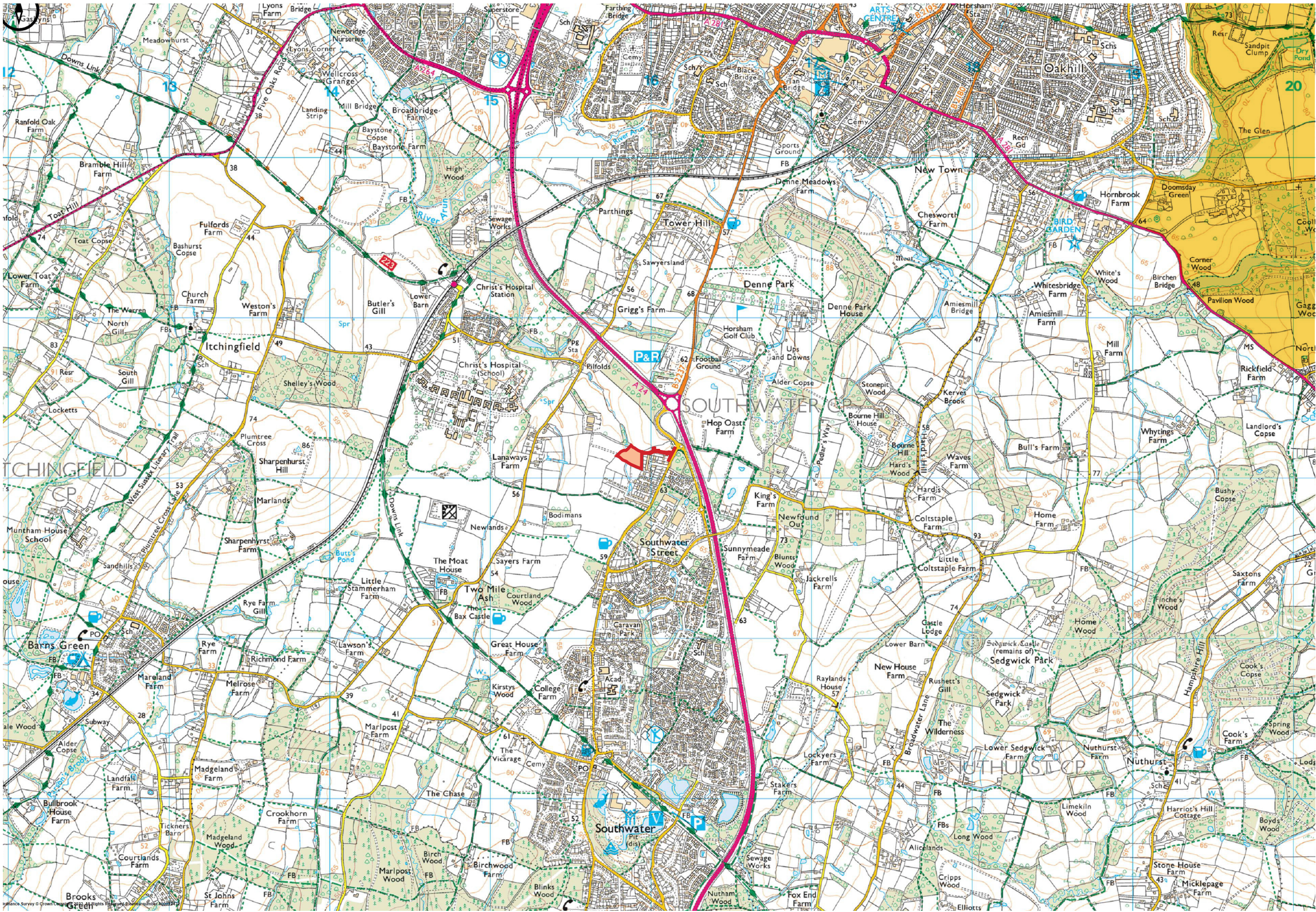
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Legend

- Development Site Boundary
- High Weald National Landscape

Figure 1.1. Development Site Location

1.0 INTRODUCTION

General

- 1.1 Lizard Landscape Design and Ecology, (*Lizard*) has been commissioned by Starbuild Limited to undertake a Landscape and Visual Appraisal, (*LVA*) for The Copse, Phase 2, Worthing Road, Southwater, West Sussex, (*NGR TQ 15894 28145*) (see **Figure 1.1**).
- 1.2 The LVA has been undertaken by Zsuzsanna Lieber, Associate Landscape Architect at Lizard Landscape Design and a Chartered Member of the Landscape Institute.

The Site

- 1.3 Through reference to **Extract A**, the proposed development site, (*the Site*) is some 1.78 hectares, (*4.41 acres*) of irregularly shaped land to the west of Worthing Road.
- 1.4 Two adjoining parcels are within the same ownership. The eastern parcel, directly off Worthing Road, is the extensive garden area of a derelict residential property, The Copse. The existing two-storey pitched roof detached building is sited in relative proximity to the Worthing Road boundary, to the most south-easterly corner of the Site.
- 1.5 Permission has been granted for a care home development at this eastern parcel, by Horsham District Council (planning reference: DC/24/0622).
- 1.6 The current development Site is proposed to the western parcel, linked to Worthing Road to the east by a narrow strip of land allocated for the proposed access road.
- 1.7 The field is mostly grassland following the 2020 clearance of the woodland due to Ash die-back, with mature tree lined boundaries providing enclosed character. A stream crosses the Site, with a series of ditches along the Site boundaries.
- 1.8 The landform is gently sloping, with the stream running at the low-point across the centre of the Site in a south to north direction. The highest point on Site are the western and eastern corners, and the terrain gently falls towards the middle of the northern boundary.

- 1.9 The A24 passes the Site at some 100 m to the east, in a north-south direction. The railway line between Horsham and Pulborough runs at some 1.5 km to the north-west and west of the Site. The Downs Link long distance path, linking the North Downs Way in Surrey with Shoreham-by-Sea in West Sussex, passes the Site at some 1.5 km to the west and south-west.
- 1.10 Horsham settlement is at some 1.7 km to the north, north-east of the Site, and the High Weald National Landscape is located at some 3.5 km to the north-east.

The Scheme

- 1.11 Through reference to the architectural proposals prepared by Fluid Architects (see **Extract B**), the Scheme comprises the demolition of the private, derelict property of The Copse, the construction of the access road crossing the eastern Site parcel and residential development to the western parcel, within a scheme of hard and soft landscape.
- 1.12 The main site area would give place to 23 detached, semi-detached and terraced houses organically arranged around the access road and home zones.
- 1.13 Buffer zones would be provided to the existing boundary tree lines, ditches and the watercourse crossing the Site.
- 1.14 The western half of the site is proposed to be left undeveloped and returned to woodland where possible. The Open Space will give space to an attenuation basin, woodland planting with footpath promoting informal recreation and a pedestrian link towards the west.

Report Structure

- 1.15 Following this introduction, relevant planning policy, designations and published landscape characterisation are outlined within **Section 2.0**. Existing conditions are reviewed in **Section 3.0** and **Section 4.0**, with landscape and visual receptors also defined within **Section 4.0**.
- 1.16 **Section 6.0** undertakes an appraisal of the susceptibility of the Site for the Scheme regarding landscape and visual matters, with an assessment of anticipated landscape and visual effects from the proposed Scheme, informed by the constraints and opportunities which are defined within **Section 5.0**.



Extract A. Aerial image of the Existing Site

- Application Site Boundary
- Ownership Boundary



Photograph A. Southerly view of the eastern Site parcel, looking at the derelict house on Site, with the neighbouring property (*Pine Lodge*) behind. The tree lined eastern and northern boundaries are illustrated on the photograph. Brash piles within open grassland on sloping terrain provide the main Site characteristics.



Photograph B. Westerly view of the main Site area from the north-eastern corner, looking across the field through scattered trees and brash piles towards the mature tree lined Site boundary along the southern and western boundaries.



Photograph C. Easterly aligned view near the centre of the Site, along the existing stream, looking towards the dense trees to the northern boundary, and the more open eastern boundary, with views towards the residential properties at Welcome Place.



Extract B. Proposed Site Layout by Fluid Architects

2.0 PLANNING POLICY AND DESIGNATIONS CONTEXT

General

- 2.1 The following relevant policy has been taken into account by the assessment:
- National Planning Policy Framework, (Updated 2024);
 - Horsham District Planning Framework (2015);
 - Horsham District Local Plan 2023 - 2040 (Regulation 19);
 - Southwater Neighbourhood Development Plan 2019-2031 (June 2021).
- 2.2 The key local planning policies considered relevant to the Scheme's landscape and visual appraisal are summarised below:
- Horsham District Planning Framework (2015)**
- 2.3 Policy 3: Strategic Policy - Development Hierarchy states that: *'Development will be permitted within towns and villages which have defined built-up areas. Any infilling and redevelopment will be required to demonstrate that it is of an appropriate nature and scale to maintain characteristics and function of the settlement in accordance with the settlement hierarchy [...]*
- 2.4 Southwater is identified within the Framework as one of the *'Small Towns, Larger Villages'*.
- 2.5 Policy 4 - Strategic Policy: Settlement Expansion states that: *'The growth of settlements across the District will continue to be supported in order to meet identified local housing, employment and community needs. Outside built-up area boundaries, the expansion of settlements will be supported where;*
- 1. The site is allocated in the Local Plan or in a Neighbourhood Plan and adjoins an existing settlement edge.*
 - 2. The level of expansion is appropriate to the scale and function of the settlement type.*
 - 3. The development is demonstrated to meet the identified local housing needs and/or employment needs or will assist the retention and enhancement of community facilities and services.*
 - 4. The impact of the development individually or cumulatively does not prejudice comprehensive long term development, in order not to conflict with the development strategy; and*

5. The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced.'

- 2.6 Policy 25 - Strategic Policy: The Natural Environment and Landscape Character requires that: *'The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which:*
- 1. Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.*
 - 2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.*
 - 3. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible [...]*
- 2.7 Policy 26 - Strategic Policy: Countryside Protection states that: *'Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. [...]* Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including;
- 1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;*
 - 2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and*
 - 3. The landform of the area.'*
- 2.8 Policy 27 - Strategic Policy: Settlement Coalescence identifies that: *'Landscapes will be protected from development which would result in the coalescence of settlements. Development between settlements will be resisted unless it can be demonstrated that:*

- 1. There is no significant reduction in the openness and 'break' between settlements.*
 - 2. It does not generate urbanising effects within the settlement gap, including artificial lighting, development along key road corridors, and traffic movements.*
- [...]
- 4. Proposals contribute to the conservation, enhancement and amenity of the countryside, including where appropriate enhancements to the Green Infrastructure network or provide opportunities for quiet informal recreation.'*
- 2.9 Policy 30: Protected Landscapes states that: *'1. The natural beauty and public enjoyment of the High Weald AONB and the adjoining South Downs National Park will be conserved and enhanced and opportunities for the understanding and enjoyment of their special qualities will be promoted. Development proposals will be supported in or close to protected landscapes where it can be demonstrated that there will be no adverse impacts to the natural beauty and public enjoyment of these landscapes as well as any relevant cross boundary linkages. [...]*
- 2.10 Policy 31: Green Infrastructure and Biodiversity requires that: *'1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.*
- [...] 4b. Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:
- i. The reason for the development clearly outweighs the need to protect the value of the site; and,*
 - ii. That appropriate mitigation and compensation measures are provided.'*

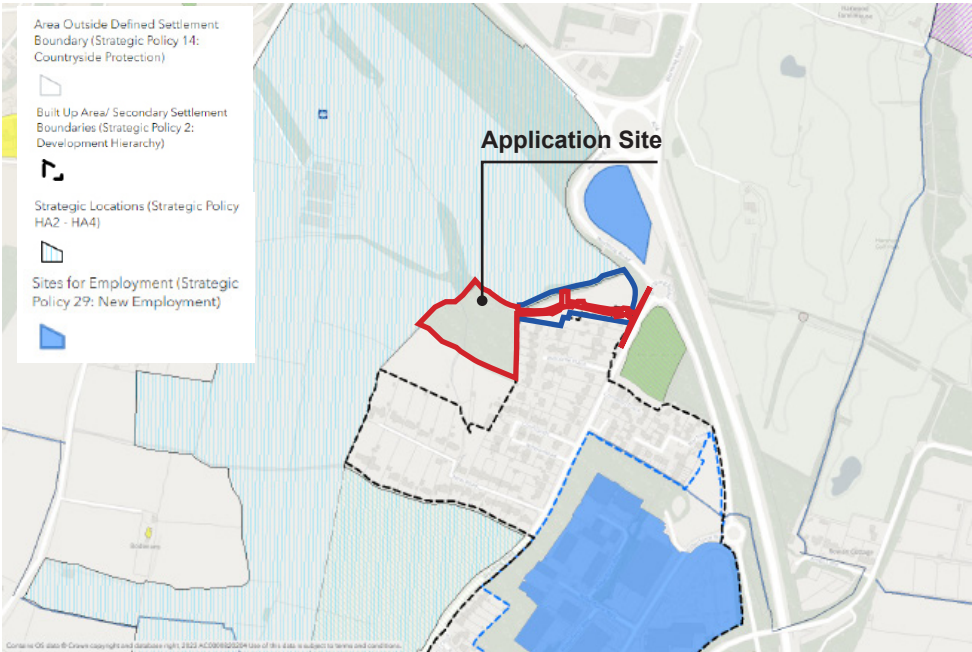
- 2.11 Policy 32 - Strategic Policy: The Quality of New Development identifies that: *'High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:*
1. Provide an attractive, functional, accessible, safe and adaptable environment;
2. Complement locally distinctive characters and heritage of the district;
3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;
4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and
5. Help secure a framework of high quality open spaces which meets the identified needs of the community.'
- 2.12 Policy 33: Development Principles states that: *'In order to conserve and enhance the natural and built environment developments shall be required to:*
1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;
2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;
3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;
4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of there commendations/policies of the relevant Design Statements and Character Assessments; [...]

6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; [...]

- 2.13 Policy 35 - Strategic Policy: Climate Change states that: *'Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.*

Horsham District Local Plan 2023 - 2040 (Regulation 19)

- 2.14 Once the emerging Local Plan is adopted, it will formally replace the Horsham District Planning Framework. The document sets out a number of locations for potential housing development (refer to **Extract C**).
- 2.15 The following local policies will be relevant once the Local Plan is adopted:
 - Strategic Policy 2 - Development Hierarchy;
 - Strategic Policy 3 - Settlement Expansion;
 - Strategic Policy 27 - The Natural Environment and Landscape Character;
 - Strategic Policy 28 - Countryside Protection;
 - Strategic Policy 29 - Settlement Coalescence;
 - Strategic Policy 30 - Protected Landscapes;
 - Strategic Policy 31 - Green Infrastructure and Biodiversity;
 - Strategic Policy 33 - Development Quality;
 - Strategic Policy 34 - Development Principles;
 - Strategic Policy 37 - Climate Change.



Extract C. Horsham District Local Plan 2023-2040 Policies Map

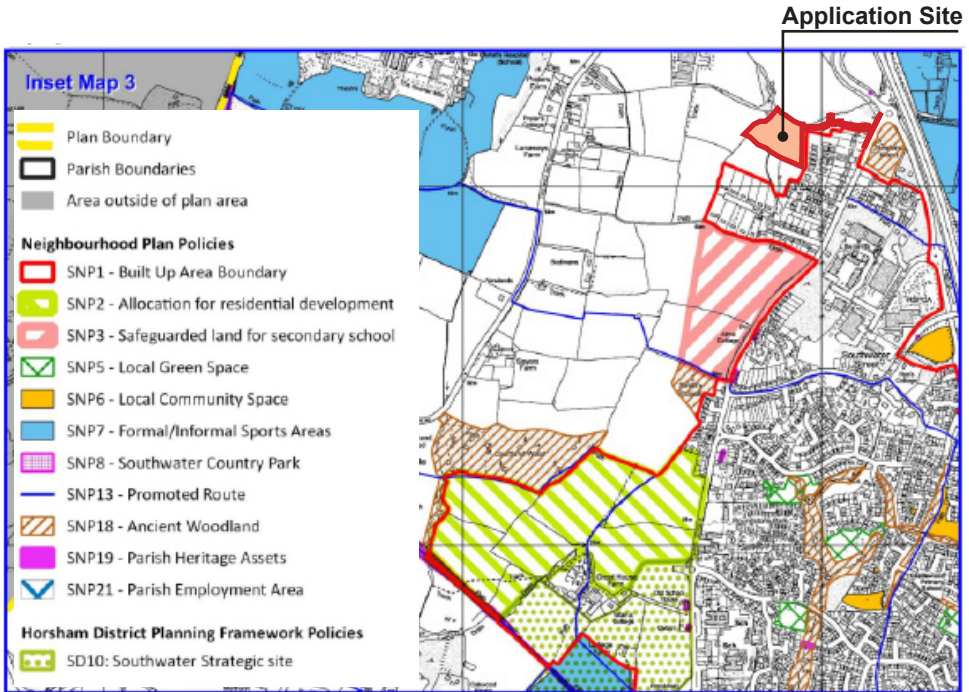
- Application Site Boundary
- Ownership Boundary

Southwater Neighbourhood Development Plan 2019-2031
(June 2021)

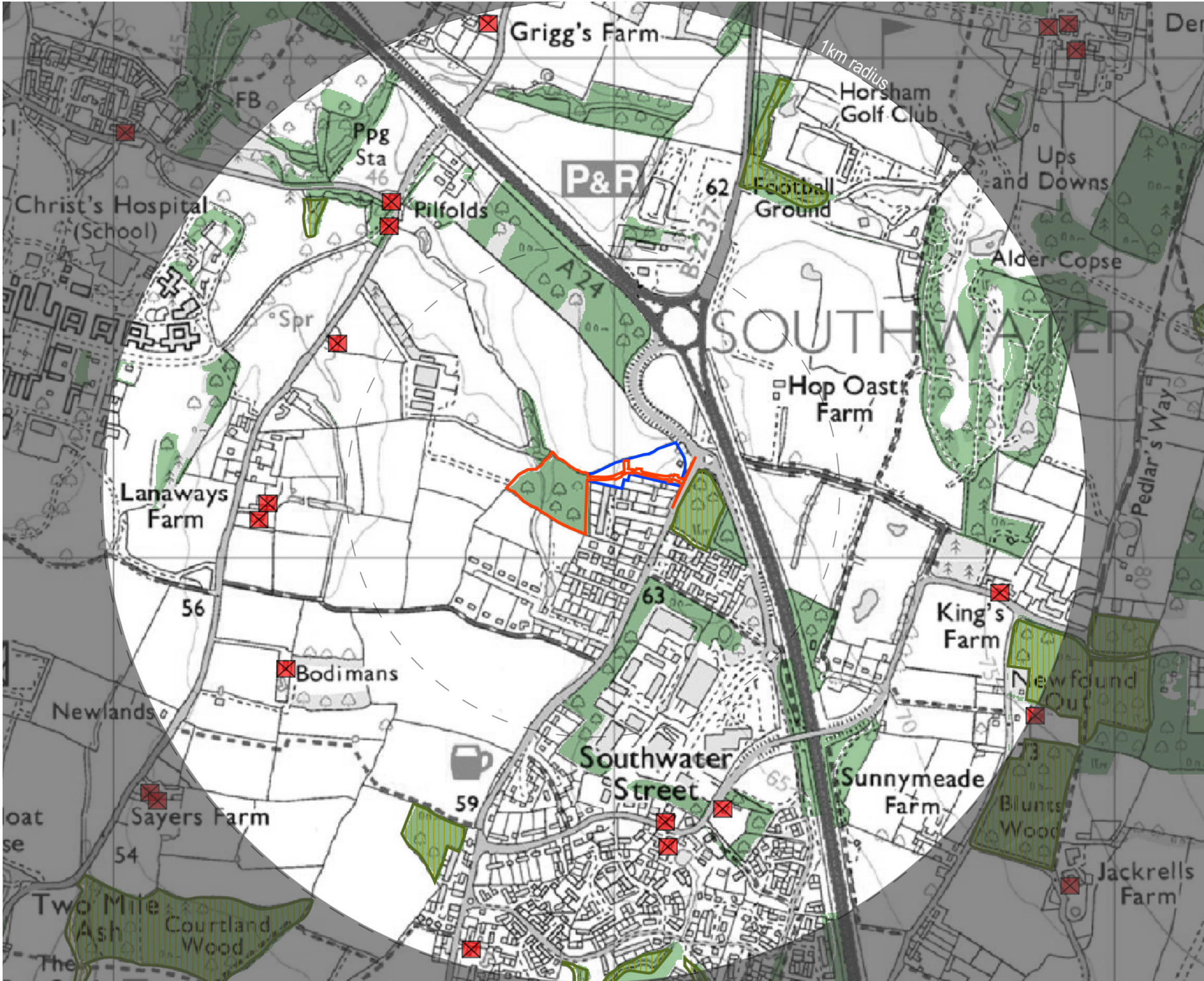
- 2.16 Policy SNP16: Design states that:
'SNP16.1. All development must be of high quality design. In Southwater this means:
a) Facing buildings with locally sourced materials, or materials equivalent to those that would historically have been sourced locally wherever possible.
b) Encourage a variety of complementary vernaculars to encourage contextually appropriate design and diversity in our building stock [...];
f) Extra structures, bin stores, cycle lockers, sheds and recycling facilities should be integral to the design of any proposal and should be included within all full planning applications. Details and locations of these should not be left to be determined subject to a planning condition. These features should be screened from public view whilst still being easily accessible for residents.
g) Clutter is to be avoided on streets and drives (excessive posts, signs, bollards etc.) and buildings (satellite dishes, meter boxes, soil pipes etc.). Careful design can reduce or remove the need for all of these things. Utility connections (phone, electricity etc) should be placed underground.
h) Schemes must not introduce unacceptable light spillage/ pollution and glare. This can be mitigated to some extent by ensuring light sources face inwards and away from open areas/ landscapes; [...]'
- 2.17 Policy SNP17: Site Levels require that:
'SNP17.1. New development must utilise existing site levels wherever practically possible.
SNP17.2. Development will not be supported if the final building's height would have an adverse impact upon neighbouring properties or the character of surrounding areas. [...]
SNP17.5. Wherever possible, spoil resulting from development work should be retained on site for use in landscaping works or for other requirements of the permitted development.'

- 2.18 Policy SNP18: Tree'd Landscape states that:
'SNP18.1. Development proposals should produce measurable enhancements to the treed environment to ensure biodiversity net gains (regardless of land ownership). Where existing trees or an area of woodland is to be lost, it must be replaced with trees or new woodland of greater environmental value on site or elsewhere within the Plan Area. Trees planted should be suitably mature and, as a minimum, conform to British Standard BS 3936-1 / Standard 10-12cm girth. [...]
SNP18.3. Major development must provide a minimum of one new tree (conforming to British Standard BS 3936-1 / Standard 8-10cm girth) per 40m2 of floor space created. This should be provided on-site or off-site within the Plan Area if there is nowhere suitable within the site.
Measures will be implemented on any permissions granted to secure these trees and their survival. If these trees cannot be provided on site, and the applicant is unable to deliver the trees at an alternative location within the Plan Area, a commuted sum may be paid in lieu of tree planting.'

- 2.19 Refer to **Extract D.** for Neighbourhood Plan Policies Map Extract.



Extract D. Southwater Neighbourhood Development Plan Policies Map



- Legend**
- Development Site Boundary
 - Ownership Boundary
 - Listed Buildings (*Grade II*)
 - Ancient and Semi-Natural Woodland
 - Priority Habitat Woodland (*Deciduous*)

Figure 2.1. Designations

Landscape Planning Designations

- 2.20 Landscape planning designations within the Study Area are described below and their location shown on **Figure 2.1**.
- National Parks and National Landscapes**
- 2.21 National Parks alongside National Landscapes have the highest status of protection in relation to landscape and scenic beauty, designated under the National Parks and Access to the Countryside Act 1949, as amended within the Environment Act 2021.
- 2.22 The High Weald National Landscape is at some 3.5 km to the east, north-east, with no visual interconnectivity with the Site.
- Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens**
- 2.23 Through reference to **Figure 2.1**, there are a number of Listed Buildings within Site proximity. There are no Scheduled Monuments, Conservation Areas or Registered Parks and Gardens within the Study Area.
- 2.24 A number of Grade II Listed Buildings are located along Two Mile Ash Road, to the west of the Site, including Old Lodge to North East of Christ's Hospital, East Lodge and Gateway to Christ's Hospital School, Sluetts at Christ's Hospital, Lanaways Farmhouse at Christ's Hospital, Lanaways Barn and Bodimans at Christ's Hospital. The nearest Listed Building is at some 470 m from the Site to the west.
- 2.25 There are a number of Grade II Listed Buildings at some 600 m to the south of the Site, along Southwater Street, including Wellers Farm, Nye's Cottage and Blake's Farmhouse.
- 2.26 The nearest Grade II Listed Building to the east is Kings Farmhouse at some 680 m from the Site.

Ecological Designations

Ancient Woodland and Veteran Trees

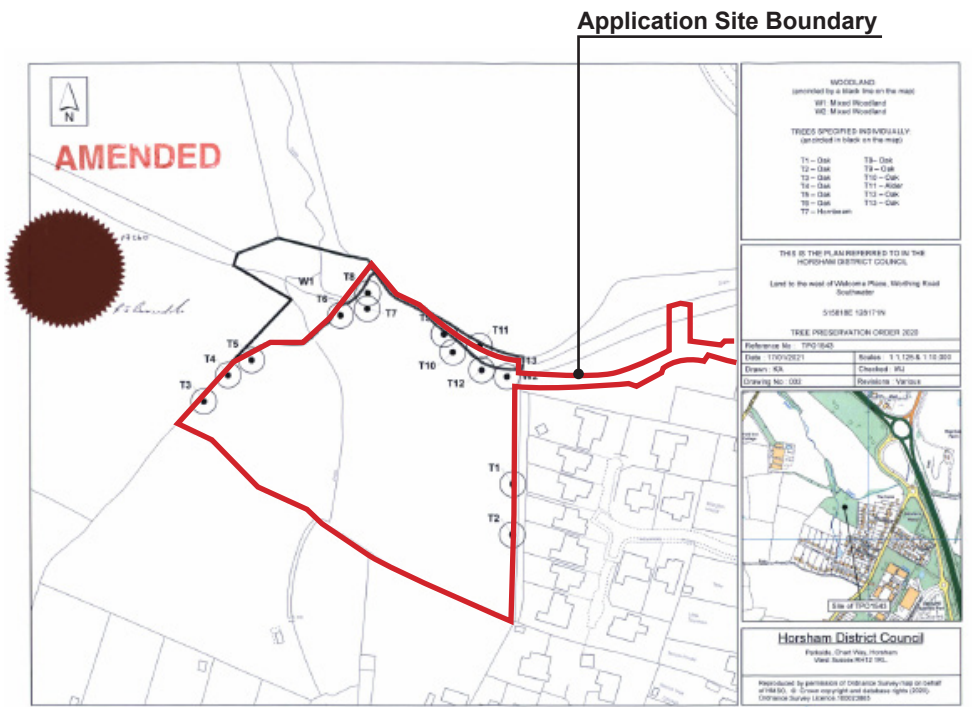
- 2.27 Ancient Woodland, Ancient or veteran trees are recognised as a material consideration in the planning process by the National Planning Policy Framework, but do not have statutory protection.
- 2.28 Ancient Woodland is defined within the NPPF (2024) as: '*an area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)*'.
- 2.29 With reference to **Figure 2.1**, there are a small number of Ancient Woodlands within the Study Area, the nearest being the nearly 1 hectare Newlane Wood, at some 20 m to the south-east of the Site, and some 170 m east from the main Site area.

Habitats of Principal Importance

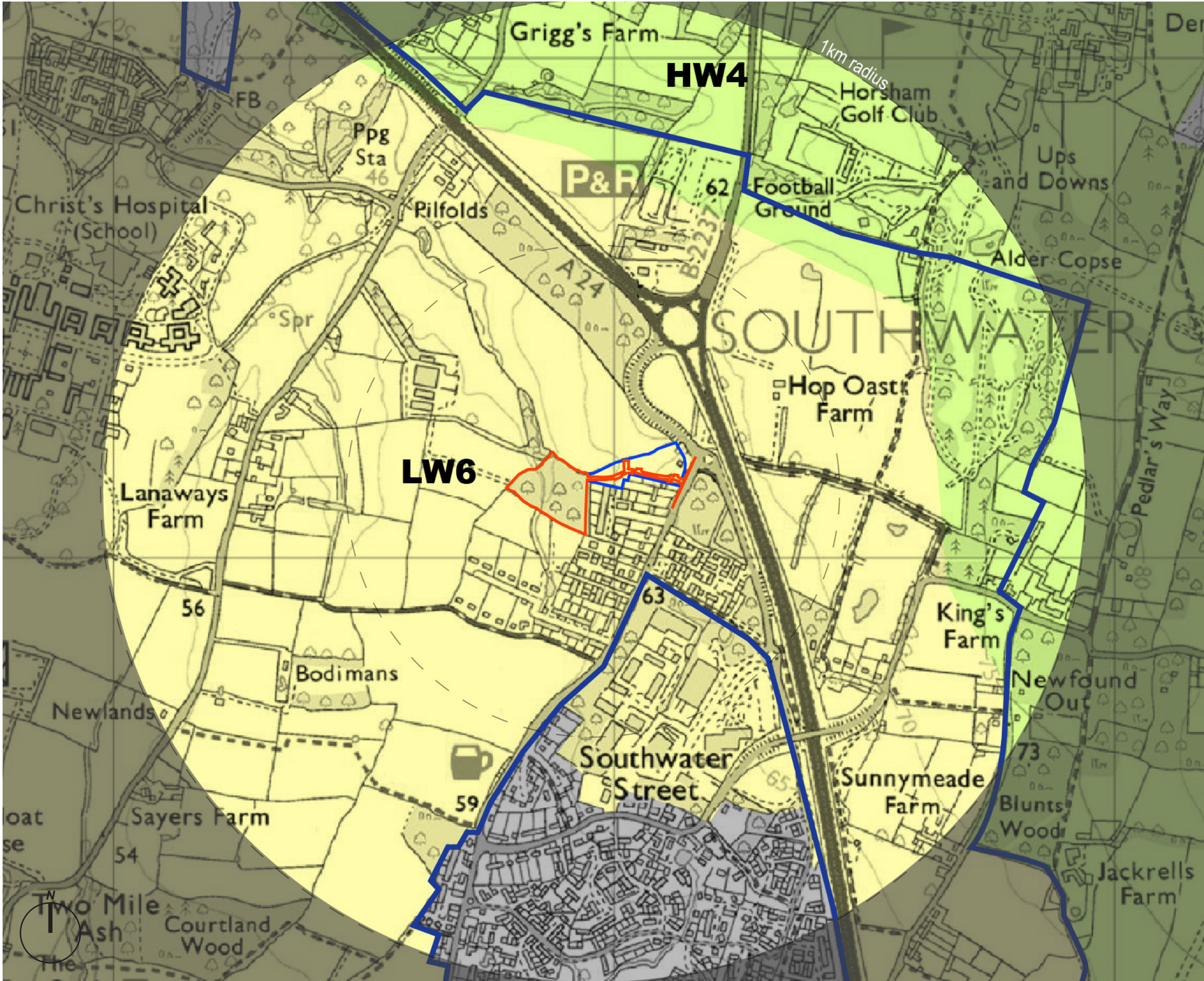
- 2.30 There are a number of UK Priority Habitat of Deciduous Woodlands within the Study Area, including the main section of the Site.
- 2.31 An area of Priority Habitat Woodland overlaps with Newlane Wood Ancient Woodland to the east of the Site. A further, extensive area of Priority Habitat Woodland is located to the north of the Site at some 200 m, extending towards the north-west, to the south of the A24.

Tree Preservation Orders

- 2.32 Tree Preservation Orders, (TPOs) are made under the Town and Country Planning Act 1990 and the Town and Country Planning (Tree Preservation) (England) Regulations 2012 by a local planning authority to protect trees which bring significant amenity benefit to the local area.
- 2.33 Tree Preservation Order Ref. TPO/1543 includes two woodland areas to the north-west and along the northern boundary of the western Site parcel, and a number of individual Oak Trees to the western, northern and eastern boundaries of the western parcel of the Site. Refer to **Extract E**.



Extract E. TPO/1543 - Extract



Legend

Development Site Boundary

Ownership Boundary

West Sussex Landscape Character Areas - Land Management Guidelines (2003)

LW6 - Central Low Weald

HW4 - High Weald Fringes

Horsham District Landscape Character Assessment (2003)

H1 - Southwater & Christ's Hospital Farmlands

M1 - Crabtree & Nuthurst Ridges & Ghylls

Built-up Areas (Southwater)

Figure 3.1. Landscape Character Areas

3.0 EXISTING CONDITIONS - PUBLISHED EVIDENCE

Published Landscape Character Studies

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

- *National Character Areas (2014);*
- *Landscape Character Assessment of West Sussex (2003);*
- *Horsham District Landscape Character Assessment (2003);*
- *Horsham District Landscape Capacity Assessment (2021).*

National Character Areas (September 2014)

3.2 The Site lies within Low Weald NCA (NCA 121). NCA 121 is described as: ‘... predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland.’

3.3 Key characteristics of NCA 121, which are relevant to the Study area include:

- *‘Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.*
- *[...] A generally pastoral landscape with arable farming associated with lighter soils on higher ground [...]*
- *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.*
- *[...] 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. [...]*
- *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. [...]*

3.4 Landscape attributes of NCA 121 are identified to include:

- *‘An intricate mix of woodlands including extensive broadleaved oak over hazel or hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses.’*
- *‘A largely pastoral landscape with generally small and irregular fields divided by a dense network of hedgerows and shaws, often remnants of ancient woodland with slightly larger and more regular fields on higher ground and areas of lighter soils.’*

3.5 Landscape opportunities identified for NCA 121 include:

- *‘[...] Plan new landscapes within and around predicted growth areas across the region, especially around Ashford, Crawley, Horsham and Tonbridge, by encouraging the incorporation of high quality green infrastructure and buffering of zones drawing on the existing strong landscape pattern for example, the incorporation, creation and restoration of traditional shaws and meadows within new development.*
- *This NCA is a potential ‘Forest District’ as a result of the identified opportunities to create an area of woodland over 5,000 ha covering at least 30 per cent of the area through ‘connecting’ existing woodlands [...].’*

3.6 Regarding climate change within NCA 121, the following are identified as drivers of change:

- *‘Oak is the principle tree of the Low Weald and veteran beech is also an important feature. Both could become threatened by increased prevalence of pests and disease, including Acute Oak Decline, as well as drought stress resulting from reduced water levels within clay soils. Increased storminess and drought could lead to important mature/veteran trees being more susceptible to wind throw and drought-stress. [...]*
- *Changes in temperature resulting in warmer winters could alter the species composition of existing species-rich woodlands, shaws and hedgerows, which are currently composed of oak, ash, field maple and holly, favouring species with lower water demand such as hazel, field maple and hawthorn.*
- *Changes in precipitation cycles resulting in dryer summers and wetter winters could alter the flow regimes of the area’s rivers. This could increase the ‘flashiness’ of flows with potential for more frequent winter flooding and summer drought [...].’*

Landscape Character Assessment of West Sussex (November, 2003)

3.7 The 2003 Study identified 42 landscape character areas of West Sussex with subsequent land management guidelines for each character area. With reference to **Figure 3.1**, the Site lies within the Central Low Weald Landscape Character Area, (LCA LW6). LCA LW6 is described as follows:

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

3.8	Key characteristics are described to include: 'Gently undulating landform. - Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows. - Some larger arable fields. - Local concentrations of horse grazed paddocks and golf course development. - Dense cover of ancient broadleaved woodlands and conifer plantations. - Small stream valleys draining to the Adur and the Arun. - Some large country houses and parkland. - Green lanes and droveways. - Many scattered, traditional Wealden farmsteads and cottages and a few linear villages. - Crossed by major transport links north south, both road and rail.'	'Maintain the historic character of the area, including the pattern of small fields and network of droveways. - Maintain and restore hedgerows and shaws. Link hedgerows through new planting and aim for good linkage via trees, woodland and hedgerows across land parcels. - Encourage the development of hedgerow trees through tagging especially on roadsides. - Replant and manage isolated trees in pasture. - Conserve and reinstate small scale hedgerow cover and pasture wherever possible. Assess the potential for transferring marginal yield arable to pasture. - Conserve and encourage sound management of all woodlands. [...] - Create new woodlands, linking in with existing field boundaries to extend and link existing woodland areas. - Encourage landscape enhancements to existing village edges and road approaches. [...] - Increase tree cover to enhance village approaches and fringes. Plant amenity trees in villages. - Consider the cumulative impact on landscape character of small developments and land use change. Avoid the introduction of suburban styles and materials [...]	'Low ridge and plateau, with prominent rounded knoll of Sharpenhurst Hill. - Largely open character. - Relatively few woodland and hedgerows. - Lanes with wide grass verges. - Extensive open views. - Imposing brick buildings of Christ's Hospital School set in parkland surroundings.'
3.9	Key Landscape and Visual Sensitivities include: 'Unsympathetic urban development, changes in settlement pattern and addition of suburban features. - Unsympathetic or major transport improvements. - Loss of woodland cover or diversity of woodland due to plantation planting or lack of management. - Changes in land management practices leading to change in field sizes, and loss of hedgerows and isolated pasture trees. - Loss of tranquillity. - Rights of way network vulnerable to reduction in quality due to poor drainage management and increased use. - Subdivision of fields and changes in boundary styles linked to increase in horse paddocks.'	Horsham District Landscape Character Assessment (2003, CBA) 3.11 The Study was undertaken at a 1:25,000 scale to inform the review of local landscape policies, provide context for planning decisions and land management activities within the district. 3.12 Relevant Landscape Character Areas identified by the Study are labelled on Figure 3.1 . 3.13 The Site lies within H1 - Southwater & Christs Hospital Farmlands. The key characteristics of the local Landscape Character Area were identified:	3.14 Overall character of the area is described as comprising 'a low ridge and plateau overlying Weald Clay and Horsham Stone. In contrast to other areas of wooded farmlands around, this character area has relatively open character. Extensive views across are possible in the north where many hedgerow and woodlands have been lost. Christ's Hospital School is an important landmark and dominating visual presence set in attractive grounds. A few historic farmsteads, mostly brick and tile hung are dispersed along lanes.' 3.15 The overall landscape condition of the area is described as 'declining due to loss of woodland and hedgerows'. 3.16 The sensitivity to change is identified as 'moderate reflecting moderate intrinsic landscape qualities and moderate intervisibility.' 3.17 Planning and land management guidelines are listed as: 'Ensure any new development responds to historic settlement pattern and local design and materials, and is well integrated by new woodland and hedgerow. - Conserve existing hedgerows and field trees. - Restore a network of hedgerows and small woodlands, especially in the north of the area. [...]
3.10	Land Management Guidelines are headlined with: 'Conserve predominantly wooded character of the area, and its existing tranquil, rural qualities, and ensure that new development is well-integrated within the landscape'. Additional guidelines include:		

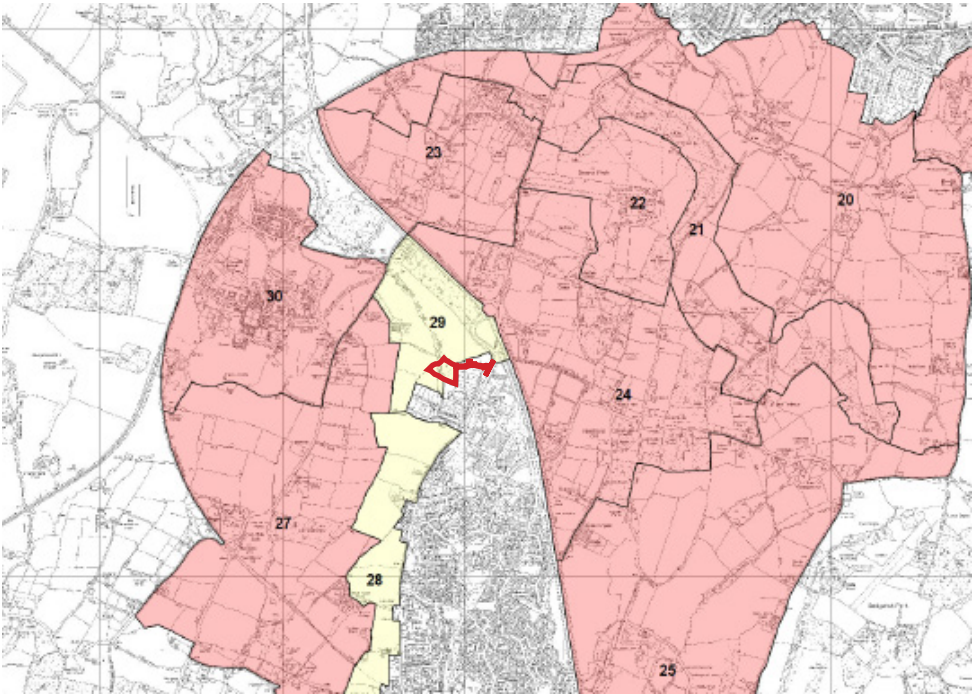
Horsham District Landscape Capacity Assessment
(February 2020)

- 3.18 Through reference to **Extract F**, the main Site area is identified as Local Landscape Character Area 29: Land North West of Southwater.
- 3.19 Its Landscape Character Sensitivity is identified as:
 - 'The topography of this area is of a gently undulating landform with small stream valleys.
 - There is a medium scale pasture field pattern and a strong framework of thick hedgerows and shaws together with some plantation woodland adjacent to the A24.
 - Landscape condition is eroded in places by a few urban edge influences and modern farm buildings.
 - Some views to Christ's Hospital School.'
- 3.20 The Visual Sensitivity of the Local Landscape Character Area 29 is described as:
 - There is a moderate visual sensitivity to housing due to the strong framework of hedgerows and shaws, although there would be greater sensitivity on some valley sides. There is a greater visual sensitivity to employment development due to the greater height and scale of this type of development.'

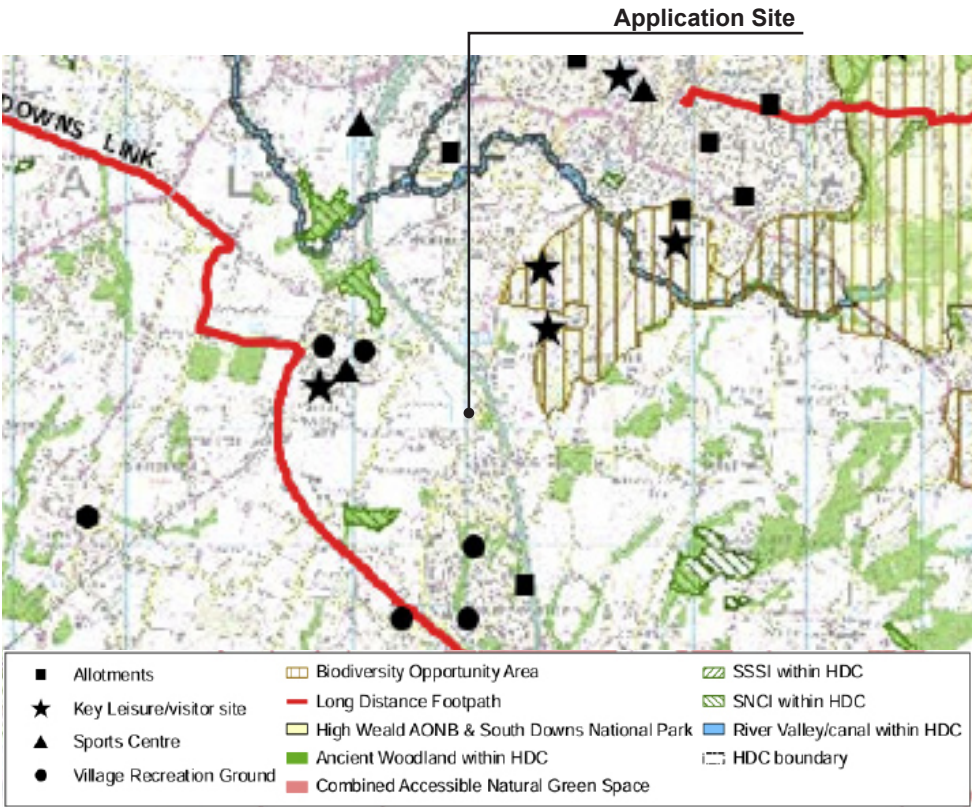
- 3.21 The Landscape Value of the area is identified as:
 - 'Low tranquillity due to the proximity of the A24 and Worthing Road.
 - Limited public access.'
- 3.22 The Landscape Capacity of Land North West of Southwater is described within the report as below:
 - 'Some of the key features and qualities of the area are sensitive to large scale development, but due to the low landscape value of the area, there is some limited capacity for large scale housing development.
 - It would however be important not to allow the countryside gap between Southwater and Christ's Hospital to be significantly eroded.'
- 3.23 Overall, the local landscape character area (LLCA 29: Land North West of Southwater) has been identified as having 'Moderate' landscape capacity for large scale housing development.

Green Infrastructure Strategy Horsham District Planning Framework (April 2014)

- 3.24 LLD also reviewed other planning policy evidence base documents. The Green Infrastructure Strategy identifies the nearest Biodiversity Opportunity Area at some 500 m to the east of the Site.



Extract F. Horsham District Landscape Capacity Assessment - Map of Zone 2 - South of Horsham to Southwater. Landscape Capacity of Local Landscape Character Areas for Large-scale Housing Development



Extract G. Horsham District Landscape Capacity Assessment - Map of Zone 2 - South of Horsham to Southwater. Landscape Capacity of Local Landscape Character Areas for Large-scale Housing Development

Time Depth - Historic Mapping Review

3.25 A historic map regression is undertaken to inform a review of the historic evolution of the Study Area, through reference to historic maps and aerial photographs as extracted below.

Ordnance Survey Maps

3.26 Through reference to the 1879-80 Ordnance Survey (OS) Map, The Site is shown as tree lined field accessed form the main road (current Worthing Road) to the east. The rectangular parcel of Newlane Wood lies to the opposite side of the road, bordered by New Lane to the north. Very limited built form is identified on the map, with individual barns and farmsteads scattered within the rural landscape. The Site itself is comprised of the main field with tree lined boundaries to the north, west, and south, and the narrow strip of land crossing an other open field to the east. A stream is illustrated crossing the site flowing south to north.

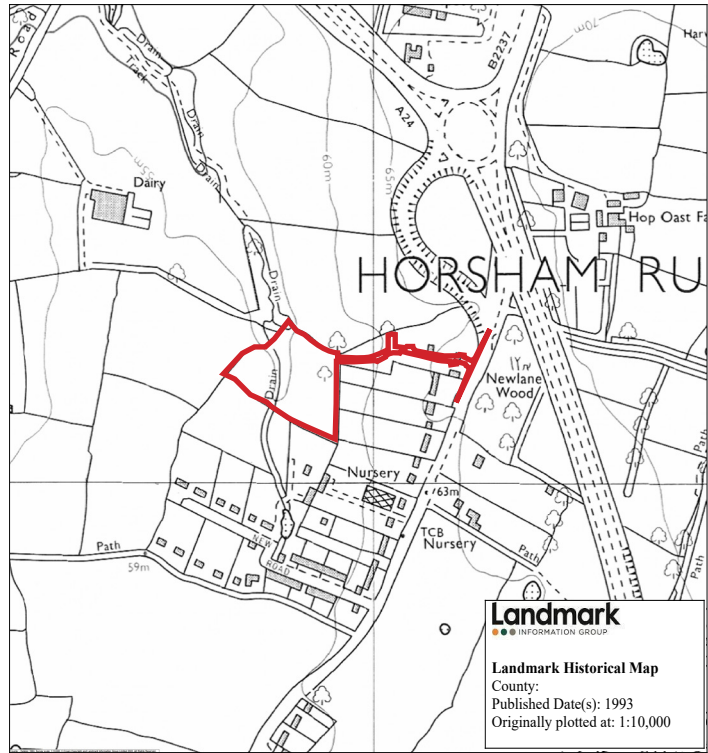
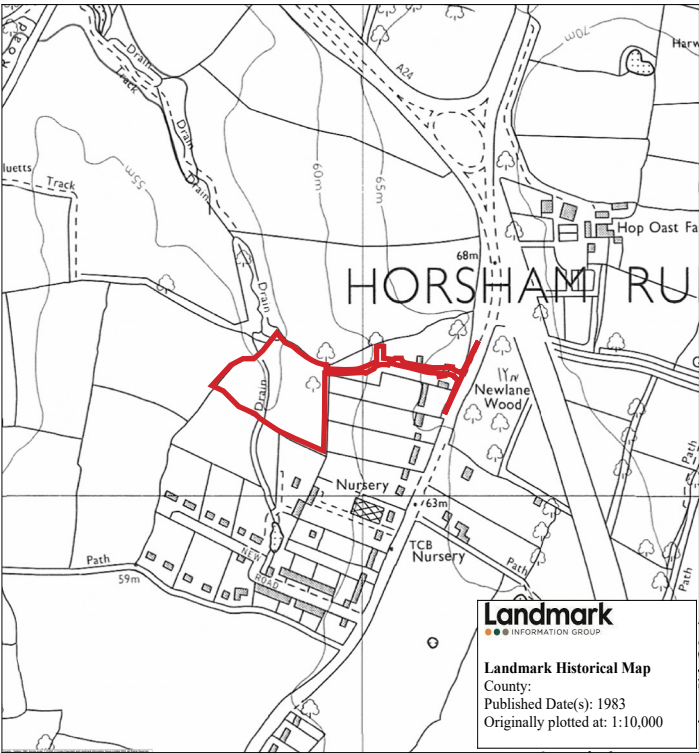
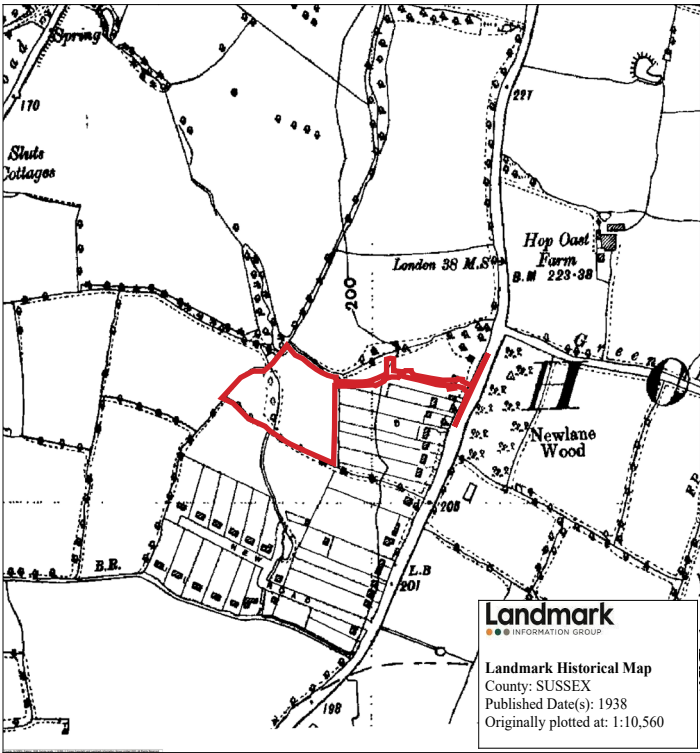
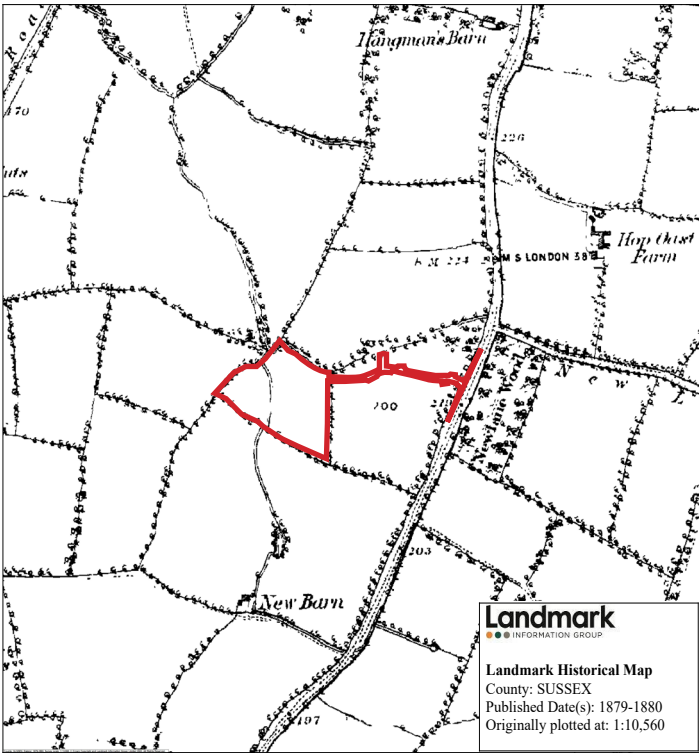
3.27 On the 1938 OS Map, significant number of houses appear to the south and immediately east of the site, set within long gardens, accessed from Worthing Road and New Road. A single house is illustrated to the easternmost area of the Site, which can be identified as the currently derelict property of The Copse. The surrounding landscape remains rural, consisting irregular tree lined fields, and the structure is mainly unchanged since the 1879-80 map.

3.28 With reference to the 1983 OS Map, the A24 and Hop Oast Roundabout has been built to the east and north-east of the site, crossing the landscape in a mainly south-north direction. The new road cuts through the north-eastern corner of New Lane Wood and disconnects New Lane from Worthing Road.

3.29 The outbuilding / green house of the Copse is now identified on the map. Some further built form appears in the surrounding landscape, to the south-east of Worthing Road, and substantial extension is illustrated at Hop Oast Farm to the north-east of the Site as well. The landscape pattern evidently gives place to the transport links which cut through the fields altering the historic fieldscape.

3.30 The 1993 OS Map shows some further road works and transport links, mainly the slip road from Worthing Road to Hop Oast Roundabout. This sweeping highway, built on an embankment cuts through the fields immediately to the north of the Site.

3.31 The Site itself remains unchanged since the previous OS mapping. A large building of a dairy farm has been built off Two Mile Ash Road to the north-west of the Site, is prominent within the surrounding fieldscape.



Extract G. Ordnance Survey Map data ©2023 Landmark Information Group Limited.



Extract H. Historic Aerial Photographs - data ©2023 Google

- Aerial Photographs
- 3.32 The 2001 Aerial Photograph illustrates the well tree'd Site boundaries, with some tree cover internally. The narrow strip of land which is proposed for the access road cuts through the eastern parcel, which forms the garden of The Copse, with greenhouse, extensive lawn area and scattered trees and shrubs. The western parcel, which is the main development area of the Site, is more natural, with mature trees along the boundaries and the stream, grassland and scrub vegetation within.
- 3.33 The 2012 Aerial Photograph illustrates Oakhurst Business Park being built opposite New Road, at some 500 m to the south of the Site. To the east of the A24, groundworks and preparations for the expansion of Horsham Golf Course are evident. The woodland belt to the north-west of Hop Oats roundabout starts to develop. This area is currently identified as Priority Habitat Woodland. Newlane Wood has been expanded to the east, to a triangular parcel of land between the original woodland and the A24.

- 3.34 The trees and shrubs on the western parcel have grown and provide nearly continuous canopy cover to the main site area. The parcel to the east, where the proposed access road would cross, does not show much change over the past decade.
- 3.35 Through reference to the 2022 Aerial Photo, the wider landscape surrounding the Site shows minimal changes. Further maturing tree belt along the A24 to the north, the finished golf course to the east, maturing of the woodland to the east of Newlane Wood, and minimal expansion of Oakhurst Business Park do not change the existing settlement and landscape pattern.

- 3.36 Internally to the Site, the parcels have been cleared of most wooded vegetation, whilst the mature tree lines along the boundaries have been retained.
- 3.37 Through reference to the Ecological Impact Assessment prepared by ACD Environmental, the woodland to the western parcel has been cleared in 2020 due to Ash dieback. The trees felled would have been mainly young, less than 20 year old specimens, following natural regeneration of the Site since the 2001 state.



Photograph D. Photo taken at Welcome Place to the south of the proposed access road, looking north towards the northern boundary vegetation of the Phase 1 development site.



Photograph E. Southerly view of Blakes Farm Road, with New Lane Wood Ancient Woodland and Priority Habitat Woodland to the right (*south-west*).



Photograph F. View of the A24 from a pedestrian crossing near the Worthing Road - Blakes Farm Road roundabout and Public Rights of Way no. 1668_1/1, looking south.



Photograph G. View north across Horsham Golf Course, emerging from tree-lined Byway, Public Right of Way no. 1668.



Photograph H. View of Oakhurst Business Park, from Wilberforce Way, looking south-west.



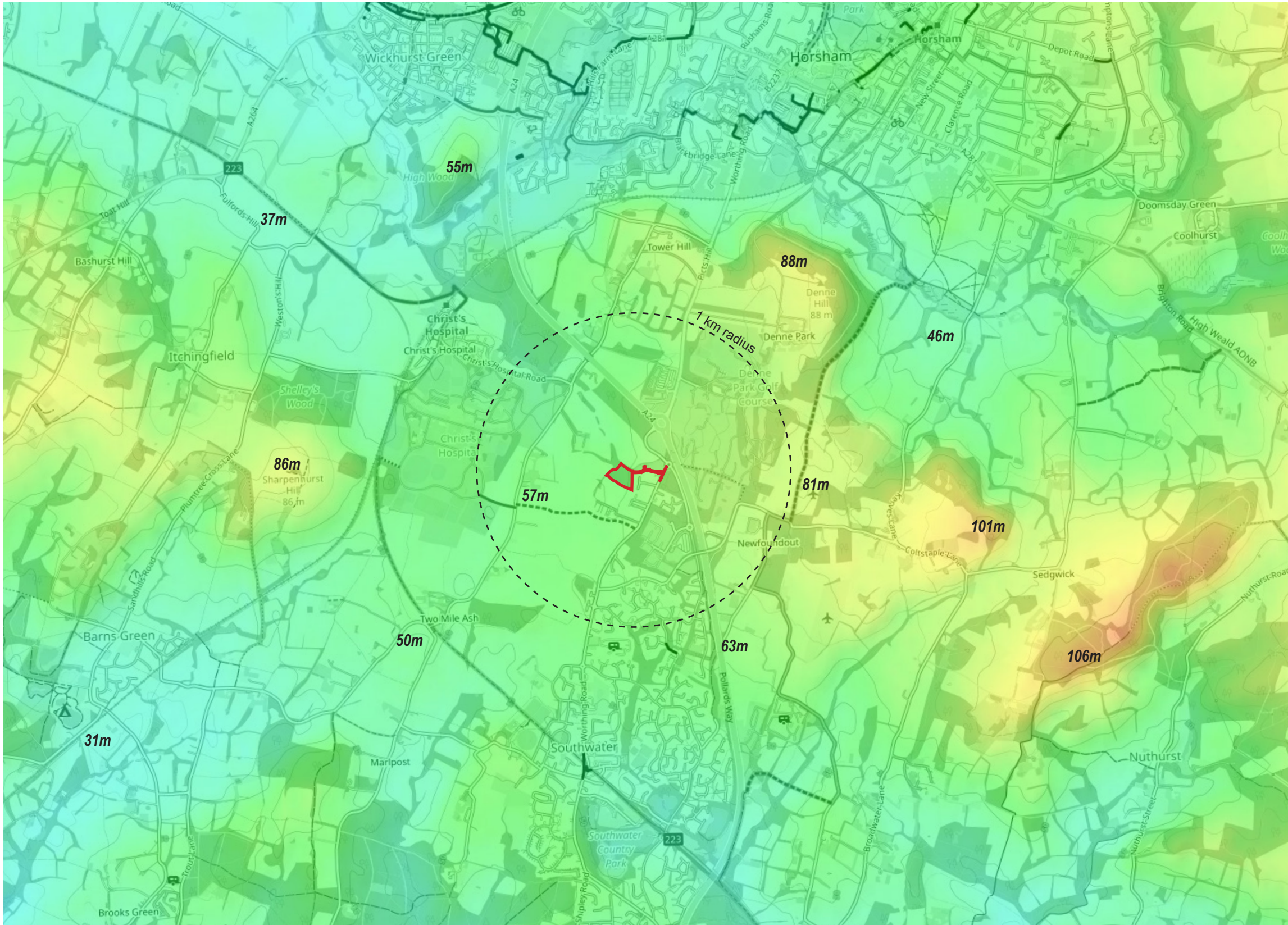
Photograph I. View northwest from Public Right of Way Bridleway no. 1662, across hedgerowed field parcel south of Lanaways Farm, east of Two Mile Ash Road with Christ's Hospital clock tower glimpsed beyond.



Photograph J. View south of small woodland copse east of covered reservoir to the top of Sharpenhurst Hill, from Public Right of Way Footpath no. 1651.



Photograph K. View of the parkland at Christ's Hospital School from Public Right of Way Bridleway no. 1642/3, looking east across the short cropped grassland of the school's sports pitches.



Legend

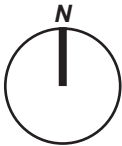
Development Site Boundary

111 m AOD.

67 m AOD.

29 m AOD.

Figure 4.1. Landform



4.0 EXISTING CONDITIONS - FIELD SURVEY AND REVIEW

Landscape Character

Landscape Analysis

- 4.1 The main Site area is identified as Deciduous Woodland Priority Habitat, where conservation, restoration and enhancement should be promoted in accordance with paragraph 192 of the National Planning Policy Framework.
- 4.2 According to research carried out by ACD Environmental and recorded within the Ecological Impact Assessment (*EcIA*) prepared for the Phase 1 development, the woodland has been cleared in 2020 due to ash die-back. The Site currently is mainly open scrub grassland with brash piles.
- 4.3 Parts of the boundary vegetation are subject to Tree Preservation Order (*TPO*), acknowledging the value of the woodland belts to the north and individual oak trees along the northern, western and eastern boundaries.
- 4.4 The Site lies within Low Weald National Character Area (*NCA 121*), which is a predominantly agricultural area, with mainly pastoral fields alternating with wooded areas.
- 4.5 The Landscape Character Assessment of West Sussex confirms the pastoral landscape and well wooded character of the Central Low Weald Landscape Character Area (*LCA LW6*) which the Site is located within.
- 4.6 In contrast, Horsham District Landscape Character Assessment identifies the Local Landscape Character Area (*H1 - Southwater & Christs Hospital Farmlands*) as a relatively open landscape with expansive views from elevated grounds. Christ's Hospital and its parkland are considered as an important local feature.

- 4.7 The field survey confirmed the expanse of fieldscape which however is separated by tree'd hedgerows, providing intricacy and containment, more in line with the national and county wide character assessments.
- 4.8 Horsham District Landscape Capacity Assessment describes the negative impact of some urban edge influences and modern farm buildings on the Local Landscape Character Area 29: Land North West of Southwater. It also emphasizes the importance to retain the countryside gap between Southwater and Christ's Hospital.
- 4.9 Due to the Site's highly enclosed nature, it has very limited visual interconnectivity with the surrounding wider landscape.
- Landform, Soils and Hydrology**
- 4.10 With reference to **Figure 4.1**, landform across the Study Area is relatively consistent, with gentle slope from the east towards the west. The wider landscape however forms a more undulating ground with multiple high points and elevated grounds alternating with valleys and lower lying grounds.
- 4.11 Sharpenhurst Hill (86 m aOD) is located just over 2.0 km to the west of the Site, Denne Hill (88 m) is at some 1.5 to the north-east, with a number of hilltops and ridges above 100 m aOD to the east, at some 2.0 km from the Site and beyond.
- 4.12 Generally, lower lying grounds are located to the west of the Site, forming valleys at around 30-40 m aOD to the north and south of Sharpenhurst Hill. From these valleys, the land gently rises towards the east, where the Site lies, and beyond. The topography of the main Site area changes from 58 m AoD along the eastern boundary, to the lowest 54 m AoD along the ditch in the centre, to gently rise again towards the west, to 57 m AoD. The proposed access road would start from the height of 67 m AoD, slowly descending towards the main Site area.

- 4.13 Soil type across the Site and the Study Area is understood through reference to the Soils Map (*produced by Cranfield University, with support from Defra*) to comprise: 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils'. A general indication of the plant communities and habitats which this soil type is associated with include: 'Seasonally wet pastures and woodlands'.
- 4.14 River Arun runs at some 2 km to the north of the Site, flowing from east to west before turning south towards the coast. The Site lies to the south-western edge of the catchment area. There is a stream crossing the Site, flowing from south to north, and a number of ditches run along the boundaries, joining the stream to the north-west of the Site.
- 4.15 The catchment zone of River Adur is located to the south, south-east of the Site.

Land Use, Vegetation and Settlement Pattern

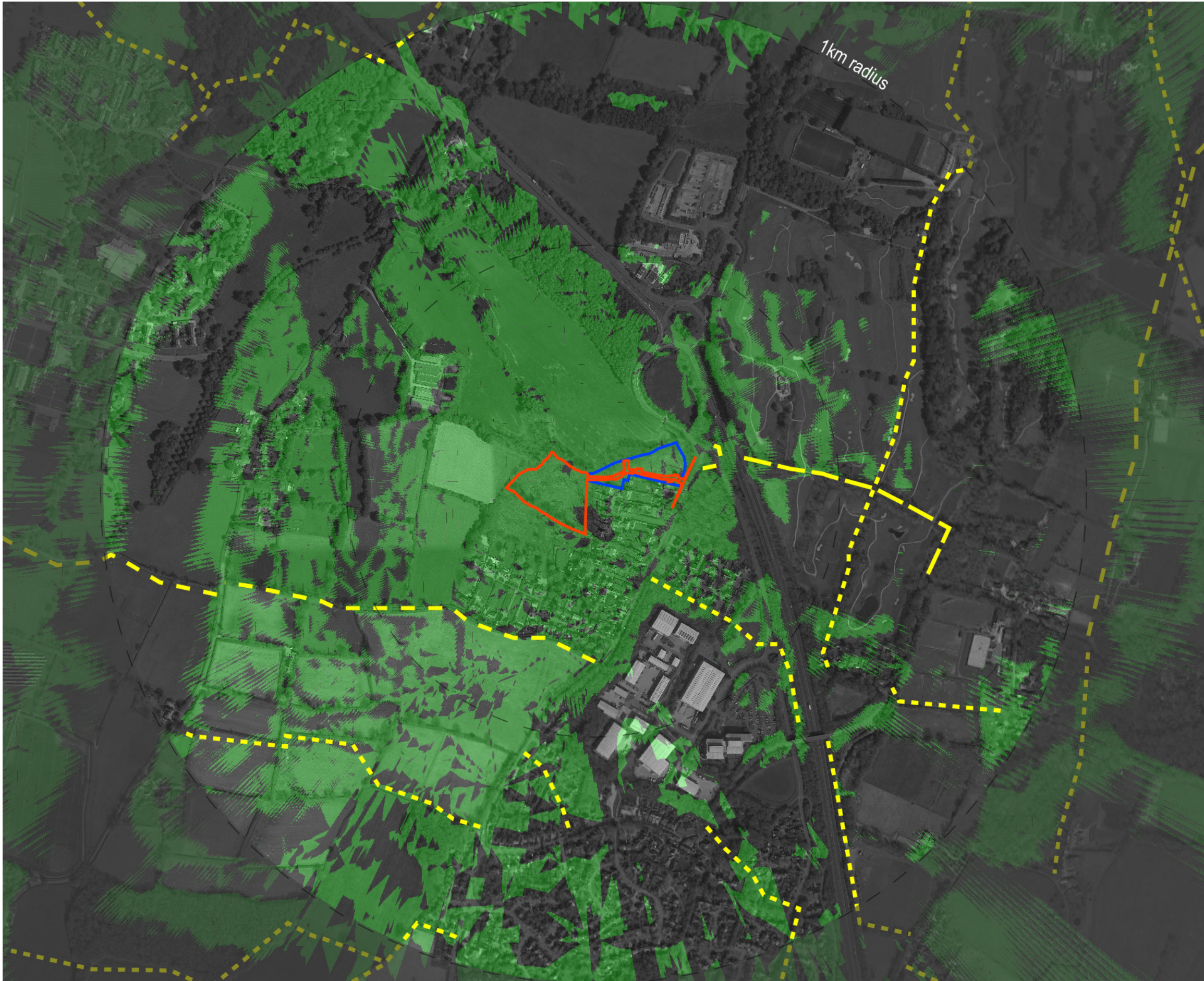
- 4.16 With reference to **Photographs D. to H.**, land use to the north and west of the Site is mainly rural, with arable fields and roads bordered by mature tree lines and hedgerows which limit intervisibility within the gently undulating landscape. Patches of woodland further enhance the enclosed character of the area.
- 4.17 A residential area lies to the west of the Site, properties arranged around small residential streets which open from Worthing Road. To the south, a green field separates a private residential estate from the Site. Further to the south-east, Oakhurst Business Park is set between the northern fringe of the settlement and the main built-up area of Southwater.
- 4.18 There is a group of houses built along Two Mile Ash Road to the west of the Site, set within the otherwise rural wider landscape. The formal parklands of Christ Hospital School is located to the westernmost edge of the Study Area. Avenues and tree belts break up the grassed land which gives place to a series of sports pitches and fields.
- 4.19 The A24 provides the main transport link for the Site proximity, with associated facilities which are urbanising elements in the landscape. To the north of the Site, Hop Oast Roundabout lies with highway services and Horsham's Park and Ride site to the north beyond.
- 4.20 Further to the east, Horsham Golf Course covers an extensive area. The managed parkland is comprised of grass covered landforms, alternating with tree belts and woodlands.
- 4.21 Nearby settlement pattern within the built-up area of Southwater consists of mainly detached houses, set within vegetated gardens and arranged around cul-de-sacs. To the south of the industrial estate, the detached residential buildings were built in a similar way, organically arranged around small residential streets, but this area, to the south of Southwater Street, nearer to the settlement centre, is more densely built than the area closer to the Site.

Perceptual Qualities

- 4.22 The landscape within the Study Area is defined by the broad extent of rural fields and the arterial transport links crossing through the landscape.
- 4.23 Public Rights of Way Footpaths, Bridleways and Byways offer access to the countryside surrounding the Site. These are mainly well enclosed by mature hedgerows and tree lines, affording glimpsed, localised views of the countryside. The long distance path of Downs Link is located at some 1.4 km to the west.
- 4.24 The Site has some relative tranquillity, though somewhat degraded. The tranquillity of the eastern parcel, where the access road is proposed, is reduced by the visual intervisibility with the built-up areas to the south, and the nearby transport links, including Worthing Road and its roundabout with Blakes Farm Road immediately to the front of the Site, and the elevated section of Worthing Road to the north of the Site which leads to Hop Oast Roundabout and the dual carriageway of the A24.
- 4.25 The site character is defined by the surrounding treelines and woodland blocks, is largely unreflective of surrounding pastoral fieldscape character by the degraded condition of the main development area to the western parcel which following clearance of diseased woodland is reverting to grassland scrub. The tranquillity of the eastern parcel, where the access road is proposed, is reduced by the intervisibility with the built-up areas to the south, and the nearby transport links.
- 4.26 To the main development area to the west, the vegetated boundaries and the stream as a historic feature provide the greatest contribution to the surrounding landscape character. The openness of the site interior might also be considered spatially related to fieldscape albeit disconnected.
- 4.27 The potential developments to the surrounding landscape, as allocated within the emerging Horsham District Local Plan 2019-2036, would affect the relative tranquillity of the Site and surrounding area.

Landscape Receptors

- 4.28 Landscape components, against which the susceptibility of the Site to the proposed development might be appraised, are identified by Lizard through reference to planning policy, designations, and landscape characterisation to comprise the following:
- *The Site's natural elements, ecosystem and habitats, and their contribution to the local biodiversity and the wider Green Infrastructure Network;*
 - *The landscape features on Site such as the boundary tree belts (including TPO trees and woodland) and the stream crossing the Site, and their contribution to the historic landscape pattern;*
 - *The Site's character and its limited contribution to the tranquil, rural qualities of the local landscape character;*
 - *The Site's rural character and its limited contribution to the countryside gap between Southwater and Christ's Hospital.*

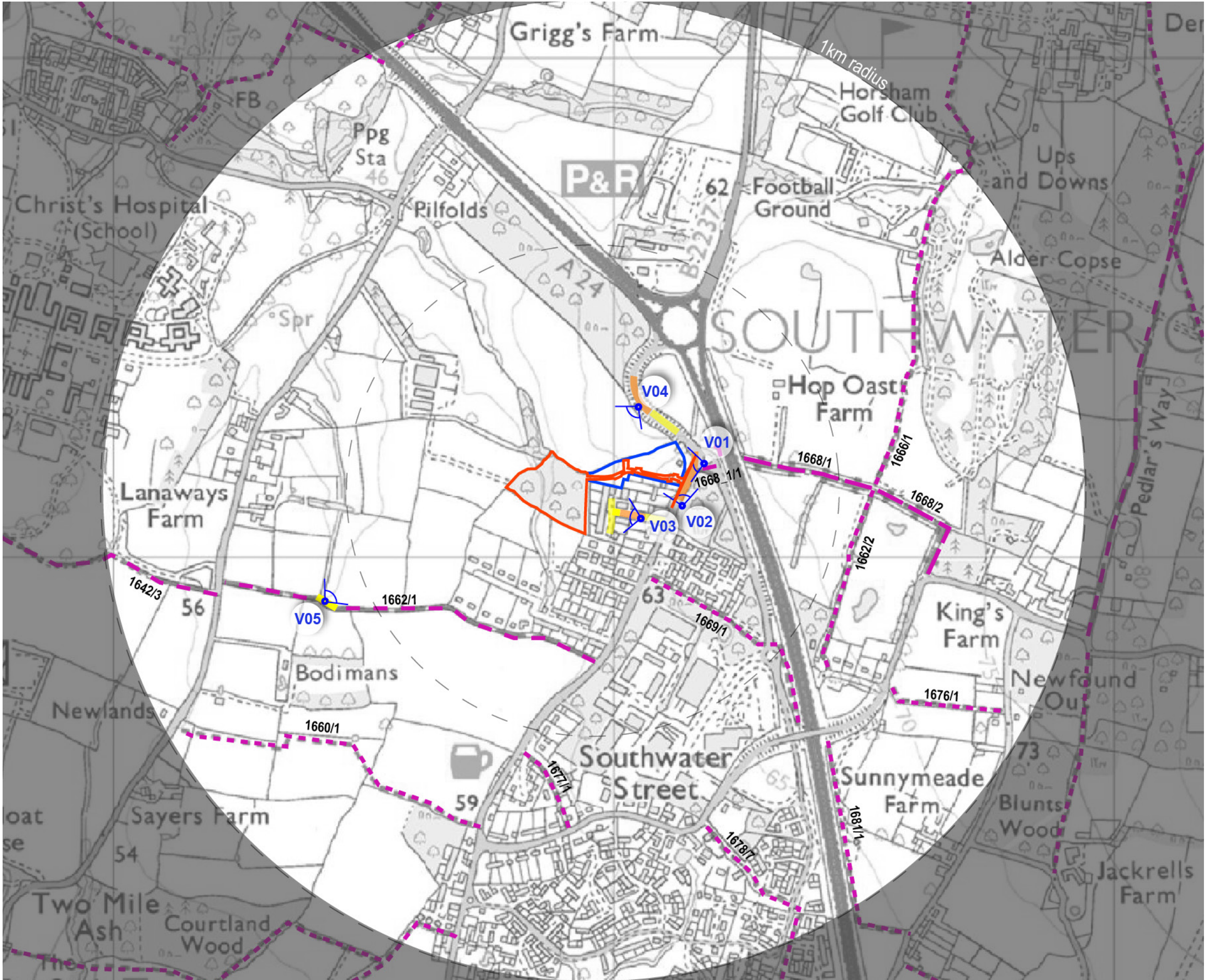


Legend

- Development Site Boundary
- Ownership Boundary
- Zone of Theoretical Visibility (ZTV)
- Public Footpath
- Bridleway
- Byway Open to All Traffic

Note:
Zone of Theoretical Visibility has been produced through Google Earth Viewshed Tool. Viewshed derived at a height of 8m (approximate proposed building height) above ground level from the centre of the western Site area.

Figure 4.2. Zone of Theoretical Visibility - Residential Development



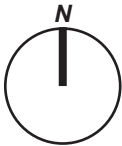
Legend

-  Development Site Boundary
-  Ownership Boundary
-  Public Footpath
-  Bridleway
-  Restricted Byway
-  Viewpoint - Location and Direction
-  Areas of publicly accessible land from which visibility of part of the Site is possible
-  Areas of publicly accessible land from which visibility of part of the boundary vegetation is possible

Figure 4.3. Short and Mid Distance Viewpoint Locations and Zone of Visual Influence.



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Legend

Development Site Boundary

Viewpoint - Location and Direction

Areas of publicly accessible land from which visibility of part of the Site is possible

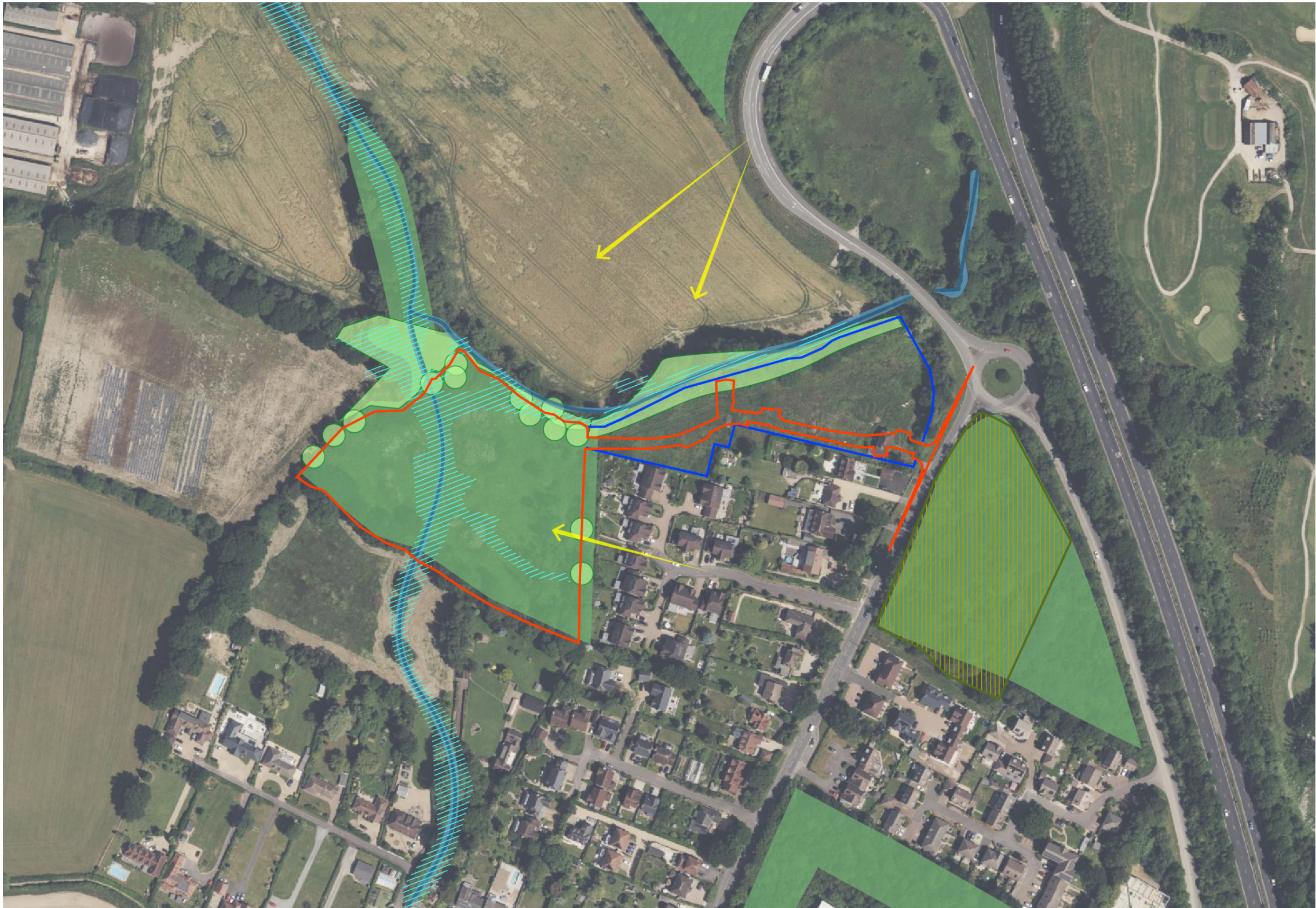
Areas of publicly accessible land from which visibility of part of the boundary vegetation is possible

Figure 4.4. Long Distance Viewpoint Location and Zone of Visual Influence.

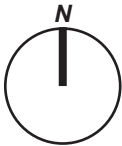
- Visual Amenity**
- 4.29 Viewpoint locations referred to below are shown through reference to **Figures 4.3 and 4.4**. Viewpoint Photographs are provided within **Appendix A**.
- 4.30 Receptors are identified below *(with some weighting, relative to the value criteria provided within the methodology)*.

- Nature of Visual Receptors**
- 4.31 Receptors considered with **High Visual Sensitivity** are Public Rights of Way Users, illustrated by **Viewpoints 05 and 06**.
- 4.32 Selected viewpoint locations include views from Public Right of Way Bridleway no. 1662/1 to the south-west of the Site, looking towards the Site over arable fields, and the elevated but distant Public Footpath No. 1617/1, at Sharpenhurst Hill.
- 4.33 Receptors considered with **Medium Visual Sensitivity** are pavement users, represented by **Viewpoints 02 and 03**. A number of Viewpoints are located along Worthing Road and Welcome Place, illustrating the visual amenity of pavement users within the Site proximity.
- 4.34 Public Rights of Way users along Bridleway no. 1668_1/1 opposite the Site near Worthing Road roundabout, represented by **Viewpoint 01** are also considered with Medium sensitivity within this appraisal. The sensitivity of the Bridleway users is considered to be significantly reduced by the proximity of the roads *(Worthing Road, Blakes Farm Road and the A24 further to the east)*.
- 4.35 Visual receptors considered with **Low Visual Sensitivity** are vehicular users of roads, represented by **Viewpoint 04**, taken from the verge of the elevated section of Worthing Road which does not have pedestrian access.

- Zone of Visual Influence**
- 4.36 The Zone of Visual Influence (ZVI) for the Site, *(see Figures 4.3 and 4.4)* was derived from the Zone of Theoretical Visibility *(see Figure 4.2)* determined as part of the field assessment and desktop analysis of Ordnance Survey mapping, through reference to the Viewpoint photographs.
- 4.37 The ZVI is indicative of the area from which changes on the Site are likely to be visible from the public realm, taking into account landform, built form, vegetation and distance. The ZVI is defined as two separate zones, to those attained of the internal areas, existing built form and ground on Site, and those gained to the boundary vegetation only.
- 4.38 Visibility towards the Site is confined to highly localised views across the Study Area, including glimpses as travelling along Worthing Road and nearby residential streets, framed by existing built form and mature vegetation.
- 4.39 Travelling from the south along Worthing Road, locations are limited where the main Site area and development would be perceptible. The proposed access road into the Site would be directly visible, with limited vegetation removal associated with the widened access proposals. The elevated grounds of the slip road leading to Hop Oast Roundabout offers more views towards the development area though highly filtered by the mature vegetation along the northern site boundary.
- 4.40 The Public Rights of Way network within the countryside provides very limited, localised, glimpsed views towards parts of the Site, mainly towards the top of boundary tree canopies.



BING AERIAL. IMAGE COURTESY @VEXCEL IMAGING

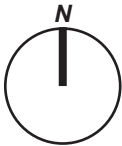


- Legend**
- Development Site Boundary
 - Ownership Boundary
 - Ancient Woodland (*Newlane Wood*)
 - Deciduous Woodland Priority Habitat
 - Tree Preservation Order (*Trees and Woodland Areas*)
 - Watercourse
 - Flood Zone (1 in 1000 years surface water)
 - Highly filtered views from roads and pavements within the Site proximity

Figure 5.1. Site Constraints.



BING AERIAL. IMAGE COURTESY @VEXCEL IMAGING



- Legend**
- Development Site Boundary
 - Ownership Boundary
 - Retention of Watercourse, with sufficient buffer zone
 - Retention, Protection and Enhancement of existing Mature Boundary Vegetation
 - Green Infrastructure Enhancements
 - Opportunity for Settlement Continuation
 - Opportunity for Green Space and Ecological Area

Figure 5.2. Site Opportunities.

5.0 LANDSCAPE CONSTRAINTS AND OPPORTUNITIES

5.1 Landscape constraints and opportunities are identified to communicate the relevant aspects derived from the study through reference to **Figures 5.1 and 5.2**.

Landscape Constraints

- 5.2 The key landscape constraints identified for the Site, where potential for loss or damage of features would be considered detrimental, are considered to be:
- *The natural elements and habitats on Site, and their contribution to the local biodiversity and the wider Green Infrastructure Network;*
 - *The Site's landscape features such as the boundary tree belts (including TPO trees and woodland) and the stream crossing the Site;*
 - *The Site's character and its contribution to the tranquil, rural qualities of the local landscape character;*
 - *The Site's semi-rural character and its contribution to the countryside gap between Southwater and Christ's Hospital.*

Landscape Opportunities

5.3 Through reference to **Figure 5.2**, landscape opportunities are defined both to respond to the constraints identified for the Site through either recommending approaches which avoid, reduce or compensate for potential effects from the Scheme. Site specific enhancement measures are also defined below, which will assist in achieving high quality design.

Mitigation Measures:

- *Retention and protection of the existing trees and waterbodies on Site through suitable buffer zones, in accordance with the Arboricultural and Ecological Reports provided with the Application;*
- *Built form to be set towards the east, as a continuation of the existing settlement, maintaining the western part of the Site as Open Space and woodland, for biodiversity, amenity and to protect the countryside gap between Southwater and Christ's Hospital;*
- *Bolster the northern, eastern and southern boundary vegetation with trees and lower canopy scrub for a better transition between the wooded surrounding and the development site;*
- *Extensive tree and woodland planting throughout the Site to enhance the wooded character, in accordance with Southwater Neighbourhood Development Plan Policy SNP18: Tree'd Landscape and to reinstate some habitat which has been lost with the clearance of the Priority Habitat Woodland resulting from Ash die-back;*
- *The development to be contained within the existing historical field boundaries, designed to maintain current landform to better integrate into the landscape and to maintain the rural landscape character of its surroundings;*

- *The development to be designed to limit urbanising elements and artificial lighting, and to avoid suburban styles and materials;*
- *Use of dark coloured roofs to help with the integration of the development into the surrounding landscape, especially from longer distance views above the boundary vegetation canopy.*

Enhancement Measures:

- *Promote biodiversity net gain and additional, high quality Green Infrastructure elements and enhanced ecological network links through planting of woodland areas, native trees, shrubs, groundcovers and species rich wildflower meadow areas;*
- *Landscape and townscape features of the surrounding area to be reflected and enhanced through well considered architectural and landscape design and the use of high quality, locally contextual materials;*
- *The development to be designed with high quality, inclusive open spaces which responds to the locally distinctive character and provides sense of place, in accordance with Horsham District Planning Frameworks Policy 32 - The Quality of New Development;*
- *Provide high quality soft landscape suitable for wet ground and high watertable, whilst adaptable to climate change, through species such as hazel, field maple and hawthorn.*

6.0 LANDSCAPE AND VISUAL APPRAISAL

General		Landscape Character	
6.1	This section appraises the landscape and visual impacts which would result from the Scheme described in Section 1.0 .	6.9	Through reference to Table 6.1 , natural elements, ecosystem and on Site habitats, including the cleared Priority Habitat Woodland, are considered with Medium Sensitivity towards the proposed development and High Magnitude of change, combined into anticipated Moderate adverse effect .
6.2	The appraisal considers the likely effects through a consideration of receptor susceptibility and magnitude of impact, in mind of the methodology provided in Appendix B . Should any significant effects be identified these are provided with a weighting through reference to the methodology.	6.10	Following recommendations within the Arboricultural and Ecological reports, suitable and efficient buffer zones would be retained around the existing boundary tree lines and the watercourse. Potentially these would also be reinforced by way of visual mitigation leading to a beneficial effect on landscape character.
6.3	Further opportunities are otherwise identified through reference to Section 5.0 , as recommendations which are likely to further limit or avoid any impact identified, or which might result in enhancement. Where identified, the subsequent anticipated residual effects are identified within this section where significant.	6.11	The majority of the western section of the Site is proposed as Open Space, with woodland planting where possible. With time, the parkland trees and the woodland vegetation recommended as part of the mitigation works would mature to provide good quality canopy cover and reinstated important woodland habitat, which is a considerable enhancement for on site biodiversity.
6.4	The appraisal is undertaken descriptively to maintain the narrative and present the logic as clearly as possible.	6.12	The well considered selection of proposed trees and suitable future management would result in a diverse, ecologically valuable landscape which is also adaptable and resilient to diseases and climate change, reducing the chance of the need for future clearance works. Therefore, with time, it is considered that the development would result in a Negligible effect on the Site's natural elements.
Natural Change		6.13	The historic landscape pattern, which is formed by the mature boundary tree lines, the watercourse crossing through the Site, the vegetated ditches along the boundaries and the slightly sloping ground would be retained and not be significantly affected by the development. The recommended woodland planting would reinstate a large proportion of the recently cleared woodland, increasing the value of the historic elements within the landscape. Therefore, it is considered that the proposed scheme would have a Negligible effect on the historic landscape pattern in the locality, improving to Minor beneficial with the establishment of the woodland and street trees.
6.5	Natural change within the Site is anticipated to be the recolonisation of the parcels with wooded vegetation. With reference to the pattern of historic changes within the Site, the cleared field could be covered with young trees and scrub vegetation in a few years.	6.14	The existing Site character is influenced by the adjacent semi-urban landscape to a limited extent as the Site is enclosed and tranquil, with only glimpsed views towards the adjacent built-up areas.
6.6	The recurring prevalence of Ash die back might be considered to limit species diversity and potential maturity of this regeneration. Depending on future management, the recolonisation of the eastern parcel might be slower, with further deterioration of the existing property on Site.	6.15	Tranquillity is reduced by the proximity of the well used transport links to the north and east, affecting the main development Site area a bit less.
6.7	There is minimal change anticipated to the already mature boundary tree lines, with the further growth of younger trees and shrubs providing some minimal change in height and density.	6.16	It is considered that the proposed development would have a Minor adverse effect on the tranquil, rural qualities of the local landscape character, improving to Negligible with the establishment of the woodland to the west of the Site.
6.8	However, with time, climate change and more frequent adverse weather would potentially alter the structure and species present within the Site's boundary vegetation. For example, the species variety would change due to oak trees' increased susceptibility to pests, drought and wind damage.	6.17	The Site, due to its small scale and highly enclosed nature, has limited contribution to the countryside gap between Southwater and Christ's Hospital. Due to the limited intervisibility with Christ's Hospital's parkland even if viewed from elevated locations, the Site does not contribute to the setting of the Listed Buildings and the surrounding parkland. Therefore, it is considered that the proposed development would have a Negligible effect on the countryside gap and the rural landscape character to the east of the Site.
		Cumulative effects	
		6.18	Approved development within the Site proximity are also considered within this report. The Phase 1 Care Home development is proposed to the eastern parcel, and the two schemes would share an access road connecting them to Worthing Road.
		6.19	The Care Home scheme is approved by Horsham District Council under reference: DC/24/0622. The two and three storey building is proposed to be located to the north of the proposed access road, to the north-eastern area of the Site, maintaining buffer to the east (Worthing Road) and north, to the existing tree lined ditch.
		6.20	It is envisaged that the care home building would be perceptible from the publicly accessible areas to the north, east and partially to the south. The building mass is considered to have negligible effect on the landscape character and the visual amenity of viewers in the long term.

- 6.21 The care home and the proposed housing development is envisaged to be perceptible together from very limited locations from the north, when travelling on the slip road from Hop Oast Roundabout. The care home building further limits the already limited intervisibility between the main Site and Worthing Road to the east, including Public Rights of Way 1668_1/1.
- 6.22 Residential land allocations were also considered within this report. Once the Emerging Horsham District Local Plan is adopted, the majority of the landscape to the west of Southwater (*Policy: HA3 Land North West of Southwater*) will be considered for potential housing allocation.
- 6.23 This covers land immediately to the north, west and south-west of the Site, continuing to the north-west and west along Southwater settlement.
- 6.24 Housing development within the countryside would alter the surrounding rural landscape character and reduce tranquillity around the Site.
- 6.25 Further urbanising effect would be resulted from the potential Employment Land Allocation (*Policy 6*) to the north, north-east of the Site, to the opposite of Worthing Road.
- 6.26 The above allocations would be wholly dominant urbanising elements in scale and extent and the proposals would be considered largely subservient with minimal consequential adverse cumulative effects arising. The proposals would have the potential to retain existing boundary features and moderate effects arising from the potential development allocations.
- 6.27 Housing and Educational land allocations within Southwater Neighbourhood Development Plan have very limited effect on the scheme cumulatively, due to distance and no intervisibility.

Visual Amenity

- 6.28 Views experienced by High Sensitivity Public Rights of Way users, only present in the distance, are represented by **Viewpoints 05 and 06**. It is considered that the proposed development would be barely perceivable from these locations. Due to dense intervening vegetation, the development is considered to have a **Negligible effect** on these views.
- 6.29 Visual amenity for pavement users from the Site proximity (*Worthing Road and Welcome Place*), represented by **Viewpoints 01, 02 and 03** would experience some change within the experienced view, with very limited views afforded towards the proposed built form, and mainly the newly constructed access road would be experienced, through the slightly widened vegetation gap at the Site entrance.
- 6.30 The removal of the residential property of The Copse would provide more open views from very limited sections along the Road, towards the west, along the proposed access road. From this, very localised section of Worthing Road, looking down along the proposed access road towards the main Site area, highly glimpsed views would be afforded towards the roofs of the proposed houses, filtered by existing boundary trees.
- 6.31 From Welcome Place, highly glimpsed views would be afforded towards the roof of the proposed residential properties to the west.
- 6.32 It is therefore considered that the proposed development would have a **Minor adverse effect** on these views, which would reduce to **Negligible** with time as the proposed mitigation planting matures.
- 6.33 From a very localised section of Worthing Road, where the road leaves the elevated ground of the Hop Oast Roundabout and broadly turns and descends towards the Worthing Road / Blakes Farm Road Roundabout, vehicular users, illustrated by **Viewpoint 04**, would be offered with some views towards the proposed development. These views would be highly obscured by existing vegetation, and the speed of travel and the focus of activity further reduces the overall potential effect on the experience.
- 6.34 It is anticipated that the proposed development would have a **Negligible effect** on this view.

Conclusion

Landscape Character

- 6.35 The landscape character appraisal considers that taking value, sensitivity, magnitude and potential effect on Landscape Character components into account, the scheme would have an overall **Minor adverse effect** on the surrounding landscape.
- 6.36 The above conclusion considers the scheme's Moderate adverse effect on the Site's natural elements, the Negligible effect on the Historic landscape pattern, the Minor adverse effect on the surrounding rural landscape character and the Negligible effect on the countryside gap between Southwater and Christ's Hospital.
- 6.37 The long term effect of the development on the Landscape Character components, after the maturing of mitigation and enhancement planting, is considered to be **Negligible**.
- 6.38 The potential development allocations in the Site proximity would be wholly dominant urbanising elements in scale and extent and the proposals would be considered largely subservient with minimal consequential adverse cumulative effects arising. The proposals would have the potential to retain existing boundary features and due to the maintained enclosed nature of the Site, moderate effects is anticipated from the potential development allocations.

Visual Amenity

- 6.39 The visual amenity assessment concludes that for short distant views of the Site, which are afforded from Public Rights of Ways, pavements and roads in the near proximity of the Site, the scheme would result in a **Minor adverse effect**. This is anticipated from short distance, localised areas only. The effect would also reduce to **Negligible** with time, as the proposed vegetation matures.
- 6.40 For more distant views, due to the enclosed nature of the Site, the proposed development is anticipated to be barely perceptible, resulting in **Negligible effect** on the views as experienced from the surrounding landscape.

TABLE 6.1 - ASSESSMENT SUMMARY TABLE - LANDSCAPE CHARACTER COMPONENTS				
RECEPTOR	ASSESSMENT			
	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS (POST CONSTRUCTION)	POTENTIAL EFFECTS (LONG TERM)
LANDSCAPE CHARACTER				
The natural elements and habitats on Site, and their contribution to the local biodiversity and the wider Green Infrastructure Network;	MEDIUM	HIGH	MODERATE ADVERSE	NEGLIGIBLE
The Site's landscape features such as the boundary tree belts (including TPO trees and woodland) and the stream crossing the Site;	MEDIUM	LOW	NEGLIGIBLE	NEGLIGIBLE
The historic landscape pattern formed by the mature boundary tree lines, the watercourse, the vegetated ditches and the slightly sloping ground.	MEDIUM	LOW	NEGLIGIBLE	MINOR BENEFICIAL
The Site's character and its limited contribution to the tranquil, rural qualities of the local landscape character;	MEDIUM	MEDIUM	MINOR ADVERSE	NEGLIGIBLE
The Site's semi-rural character and its contribution to the countryside gap between Southwater and Christ's Hospital;	MEDIUM	LOW	NEGLIGIBLE	NEGLIGIBLE

TABLE 6.2 - ASSESSMENT SUMMARY TABLE - VISUAL AMENITY				
RECEPTOR	ASSESSMENT			
	SENSITIVITY	MAGNITUDE	POTENTIAL EFFECTS (POST CONSTRUCTION)	POTENTIAL EFFECTS (LONG TERM)
VISUAL AMENITY				
Visual amenity for Public Rights of Way users from a distance, represented by Viewpoints No. 05 and 06 ;	HIGH	VERY LOW	NEGLIGIBLE	NEGLIGIBLE
Visual amenity for pavement users within the close proximity of the Site, represented by Viewpoints No. 02 and 03 and Public Rights of Way users within the close proximity of the Site, represented by Viewpoint No. 01 ;	MEDIUM	MEDIUM	MINOR ADVERSE	NEGLIGIBLE
Visual amenity for road users travelling south along a short elevated section of Worthing Road, represented by Viewpoint No. 04 ;	LOW	LOW	NEGLIGIBLE	NEGLIGIBLE

APPENDIX A - VIEWPOINT PHOTOGRAPHS



Viewpoint No. 01

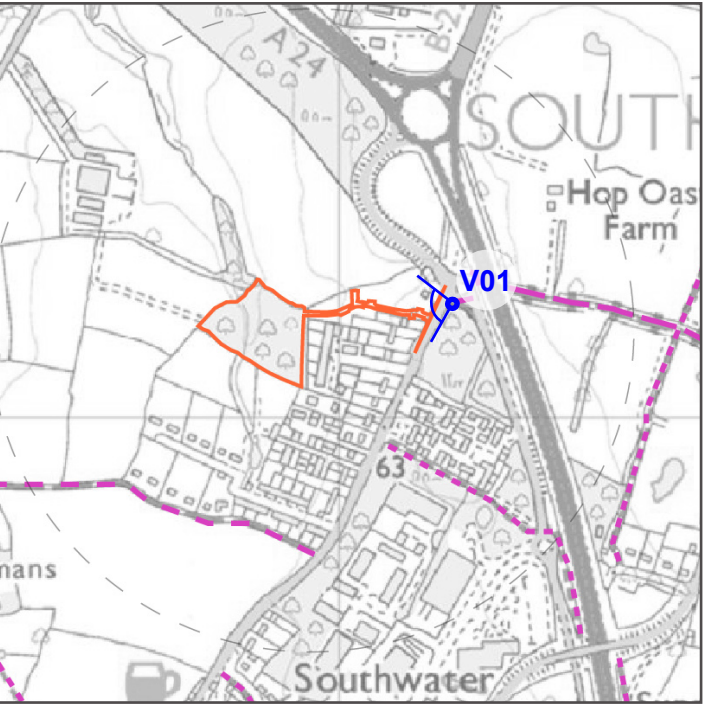
Location: Bridleway No. 1668_1/1, near the roundabout at Worthing Road and Blakes Farm Road.

Direction of View: west.

Date: 24th September 2025
Weather: Clear weather conditions
Visibility: Good
Approximate Ground Level: 68 metres aOD
Ordnance Survey Grid Coordinates: TQ 16183 28179
Distance from Site: 40 m

Description - Representative view taken from the roundabout at the junction of Worthing Road and Blakes Farm Road, to the north-east of the proposed Site entrance. From this location, glimpsed views are afforded towards some of the rooftops along Worthing Road. The northern corner of Newlane Wood Ancient Woodland and Priority Habitat Deciduous Woodland is visible to the left (south). Mature tree and scrub line is visible in the foreground of the image, limiting views towards the wider landscape to the west. Worthing Road and the viewpoint location is slightly elevated in comparison to the Site. Landform and intervening vegetation affords limited views towards the proposed access road location. The main Site area is even more hidden from this location by built form and vegetation.

Viewpoint Location:





Viewpoint No. 02

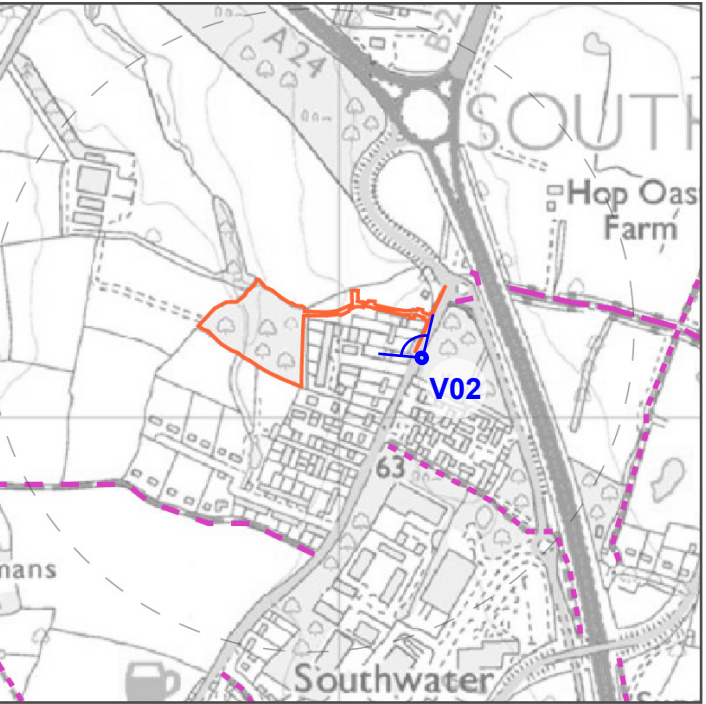
Location: Pavement along Worthing Road.

Direction of View: north-west.

Date: 24th September 2025
Weather: Clear weather conditions
Visibility: Good
Approximate Ground Level: 68 metres aOD
Ordnance Survey Grid Coordinates: TQ 16140 28113
Distance from Site: 45 m

Description - Representative view taken from the pavement to the east of Worthing Road, looking towards the north-west. The roof of the existing property on Site is visible behind the garage roof of the neighbouring property (Pine Lodge). Hedgerow lined timber post and rail fencing provide rural character to the front gardens along this section of the road, with residential properties set back from the road. Mature trees are located within generous front gardens, filtering views towards the built form and the landscape beyond. From this location, views are afforded to the upper floor and roof of The Copse, the existing property on Site. The proposed area of the Site entrance and access road junction is visible from this location too, with the main development Site are is screened by intervening vegetation and built form.

Viewpoint Location:





Viewpoint No. 03

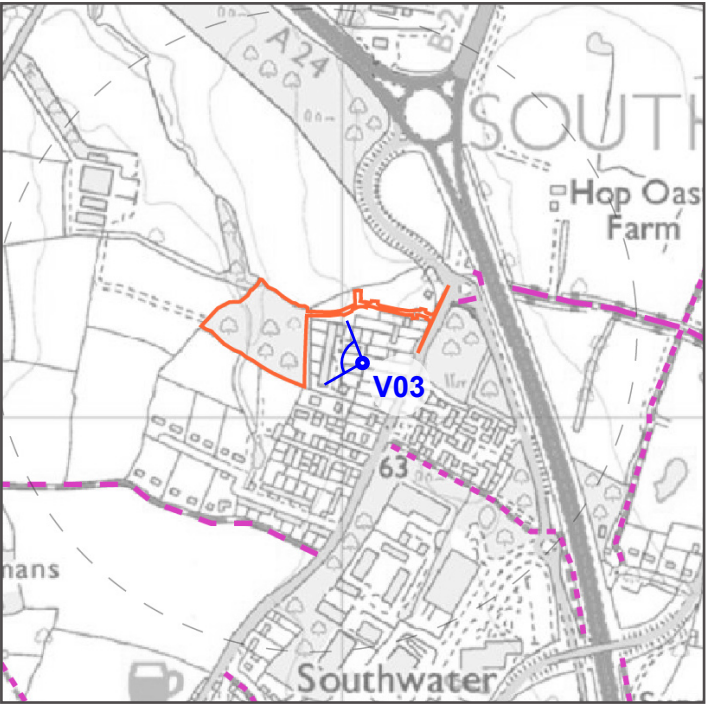
Location: Pavement along Welcome Place.

Direction of View: west.

Date: 24th September 2025
Weather: Clear weather conditions
Visibility: Good
Approximate Ground Level: 63 metres aOD
Ordnance Survey Grid Coordinates: TQ 16043 28083
Distance from Site: 50 m

Description - Representative view taken from the pavement at Welcome Place, looking towards the west. Between the residential properties, views are afforded towards the upper canopies of the main Site's eastern boundary. There are limited views afforded towards the internal Site area or the wider landscape beyond. To the foreground, formally managed front gardens enhance semi-rural character of the residential area.

Viewpoint Location:





Viewpoint No. 04

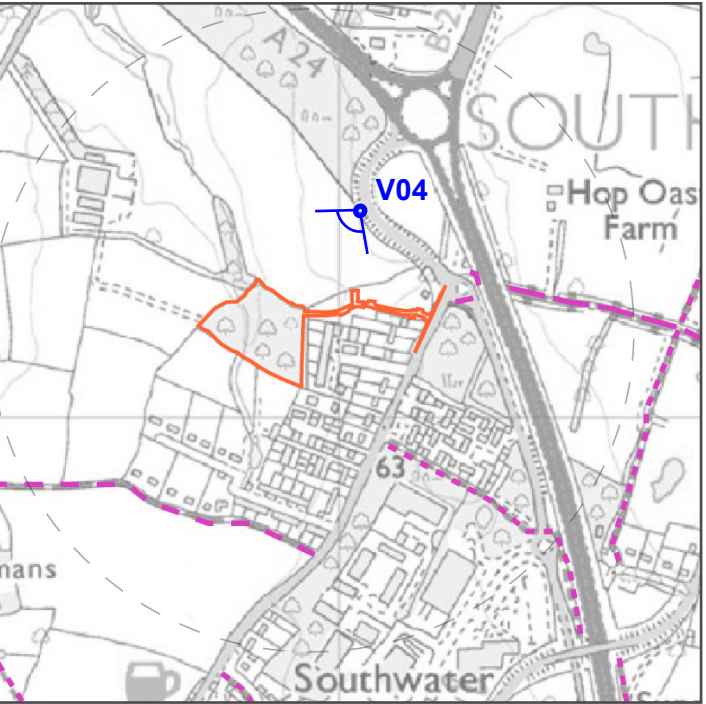
Location: Grass verge along Worthing Road.

Direction of View: south.

Date: 24th September 2025
Weather: Clear weather conditions
Visibility: Good
Approximate Ground Level: 61 metres aOD
Ordnance Survey Grid Coordinates: TQ 16037 28346
Distance from Site: 180 m

Description - Representative view taken from the grass verge along Worthing Road, from the elevated location as the road leads towards the Hop Oast Roundabout and the A24 on an embankment. The location offers clear visibility above the low lying open field in the foreground towards the northern Site boundary, formed by the line of oak trees under Tree Preservation Order. Glimpsed views are afforded through the tree line to the grassed internal Site area which rises towards the south. There are highly filtered views afforded towards some of the built form and wider landscape beyond.

Viewpoint Location:





Viewpoint No. 05

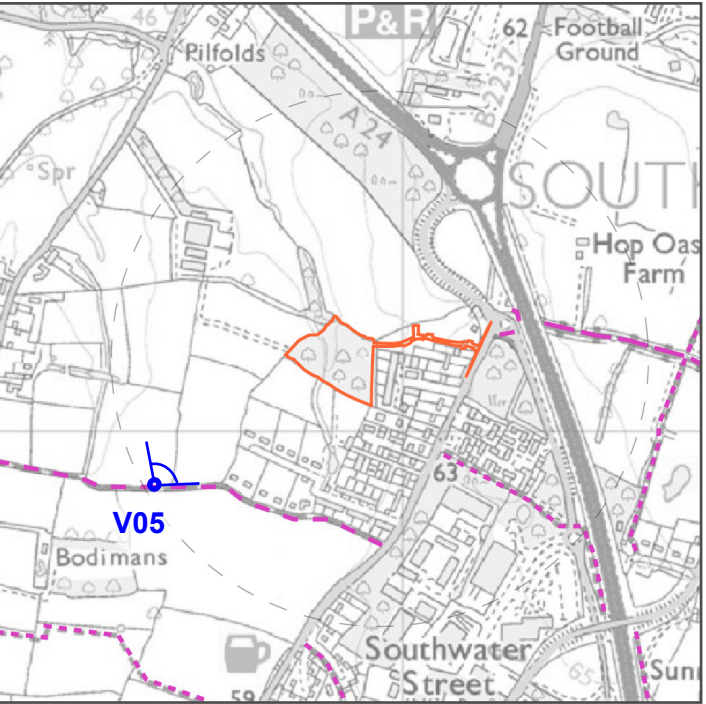
Location: Public Rights of Way (Bridleway) No. 1662/1.

Direction of View: north-east.

Date: 24th September 2025
Weather: Clear weather conditions
Visibility: Good
Approximate Ground Level: 57 metres aOD
Ordnance Survey Grid Coordinates: TQ 15512 27898
Distance from Site: 370 m

Description - Illustrative view taken from Public Bridleway no. 1662/1, to the south-west of the Site. The localised view offers visibility above scrub vegetation and the open fields beyond towards the more enclosed landscape. The tree lined field boundary filters most views towards the Site, only affording glimpsed views towards the top of the boundary tree lines. The last residential property along New Road is visible, and the tree lined field boundary along the Rights of Way is illustrated in the picture, which provides an enclosed character for the location.

Viewpoint Location:





Viewpoint No. 06

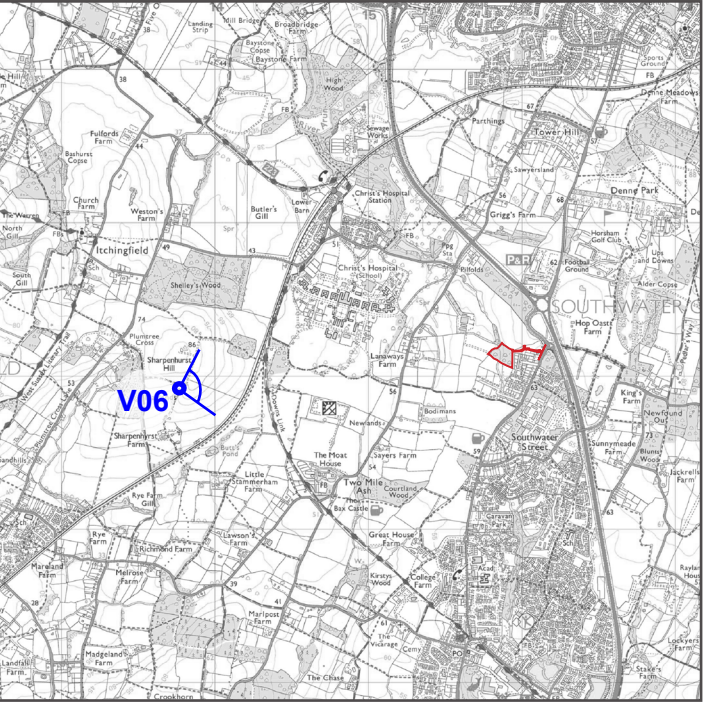
Location: Public Footpath No. 1617/1, at Sharpenhurst Hill.

Direction of View: west, north-west.

Date: 06th September 2023
Weather: Clear weather conditions
Visibility: Good
Approximate Ground Level: 65 metres aOD
Ordnance Survey Grid Coordinates: TQ 13802 27936
Distance from Site: 2.0 km

Description - Representative view taken from Public Rights of Way no. 1617/1, near the top of Sharpenhurst Hill. The elevated location offers clear visibility towards the surrounding landscape. Beyond the arable field in the foreground, the landscape is very enclosed and highly wooded. The large scale buildings of Oakhurst Business Park are visible in the distance, with other built form mainly screened by the intervening wooded vegetation. The Site and the boundary vegetation is barely perceptible from this location.

Viewpoint Location:



APPENDIX B - LANDSCAPE AND VISUAL APPRAISAL - METHODOLOGY

METHODOLOGY

General

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

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

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

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

The Study Area

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

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

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

Field Survey

The field survey work was carried out in overcast but clear weather conditions on the 6th September 2023 and 25th September 2025, when vegetation was mainly in of leaf.

Landscape Character

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

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

Visual Amenity

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

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

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

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

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

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

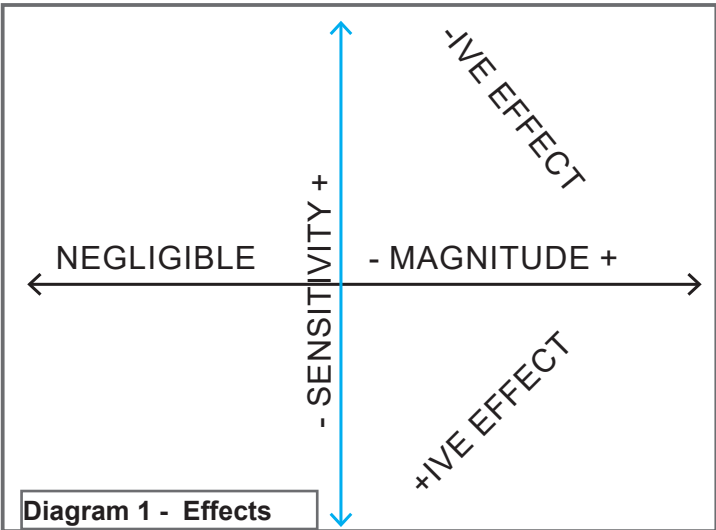


Diagram 1 - Effects

Assessment Criteria

General

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

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

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

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

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

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

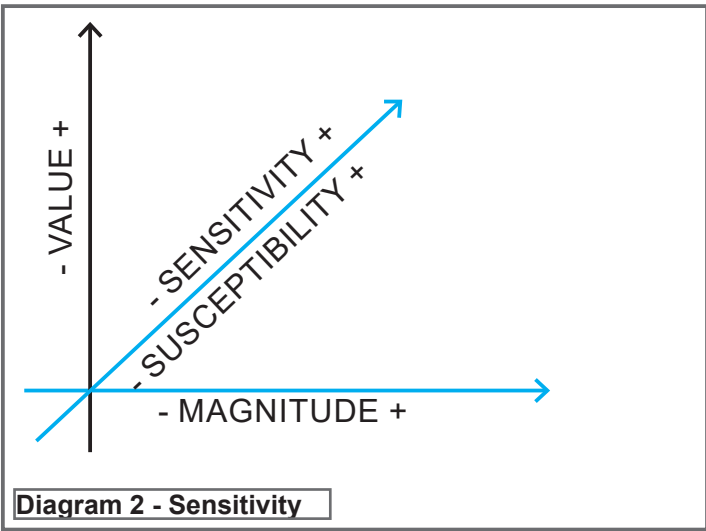


Diagram 2 - Sensitivity

Landscape Impact Assessment

Nature of Landscape Receptors (Sensitivity)

Within The Guidelines for Landscape and Visual Impact Assessment (GLVIA3) Sensitivity is defined as: ‘A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor’, (p158). It is recommended within GLVIA3, that the ‘nature of receptor’ should be used as shorthand in place of the term ‘sensitivity’, (p37).

Landscape components against which the susceptibility of the landscape to the proposed development might be appraised are identified by Lizard through reference to planning policy, designations, and landscape characterisation, including aspects such as scenic quality and tranquillity amongst other considerations, as relevant.

Reference is made to Box 5.1, (p84, GLVIA3) which provides a range of factors that can assist in the identification of valued landscapes as follows:

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

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

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

This definition is understood by Lizard to comprise a consideration of the resilience, (or capacity) of the landscape component / area to the proposed change, taking into account the reversibility of the change, or whether the receptor could be easily recreated or substituted elsewhere. It would follow that the Sensitivity of the landscape receptor is Low, (low susceptibility / high resilience) if undue negative consequences were not likely. The opposite being that Sensitivity would be High if negative consequences were likely (high susceptibility / low resilience to the Scenario / Scheme).

The allocation of sensitivity is subsequently defined through reference to **Table 4** in a progressive way through a process of firming up the value of the identified landscape receptor identified, through a consideration of their susceptibility to the specific proposal taking into account primary mitigation and enhancement.

Table 4 - Landscape Sensitivity Criteria	
Sensitivity	Criteria
High	Landscape area or feature of high - medium value, with limited potential to accommodate the proposal without Major-Moderate adverse effects. The Scheme would be out of scale / cause a noticeable deterioration to a landscape area / associated feature of recognised quality / scenic qualities.
Medium	Landscape area or feature with some potential to accommodate the proposal with limited Moderate or Minor adverse effects resulting. The Scheme would not quite fit / cause a perceptible deterioration to a landscape area / associated feature which contributes to local landscape character.
Low	Landscape area or feature with potential to accommodate the proposal with limited adverse or Negligible effects resulting. The Scheme would complement the scale, landform and pattern of a landscape area or associated feature; maintain existing landscape quality.
Very Low	Landscape area or feature of low value, with potential to accommodate the proposal. The Scheme would complement the scale, landform and pattern of a landscape area or associated feature; maintain or enhance existing landscape quality.

Magnitude of Landscape Impact

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

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

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

Landscape Effect

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

Table 6 - Landscape Effect Criteria Definitions	
Effect	Definition
Significant Major adverse	The proposed Scheme would result in effects that are at a complete variance with the landform, scale and pattern of the landscape; would permanently degrade, diminish or destroy the integrity of valued characteristic features, elements and/or their setting; would cause a very high quality landscape to be permanently changed and its quality diminished.
Major adverse	The proposed Scheme would result in effects that are at a considerable variance to the landscape scale, landform and pattern degrading the integrity of the landscape; would be substantially damaging to a high quality landscape.
Moderate adverse	The proposed Scheme would be out of scale with the landscape or at odds with the local pattern and landform; would be damaging to a landscape of recognised quality.
Minor adverse	The proposed Scheme would not quite fit into the landform and scale of the landscape; would affect an area of recognised landscape character.
Negligible / Neutral	The proposed Scheme would complement the scale, landform and pattern of the landscape; maintain existing landscape quality / Effects are described as 'neutral' where beneficial effects are deemed to balance the adverse effects. Where this occurs, the adverse and beneficial effects are clarified so that the judgement is clear.
Minor beneficial	The proposed Scheme has the potential to improve the landscape quality and character; fit in with the scale, landform and pattern of the landscape; enable the restoration of valued characteristic features partially lost through other land uses.
Moderate beneficial	The proposed Scheme would have the potential to fit very well with the landscape character; improve the quality of the landscape through removal of damage caused by existing land uses.

Visual Impact Assessment

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

Nature of Visual Amenity Receptor

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

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

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

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

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

Magnitude of Visual Impact

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

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

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

Visual Amenity Effect

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

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

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

Cumulative Effects

Cumulative effects are considered where relevant, further to the assessment of landscape and visual effects.

Where relevant to the decision, approved and allocated development within the Study Area or where identified by the Regulatory Authority would be considered for potential inter-scheme cumulative landscape and visual effects.

Where appropriate the potential for intra-scheme cumulative effects would be considered, relative to the separate assessment by others of for example, ecological or heritage impacts.



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