



**Land at Old Crawley Road,
Faygate, Horsham:
Draft Landscape and Visual Impact
Assessment**

Prepared on Behalf of FCP Land 4 Ltd

February 2026

fabrik Ref: D2760

CONTENTS

1. Executive Summary
2. Introduction
3. Consultation
4. Landscape Related Designations and Policy
5. Baseline Conditions
6. The Development Proposals
7. Identification and Description of Changes Likely to Generate Effect
8. Limitations and Assumptions
9. Assessment of Likely Significant Effects
10. Assessment Against High Weald National Landscape (AONB) Qualities
11. Assessment Against Policy and Landscape Character
12. Response to Inspectors Decision Relating to the High Weald National Landscape
13. Summary and Conclusions
14. Summary of Residual Effects

Appendices

Appendix A Figures and Photographs

Appendix B LVIA Methodology

1.0 Executive Summary

1.1 Executive Summary

- 1.1.1 fabrik Chartered Landscape Architects have been appointed by FCP Land 4 Ltd to carry out a Landscape and Visual Impact Assessment (LVIA) of Land South of Old Crawley Road, Faygate (The Site) and its surrounding area, in order to consider the likely physical and visual impacts arising as a result of the proposed development.
- 1.1.2 The Site Boundary (the Site) associated with the Outline Planning Application is shown on Figure 1 in Appendix A and extends to approximately 4.9ha. The Site lies wholly within, but on the edge of the High Weald National Landscape (formerly Area of Outstanding Natural Beauty, or AONB). There are no other landscape designations that cover the Site, however, several Grade II Listed Buildings are located to the west of the Site and at Newhouse Farm to the north of the Site as shown on Figure 2 in Appendix A.
- 1.1.3 The landscape and visual impact assessment has been prepared in accordance with the LVIA methodology contained in Appendix B relative to the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) by the Landscape Institute and Institute of Environmental Management and Assessment (2013). The methodology and selection of key representative views has been agreed with the landscape officer of Horsham District Council.
- 1.1.4 The Site, whilst sitting within a valued landscape, also sits within the proximity of the settlement edge of Horsham, the A264, a railway line and is in proximity to Gatwick Airport which is due to expand with a second runway, to facilitate an additional 100,000 per year. In relation to tranquillity, whilst the majority of the High Weald National Landscape (formerly AONB) is tranquil, the Site lies in the 'Least tranquil' area (Figure 5, Appendix A), with noise levels anticipated to increase if the Gatwick second runway is implemented as shown on Figure 12 in Appendix A.
- 1.1.5 The proposed development of 'Land North of Horsham' (comprising approximately 2,750 dwellings) will significantly expand the settlement to the north-west of the Site.
- 1.1.6 At the District level, the Site lies within the St Leonard's Forest landscape character area. The key characters pertinent to the Site included the following:
- *"Regular pastures and arable fields;*
 - *Confined views;"*

The assessment describes that the landscape condition is declining, with the management guidelines setting out to include urban fringe screening, conserving wooded characters and restructuring plantations.

- 1.1.7 With regard to landscape capacity, the Site lies within Zone 1 Local Landscape Character Area 17 – Land North East of Horsham. The capacity study describes that: *“development on the more rising ground to the south would be more visually prominent.”* It also describes that: *“although the landscape is partly within High Weald AONB, some of the distinctive landscape characteristics of the High Weald are less apparent.”* The overall landscape capacity is assessed as moderate for medium scale housing development (approximately 100 – 500 dwellings). The assessment therefore recognises that there is scope for this tract of land to accommodate the proposed development of up to 120 dwellings. Furthermore, the assessment of the Site against the special qualities of the High Weald both from the current and draft management plan as set out in this LVIA confirms the above statement extract.
- 1.1.8 The Site itself is wholly green field. The topography of the Site predominantly slopes down from the south to the north, at a similar gradient to that of the existing settlement of Horsham to the south.
- 1.1.9 In terms of the existing night-time character, the Site is influenced by the settlement edge to the south and west of the Site, with typically porch and interior lights and, the lights of vehicles using the B2195 Crawley Road to the west.
- 1.1.10 Whilst the Site lies within the High Weald National Landscape, it is readily influenced by the existing settlement edge (both built form and adjacent roads) and has been subject to human intervention through intensive farming practices.
- 1.1.11 In terms of planning history, the Site formed the western parcel of a larger application and subsequent dismissed appeal for 473 dwellings. In the appeal decision, the Inspector found that the western part of the appeal site (the Site) has a more transitional character where development in this location would have some connection with the existing settlement edge.
- 1.1.12 The proposed development comprises up to 120 dwellings, predominantly 2 storey, set in a framework of green infrastructure that has the opportunity to accommodate new tree and woodland belt planting.
- 1.1.13 At the construction phase, considering the embedded mitigation measures, effects on the contextual landscape receptors are predicted to range from either **no change or negligible** to that of **minor adverse** significance, with the most significant effects on the contextual receptors relating to the setting to the Listed Building of Moorhead Cottage. The most

significant effects on the Site landscape receptors will either be **major or minor adverse** significance.

- 1.1.14 At the operational phase, considering the embedded mitigation measures, effects on the contextual landscape receptors are predicted to range from either **no change or negligible** to that of **minor adverse** significance, again, with the most significant effects on contextual receptors relating to the setting to the Listed Building of Moorhead Cottage. The most significant effects on the Site landscape receptors will range from **major to minor adverse** significance, with **minor beneficial** effects relating to the vegetation structure that can be delivered through the green infrastructure proposals, alongside the provision of open space.
- 1.1.15 A series of visual receptors, at a range of distances to the Site were identified as part of the baseline assessment. These included residential receptors, transient receptors using roads, public rights of way, those at visitor attractions, those using open spaces and those working in the landscape. The representative views were undertaken during the winter and summer seasons and recorded a range of views from open, to partial and truncated. Those receptors in the immediate Site context have the most open views of the Site groundplane and associated elements. Views of the Site at distance are either truncated or form a part of the wider panorama.
- 1.1.16 As with any housing development on green field land, a range of landscape and visual effects are predicated to occur. At the construction phase effects are predicted to range from **major to minor adverse** significance; and the operational phase, effects are predicted to range from **major to minor adverse and negligible**. The most significant effects will occur on the local receptors; with effects on more distant receptors being minor **adverse or of negligible** significance.
- 1.1.17 Additional mitigation measures at the construction stage include the preparation of a CEMP; the details of the construction hoardings and lighting; and registration with the considerate contractors scheme. At the operational phase the additional mitigation measures include the preparation of a LEMP to ensure the successful establishment of the landscape proposals; the provision of the detail relating to the building materials, including colours to positively reflect the High Weald and the local vernacular of Horsham; the detailed design of the proposed lighting to minimise light spill, with the potential for complete switch off at core hours of darkness. However, as the above measures are not certain, the assessment of effects as described above are predicted to remain. These effects will reduce over time, as the green infrastructure matures and the building materials weather.

- 1.1.18 In terms of the components of character of the High Weald National Landscape, on balance, whilst there will be a loss of a single agriculture field within the edge of High Weald National Landscape, the proposed development will also provide an enhancement to the High Weald key landscape characteristics. This will be delivered through the retention of the existing hedgerow and treebelt, and through the provision of a network of green infrastructure, which allow the opportunity for new planting in a way that reflects the character and key features of the local landscape. The outline scheme provides the opportunity for the evolution of measures that can be incorporated at the detailed design stage to further address some of the objectives.
- 1.1.19 In policy terms the proposed development positively addresses para 8, subsection c and para 103 of the December 2024 NPPF; and para 37-001-20140306 of the NPPG; Horsham District Council's Policy SD5 on open space, sport and recreation, Policy SD6 on landscape buffer, landscape character, biodiversity and green infrastructure, Policy 31 on green infrastructure and biodiversity and Policy 43 on community facilities, leisure and recreation of the Horsham District Planning Framework. There is the opportunity for the proposed development to positively address the requirements of Horsham District Council's Green Infrastructure Strategy.
- 1.1.20 In accordance with Horsham District Council's Policy 43, the proposed development will not result in the loss of existing designated open space.
- 1.1.21 The proposals will not alter any existing Public Rights of Way (PRoW) but will introduce opportunities for the creation of new routes around and across the Site, increasing the permeability of the Site relative to para 105 and 135(e) of the NPPF.
- 1.1.22 The green infrastructure proposals provide the framework to positively address paras 136, 164 subsection a and 166 subsection b of the NPPF; para 8-004-20190721 and para 8-006-20190721 of the NPPG; and Policy SD5 on open space, sport and recreation, Policy SD6 on landscape buffer, landscape character, biodiversity and green infrastructure and Policy 31 on green infrastructure and biodiversity of the Horsham District Planning Framework.
- 1.1.23 There is the ability through the detailed design stage to positively address the requirements of para 131 and 135 of the NPPF relative to design quality.
- 1.1.24 The development proposals have evolved through the understanding of the areas defining characteristics. The key characteristics and built form separation will continue with the proposed development in place in accordance with para 135 of the NPPF; para 26-001-20191001 of the NPPG; and Horsham District Council Planning Framework Policy SD7 on

design and strategic policy 32 on the quality of new development and Policy 33 on development principles.

- 1.1.25 As with the development of any green field site, there will be landscape and visual harm arising from the proposed development, however these effects are limited to the soils and land use of the Site for those with views of the Site in the immediate environs. The Site lies wholly within, but on the edge of a valued landscape, the High Weald National Landscape. As demonstrated through this LVIA, with the exception of the field parcel, the key characteristic features / components of character associated with the High Weald that are present within the Site will be predominantly retained and enhanced through the provision of the green infrastructure as proposed. The scale of the proposed development (comprising up to 120 dwellings) has been carefully located and limited and falls at the lower end of the Horsham District Council capacity for 'medium scale development' (100-500 dwellings). The proposed development will not breach any defensible boundary such as a road or woodland and would not extend any further north or east than the existing or emerging new settlement edge. As such the proposed development is cognisant of the duty to requirement to further the purposes of the High Weald National Landscape and the relevant paras 187 and 189 of the NPPF; para 8-036-20190721 of the NPPG; and strategic Policy 26 on countryside protection and Policy 30 on protected landscape of the Horsham District Council Planning Framework.
- 1.1.26 An assessment of the proposed development against the existing High Weald Objectives has been carried out. The proposed development will provide an enhancement to the High Weald key landscape characteristics. This will be delivered through the retention of the existing hedgerow and treebelt, and through the provision of a network of green infrastructure, allowing the opportunity for new planting in a way that reflects the character and pattern of the key features of the local landscape. The outline scheme provides the opportunity for the evolution of these measures in a way that can be incorporated at the detailed design stage to further address some of the objectives, but which also fully respects and allow the opportunity for compliance with the High Weald Design Guide and associated guidance on colour in the High Weald; and Policy SD6 on landscape buffer, landscape character, biodiversity and green infrastructure and Policy 25 on the natural environment and landscape character and strategic Policy 26 on countryside protection of the Horsham District Planning Framework.
- 1.1.27 Measures are proposed to minimise the impact of lighting associated with residential development through the detailed design process.

- 1.1.28 Additionally, the proposals are cognisant of the emerging draft NPPF policies DP3, TR4, TR8, N2, N3, and N4, as well as the Seven Features of Well-Designed Places set out in the draft Design and Placemaking Planning Practice Guidance
- 1.1.29 The proposed development, at this outline stage, relative to the tiers of landscape character guidelines:
- Maintains the senses of identity of settlements and ensures their separateness (not only with the towns, but also farmsteads and hamlets) and in the long term, the visual enclosure of the settlement edge through the provision of the green infrastructure as set out below;
 - Allows the opportunity for landscape enhancements through the planting of native trees / bold woodland belts, hedgerows (including gapping up existing hedgerows) and shrubs as part of the green infrastructure strategy (as set out in the landscape section of the DAS) in a way that follows the natural grain of the surrounding landscape in terms of the field pattern; which provides green foil to the built form; which creates landscape connectivity and an enhanced wildlife corridor. The opportunity for new structure planting will therefore continue / provide an enhancement to the sense of intimacy and seclusion to the Site and wooded character of the landscape;
 - Incorporates existing landscape features (namely the inherent sloping topography and boundary vegetation);
 - Allow the opportunity for a positive green settlement edge and interface with the wider landscape setting to Horsham;
 - The height of the built form reflects the local townscape and through the detailed design stage, is to reflect the palette of the High Weald in a way that integrates the built form into the landscape; and
 - Through the provision of the green infrastructure proposals, incorporating the planting as intended, reduces the impact of the proposed development in the long views from elevated ground to the north.
- 1.1.30 The evolution of the scheme has also considered and responded to the Inspectors commentary on the previous application and appeal for the site, which comprises a wider red line area and proposed 473 dwellings.
- 1.1.31 Overall, the proposed development has evolved considering the contextual landscape qualities and the retention of the key features and components of the Site. As such, the

proposed development limits the landscape and visual harm to the Site and the immediate environs.

2.0 Introduction

2.1 Introduction

- 2.1.1 fabrik Chartered Landscape Architects have been appointed by FCP Land 4 Ltd to carry out a Landscape and Visual Impact Assessment (LVIA) of Land South of Old Crawley Road, Faygate (The Site) and its surrounding area, in order to consider the likely physical and visual impacts arising as a result of the proposed development.
- 2.1.2 This LVIA sets out landscape policy (together with any related policy on ecological and heritage assets) and any supporting SPG's/SPD's and then goes on to describe the constituent baseline landscape elements (the existing topography, drainage, land cover, vegetation pattern, public rights of way, landscape features, detracting landscape elements, the history of the landscape and the way that landscape is experienced) which together inform landscape character, landscape condition and value. The LVIA then describes the baseline character and amenity of the identified visual receptors (considering the visual envelope, the different groups of people, places affected, the nature of the view and the visual amenity). The landscape constraints and opportunities are then set out to inform the proposed development. The effects of the proposed development are then considered against each of the landscape and visual receptors relative to the particular stages of the project. The penultimate section of this LVIA comprises a landscape policy assessment. The assessment also includes a response to the special qualities of the High Weald National Landscape (formerly the AONB).
- 2.1.3 The Site Boundary (the Site) associated with the Outline Planning Application is shown on **Figure 1** in Appendix A and extends to approximately 4.9ha. The Site lies wholly within, but on the edge of the High Weald National Landscape (formerly Area of Outstanding Natural Beauty, or AONB) as shown on **Figure 2** in Appendix A.
- 2.1.4 The methodology for the LVIA is based on the 'Guidelines for Landscape and Visual Impact Assessment' (third edition) by the Landscape Institute and Institute of Environmental Management and Assessment (Routledge, 2013). A full methodology is set out at **Appendix B**. In accordance with Technical Guidance Note 06/19 on Visual Representation of Development Proposals (Landscape Institute, 17 September 2019).
- 2.1.5 The LVIA is to be read in conjunction with the associated Figures and Photographs at **Appendix A**.

2.2 Desktop Research

- 2.2.1 The desktop survey carried out as part of the LVIA included the review of Ordnance Survey maps, interactive maps, aerial photography, published landscape character assessment documents, planning policy and the emerging development proposals. The extent of the baseline and therefore the impact appraisal is broadly defined by the Zone of Theoretical Visibility (ZTV) as determined by the initial desk study and verified in the field and therefore extends to 3 km from the Site. The desk top assessment also identifies any likely changes to the current baseline situation which are likely to be in place prior to the proposed development proceeding.

2.3 Field Work

- 2.3.1 The field work was initially carried out on 27th June 2023 and again on 7th January 2026 and recorded the existing landscape elements within the Site, alongside winter photography; the contextual landscape elements; and identified a series of key visual receptors. The visual assessment element includes a photographic survey of the Site taken from a series of representative key views, chosen to represent a range of locations including both public and private views, distances and directions around the Site. The weather conditions and camera lens were also recorded.

2.4 Planning History

- 2.4.1 The Site has been subject to a previous application, forming the western section of a larger development proposal for up to 473 dwellings. That application was subject to an appeal, which was dismissed. The Inspector makes the following observations relative to landscape and visual matters and the Site (which is referred to as the 'western field' in the appeal decision)

Para 12: "... *The northern boundary of the western field with Old Crawley Road makes the north western tip of the AONB...*"

Para 13: "*As the AONB covers an area of some 1,461km², it is inevitable that the presence of the defining components of natural beauty will vary across its area. The characteristic elements apparent in the vicinity of the appeal site include highly interconnected areas of ancient woodland, productive fields bound by hedgerows, woods dissected by historic routes and isolated farmsteads. Other elements, including the landform pattern of faults and folds, numerous streams and the dispersed settlement pattern of late Medieval villages, including distinctive vernacular architecture, are less apparent. This, however, does not in itself determine that this landscape is somehow more 'ordinary'...*"

Para 14: *“... Whilst the landscape value of these areas is judged to be medium to high, with high sensitivity to change, it is recognised that the overall condition of the district level LCA, that of St Leonards Forest, is declining.”*

Para 15: *“... The road noise from the A264 and built form of Newhouse Farm to the north are apparent, and there are glimpsed views of perimeter dwellings to the west and south, but this does not significantly undermine the sense of being within rural fields...”*

Para 16: *“The western field... appears less well connected to the wider landscape. The lack of buffer from the road noise and the visibility of the built form of the settlement edge to the west, mean that whilst it provides a rural setting for Horsham, it has a more transitional character.”*

Para 20: *“Therefore, in landscape and visual terms the appeal site cannot be described as deeply rural, with evidence indicating that this outer part of the AONB is, perhaps unsurprisingly, one of its least tranquil areas. The area lacks elements of the inner parts of the AONB: specifically, the strong sense of intimacy generated by the more intricate topography, the remoteness associated with distance from larger settlements, and the visual interest associated with Medieval villages. Nonetheless, local and more distant views reveal that the appeal site does reflect important elements of AONB and NCA/LCA character. Specifically, there is a sense of the complex and well-connected mosaic of woodland and field structure which evokes an essentially rural and human scale character, from which the outstanding beauty of the AONB is said to stem. Further, notwithstanding the urban influences around the western field, the experience of walking the footpaths in and around the eastern part of the site, do provide a sense of intimacy and escape.”*

Para 25: *“Whilst the development of the western field would have some connection with the existing settlement edge..”*

Para 26: *“At a more detailed level it is clear that efforts would be made to sensitively integrate the development into the site, with built form set in from its boundaries, its overall profile remaining the same... This would include the establishment of a... wide block of native woodland and scrub planting... Nonetheless, notwithstanding that the spaces would include naturalistic and semi-formal planting areas, their essential role would be to provide an attractive setting and recreation opportunities for the new homes. As such there would be a change in character from an essentially modest agrarian landscape to a managed setting for significant residential development.”*

Para 34: *“For those receptors close to the western field the development would meet the settlement edge and the view of the wooded valley side would be blocked. Efforts to mitigate*

the immediate visual impact of the scheme through planting would be hampered by the fact of the gently rising valley side... Whilst it is agreed that the overall effect would be adverse for residential receptors, the presence of the existing settlement edge and road infrastructure would to some degree contextualise perceived harm.”

2.4.2 A response on the above is set out in section 12 of this LVIA.

3.0 Consultation

- 3.1 **Table 1** provides a summary of the consultation activities undertaken in support of the preparation of this LVIA, which have been addressed and included in this assessment accordingly.

Table 1 – Summary of Consultation Previously Undertaken to Date

Body / Organisation	Summary of comment	Location within the LVIA where comments are addressed
Horsham District Council: Landscape Officer	Number and location of key representative viewpoints. These are agreed.	Visual assessment and Appendix A
Horsham District Council: Landscape Officer	LVIA methodology. Commentary on significance of effect criteria, but satisfied that professional judgement is explained.	Appendix B.

- 3.2 In addition to the consultation comments summarised in **Table 1**, pre-application comments received from the Local Planning Authority have informed the preparation of the LVIA and are addressed in **Table 2** below.

Table 1 – Summary of Consultation Undertaken to Date

Landscape Officer Comment	fabrik Response	Location within the LVIA where comments are addressed
<i>"The site lies within the Land North East of Horsham Local Landscape Character Area 17 of the revised Horsham District Landscape Capacity Assessment, 2021. LCA17 covers a wider study area that the site itself and concludes that some of the landscape features and qualities of the area are sensitive to development."</i>	The LVIA recognises that some of the landscape features and qualities of LCA17 are sensitive to development, such as its relatively open rural character. These sensitivities have been considered in the baseline assessment and informed the landscape strategy for the Proposed Development.	Section 5.1: Landscape Character Context.
<i>"The overall rural character and moderate-high visual sensitivity results in some limited capacity for housing"</i>	The LVIA acknowledges the moderate-high visual sensitivity of LCA17 and its limited capacity for medium-	Section 5.1: Landscape Character Context.

<i>development closer to the existing urban edge, but this should not extend further west as it could be perceived as a significant incursion into the National Landscape (former AONB)."</i>	scale housing near the urban edge. The Site lies adjacent to and is well related to the settlement edge.	
<i>"Capacity for medium scale housing is judged as Moderate"</i>	fabrik concurs with the Horsham District Landscape Capacity Assessment (2014), which judges the landscape capacity for medium-scale housing as Moderate.	Section 5.1: Landscape Character Context.
<i>"The definition for Moderate capacity within the study is as follows: This area has an ability to accommodate development in some parts without unacceptable adverse landscape and visual impacts or compromising the values attached to it, taking account of any appropriate mitigation. There is a need for each proposal to be considered on its individual merits to ensure there are no unacceptable adverse impacts."</i>	The LVIA notes that "Moderate" capacity reflects the ability to accommodate development in some parts without unacceptable adverse landscape or visual impacts, subject to mitigation and site-specific assessment. For this Site, the Proposed Development is well related to the existing settlement edge, framed by woodland on one side, the road corridor on the other and proposed new structure planting and open space, maintaining the sense of green arrival and transition to the NL. It would result in the loss of a single field unit, the loss of which cannot be mitigated.	Section 5.1: Landscape Character Context.
<i>"The site lies entirely within the High Weald National Landscape (HWNL), and as such, any proposed</i>	The LVIA assesses the potential effects of the Proposed Development on the five special qualities of	Section 10: Assessment Against High Weald National Landscape (AONB) Qualities and Section 11:

<i>development will need to assess its potential impacts on the 5 special qualities of the High Weald's character"</i>	the High Weald National Landscape, and evaluates the development against the High Weald's character	Assessment Against Policy and Landscape Character.
<i>"While the site has been identified as having moderate capacity for development within the Horsham District Capacity Study, this is largely due to its proximity to the existing urban edge and the urban influence of surrounding built form and infrastructure."</i>	fabrik concurs that the site's moderate capacity reflects its location adjacent to the existing urban edge and the influence of surrounding built form and infrastructure.	Section 5.1: Landscape Character Context.
<i>"The site also provides an important landscape context for properties along New Moorhead Drive, Crawley Road..."</i>	Green space is proposed along the New Moorhead Drive edge to maintain a green setting and buffer between dwellings, and the retention of the western edge of the Site as open will retain views towards trees.	Section 5.4: Baseline Visual Assessment and Appendix A.
<i>"The site is also seen as a gateway view towards the HWNL."</i>	This is not formally designated in any planning policy maps. The Proposed Development is set back from the road corridor, to retain green space on the east of Crawley Road. In relation to viewpoints 17 and 18 approaching the Site from the south, the views towards the HWNL will not alter with the Proposed Development in place, as the proposed dwellings are set in the leigh of those on New Moorhead Drive.	Section 5.4: Baseline Visual Assessment and Appendix A.
<i>"Therefore, the introduction of residential development would likely result in the</i>	While residential development would alter the Site's rural character, the	Section 5.4: Baseline Visual Assessment, Section 7: Identification and Description of Changes Likely to

<i>loss of this rural character and diminish the contribution the site currently makes to the wider landscape setting.”</i> <i>“Nevertheless, the gateway view towards the wooded AONB and rural qualities of the view, including from the listed building, are likely to be lost or its quality significantly diminished.”</i>	Site makes a small contribution to the wider landscape forming a single field unit on the settlement edge. The LVIA demonstrates that the visual envelope is limited. Refer to the heritage assessment regarding effects on the Listed Building.	Generate Effects, and Section 9: Assessment of Likely Significant Effects.
<i>“Concern is raised with the close proximity of plots 10-12 to the existing mature trees that sit along the southern boundary and future residential pressure to fell or significantly prune these due to shading which may significantly reduce the enjoyment of the gardens backing onto to it.”</i>	This has now been addressed in the proposed layout.	Appendix A.
<i>“Any application must be informed by an LVA to establish if the level of development proposed is appropriate, consider embedded and additional mitigation measures and finally, identify any residual effects. It is recommended that viewpoints and type of visualizations are agreed in advance with the LPA, and the request must be accompanied by a ZTV.”</i>	The LVIA has been prepared to inform the location, scale, and massing of the Proposed Development, alongside the location of green infrastructure and planting enhancements to provide visual enclosure. The viewpoints have been selected based on those prepared for the previous application.	
<i>“Additionally, the LVA must help determine whether the proposed number of lodges is appropriate in relation to the site’s constraints and</i>	There are no lodges are proposed on this Site and we therefore consider this comment to be an error. This LVIA sets out	Appendix A: Figure 17

<i>landscape context but also inform the development of appropriate mitigation measures"</i>	landscape and visual considerations that have informed the location and design of the Proposed Development.	
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4.0 Landscape Related Designations and Policy

4.1 Introduction

- 4.1.1 The Site lies on the northern edge of Horsham and is bound by Old Crawley Road to the north-west; the B2195 Crawley Road to the west; fields to the north-east; The Birches woodland to the east; and two storey dwellings and allotments beyond to the south.
- 4.1.2 An extensive tract of land to the north of the A264 and north of the Site is allocated for mixed use development (Land North of Horsham) which comprises 2,750 dwellings (Planning Reference DC/16/1677), with employment areas, schools, shops, health services, leisure and recreation areas, transport links and community centres.

4.2 Landscape Related Designations

- 4.2.1 The landscape, ecological and heritage designations and features, relevant to the study area, are shown on **Figure 2, Appendix A**.
- 4.2.2 The Site lies on the western edge of the High Weald National Landscape (formerly the Area of Outstanding Natural Beauty) and whilst sitting within a valued landscape, it sits within the proximity of the settlement edge of Horsham, the A264, railway line and proximity to Gatwick airport and the flightpath route (as shown on **Figure 12 in Appendix A**), the sense of tranquillity and remoteness is therefore limited. **Figure 5** maps the tranquillity of the area and shows that the Site lies in one of the least tranquil areas. An assessment of the Site against the Special Qualities of the National Landscape is set out at Section 10.
- 4.2.3 There is no other landscape related designation that covers the Site.
- 4.2.4 Beyond the Site boundary, there are several Grade II Listed Buildings. In close proximity to the Site, these include Moorhead Cottage to the immediate west and New House Farmhouse to the north-east. A number of Listed Buildings are scattered within the townscape of Horsham, with individual dwellings within the wider landscape. Ancient Woodland and Ancient Replanted Woodland are also present in the wider study area beyond the Site.
- 4.2.5 An Archaeological Site is identified to the north-east of the Site and cut through by Crawley Road.

4.3 National Planning Policy Framework

- 4.3.1 The December 2024 NPPF seeks the presumption in favour of sustainable development. The following issues and policies of the NPPF are pertinent to the proposed development and this LVIA.
- 4.3.2 Section 2 deals with achieving sustainable development. At para 8, subsection c relating to an environmental objective, it states: *“to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change...”*
- 4.3.3 Section 8 deals with promoting healthy and safe communities, para 103 under the open space and recreation sub-heading states that: *“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support effects to address climate change...”*
- 4.3.4 Para 105 goes on to say that: *“Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.”*
- 4.3.5 Section 12 sets out the requirements for achieving well-designed and beautiful places. Para 131 states that: *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”*
- 4.3.6 Para 132 states that: *“... Design policies should be developed with local communities so that they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics.”*
- 4.3.7 Para 135 goes on to state that: *“Planning policies and decisions should ensure that developments:*
- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime do not undermine the quality of life or community cohesion and resilience.”*

4.3.8 Para 136 deals with trees and states that: *“Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”*

4.3.9 Para 137 sets out that: *“Design quality should be considered throughout the evolution and assessment of individual proposals.”*

4.3.10 Section 14 covers meeting the challenge of climate change, flooding and coastal change. The elements relevant to landscape matters include para 164 states that: *“New development should be planned for in ways that:*

- a. avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure...”*

4.3.11 Para 172, subsection c goes on to state that: *“using opportunities provided by new development and improvements in green infrastructure to reduce the causes and impacts*

of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management)."

4.3.12 Section 15 deals with conserving and enhancing the natural environment. Para 187 states that: *"Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- a. protecting and enhancing valued landscapes... (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland."*

4.3.13 Para 189 states that: *"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."*

4.3.14 Para 190 states that: *"When considering applications for development within... Areas of Outstanding Natural Beauty, permission should be refused for major development, other than in exceptional circumstances... Consideration of such applications should include an assessment of:*

...

- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."*

4.3.15 With regard to the sub-section on ground conditions and pollution, para 198 states that: *"Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:*

- a. *mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- b. *identify and protect tranquil areas which have remaining relatively undisturbed by noise and are prized for their recreational and amenity value for this reason;*
- c. *limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”*

4.3.16 Section 16 deals with conserving and enhancing the historic environment. Para’s 202 states that: *“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”*

4.3.17 Under the subsection on considering potential impacts, para 213 states: *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a. *grade II listed buildings, or grade II registered parks and gardens, should be exceptional;*
- b. *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and grade II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

4.3.18 A new version of the NPPF was released for consultation on 18th December 2025. The following draft sections are pertinent to landscape and visual matters:

4.3.19 Achieving Well-Designed Places

4.3.20 **DP3: Key Principles for Well-Designed Places**

“1. To respond to their context and create well-designed places development proposals should:

- a. *Context: respond to the history, character and features of the site and its setting, so that it integrates into and enhances its surroundings (such as through the arrangement of*

development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets). This should not preclude innovation and change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3;

b. Liveability: support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after;

c. Climate: contribute to climate change mitigation and adaptation and the transition to net zero, by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;

d. Nature: incorporate and/or connect to a network of high quality, accessible, multifunctional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies NE3 and F8;

e. Movement: provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport;

f. Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;

g. Public Space: include spaces that are safe, secure, inclusive, accessible for all ages and abilities and which facilitate and encourage social interaction, play and healthy lifestyles (for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational spaces and places to meet, and making building entrances and windows face onto streets and other public spaces to provide natural surveillance); and

h. Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.

2. Development proposals that are not well designed should be refused, when assessed against this policy and local design policies, guides, codes and masterplans set out in the development plan. Substantial weight should be given to compliance with these policies when assessing the design quality of proposals.

3. The principles set out in the Design and Placemaking planning practice guidance should be used to inform how this policy is applied in the absence of locally-produced design policies, guides, codes or masterplans.

4. Substantial weight should also be given to outstanding or innovative designs which promote high levels of sustainability, or which help raise the standard of design more generally in an area, so long as they are consistent with the overall form and layout of their surroundings.

4.3.21 Promoting Sustainable Transport

4.3.22 **TR4: Street Design, Access and Parking**

“1. To contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should:

c. Make sure that the arrangement of streets and other routes help to create places that are safe, inclusive and attractive for all users – including through measures to minimise the scope for conflict between pedestrians, cyclists and vehicles, to meet the needs of disabled people, older people and children in relation to all modes of transport, and to avoid unnecessary street clutter”

4.3.23 **TR8: Public Rights of Way**

“1. Development proposals should:

a. Maintain the network of public rights of way, including through suitable diversions agreed with the highway authority; and

b. Take opportunities to extend, link or improve the quality of existing routes where this enables one or more of the following:

i. improved access to green spaces and the countryside;

ii. new direct and circular routes and connections between local and long-distance footpaths, bridleways and cycle routes;

iii. the provision of accessible, safe and convenient links to services and facilities; and

iv. improved connections with public transport stops and interchanges.”

4.3.24 Conserving and Enhancing the Natural Environment

4.3.25 **N2: Improving the Natural Environment**

“1. To contribute positively to the natural environment and support nature’s recovery development proposals should:

a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);

b. Use areas of poorer quality agricultural land in preference to that of higher quality, where significant development of agricultural land is demonstrated to be necessary (taking into consideration land which is classified as best and most versatile agricultural land, and its grade);

c. Take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present, and other relevant assessments;

d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) wherever possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;

e. Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation;

f. Minimise impacts on biodiversity and include features for species which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction

unless there are compelling technical reasons which prevent their use, or would make them ineffective; and

g. Make sure that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management.

2. If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.”

4.3.26 N3: Trees in New Development

“1. In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:

a. Make new streets tree-lined (unless there are strong reasons why this would be inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards;

b. Make sure that the selection of species and their placement is compatible with highways and other infrastructure requirements and the needs of different users of public spaces; and will be effective in helping to adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice should be sought, and proposals discussed with highways and trees officers where necessary, so that the right trees are planted in the right places; and

c. Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development”

4.3.27 N4: Protected Landscapes

“1. Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to their statutory purposes and special qualities. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.

2. Proposals for major development within protected landscapes should only be supported in exceptional circumstances where it can be demonstrated that the development is in the

public interest. To inform a decision about whether exceptional circumstances exist, consideration of such proposals should include an assessment of:

a. The need for the development, including in terms of any national considerations such as maintaining a sufficient supply of minerals, and the impact of permitting it, or refusing it, upon the local economy;

b. The cost of, and scope for, developing outside the designated area, or meeting the need for the development in some other way; and

c. Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which it could be moderated.

3. Where, exceptionally, proposals for major development are approved within protected landscapes, steps should be taken to mitigate potential adverse impacts on their special qualities and statutory purposes, including on features such as tranquillity and dark skies.

4. Development proposals within the setting of protected landscapes should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

4.4 National Planning Policy Guidance

4.4.1 The NPPF is supported by the on-line resource Planning Practice Guidance (PPG). There are a number of sections that relate to this LVIA as set out below.

4.4.2 Climate change is considered in para 001 (ID 6-001-20140306) states: "... *local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. Planning can also help increase resilience to climate change impact through the location, mix and design of development. Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking...*"

4.4.3 Planning for well-designed places and the sub-section on 'How are well-designed places achieved through the planning system?' are set out at para 001 (ID: 26-001-20191001) which states: "*Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage... To be read alongside this guidance, the National Design Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice.*"

... significant weight should be given to: a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Good design is set out in the National Design Guide under the following 10 characteristics:

- *context*
- *identity*
- *built form*
- *movement*
- *nature*
- *public spaces*
- *uses*
- *homes and buildings*
- *resources*
- *lifespan*

The National Design Guide can be used by all those involved in shaping places including in plan-making and decision making."

- 4.4.4 The setting to a heritage asset is described at para 013 (ID: 18a- 013-20190723) as follows: *"All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.*

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time..."

4.4.5 Green infrastructure is the topic of para 004 (ID: 8-004- 20190721) and states: *"Green infrastructure can embrace a range of spaces and assets that provide environmental and wider benefits. It can, for example, include parks, playing fields, other areas of open space, woodland, allotments, private gardens, sustainable drainage features, green roofs and walls, street trees and 'blue infrastructure' such as streams, ponds, canals and other water bodies. References to green infrastructure in this guidance also apply to different types of blue infrastructure where appropriate."*

4.4.6 Para 006 (ID: 8-006-20190721) then sets out that green infrastructure can help in:

- *"Building a strong, competitive economy: Green infrastructure can drive economic growth and regeneration, helping to create high quality environments which are attractive to businesses and investors.*
- *Achieving well-designed places: The built environment can be enhanced by features such as green roofs, street trees, proximity to woodland, public gardens and recreational and open spaces. More broadly, green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty.*
- *Promoting healthy and safe communities: Green infrastructure can improve the wellbeing of a neighbourhood with opportunities for recreation, exercise, social interaction, experiencing and caring for nature, community food-growing and gardening, all of which can bring mental and physical health benefits. Outdoor Recreation Value (ORVal) is a useful online tool that can be used to quantify the recreational values provided by greenspace. Green infrastructure can help to reduce health inequalities in areas of socio-economic deprivation and meet the needs of families and an ageing population. It can also help to reduce air pollution and noise.*
- *Mitigating climate change, flooding and coastal change: Green infrastructure can contribute to carbon storage, cooling and shading, opportunities for species migration to more suitable habitats and the protection of water quality and other natural resources. It can also be an integral part of multifunctional sustainable drainage and natural flood risk management.*

- *Conserving and enhancing the natural environment: High-quality networks of multifunctional green infrastructure contribute a range of benefits, including ecological connectivity, facilitating biodiversity net gain and nature recovery networks and opportunities for communities to undertake conservation work.”*

- 4.4.7 Guidance on trees and woodland is set out under the natural environment is set out within para 029 (ID 8-20190721) and states: *‘Well-placed and well-chosen trees on streets and in urban spaces can provide a range of benefits: encouraging walking and enhanced physical and mental health; contributing to local environmental character and distinctiveness; providing habitats for wildlife; reducing noise and excessive heat; and supporting sustainable drainage. Changing climate, in particular hotter summers and more frequent periods of dry weather, and unknown pests and diseases, will place new pressures on green infrastructure in the long-term, so trees of the right species and age profile are essential’.*
- 4.4.8 Para 036 (ID: 8-036-20190721) considers landscape and sets out that: *‘The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside. Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence... The cumulative impacts of development on the landscape need to be considered carefully’.*
- 4.4.9 Open space, sports and recreation facilities are considered under para 001 (ID: 37-001-20140306) which states: *‘Open space should be taken into account in planning for new development and considering proposals that may affect existing open space (see National Planning Policy Framework paragraph 96). Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure (see National Planning Policy Framework paragraph 171, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development (see National Planning Policy Framework paragraphs 7-9).’*

4.5 Design and Placemaking Planning Practice Guidance – Draft for Consultation

- 4.5.1 On 21 January 2026, the draft Design and Placemaking Planning Practice Guidance was published, providing updated new build design guidance, focusing on design quality and

creating places of lasting value that are climate change resilient. Part 1 – Seven Features of Well-Designed Places contains several sections relevant to this LVIA and design matters, the design principles for each are summarised below.

4.5.2 Liveability: *“Development proposals that deliver liveable places are based on an understanding of their local and wider context. New development should be integrated into its wider surroundings, physically, socially and visually. It should be carefully sited and demonstrably based on an understanding of the existing situation including how people use the space. This includes well-located new facilities, which address local needs and demands of the community.”*

4.5.3 Climate: *“Development proposals should create sustainable, environmentally friendly places, by understanding their local and wider context. Effective development enhances the site’s characteristics and broader context, addressing environmental factors like landscape, microclimate, orientation, flood risk, noise, and air and water quality. Understanding the local context offers opportunities for CO2 absorption and reducing embodied carbon by making best use of new and existing buildings.*

Climate and environmental changes should always inform this understanding, ensuring sustainability and resilience.”

4.5.4 Nature: *“Development proposals should prioritise nature with an understanding of their local and wider context. Landscape character, and how places or developments sit within the landscape, should influence the siting of new development and how natural features are retained or incorporated into it. By retaining and incorporating natural features from the existing landscape, and aligning with local nature recovery strategies, new developments can enhance their context and benefit both new and existing residents. This approach ensures that developments are well grounded in their locality.”*

4.5.5 Movement: *“Development proposals should demonstrate an understanding of the surrounding area, to effectively incorporate a successful movement network in a development. This helps make sustainable transport choices more attractive, supports the role of a development in improving connectivity for its wider area and helps manage transport impacts of new development in terms of:*

- *its land-use, servicing and layout*
- *the provision and quality of transport infrastructure*
- *the accessibility and quality of existing service provision • the transport needs of different users”*

4.5.6 Built Form: *“Development proposals should be based on an understanding of local and wider context including patterns of built form. Compact and connected development can be shaped by local precedents for routes and spaces and the built form around them. Well-designed new development is demonstrably based on an understanding of the existing situation including patterns of built form and should inform the layout, grain, form and scale of new buildings.”*

4.5.7 Public Space: *“Development proposals should demonstrate an understanding of the surrounding area to inform the design of public spaces, which have an important placemaking function supporting local distinctiveness. The design of public spaces and the street hierarchy should reflect local context including:*

- the topography of the site*
- views to landmarks*
- responding to the local built form*
- types of planting and materials*
- the pattern of uses and level of activity”*

4.5.8 Identity: *“Development proposals should contribute to the identity of a place and understand the context in which they sit. A place’s identity is shaped by local and regional history, culture and heritage (designated and non-designated) and how this is reflected in the existing built and natural environment of an area.”*

4.6 High Weald National Landscape (AONB) Management Plan 2024-2029

4.6.1 The High Weald Joint Advisory Committee (JAC), sets out the 20-year vision for the future of the High Weald, which seeks to respond to ‘drivers of change’, including reducing development pressure so that the High Weald:

- “Retains its distinctive historic character and beauty as a small-scale anciently enclosed working landscape, with a mosaic of landscape features and habitats including woodland, shaws, native hedgerows, gill streams, traditional meadows, lowland heath and built heritage, and has halted the incremental erosion of natural beauty..*
- Has restored its rich biodiversity and abundance of characteristic species, and reinstated healthy water, air and soil systems improving habitat connectivity, condition and ecological resilience..*

- *Is maintained as a thriving working landscape with mixed farming and livestock producing nutrient-dense food through sustainable land management practices, such as regenerative agriculture supplemented by leaving land to nature and agro-forestry, with activities and appropriate infrastructure supported and nurtured where they deliver public benefits..*
- *Celebrates its woodland history and has revitalised its woodland economy producing highly valued timber products sustained by sensitive small-scale woodland management.*
- *Sustains a diverse range of people and more young people working in farming, forestry and rural land management, supported by appropriate workspace, skills training and business investment.*
- *Retains its innate sense of rurality, tranquillity and perception of remoteness, allowing people to experience the sounds of nature and changing seasons.*
- *Has protected its historic landscape features and heritage assets, allowing people to experience the sense of history everywhere and the visibility of the medieval landscape.*
- *Has maintained and enhanced the quality of its dark skies and the ability to see the stars.*
- *Exhibits appropriate high quality and landscape-led new housing, including affordable housing, and workspace to support thriving rural communities, and which does not compromise the High Weald's character, aided by a consistent approach to planning across the National Landscape.*
- *Facilitates active participation by people, their communities and businesses, in conserving the area and managing change.*
- *Has adopted a net-zero future, relying on nature-based solutions to aid climate cooling and adapt to flooding and extreme weather events, with landscape-led green and renewable technologies, and non-fossil fuel transport underpinning a strong rural economy and thriving communities*
- *Provides a warm welcome and high-quality experience for residents and visitors, and is a more accessible landscape, with modal shifts in transport and more opportunities for walking and cycling, allowing people to engage with nature and enjoy the 'natural health service' benefits offered by the landscape.*

- *Provides inspiration and enjoyment for people, businesses and communities, and is valued and understood by them and championed by the High Weald Partnership.”*

4.6.2 The JAC highlights the natural beauty of High Weald National Landscape. These include:

4.6.3 “Core Character Components of the High Weald’s natural beauty comprise.

1. **Natural Systems (geology, soils, water and climate)**– *a deeply incised, ridged and faulted landform of clays and sandstone with highly variable, relatively undisturbed soils and numerous headwaters (gill streams) functioning under an oceanic climate.*
2. **Settlement** – *dispersed historic settlement including high densities of isolated farmsteads, hamlets and late-medieval villages founded on trade and non-agricultural rural industries.*
3. **Routeways** – *a dense network of historic routeways (now roads, tracks and paths).*
4. **Woodland** – *an abundance of ancient woodland mostly in small holdings, highly interconnected with hedges and shaws.*
5. **Fieldscapes and Heath** – *small, irregular and productive fields, bound by hedgerows and woods, and typically used for livestock grazing; with distinctive zones of lowland heaths and inned river valleys (reclaimed marshland).*
6. **Dark Night Skies** – *intrinsically dark at night with our own galaxy (the milky way visible).*
7. **Aesthetic and Perceptual Qualities** – *arising from the interaction of people with the landscape, including the notion of a quintessential English pastoral landscape, intimacy of scale, a sense of history and timelessness; rurality and tranquillity; glimpsed long views; freedom to explore and make connections with the natural world, and a rich legacy of features and ideas left by writers, poets and gardeners inspired by the landscape.*
8. **Land-based economy and rural living** – *with roots extending deep into history, and which has visibly and culturally shaped the landscape.”*

4.6.4 A series of key characteristics and objectives are outlined for the core defining components of character, those that are relevant to the Site and the study area include the following:

4.6.5 Natural System (Geology, Soils, water, and Climate)

4.6.6 The key characteristics pertinent to the study area include:

- *“A principal ridge...*
- *A pattern of faults and folds...*
- *Numerous small streams descending the main ridges in narrow steep-sided valleys...*
- *Locally-distinctive geological materials - sandstone, clay bricks and tiles, and Horsham stone...*
- *Carbon-rich soils...*
- *Heavily channelised and intensively managed river valleys...*
- *A high density of ponds...”*

4.6.7 The objectives are:

- *G1: “To restore the natural function of rivers, water courses and water bodies.”*
- *G2: “To protect landform and geological features including sandstone outcrops.”*
- *G3: “To pursue net zero across the High Weald without compromising its characteristic landscape beauty.”*
- *G4: “To restore soil health across the High Weald.”*

4.6.8 Settlement

4.6.9 The key characteristics pertinent to the study area include:

- *“High density of historic farmsteads...*
- *Separation between settlements...*
- *Frequent – den and – fold place names...*
- *Farmsteads typically arranged around routeways...*
- *High numbers of pre-1750 timber-framed farm buildings...*
- *Hamlets occurring around the junction of routeways...*
- *Pockets of small wayside cottages...*
- *Villages and towns mostly of Medieval origin...*
- *High concentrations of historic buildings...*
- *Villages and hamlets typically unlit...*
- *A limited palette of local materials...”*

4.6.10 The objectives are:

- *S1: “To protect the historic pattern and character of settlements.”*
- *S2: “To enhance the architectural quality of the High Weald and ensure new development reflects the character of the High Weald in its siting, scale, layout and design.”*
- *S3: “To conserve the distinct built heritage of the High Weald”*

4.6.11 Routeways

4.6.12 The key characteristics pertinent to the study area include:

- *“A dense, radiating network with a variety of origins including:*
 - *Droeways...*
 - *Ridgeways...*
 - *Roman roads...*
- *Typically present by the 14th century...*
- *‘Braiding’...*
- *Earth banks, lynchets and ditches...*
- *Wide grass verges...*
- *Small-scale variations in habitat...*
- *Linear nature...*
- *Veteran trees and ancient roadside coppice...*
- *Many lost, stopped or diverted routeways...*
- *Associated heritage features...*
- *Archaeology and cultural associations...”*

4.6.13 The objectives are:

- *R1: To maintain the historic pattern, morphology and features of routeways.”*
- *R2: “To protect and enhance the ecological function of routeways.”*

4.6.14 Woodland

4.6.15 The key characteristics pertinent to the study area include:

- *“Highly interconnected...*

- *High proportion of woodland...*
- *Many irregularly-shaped small woodlands...*
- *A number of very large woods...*
- *High density of gill woodlands...*
- *Frequent patches of wet woodland...*
- *A stronghold for characteristic species...*
- *Nationally significant resource...*
- *A traditionally strong commercial woodland industry...*
- *A culture of small-scale management...*
- *Visible evidence of historic use...*
- *Trees used for boundary markers..."*

4.6.16 The objectives relative to this LVIA include:

- *W1: "To maintain and restore the existing extent and pattern of woodland cover and particularly ancient woodland."*
- *W2: "To protect and restore the ecological quality and functioning of woodland at a landscape scale." W3: "To protect the archaeology and historic assets of AONB woodlands."*
- *W4: "To increase the output of sustainably produced high-quality timber and underwood for local markets."*

4.6.17 Fieldscape and Heath

4.6.18 The key characteristics pertinent to the study area include:

- *"A generally irregular field pattern..."*
- *Fieldscape characterised by historic farmsteads...*
- *Strong influence exerted by topography...*
- *Predominantly pastoral mixed farming...*
- *Medieval fieldscape character dominant...*
- *Boundary ditch and bank features...*
- *Nationally important fragments of species-rich grassland...*
- *Distinctive areas of wooded heath and lowland heath..."*

4.6.19 The objectives are:

- *FH1: “To secure agriculturally productive use for the fields of the High Weald, especially for local markets, as part of sustainable land management.”*
- *FH2: “To maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodlands.”*
- *FH3: “To protect and enhance the ecological function of field and heath as part of the complex mosaic of High Weald habitats.”*
- *FH4: “To protect individual archaeological features as well as historic assets and pattern of fields and heath”*

4.6.20 Dark Skies

The key characteristics pertinent to the study area include:

- *“Intrinsically dark landscapes with a sense of naturalness.*
- *The High Weald has some of the intrinsically darkest skies in Southern England with the least skyglow.*
- *Much of the central and eastern parts of the AONB are intrinsically dark.*
- *Many rural villages have few street lamps or no street lighting.*
- *There are numerous unlit roads, including A-roads, throughout the High Weald.”*

4.6.21 The objectives are:

- *DS1: “To preserve the dark skies of the High Weald AONB by minimising light pollution, obtrusive external lighting and internal light spill from domestic, commercial and public premises in both existing and new developments within the High Weald, and from highways lighting.”*
- *DS2: “To protect wildlife and habitats from light pollution across the High Weald”*

Aesthetic and Perceptual Qualities

A summary of the key characteristics relating to the perceptual and aesthetic qualities include:

- *“Historic related qualities, such as a sense of history and timelessness*
- *Qualities associated with emotion and imagination*
- *Character and gestalt qualities*
- *Sensory qualities*
- *Symbolic and inspirational qualities”*

4.5.33 The objectives relative to this LVIA include:

- *“PQ1 To increase opportunities for learning about and celebrating the High Weald's character and aesthetic qualities, and to promote and facilitate contributions by communities and individuals to the conservation and enhancement of the High Weald.*
- *PQ2 To protect the unspoilt rural landscape with its intrinsic sense of naturalness, valued views and the extent of green space which foster experiences of rurality and tranquillity.*
- *PQ3 To foster and promote equitable access and informal enjoyment of the High Weald landscape and the integrated management of its resources for the enjoyment of natural beauty by all.”*

4.5.34 In terms of the land-based economy and rural living, the scope of this relates more to socio-economic matters outside the scope of this LVIA.

4.5.35 Cross-cutting themes relating to drivers of change include planning and development, which states that: *“The scale of housebuilding in the High Weald AONB is currently at an unprecedented level; the High Weald is experiencing the highest level of housing growth of any AONB in England. Pressure from ever increasing numbers of new developments is eroding the historic settlement pattern of the High Weald and the rural landscape with its intrinsic sense of naturalness. Meeting the climate, biodiversity and inequality challenges of the next 20 years will require transformational change in the way that development is planned for and delivered in the High Weald AONB. Being nationally designated for their outstanding natural beauty, AONB landscapes should be exemplars of sustainable planning and design.”*

4.5.36 Part 2 of the Management Plan sets out cross cutting themes: programmes, principles for action and investment strategy, of particular note is the sub section on planning and development in the High Weald. The introductory para states that: *“Meeting the climate, biodiversity and inequality challenges of the next 20 years will require transformational change in the way that development is planned for and delivered in the High Weald AONB. Being nationally designated for their outstanding natural beauty, AONB landscapes should be exemplars of sustainable planning and design. As the AONB continues to evolve to meet the needs of current and future generations, this must happen in a way that respects its landscape character, natural resources and cultural heritage.”* The planning principles relative to this LVIA include the following:

4.5.37 Planning principle 1: *“In order to demonstrate that planning applications are consistent with national policy, and in particular reflect the great weight to be given to the protection of the*

AONB in the NPPF para 182, and to ensure planning decisions take full account of the importance of conserving and enhancing the natural beauty of the AONB, the High Weald Partnership recommends that proposals be accompanied by suitable assessment reports which:

- specifically set out how proposals have been informed early in the process by the Management Plan and, where relevant, the High Weald Housing Design Guide*
- set out how any adverse impacts on the character and conservation purpose of the AONB, and on the specific components of character as set out in this Plan, including cumulative impacts, have been avoided or minimised in the proposals. LVIA reports, assessments of impact on scenic beauty and Design & Access Statements are all useful tools in this regard.*
- are used to clearly inform planning decision-makers in considering the scale, extent, location and design of development, in accordance with para 182...”*

4.5.38 *Planning Principle 2: Noting that whether development is major or not in the context of the AONB (under para 183 of the NPPF) is a matter of planning judgement for the decision maker, the High Weald Partnership recommends that, in forming that judgement, specific consideration be given to the following:*

- The potential of the proposal to have a significant adverse impact on the natural beauty for which the AONB is designated and defined, as set out in this Management Plan, for example, where the nature, scale and setting of the proposal could significantly harm any of the character components.*
- The potential for such adverse impact from cumulative development and that on a precautionary basis, such consideration is also applied to the plan making stage and any proposed allocations for development in the AONB.”*

4.5.39 *Planning Principle 6: The High Weald AONB recommends that:*

- “Design choices for new or replacement public realm infrastructure, including paving, signage and lighting, are sensitive to the character of the AONB, use traditional designs and materials, and have regard to the objectives of the Management Plan.*
- New public realm soft landscaping schemes are informed by the advice in the High Weald Housing Design Guide regarding creating multi-layered planting strategies of native trees (including street trees), hedging plants and wildflowers, avoiding ubiquitous, suburbanising planting of ornamental ground-cover shrubs or locally non-native or invasive species.”*

4.6 Local Planning Policy

Horsham District Planning Framework (excluding South Downs National Park) November 2015

- 4.6.1 The following policies of the Horsham District Council Planning Framework are pertinent to the Site, Study Area and this LVIA.

Policy SD5: Open Space, Sport and Recreation

- 4.6.2 *"Open space, sport and recreation shall be provided within the development in accordance with the following criteria:*

- 1. High quality formal and informal open space shall be provided and designed comprehensively to positively contribute to and complement the urban design of the development, as well as meeting the open space quantity requirements of the strategic site;*
- 2. Open space will vary in scale and design but shall include a Nature Park designed and managed to provide natural green space for informal recreation and biodiversity enhancements;*
- 3. An appropriate split between formal and informal open space will be provided to meet local needs;*
- 4. A structured and accessible distribution of open space throughout the new community will be provided, to make it easily accessible and to create parks, green linkages and community focal points; and*
- 5. The design and layout of the open space shall make it suitable for a wide range of activities for all ages and interests."*

Policy SD6: Landscape Buffer, Landscape Character, Biodiversity and Green Infrastructure

- 4.6.3 *"A strong 'Landscape Buffer' shall be provided to the open countryside to provide a robust and long term, defensible boundary to the development and to avoid perception of coalescence and to maintain separation between Horsham and Crawley.*
- 4.6.4 *The development shall respond to and complement the positive landscape characteristics and biodiversity qualities of the site.*
- 4.6.5 *A 'Nature Park' and the provision of green ways along the principal access roads, bus routes and cycle paths will be delivered as key features of a green infrastructure network.*
- 4.6.6 *Provision for a cemetery, allotments and sports provision should be made within the 'Landscape Buffer'.*

- 4.6.7 *The development will enable the retention, enhancement and creation of two major green corridors - north to south at the western side of Old Holbrook and Holbrook Park; and east to west at Bush Lane connecting to Langhurstwood Road and Wimlands Road.*
- 4.6.8 *Strategic landscape proposals, including advanced planting, shall be provided in key visually sensitive locations and designed to avoid creating the appearance of development along the A264. Proposals shall be delivered to an agreed phasing plan and an appropriate long term landscape management must be agreed."*

Policy SD7: Design

- 4.6.9 *"The design principles below will be accorded to throughout the development in its entirety, and each core phase:*
1. *Development will be high quality and will respond to and complement the unique character, qualities and local distinctiveness of Horsham and the surrounding area.*
 2. *Development will be well designed, with character areas and accessible focal points.*
 3. *The design and layout of the development will provide an appropriate transition to the 'Landscape Buffer' and the wider countryside beyond.*
 4. *Design will demonstrate best practice design and sustainability and construction approaches from the UK and Europe."*

Policy 25: Strategic Policy: The Natural Environment and Landscape Character

- 4.6.10 *"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.*

4. *Conserve and where possible enhance the setting of the South Downs National Park.*

Policy 26: Strategic Policy: Countryside Protection

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

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

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

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

Policy 30: Protected landscape

- 4.6.13 *“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.*

- 4.6.14 *Proposals should have regard to any management plans for these areas and must demonstrate:*

- a. *How the key landscape features or components of natural beauty will be conserved and enhanced. This includes maintaining local distinctiveness, sense of place and setting of the protected landscapes, and if necessary providing mitigation or compensation measures.*
- b. *How the public enjoyment of these landscapes will be retained.*

c. How the proposal supports the economy of the protected landscape and will contribute to the social wellbeing of the population who live and work in these areas.

4.6.15 In the case of major development proposals in or adjoining protected areas, applicants will also be required to demonstrate why the proposal is in the public interest and what alternatives to the scheme have been considered.”

Policy 31: Green Infrastructure and Biodiversity

4.6.16 “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.

4.6.17 Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

4.6.18 Where felling of protected trees is necessary, replacement planting with a suitable species will be required.

4.6.19 a) Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:

- i. Special Protection Area (SPA) and Special Areas of Conservation (SAC)*
- ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)*
- iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above.*

4.6.20 b) 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.*

4.6.21 Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an Appropriate Assessment. In addition,

development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.”

Policy 32: Strategic Policy: The Quality of New Development

4.6.22 *“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”*

Policy 33: Development Principles

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

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

sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and,

- 7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.”*

Policy 43: Community Facilities, Leisure and Recreation

- 4.6.24 “The provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities as indicated in the current Sport, Open Space and Recreation Study and other relevant studies, or contribute to the provision of Green Infrastructure.*
- 4.6.25 In addition to supporting facilities or services located in accordance with the Development Hierarchy and Strategic Development locations, sites located outside built-up areas will be supported where this is the only practicable option and where a suitable site well-related to an existing settlement exists.*
- 4.6.26 Proposals that would result in the loss of sites and premises currently or last used for the provision of community facilities or services, leisure or cultural activities for the community will be resisted unless equally usable facilities can be conveniently provided nearby. It will be necessary to demonstrate that continued use of a community facility or service is no longer feasible, taking into account factors such as; appropriate marketing, the demand for the use of the site or premises, its quality and usability, and the identification of a potential future occupier. Where it cannot be demonstrated that such a loss is surplus to requirements, a loss may be considered acceptable provided that:*
 - a. an alternative facility of equivalent or better quality and scale to meet community needs is available, or will be provided at an equally accessible location within the vicinity; or*
 - b. a significant enhancement to the nature and quality of an existing facility will result from the redevelopment for alternative uses on an appropriate proportion of the site.”*

Horsham District Council Local Plan 2023-2040 (Regulation 19) January 2024

- 4.6.27 The Horsham District Council Local Plan 2023-2040 (Regulation 19) was published in January 2024 and sets out the proposed strategy and planning policies for considering new development proposals within the District, excluding the South Downs National Park, for the plan period 2023 - 2040. The relevant policies are listed below:*

Strategic Policy 3: Settlement Expansion

- 4.6.28 *"The growth of existing 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 existing settlements will be supported where all of the following criteria are met:*
- 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;*
 - 5. The development is contained within an existing defensible boundary and the landscape and townscape character features are maintained and enhanced; and*
 - 6. The development can conclusively demonstrate that it is water neutral in accordance with other development plan policies."*

Strategic Policy 13: The Natural Environment and Landscape Character

- 4.6.29 *"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 expect development proposals to be landscape-led from the outset so that they clearly inform the design and layout. Proposals will also be required to:*
- 1. Protect, conserve and enhance the landscape and townscape character, taking into account features / areas identified as being of landscape importance and the individual settlement characteristics, and maintain settlement separation;*
 - 2. Maintain and enhance the Green Infrastructure Network, the Local Nature Recovery Strategy and national Nature Recovery Network and, where practicable, help to address any identified needs and deficiencies in these networks across the District;*

3. *Maintain and enhance the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and secure measurable net gains in biodiversity; and*
4. *Incorporate SuDS into a scheme in an optimal location for their purpose whilst also securing landscape and biodiversity enhancements and delivering high-quality green spaces. Proposals will be expected to provide details to demonstrate that the whole life management and maintenance of the SuDS are appropriate, deliverable and will not cause harm to the natural environment and/or landscape.”*

Strategic Policy 14: Countryside Protection

- 4.6.30 *“1. Outside built-up area boundaries and secondary settlements, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to, and justify, its countryside location, and must meet one of the following criteria:*
- a) *Support the needs of agriculture or forestry*
 - b) *Enable the extraction of minerals or the disposal of waste;*
 - c) *Provide for quiet informal recreational use; or*
 - d) *Enable the sustainable development of rural areas.*
- 4.6.31 *In addition, all proposals must be appropriately integrated within the landscape and be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, conserves, and seeks to enhance, the key features and characteristics of the landscape character area in which it is located, including;*
- a) *The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;*
 - b) *The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features;*
 - c) *The landform of the area; and*
 - d) *The protection of dark skies, in particular where it may impact on a designated International Dark Sky Reserve (IDSR), Neighbourhood Plan designations and High Weald AONB Management Plan objectives.”*

Strategic Policy 15: Settlement Coalescence

4.6.32 *"In order to protect local identity and an individual sense of place landscapes will be protected from development which would result in the coalescence of settlements.*

1. *Development between settlements will be resisted unless it can be demonstrated that the proposal meets all of the following criteria:*

a) There is no significant reduction in the openness and 'break' between settlements.

b) The related urbanising effects within the retained 'break' between settlements are minimised, including artificial lighting, development along and / or the widening of the roads between the settlements, and increased traffic movements.

c) Proposals respect the landscape and contribute to the enhancement of their countryside setting, including, where appropriate, enhancements to the Green Infrastructure Network, the Nature Recovery Network and / or provide opportunities for quiet informal countryside recreation."

4.7 Guidance Documents

The Horsham District Sport, Open Space and Recreation Assessment: February 2014

4.7.1 The assessment outlines the quantity and accessibility standards recommended for the District. The summary of quantity and accessibility standards are set out below.

4.7.2 *"Allotments:*

- Quantity Standard (HDC officer proposal): 1.25 -2.0sqm per person according to demand*
- Distance threshold: 1 km*

4.7.3 *Equipped Play Areas:*

- Quantity Standard: 0.5 sq m/person*
- Distance threshold: 400 m*

4.7.4 *Multi-functional greenspace:*

- Quantity Standard - Neighbourhood spaces: 17 sq m/person*
- Quantity Standard -Strategic/sub-district spaces: 5.5 sq m/person*
- Distance threshold - Neighbourhood spaces: 300 m*

4.7.5 *Tennis and Multi-courts:*

- Quantity Standard: 0.75 sq m/person*

- *Distance threshold :1 km*

4.7.6 *Village and Community Halls in Rural Areas:*

- *Quantity Standard: As in the relevant parish*
- *Distance threshold: 1 km*

4.7.7 *Youth Areas:*

- *Quantity Standard - Larger settlements: 0.4 sq m/person*
- *Quantity Standard -Smaller settlements: 0.2 sq m/person*
- *Distance threshold: 400 m”*

Green Infrastructure Strategy, Horsham District Planning Framework, April 2014

4.7.8 The following opportunities for improvements are pertinent to the Site and its surrounding area:

- *“New development should contribute to enhancements to green infrastructure provision, both within the strategic development site and providing links into the wider countryside; and*
- *Potential to work with other organisations to help bring about enhancements in the Biodiversity Opportunity Areas identified. There may also be opportunities to link with Environmental Stewardship scheme – particularly to help buffer sites and establish stepping stones and ecological corridors;”*

The High Weald Housing Design Guide, November 2019

4.7.9 This document: *“... aims to help development meet the requirements of the National Planning Policy Framework with regard to achieving well-designed places and the conservation and enhancement of the AONB. It gives clear, succinct, practical and consistent advice to set clear urban design expectations for all new housing development within the High Weald AONB, whether large or small, affordable or market homes. This will help to ensure higher quality and landscape-led design that reflects intrinsic High Weald character, and is embedded with a true sense of place, without stifling innovation and creativity.”*

4.7.10 Section DG1 deals with ‘responding to site and landscape context’ and is accompanied by a checklist. In terms of understanding the site, the following are to be considered:

“For development to reflect and enhance the character of the High Weald it must be designed to integrate into its setting.

Rather than being a constraint, context offers opportunities to retain and embed the character of the High Weald into a genuinely landscape-led design.

Context will also include the heritage assets of a site...

New housing development schemes must be influenced by a detailed understanding of the character and function of the landscape of the site and surrounding area...

A multidisciplinary approach (urban design, landscape and ecological strategy, highways engineering and heritage management) needs to be engaged throughout the design process...."

- 4.7.11 Under the sub section on siting development in the landscape, the following are to be considered:

"New development should be designed in a way that is sensitive to existing historic settlement patterns;

Historic settlement in the High Weald are a key part of the character because of how well they are integrated with the landscape when viewed from afar.

How development sits in relation to long views in the area needs to be carefully considered, as does how the development appears when looking onto it from afar.

The response to existing built context is also important..."

- 4.7.12 In terms of understanding topography, the following are to be considered:

"Landforms and water systems are key landscape components of the High Weald...

Local topography should be a key influence on the design of the site, particularly the arrangement and orientation of any new streets..."

- 4.7.13 In terms of existing site features in scheme design and reinstatement of lost features, the following are to be considered:

"The High Weald landscape and heritage features within and adjacent to sites are highly important assets...

The High Weald is, in particular, characterised by its medieval field patterns...

Existing field boundaries should be respected and retained...

Field ponds, gill streams and ditches are a characteristic feature of the High Weald...

On-site mature trees and woodland should be retained and used as a key placemaking in the scheme."

- 4.7.14 The following sections and headlines are also pertinent relative to landscape and visual matters, but are to be considered at the Reserved Matters stage:

- DG2: Connecting beyond the site

- DG3: Layout and structuring the site
- DG4: Using buildings to define streets and spaces
- DG5: The right built form
- DG6: Parking strategies
- DG7: Building appearance, local details and sustainable design
- DG8 on ancillary and storage
- DG9 on detailing the street
- DG10 reinforcing local planting character and habitats

The High Weald AONB Guidance on the selection and use of colour in development (September 2017)

4.7.15 “The purpose of this document is to provide direction and guidance on the selection and use of colour in development within the High Weald AONB.” Under the section on methodology, it goes on to state that *“The guidance is based on the principle that colour is never seen in isolation from its setting. Selecting colours for building materials has to take account of the site context if good choices are to be made. Indigenous site colours throughout the different landscapes of the AONB have been documented, analysed and synthesised into ‘existing palettes’, which represent the essential colours that belong to those areas. Working with these palettes it has been possible to create ‘developed palettes’ of colour appropriate to a range of building materials and finishes, which will help integrate new development into the landscape.”*

5.0 Baseline Conditions

5.1 Landscape Character Context

Introduction

- 5.1.1 The term 'landscape' commonly refers to the view or appearance of the land as perceived by people. Landscape applies to any natural, rural, urban, peri-urban areas, in land water and seascape areas.
- 5.1.2 Landscape character is the combination of both natural / physical, cultural / social and perceptual / aesthetic influences, which give rise to a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse and which define the 'sense of place'. The landscape is not therefore simply a visual phenomenon.
- 5.1.3 The above individual landscape receptors and elements all influence landscape character. The following sections set out the landscape character framework of the study area from the national level, through to county and district level, based upon existing character assessments undertaken by Natural England, the West Sussex County Council and Horsham District Council. The descriptions in the following paragraphs collate information on the characteristics most pertinent to the contextual landscape beyond the Site.

National Level Landscape Character

- 5.1.4 The Site and the study area lie wholly within National Character Area 122: High Weald. The key characteristics which are also reflected in the Landscape Attributes pertinent to the study area are described as:
- *“High density of extraction pits, quarries and ponds, in part a consequence of diverse geology and highly variable soils over short distances;*
 - *A dispersed settlement pattern of hamlets and scattered farmsteads and medieval ridgetop villages founded on trade and non-agricultural rural industries, with a dominance of timber- framed buildings with steep roofs often hipped or half-hipped, and an extremely high survival rate of farm buildings dating from the 17th century or earlier;*
 - *Ancient routeways in the form of ridgetop roads and a dense system of radiating droveways, often narrow, deeply sunken and edged with trees and wildflower-rich verges and boundary banks... There is a dense network of small, narrow and winding lanes, often sunken and enclosed by high hedgerows or woodland strips. The area... is closely bordered by others such as Crawley, East Grinstead, Hastings and Horsham;*

- *An intimate, hidden and small-scale landscape with glimpses of far reaching views, giving a sense of remoteness and tranquillity yet concealing the highest density of timber-framed buildings anywhere in Europe amidst lanes and paths;*
- *Strong feeling of remoteness due to very rural, wooded character. A great extent of interconnected ancient woods, steep-sided gill woodlands, wooded heaths and shaws in generally small holdings with extensive archaeology and evidence of long-term management;*
- *Extensive broadleaved woodland cover with a very high proportion of ancient woodland with high forest, small woods and shaws, plus steep valleys with gill woodland;*
- *Small and medium-sized irregularly shaped fields enclosed by a network of hedgerows and wooded shaws, predominantly of medieval origin and managed historically as a mosaic of small agricultural holdings typically used for livestock grazing;*
- *An essentially medieval landscape reflected in the patterns of settlement, fields and woodland; and*
- *High-quality vernacular architecture with distinct local variation using local materials. Horsham Slate is used on mainly timber structures and timber-framed barns are a particularly notable Wealden characteristic feature of the High Weald.”*

5.1.5 Refer to **Figure 3** – Extract from National Landscape Character Area Map, Natural England, 2024

5.1.6 However, in relation to tranquillity, whilst the majority of the High Weald National Landscape is tranquil, in accordance with the High Weald Tranquillity Map, the Site lies within the ‘Least tranquil’ areas. During the time of the site visit, noise from Gatwick flight paths and the road corridors of the A264 and the B2195 Crawley Road were all apparent. Refer to **Figure 5** – Tranquillity map.

5.1.7 The statements of Environmental Opportunities pertinent to the Site are identified as below:

- *“SEO1: Maintain and enhance the existing woodland and pasture components of the landscape, including the historic field pattern bounded by shaws, hedgerows and farm woods, to improve ecological function at a landscape scale for the benefit of biodiversity, soils and water, sense of place and climate regulation, safeguard ancient woodlands and encourage sustainably produced timber to support local markets and contribute to biomass production;*

- *SEO 3: Maintain and enhance the distinctive dispersed settlement pattern, parkland and historic pattern and features of the routeways of the High Weald, encouraging the use of locally characteristic materials and Wealden practices to ensure that any development recognises and retains the distinctiveness, biodiversity, geodiversity and heritage assets present, reaffirm sense of place and enhance the ecological function of routeways to improve the connectivity of habitats and provide wildlife corridors.*
- *SEO 4: Manage and enhance recreational opportunities, public understanding and enjoyment integrated with the conservation and enhancement of the natural and historic environment, a productive landscape and tranquillity, in accordance with the purpose of the High Weald AONB designation.”*

5.1.8 Landscape opportunities are identified as follows:

- *“Maintain the existing extent of woodland and particularly ancient woodland, maintaining and enhancing the landscape character, ecological functioning and connectivity of woodland at a landscape scale, protecting the historic environment and historic assets of the woodlands, increasing output of sustainably produced high quality timber and underwood for local markets and contributing to renewable energy sources;*
- *Maintain existing quantity of gill woodlands and enhance their quality for features of interest;*
- *Maintain and enhance the complex mosaic and pattern of High Weald habitats and the distinctive pastoral fields and areas of heath. Improve the condition and connectivity of fields and heaths and their associated and interrelated habitats, including hedgerows, woodlands, ditches, and ponds and plan for the extension and or linking of existing habitats in order to strengthen landscape character and increase climate change resilience;*
- *Manage and enhance the character, condition and quality of rivers, standing water habitats and areas of flood meadow, fen, wet woodland and grazing marsh that provide some of the fine- grain components of the landscape. This will also help to create a more extensive ecological network of wetland and riverine habitats, increasing adaptation to climate change, as well as helping to improve water quality and help alleviate flooding through water storage;*
- *Maintain and enhance the distinctive pattern of dispersed settlement of historic farmsteads, hamlets and villages, to promote sustainable development in rural locations and meet local needs for affordable and where possible land based workers, and*

enhance the design and quality of new development in the landscape meeting local distinctiveness and design guidance.

- *Manage existing and future developments to ensure that sense of place is maintained by making reference to local vernacular building styles and materials, and settlement patterns and distributions. Ensure that proposed growth is sustainable and protects and enhances the character of the area with new building sympathetic to local styles. Where development is permitted, ensure good green infrastructure is included to bring about multiple benefits for people and the environment; and*
- *Work to manage and maintain the existing public rights of way network which not only delineate patterns of occupation and provide excellent access but also provide an essential network of ecological connections across the wider countryside. Increase the number of connecting permanent and permissive routes to link promoted routes, high profile greenspaces and tourist attractions where appropriate, helping to improve peoples' physical and mental health through contact with inspirational landscapes and access to the countryside, while ensuring recreational pressures are balanced against the needs of landscape and nature conservation."*

5.1.9 It is recognised that under the Landscape Change section, that: *"Ongoing demand for housing in south-east England and rural areas may result in strong pressure for development near the High Weald National Landscape boundary, and could alter the historic character of the landscape."*

5.1.10 The landscape value of the national landscape character is judged to be **medium** overall.

County Level Landscape Character

5.1.11 The study area straddles three areas in the West Sussex Landscape Assessment: LCA HW2: High Weald Forests, LCA LW8: Northern Vales to the north and the 'built up area' of Horsham to the west, with the Site lying wholly within LCA HW2: High Weald Forests. Refer to **Figure 4** - extract from the West Sussex County Council's 'A Strategy for the West Sussex Landscape' (October 2005).

5.1.12 Section 2 set out 'A Vision for the Landscape of West Sussex' where:

"The characteristic settlement pattern of small- to medium-sized towns, villages and hamlets persists through careful measures to protect it.

All new development is of good quality, well-designed, and at varying densities which fit sympathetically with the differing character of localities.

In urban fringe areas, the landscape is a valued and positive zone which combines a distinctive landscape character with well managed land uses for the benefit of residents and visitors.

The rich diversity of wildlife habitats and the national heritage of woodlands, trees and hedges which make the County so special are being conserved, extended and enhanced.

The protection and conservation of historic landscape features and archaeological sites continues. Well-managed historic landscapes provide continuity with the past."

5.1.13 The Site lies within the High Weald NCA, at the County level the vision for which pertinent to the study area is where:

- *"The characteristic mixture of highly distinctive and extensive woodlands, many of them ancient, including shaws and steep valley woodlands in the deep ghylls, is managed as a woodland resource and as wildlife habitats, with new plantings linking up once-isolated woodland features.*
- *Distinctive characteristics such as..., the pattern of small, irregular fields bounded by shaws, historic routeways and rural lanes, old iron working sites and hammer ponds, are protected and conserved.*
- *The characteristic pattern of small fields is well-managed and is being maintained.*
- *New development of high quality fits with the characteristic settlement pattern of scattered villages, hamlets and dispersed farmsteads.*
- *The local distinctiveness of villages and their settings is evident, with a return to the greater availability and use of traditional local materials"*

5.1.14 Section 3 sets out the Strategy Objectives, which are as follows:

"Objective 1: ensure high quality new development which contributes to and reinforces landscape character

Objective 2: conserve and enhance historic landscape character

Objective 3: ensure the maintenance and renewal of the agricultural landscape

Objective 4: conserve and enhance semi-natural habitats including securing the future of woodlands, hedgerows and trees as distinctive landscape features

Objective 5: promote and celebrate the value and variety of the West Sussex landscape"

5.1.15 Section 4 deals with County-Wide Landscape Guidelines and states relative to for general development and land use change:

"The first Strategy objective aims to secure high quality new development which contributes to and reinforces landscape character. These Guidelines will be used to influence and inform development planning policy and the development control process:

- *locate and design development to retain a sense of identity of settlements and ensure their separateness.*
- *minimise the visual prominence of outdoor storage and parking areas.*
- *encourage the planting of mainly native tree and shrub species in association with new development. Use native plant species of local provenance specific to the National Character Areas.*
- *ensure where possible that both landscape and planting schemes are carried out in advance of development.*
- *incorporate where possible existing biodiversity, heritage and landscape features into new development schemes.*
- *secure where appropriate landscape and habitat enhancement both on and off site (informal open space, tree planting, habitat creation including grassland, heath and wetland features etc) as a requirement of new development.*
- *encourage the use of available locally distinctive building materials in new development.”*

5.1.16 Section 4.2 provides the Landscape Guidelines for development on the rural urban fringe states that:

- *“ensure that buildings and infrastructure are located to avoid loss of important on-site views, and off-site views towards features such as church towers, fine buildings, historic and archaeological monuments or wider landscape, as well as avoiding intrusion onto sensitive ridgelines, prominent slopes, and damage to settlement settings.*
- *seek new development of high quality which fits well within the landscape and reflects local distinctiveness and characteristics in terms of settlement form, height, scale, plot shape and size, elevations, roofline and pitch, overall colour and texture and boundary treatment (walls, fences, hedges, gates).*
- *retain where possible on new development sites key landscape features such as woodland, watercourses and hedgerows, as a basis for new landscape structure and setting of the site.*
- *conserve and enhance green corridors into settlements where development is being considered and retain where possible existing wildlife habitats, hedgerows, shelterbelts, orchards, and trees and shrubs.*
- *ensure that the design, layout and ground modelling of new development takes account of the nature (grain) of the adjoining landscape.*
- *integrate new development on the edges of settlements into the wider landscape. Use open space and planting in keeping with local character to provide a visual link to the countryside and an attractive backdrop and foil to new development.*
- *incorporate where possible intact historic landscape and visible archaeological features within landscaping schemes.”*

- 5.1.17 Section 4.16 sets out the Landscape Guidelines for improving the rural urban fringe, which includes the following:
- *“give priority to landscape enhancement on the fringes of urban areas where the landscape is degraded and where there are pressures for development, recreation and other new land uses.*
 - *encourage the planting of new woodlands and hedgerows where appropriate to reinforce existing or former landscape character, and create and enhance wildlife habitats.”*
- 5.1.18 Section 4.22 sets out the Landscape Guidelines for conserving and increasing hedgerows and shaws as follows:
- *“conserve, enhance or restore the hedgerow and shaw network to reinforce existing field patterns and enhance the character and unity of the landscape.*
 - *conserve hedges that may not fulfil the criteria of the Hedgerows Regulations including prominent hedges and those along roadsides.*
 - *encourage an increase in new hedgerow trees by retaining self-sown saplings and planting new trees.*
 - *establish new hedgerows and fill gaps in fragmented ones, ensuring mixes of numerous native shrub and tree species typical of each national Character Area, good width and density, with associated banks and ditches appropriate to local character.*
 - *attempt to link hedgerows wherever possible to create wildlife corridors.*
 - *ensure that resources are available for the care and maintenance of all new planting.”*
- 5.1.19 At the County level, the Site lies wholly in LCA HW2: High Weald Forests, the overall character is described as: *“Heavily-afforested, dissected plateau landscape enclosing a post-medieval rural landscape cut from the forest. Includes the western end of the High Weald Forest Ridge within West Sussex and the ridge and valley landscape of St Leonards Forest. Adjoins Crawley, Horsham and the M23 Motorway.”* Refer to **Figure 6** - extract of landscape character area HW2 High Weald Forest - from the West Sussex landscape character assessment.
- 5.1.20 The Key Characteristics described in the HW2 pertinent to the study area and the Site are described as:
- *“Densely wooded, confined, dissected plateau landscape with extensive coniferous and mixed afforestation within the High Weald...;*
 - *Long views over the Low Weald to the downs, but fewer long views north;*
 - *Large, regularly-enclosed and some smaller, irregular, assart fields within a woodland setting comprising an arable and pastoral landscape enclosed by shaws, hedgerows (including tall hedges) and fencing;*

- *Clearance and re-planting of large tracts of ancient woodland;*
- *Network of ridge-top roads and lanes, droveways, tracks and footpaths;*
- *Sparse, dispersed settlement pattern of hamlets, farmsteads and ridgetop development, mainly in St Leonards Forest;*
- *Adjoins... Horsham to the west;*
- *Bounded by A and B roads, some busy...; and*
- *The London to Brighton Railway Line crosses the area via the Balcombe Tunnel”.*

5.1.21 The Landscape and Visual Sensitivities for this LCA are identified as:

- *“Woodland and forest cover limits the visual sensitivity of the landscape and confers a sense of intimacy, seclusion and tranquillity;*
- *Unobtrusive settlement pattern in most parts;*
- *Large blocks of assart pastures on the ridges and valley sides impart breadth and depth to the scenic quality to the landscape;*
- *Heathland remnants and significant areas of rich woodland biodiversity are vulnerable to loss and change;*
- *Network of lanes, droveways, tracks and footpaths provide a rich terrain for horse-riding, cycling and walking and for the appreciation of nature;*
- *The few long views from open ground have a high sensitivity to the impact of new urban development, modern farm buildings, masts and pylons and new roads; and*
- *Settlement pattern currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures.”*

5.1.22 The landscape management guidance includes conserving and enhancing the forest; increasing tree cover; hedgerow management; and enhancing biodiversity of the woodlands.

5.1.23 The land to the north of the study area lies within LCA LW8: Northern Vales. The overall character of this area is described as: *“In the north of the county, this character area comprises a narrow clay vale running north east/south west between low wooded ridges to the north, and the higher wooded ridges of the High Weald to the south. It contains a mixed landscape of woodland, shaws and hedgerows, pasture, and low-lying areas, overlain by road and rail corridors, and pylon lines. The towns of Horsham and Crawley New Town have a dominant influence, as do the dual carriageways of the A24 and the A264, which cut through the landscape.”*

5.1.24 The key characteristics pertinent to the Site are identified as:

- *“Pattern of small, medium and large fields with a variable density of hedgerows;*
- *Predominantly pasture farmland in the north east changing to arable farmland with smaller areas of pasture around;*
- *Scattered tree cover, isolated woodlands and copses;*
- *Major road and rail corridors and pylon lines; and*
- *Strong suburban and urban fringe influences of Crawley, Horsham and Gatwick Airport.”*

5.1.25 The Site shares landscape characteristics described in the LCA above, whilst it also abuts several road corridors, on the edge of the existing Horsham settlement.

5.1.26 The landscape management guidance includes woodland management, hedge management, encouraging new tree and hedgerow planting and creating community woodland.

5.1.27 Whilst there is no assessment to the build-up areas to the east of the study area, Horsham is the main cultural, economic and social focus of the District, with its urban pattern informed by its land uses, road and railway infrastructure.

5.1.28 The value of this receptor is judged to range between **medium - high**.

District Level Landscape Character

5.1.29 The Horsham DC Landscape Character Assessment (CBA, Final Report, October 2003) subdivides the West Sussex LCA's further. Refer to **Figure 7**, the Site lies within landscape character type L – St Leonard's Forest (however, it appears that the key plan for L1 in the document is mistaken with character type I1). The key characteristics pertinent to the Site and its contextual landscape are described as below:

- *“Narrow flat-topped ridges and steep sided ghylls;*
- *Large commercial conifer plantations interspersed with beech and oak-birch woodland;*
- *Regular pastures and arable fields;*
- *Confined views;*
- *A few isolated farmsteads;*
- *Ridgetop roads; and*
- *Victorian hamlet of Colgate with estate cottages and much modern development along roads;”*

5.1.30 Its sensitivity to change is valued as high. The key sensitivities are to:

- *“Suburbanisation / urban edge development;*
- *Small scale incremental changes to roads; and*
- *Changes in farmland management, expansion of horse paddocks.”*

5.1.31 However, it also states that the overall landscape condition is declining.

5.1.32 The management guidelines pertinent to the Site and the local area are as follows:

- *“Conserve the traditional dispersed settlement pattern. Any further infill and extension of ribbon development along roads, or building of new large dwellings on existing plots, would further erode this pattern and therefore damage character;*
- *Screen visually intrusive urban fringe development along ridgetop roads with selective tree planting;*
- *Conserve the strongly wooded character of the area;*
- *Conserve and manage ancient semi-natural woodland and pollarded trees; and*
- *Conserve existing native tall hedgerows and plant new ones around paddock boundaries.”*

5.1.33 The wider study area partly lies within LCA K2 – Warnham and Faygate Vale. The key characters in this area pertinent to the Site are as follow:

- *“Medium to large scale field pattern of arable farmland, with smaller areas of pasture;*
- *Isolated patches of woodland;*
- *Semi enclosed or open character; and*
- *Dominance of major road and rail communication routes.”*

5.1.34 In terms of its landscape condition, it states that: *“Condition is considered to be overall declining, locally poor, due to intensive arable agriculture, visual and noise intrusion of major traffic routes...”*

5.1.35 The management guidelines pertinent to the Site are as follows:

- *“Ensure any further built development expansion around Horsham... is integrated with existing landscape patterns by bold native woodland and hedgerow planting. Buildings should also blend in with the landscape in scale, form, colour and design;*
- *Reduce the visual impact of the A264 by additional planting, integrated with existing hedgerow pattern; and*
- *Conserve and strengthen existing hedgerows, and plant new hedgerows.”*

5.1.36 The value of the district level landscape character is judged to range between **medium - high**.

5.1.37 The landscape character receptors and value are summarised in the table below:

Table 2: Summary of Landscape Character Receptor and Value

Landscape Receptors	Value
National	Medium
County	Medium - High
District	Medium - High

Horsham District Landscape Capacity Assessment

5.1.38 Horsham District Council undertook a Landscape Capacity Study in 2014, which was updated in May 2021.

5.1.39 The Site lies within the study area zone 1, and broadly covers a field in the western section of this zone, within Local Landscape Character Area 17 – Land North East of Horsham. Refer to **Figure 8** - Zone 1 North Horsham to Crawley Landscape Capacity of Local Landscape Character Areas for Employment Development.

5.1.40 The assessment describes the landscape character sensitivity in this area as follows:

- *“This area has a flat to gently undulating landform rising to higher ground to the south;*
- *The area comprises arable fields of a variable size interspersed by hedgerows and a few woodlands;*
- *There are modern farm buildings with a hard and abrupt urban edge to Horsham in the north-east of the character area;*
- *Mixed modern and historic development is also present near Newhouse Farm;*
- *An attractive rural lane with wide grass verges runs through the character area;*
- *Overall the landscape is in good despite the proximity to Horsham; and*
- *The southern part of the character area has a strong rural character.”*

5.1.41 Its visual sensitivity is described as: *“The relatively open nature of the land with only partial enclosure by woodland and hedgerows results in moderate visual sensitivity for housing and moderate to high sensitivity for larger scale employment development. Development on the more rising ground to the south would be more visually prominent.”*

5.1.42 The landscape value is described as follow:

- *“Low tranquillity in the north due to the proximity of the A264; moderate tranquillity in the south of the area away from the road;*

- *Although the landscape is partly within High Weald some of the distinctive landscape characteristics of the High Weald are less apparent; and*
- *Some landscape amenity value is provided from a public footpath running through the area.”*

5.1.43 In terms of the landscape capacity, it is described that: *“Some of the landscape features and qualities of the area are sensitive to development. The overall rural character and moderate-high visual sensitivity means that there is some limited capacity for housing development closer to the existing urban edge but this should not extend further west as this could be perceived as a significant incursion into the AONB [National Landscape] or ribbon development along the A264...”*

5.1.44 Overall, it concluded that for medium scale housing development (approximately 100-500 dwellings), the landscape capacity was judged to be Moderate overall (and therefore not low).

5.2 Overview of the contextual landscape

Contextual Topographic Setting

5.2.1 The topography of the study area and broadly rises north and east to major ridgelines.

5.2.2 The north-eastern topographic setting of Horsham is influenced by the combination of valleys and ridgelines. The valleys associated with the tributaries of River Arun to the south which flows to the north; The Warnham Mill Pond to the west, which flows to the north via Boldings Brook passes Warnham; while to the north east, Channells Brooks joins the Warnham Mill Pond and terminates at Faygate, at a low saddle which subtly separates the direction of flow to the valley which continues in a north-eastern direction. The combination of ridgelines to the north (at approximately 90m AOD) and to the east at St Leonard’s Forest (whilst disguised by dense woodland) together determines the Zone of Visual Influence (ZVI) to the north, north-east and eastern edge of Horsham.

5.2.3 The settlement of Horsham predominantly sits within the valley landscape and extends up the shallow valley sides. Refer to **Figure 9**.

5.2.4 The landscape value of this receptor is judged to be **high - medium**.

Contextual Land Use and Cover Setting

5.2.5 The settlement edges of Horsham are predominantly residential with occasionally small home-based businesses scattered throughout the edge.

- 5.2.6 The landscape beyond the settlement edge is primarily farmland (a mix of arable and pasture land) interspersed with large woodland blocks and individual dwellings and farmsteads (including the New House Farm shop, café and associated business centre, and the café and business park at Greylands Estate). Field boundaries often comprise either clipped or overgrown hedgerows with trees or treebelts.
- 5.2.7 Woodside Equestrian Centre and Roffey Park Institute located at the south of the study area along Forest Road within the woodland settings; Beacon Hill Scout Campus at Holmbush lies to the east of the study area and south of Faygate.
- 5.2.8 Refer to **Figure 10** – Aerial photo showing land cover.
- 5.2.9 The landscape value of this receptor is judged to be **high - medium**.

Public Rights of Way

- 5.2.10 A network of Public Rights of Way, including Footpaths and Bridleways cross the study area connecting the townscape with the countryside. Refer to **Figure 11** – Plan showing Public Rights of Way.
- 5.2.11 Public Rights of Way, predominantly Footpaths are present across the study area, connecting the settlements with the surrounding countryside.
- 5.2.12 There is a large area of Access Land within the High Weald National Landscape to the south of the Site.
- 5.2.13 The landscape value of this receptor is judged to be **high - medium**.

Public / Communal Open Spaces in the Study Area

- 5.2.14 A range of open spaces are present within the settlement area of Horsham, these include Horsham Park at the town centre of Horsham, the grounds associated with schools including sports pitches, play areas and areas of informal open space within residential estates. Several sports clubs and associated recreation grounds are located around Horsham District, namely Roffey Cricket Club which sits in the centre of Horsham, Roffey Football Club. Beech Road Allotment sits on the edge of Horsham settlement edge to the southwest of the Site. A local Equipped Area of Play and an open recreational field lies to the southeast of the Site, adjacent to the allotments to the south.
- 5.2.15 The landscape value of this receptor is judged to be **medium**.

Contextual Settlement Pattern and Built Form

- 5.2.16 The town of Horsham has expanded from the valley floor of River Arun where it could easily be crossed between rising ground. St Mary's Church and the market place were built during the early settlement period. The town has emerged from its rural origins, where it included a high number of trees, gardens, orchards and other open lands among the dwellings in the 19th century.
- 5.2.17 The historic mixed-use core of Horsham has developed and spread out from Carfax to the south of the Horsham Park, which consists of the dominant built form of Horsham Park Pavilion. To the south of Carfax is Causeway, the area where people used to cross the River Arun on foot, now consists of houses erected in the 17th, 18th and early 19th century and is lined with characteristic Lime trees and London Planes. Large commercial units are evident to the north of Horsham Station following the orientation of the railway line.
- 5.2.18 Beyond the town centre, uses are predominantly residential, interspersed with schools, sports clubs and sports grounds, local parks and other green spaces (such as allotments, recreation grounds and play areas).
- 5.2.19 Residential buildings are predominantly two storey in height. Typically building heights vary in the town centre and its associated commercial areas. Beyond the settlement edge, built form associated with the hamlets of Faygate, continues to be predominantly two storeys, with the a few taller commercial buildings to the east of the Site, namely New House Farm, the business centre and the Kingdom Faith Training College.
- 5.2.20 The proposed expansion of Horsham relative to the study area is broadly focused to the north and will extend development to the north, beyond the A264, up the lower valley sides. The proposed building heights will range up to 3 storeys.
- 5.2.21 The landscape value of this receptor within the study area relative to the Site is judged to be **low** overall.

Movement Corridors within the Study Area

- 5.2.22 The A264 is the main road skirting the edge of Horsham towards Faygate and beyond to Crawley to the east and Warnham to the west.
- 5.2.23 The railway line passes through the centre of the study area, linking Horsham to Crawley and the divides to head either north Gatwick Airport or south to Brighton. The Site is approximately 1.6km from Littlehaven Train Station and 2km south-west from Faygate Station.

5.2.24 The landscape value of this receptor is judged to be **low**.

Contextual Skyline and Visual Setting to the Study Area

5.2.25 The landscape and visual setting of the northern edge Horsham is informed by the combination of undulating topography, farmland, layers of vegetation, woodland blocks and treebelts.

5.2.26 Whilst Beacon Hill to the north of St Leonard's Forest in the east is the highest point within the study area, its prominence is not readily perceived as it is cloaked in trees. The eastern visual horizon is therefore informed by a well treed ridgeline. The vegetated ridgeline to the north, interspersed with fields, forms the visual horizon in views to the north. In views back towards Horsham, the visual horizon is predominantly of dwellings set within a well treed framework.

5.2.27 The landscape value of this receptor is judged to be **medium - high**.

Landscape and Built Features of the Study Area

5.2.28 The key landscape features are undulating topography, large blocks of dense woodlands and treebelts.

5.2.29 St Leonard's Forest is one of the character features within the study area, which is owned by the Forestry Commission. It provides countryside walks, cycling and horse-riding routes.

5.2.30 The landscape value of this receptor is judged to be **high**.

Detracting Features within the Study Area

5.2.31 The primary detracting features relate to the busy road corridor of A264, the B2195 Crawley Road and the railway line to the north of the Site, which both in places bisect the landscape pattern. The noise of overhead aircraft associated with Gatwick further detracts from the sense of tranquillity on the settlement edge and is likely to further decrease tranquillity once the second runway is operational.

5.2.32 Elements such as road signs, advertising boards and telegraph poles create visual clutter to the street scene.

5.2.33 The landscape value of this receptor is judged to be **low**.

Cultural Landscape of the Study Area

- 5.2.34 The cultural landscape is mainly associated with St Leonard's Forest. The Forest is part of the large High Weald wooded area which as not easy to penetrate, however the Forest was opened up to a limited extent by the Saxons.
- 5.2.35 The name of the Forest came from a nobleman St Leonard who was baptised at the court of King Clovis in 498 and lived in the Forest and slew the last dragon in England. Lilies grew where his blood fell when he was injured, hence the name Lily Beds for those areas in St Leonard's Forest. The Forest and the dragons are featured in the Hellboy story - The Nature of The Beast. In Episode 4 of BBC's Elizabeth R, Horrible Conspiracies, Mary, Queen of Scots complaining of her captivity mentions Saint Leonard's Forest as a "*wood were nightingales never sing, because some unseen evil drives them away*".
- 5.2.36 The New House Farm, according to All About Horsham Magazine, comprises a 900 acre arable farm run by the Walton family.
- 5.2.37 The landscape value of this receptor is judged to be **medium - high**.

Landscape Setting to Listed Buildings

- 5.2.38 Moorhead Cottage (Grade II) Listed Building, lies to the immediate west of the Site on the opposite side of the B2195 Crawley Road. The principal elevation faces the east onto the B2195 Crawley Road with views of the Site and the wooded backdrop. Its immediate context is informed by the B2195 Crawley Road and Horsham settlement edge. Refer to photograph viewpoint 2 in **Appendix A**.
- 5.2.39 New House Farm (Grade II) Listed Building, lies to the north-east of the Site with the business centre to its immediate east. The farm is bound by the local road network to the north, with a mix of arable fields, woodland forming the backdrop to the south.
- 5.2.40 The value of this receptor is judged to be **high**.
- 5.2.41 The contextual landscape receptors and value are summarised in the following table.

Table 3: Summary of Contextual Landscape Receptor and Value

Landscape Receptors	Value
Topographic setting	High - Medium
Land use and cover	High - Medium
Public Rights of Way	High - Medium
Public / Communal Open Space	Medium

Settlement pattern and built form	Low
Movement corridor	Low
Skyline and visual setting	High - Medium
Landscape and built feature	High
Detracting Features	Low
Cultural Landscape	High - Medium
Landscape Setting to Listed Building	High

5.3 Site Landscape Description

- 5.3.1 Refer to **Figure 13**, internal **photographs S1-S5** and **Figure 14** which shows the key landscape elements.

Immediate Site Context

- 5.3.2 The Site sits entirely within the High Weald National Landscape. Broadly, it is bound by countryside and farmsteads and isolated dwellings to the north; and the settlement edge of Horsham to the south and west.
- 5.3.3 The Site is bound by Old Crawley Road to the northwest, with cottages beyond; farmland to the north, with the collection of buildings associated with Newhouse Farmhouse beyond; Moorhead Cottage (Grade II) Listed Building / Horsham residential settlement edge to the west; The Birches woodland to the east; and two storey dwellings on New Moorhead Drive and Forest Road to the south.

Site Topography

- 5.3.4 The topography of the Site broadly slopes from south to the north. The southern corner adjacent to dwellings along The Larches lies at approximately 87m AOD and the northern part of the Site falls to approximately 78m AOD.
- 5.3.5 The landscape value of this receptor is judged to be **medium - high**.

Site Land Use, Cover and Vegetation Pattern

5.3.6 The Site comprises of a single field parcel, which at the time of the site visit was laid to grass, with minimal field margins. The field is broadly geometric, with the boundaries marked by either hedgerow with hedgerow trees / treebelts and The Birches (a large area of semi-mature woodland). The hedgerows are well maintained with the trees pruned to maximise the crop capacity, allowing large vehicles to get close to the vegetated boundaries.

5.3.7 The landscape value of this receptor is judged to be **medium (vegetation) – high (land use / cover)**.

Movement Corridors and Public Rights of Way

5.3.8 There are no roads or Public Rights of Way crossing the Site. The Site is currently accessed off Old Crawley Road to the northwest, through a metal field gate, while New Moorhead Drive to the southwest provides an informal side access.

5.3.9 An informal path broadly follows the perimeter of the Site.

5.3.10 As such no value has been assigned.

Landscape Features of the Site

5.3.11 The Site sits entirely within the High Weald National Landscape. The field boundary vegetation such as hedgerows, trees and treebelts form the primary features of the Site.

5.3.12 There are a total of 53 surveyed trees or groups of trees on or near the Site, these include 30 category B (moderate quality) and 23 category C (low quality).

5.3.13 The landscape value of this receptor is judged to be **medium**.

Detracting Features within the Site

5.3.14 There are no detracting landscape features within the Site. However, as set out previously aircraft noise was evident during the Site visit due to the existing Gatwick flight paths to the north of the Site. Gatwick second runway scheme proposed further flight paths which covers the whole Site and across the entire study area. Refer to **Figure 12 – Proposed Flight Paths**.

Cultural Landscape

5.3.15 There are no documented historic or cultural associations with the Site landscape, other than the Site has been subject to human intervention through intensive farming practices.

Landscape Character and Perceptual Qualities

- 5.3.16 The Site is wholly agrarian, readily influenced by the two storey dwellings associated with the settlement edges of Horsham to the south and west. The perception of settlement edge is due to extend further north and east with the implementation of up to 2,750 dwellings and associated infrastructure (Application Ref DC/16/1677). This application is now starting to be built out.
- 5.3.17 As set out previously, noise from the roads, railway and airplanes are audible within the Site. The infrastructure is anticipated to get busier when the new development to the north in place and the new Gatwick flight path for the second runway.
- 5.3.18 The landscape value of this receptor is judged to be **medium** overall.

Night-time Character

- 5.3.19 The internal environment of the Site is predominantly dark. The lit environment beyond the Site is, however, evident from within the Site. The sources of light include:
- The street lights along Crawley Road (8m height column orange light) and other residential streets (6m height lighting columns);
 - The internal and external open space lights from the New House Business Centre;
 - Internal lighting from New House Farm Shop;
 - Individual dwellings along Forest Road, New Moorhead Drive and Old Crawley Road, which have internal lighting;
 - Lighting columns near the A264 / Crawley Road roundabout to the immediate north of the Site;
 - Lights from the vehicles using the A264 / Crawley Road;
 - Intermittent overhead aircraft lights; and
 - The intermittent level crossing lights between Wimland Road and the railway line.
- 5.3.20 The landscape value of this receptor is judged to be **medium**.

Role and Function within High Weald National Landscape

- 5.3.21 The Site comprises a single arable field unit and therefore forms small part of the northern agrarian setting, framed by trees, between the north-eastern edge of Horsham and the broader countryside to the north. While the Site therefore has a minor role within the High Weald National Landscape, it does not form a key element of wider landscape character.

Conclusion of the Baseline Landscape

5.3.22 The Site lies entirely within High Weald National Landscape and sits within a medium to high value landscape context, however, the wholly agrarian landscape character of the Site is readily influenced by the adjacent built form and infrastructure, which includes the:

- existing Horsham settlement edge to the south and west (which is due to extend further north and east with the implementation of up to 2750 dwellings beyond the A264 road corridor); and
- Noise from A264 / Crawley Road, railway line and aircraft.

5.3.23 Although wholly agrarian, the full suite of distinctive characteristics of the High Weald National Landscape are less apparent at the immediate Site level. Although some landscape features are sensitive to development, overall, the published landscape capacity concluded as moderate for medium scale housing development.

5.3.24 The site landscape receptors and value are summarised in the table below:

Table 4: Summary of the Site Landscape Receptor and Value

Landscape Receptors	Value
Topography	Medium - High
Land use / cover and vegetation	Medium - High
Landscape feature	Medium
Landscape character and perceptual quality	Medium
Night-time character	Medium

5.4 Baseline Visual Assessment

Introduction

5.4.1 The extent to which the Site is visible from the surrounding landscape is based on grading of degrees of visibility. It is determined from a visual inspection of the Site and its context from publicly accessible vantage points, including roads, Public Rights of Way, areas of open space and adjacent to residential properties (including Listed Buildings).

- 5.4.2 Seasonal change in existing evergreen and deciduous plant material will affect the available views. Typically, views will be different through the seasons with a greater sense of enclosure in the summer months when deciduous trees are in leaf.
- 5.4.3 Representative viewpoints were identified which are considered to be of particular significance in terms of providing a range of views of the Site and where the Proposed Development would have the potential to affect the character and amenity of the view experienced, based on the methodology set out in **Appendix B**.
- 5.4.4 Local views are those within 1.0km of the Site (as shown in **Figure 15** in **Appendix A** and comprise 20 key representative viewpoints). Distant views are those between 1.0 and 5.0km of the Site (as shown in **Figure 16** and comprise of 5 key representative viewpoints, 21-25).

Views out of the Site

- 5.4.5 Due to the combination of built form, boundary vegetation and dense woodland blocks, long distance views out of the Site are limited predominantly to the north-east (and which are experienced from those residential receptors on New Moorhead Drive to the south).
- 5.4.6 Open views of the current settlement edge set within a treed framework occur to the west.

Views from Residential Receptors

- 5.4.7 Locally, open views of part of the Site occur from those residential receptors immediately adjacent to the south and west of the Site. These views are limited to residents on New Moorhead Drive, the cottages on Old Crawley Road opposite to the Site (refer to **representative viewpoint 3**) and the northern portion of B2195 Crawley Road adjacent to the western edge of the Site. Open views of the northern part of the Site occur from Moorhead Cottage (Grade II Listed Building) where the character and amenity of views are informed by the combination of residential settlement edge and the agricultural nature of the Site, set against the backdrop of trees. Refer to **representative viewpoint 2**. Similarly, open views of the Site occur from dwellings on New Moorhead Drive to the south, where the character and amenity of the views are informed by the agrarian land use, vegetated boundaries and The Birches woodland. Refer to **representative viewpoint 1**. Views from within the settlement to the south-west diminish beyond the immediate Site environs to open views of the northern edge of the Site only where views are funnelled along the residential road corridor (refer to **representative viewpoint 18**) and then diminish to partial further to the south-west (refer to **representative viewpoint 17**).

- 5.4.8 Views of mature trees along the Site boundaries occur from the residential receptors on The Larches and Sycamore Avenue where the receptors often experience partial views of the Site through the trees and intermittent vegetation gaps.
- 5.4.9 There are partial, distant, views of the Site, where the Site forms a small, discrete part of a wider panorama from the residential receptors on the higher ground at Wimland Hill (refer to **representative viewpoint 23**), in particularly near Wimland Farm and Rusper Copse. The character and amenity of the views predominantly comprise of arable fields weaving between woodland treebelts. The Site is discerned through an understanding of its position and relationship with the settlement edge and The Birches woodland beyond.
- 5.4.10 Views of the Site from the edge of the approved Land North of Horsham development in place are currently truncated by intervening vegetation and are anticipated to remain truncated by its own built form (refer to **representative viewpoints 19, 20 and 21**).
- 5.4.11 Views from the rest of the residential receptors in the distance to the east and south are predicted to be truncated due to the combination predominantly of intervening landform and vegetation, but also built form. Similarly, views from the distant west are also predicated to be truncated due to the existing built form.
- 5.4.12 The value of the views is judged to be **medium - high**.

Views from Receptors at their Workplace and Visitor Attractions

- 5.4.13 Views of the Site from JoJo's Café and the business centre on Graylands Estate to the north-west are obscured by the combination of intervening undulating topography and layers of vegetation. Refer to **representative viewpoints 25**. Partial views of the Site occur, just discerned through an understanding of the Sites relationship with The Birches woodland, occur from café, farm shop (approach to) and the business park at Newhouse Farm to the north. Refer to **representative viewpoints 5 and 7**.
- 5.4.14 For those receptors working in the landscape around the Site to the north (as built form and The Birches restrict views from the south, east and west) a range of views occur subject to topography and layers of vegetation. The Site forms part of the agrarian landscape in these views, in the context of the settlement edge of Horsham beyond.
- 5.4.15 The value of the views from those working in the wider landscape, within the National Landscape are judged to be **high**, with those visiting and working at the cafés and business centres are judged to be **low**.

Views from Transient Receptors Using Road Corridors

- 5.4.16 Views from the transient receptors using road corridors are predominantly limited to the immediate environs from the B2195 Crawley Road to the west and Old Crawley Road to the north.
- 5.4.17 Open views of the northern part of the Site, including the boundary vegetation occur from the range of transient receptors using the B2195 Crawley Road. The character and amenity of the view is influenced principally by the rural nature of the Site, set against the backdrop of The Birches woodland to the east of the Site and the residential dwellings along New Moorhead Drive. Refer to **representative viewpoint 2**. Views of the northern edge of the Site only occurs further south on this road, where the built form and garden boundary vegetation frame and limit wider views. Refer to **representative viewpoint 18**. Views diminish to partial further south, where a small section of the Site is just discernible. Refer to **representative viewpoint 17**.
- 5.4.18 Open views of part of the Site occur from Old Crawley Road immediate adjacent to the Site, where the character and amenity of the view is predominantly agrarian and well treed. Refer to **representative viewpoints 3 and 4**.
- 5.4.19 Views from Crawley Road / A264 are predominately truncated by the layers of vegetation and the steep roadside slope bank.
- 5.4.20 Similarly, both views from Crawley Road to Wimland Road crossing, and railway crossing in Wimland Road are truncated by the layers of vegetation. Refer to **representative viewpoint 6**.
- 5.4.21 Views from local residential roads, namely Sycamore Avenue and The Larches are predominantly open views of parts of the Site where treebelts along the Site boundary are visible in between the gaps of the dwellings.
- 5.4.22 From the distant vantage points, transient receptors experience partial, distant views of the Site at the higher grounds along Wimland Hill where there are gaps in the roadside vegetation. Refer to **representative viewpoint 23**. The character and amenity of the view is predominantly rural, where the settlement edge of Horsham is perceived in the distance, set within a well treed framework which forms the visual horizon in these views. However, with the completion of the Land North of Horsham Development, built form is predicted to come forward in the view, extending the perception of Horsham to the north.

5.4.23 Views from the remaining road network are predominantly truncated by roadside vegetation and woodland treebelt beyond the road corridors. Refer to **representative viewpoints 8 and 9**.

5.4.24 The value of the views is judged to be **low**.

Views from Transient Receptors Using the Rights of Way Network

5.4.25 Views of the Site are predominantly truncated from the Public Footpath 1587 to the southeast and east of the Site by the intervening vegetation, including The Birches woodland block and treebelts. Refer to **representative viewpoints 11, 13 and 14**. An understanding of the location of the Site is understood relative to its position adjacent to The Birches woodland occurs for a short section of this Footpath. Refer to **representative viewpoint 12**. This route links into Footpath 1588_1 to the northeast of the Site. Due to the layers of intervening vegetation, views of the Site are difficult to discern from this location. Refer to **representative viewpoint 10**.

5.4.26 Views from the southern section of Public Footpath 1587 are predominantly truncated by the built form and intervening vegetation. Refer to **representative viewpoint 15**.

5.4.27 Views from Public Footpath 1585 and 1586 are wholly truncated due to the combination of the intervening landform and layers of vegetation. Refer to **representative viewpoints 19, 20 and 21**.

5.4.28 From distant vantage points, partial views of part of the Site occur from the northern, elevated section of Footpath 1592, where views are funnelled and framed by the surrounding vegetation. The location of the Site is just discerned through an understanding of its relationship with the settlement edge and The Birches woodland. The character and amenity of the views comprises of arable fields and woodland vegetation and where the existing settlement edge is perceived within a well treed framework and below the treed horizon. Refer to **representative viewpoint 22**. Views diminish gradually as the path falls to the valley floor.

5.4.29 Views from other elevated Public Rights of Way, such as Footpath 1564 are predominantly truncated by the layers of vegetation and the undulating landform. Refer to **representative viewpoint 24**.

5.4.30 The value of the views is judged to be **high**.

Views from Public Open Space

- 5.4.31 The Birches woodland adjacent to the Site is apparent adjacent to the Beech Road Allotment. However, views of the Site itself are truncated by intervening dwellings and layers of vegetation. Refer to **representative viewpoint 16**.
- 5.4.32 Views from Beech Road Park Local Equipped Area of Play and the recreational ground located to the southwest of the Site, are truncated due to intervening vegetation including The Birches woodland, but also the neighbouring dwellings. Refer to **representative viewpoint 15**.
- 5.4.33 Views from Motte and Bailey Castle (Schedule Monument) to the northwest of the study area are predicted to be truncated by the built form in the context of predominantly residential townscape.
- 5.4.34 The value of the views is judged to be **high**.

Conclusion of Baseline Key Visual Receptors

- 5.4.35 Open views of the Site are predominantly limited to those receptors in close proximity, namely residential receptors, from the dwellings to the immediate south and west of the Site (on the edge of Horsham); those visiting and attending to their work at Newhouse Farm to the north; those working in the landscape to the north of the Site; and those transient receptors passing the Site on a short section of Old Crawley Road and B2195 Crawley Road.
- 5.4.36 Partial, including distant, views of the Site occur from the vantage points of the footpath networks to the north-east and north of the Site and from the B2195 Crawley Road to the south-west. These views diminish gradually moving further away from the Site due to either intervening built form, topography and vegetation, or a combination of these.

5.5 Landscape and Visual Considerations

- 5.5.1 The landscape and visual baseline assessment, alongside the review of planning policy and landscape character guidance have been instrumental in understanding the landscape constraints and opportunities of the Site. Notwithstanding the National Landscape designation, the following form a series of landscape and visual considerations to inform the future development proposal:
- The single field parcel forming the Site is well related to the existing residential settlement edge, in an area that has a moderate capacity for development;

- Beyond the immediate local environs, the Site forms a discrete parcel of land, set down in the landscape and against the backdrop of The Birches woodland;
- The retention and bolstering of the boundary vegetation, namely the hedgerows, trees and treebelts, can provide opportunities for enhanced vegetation connectivity and addressing the landscape character guidelines;
- Locating the development set back from the immediate setting to the adjacent Listed Building, maintaining a green buffer;
- Locating the development set back from the woodland edge of The Birches; and
- Open space to be provided according to the Horsham District Planning Framework and situated in locations to provide a green edge to the settlement and positive relationship between town and country.

5.5.2 Refer to **Figure 14** for the Site Analysis Plan.

6.0 The Development Proposals

6.1.1 Para 182 of the NPPF states relative to the AONB / National Landscape that: *“The scale and extent of development within all these designated areas should be limited...”*

6.1.2 The proposed development is limited to a single field parcel, which is well related to the residential settlement edge. The proposed development comprises up to 120 dwellings, predominantly 2 storey, with occasional 2.5 storey dwellings in the centre of the Site covering 3.31 ha; and 1.59 ha of green infrastructure.

6.2 Landscape Concept and Principles

6.2.1 Landscape and visual considerations, as set out in the previous section, have been an integral part of the design process, especially considering the Site's location within the High Weald National Landscape. Whilst, as with the development of any green field site, there will be landscape and visual harm, the overarching concept looks to minimise, reduce and mitigate landscape and visual effects as much as possible. As such, a significant arc of green infrastructure is proposed around the northwestern and northern edge of the Site, maintaining a 'green gateway' to Horsham from the north and therefore the visual relationship with the HWNL when approaching from the south on Crawley Road (whereby the proposed dwellings will be obscured by intervening built form). This landscape concept is driven primarily by the retention and bolstering of the existing vegetation pattern within the Site. Proposed tree and woodland planting will provide visual and physical enclosure to the Site's northern and western boundaries whilst providing habitat connectivity and increased biodiversity, as well as providing a positive green interface between town and countryside. New pedestrian routes are proposed through The Birches woodland to connect to the informal routes around the neighbouring field, the formal PRow and the allotments to the south. Increasing recreational access through the Site to the countryside. In this way, the proposals seeks to further the purposes of the HWNL in a way that reflects the local landscape.

6.2.2 The landscape concept therefore responds to the Site conditions and its immediate and local environs, based on the findings of the landscape and visual baseline assessment. Elements such as existing vegetation and visual receptors were informants that helped to determine the potential developable area and open spaces.

6.2.3 The development parcel is sensitively located to minimise effects on boundary vegetation and on visual receptors as far as possible. Space within the parcels is included to accommodate new street tree planting in accordance with the NPPF.

6.2.4 Refer to **Figure 17** for the proposed landscape concept plan.

6.3 Landscape Masterplan

6.3.1 The landscape proposals are drawn from the landscape concept and comprise a green infrastructure network of open space and tree planting. Key features of the landscape and open space strategy for the Site include:

- The retention of all existing mature trees and hedgerows along the Site's perimeter. This will not only set the proposed development into its well treed environment, but also screen the proposed development from views in the surrounding landscape. Part of the proposed woodland will be accessible, to provide characteristic woodland spaces for the public.
- The provision of native woodland and scrub in the north-western section of the Site and along the northern boundary. The proposed woodland will bolster existing boundary hedgerows and trees and will provide habitat connectivity once established, with the existing trees and The Birches woodland to the east of the Site.
- The creation of 15m fenced buffer zone adjacent to The Birches to the east of the Site. The buffer zone will include wildflower meadow, scrub habitat and larger native trees closest to the woodland habitat to create graded ecotone and enhance biodiversity.
- The creation of a green gateway at the entrance of the Site, comprising an informal village green character with tree and woodland planting which will further provide visual and physical enclosure and will connect with the network of existing and proposed woodland;
- The provision of Amenity Green Spaces within the north and south of the Site. These open spaces will provide an informal recreation;
- The provision of play spaces situated within the areas of Amenity Green. Play spaces are therefore evenly spaced across the Site. The provision of a teenager shelter and provision for informal kick about area. These features are to be appropriate to the character of their locality, with the use of soft and natural materials;
- The provision of open space has been calculated relative to the Horsham Policy and Guidance.
- Sustainable drainage elements have been positively designed into green spaces, incorporating planting and trees, to form naturalistic features.

6.3.2 Refer to **Figure 18** for the Proposed Landscape Masterplan.

7.0 Identification and Description of Changes Likely to Generate Effects

7.1 Introduction

7.1.1 The location of the development parcel and the design parameters have been landscape led to minimise the potential landscape and visual effects as far as possible.

7.1.2 The key features and elements that are to be retained within the Site throughout construction and operation stages are as follows:

- The boundary trees and hedgerows;
- The broad topographic profile, which slopes from east to south-north; and
- The provision of a buffer zone to The Birches woodland.

7.1.3 The Birches Woodland lies wholly outside the Site. Informal paths are proposed through the woodland to provide pedestrian connectivity with the informal and designated routes to the east.

7.1.4 The key elements considered in this landscape and visual impact assessment during the construction and operational phases are as follows:

7.2 Construction Phase

7.2.1 The construction phase will include:

- The formation of the access road from Crawley Road leading into the Site; and the formation of the internal estate roads.
- The graduated change of land use from agricultural use to housing and open space.
- The movement of plant machinery around the Site (including the use of cranes).
- The establishment of construction compounds, including contractor's cabins.
- The removal of topsoil, alongside the earthwork and re-profiling to create development platforms and attenuation elements.
- Any imported and stockpile of materials on site.
- The construction of below ground attenuation crates (if required to address bird strike issues).
- The construction of infrastructure within the proposed development parcels.
- The provision of utilities, including lighting, water supply and any other temporary facilities.
- The construction of the proposed built form.

- The measures for the temporary protection of existing features (such as vegetation, trees, woodland, footpath etc) and any temporary screening (such as hoarding lines).
- The phasing of the construction works (which for the purposes of this assessment is assumed to commence in the north and move southwards).

7.3 Operational Phase

7.3.1 As shown on the Parameter Plan and Landscape Masterplan:

- The retention of the existing boundary vegetation and an associated buffer zone to The Birches woodland block.
- The completed development, including the road corridors, development parcels and green infrastructure (which allows the opportunity for the provision of woodland planting belt along the boundary as an enhancement to the landscape structure of the Site, providing vegetation connectivity, alongside proposed tree planting within the development parcels within the public realm).
- Building heights of predominantly two storeys, with occasional two and a half storeys in the core of the parcel.
- The provision of public open space along the northern and western edges of the Site, which allows the opportunity for play, including youth facilities and informal green space and water attenuation.

8.0 **Limitations and Assumptions**

- 8.1.1 The LVIA is based on the web-based information and published documents available at the time of the writing.
- 8.1.2 The LVIA shows and describes the baseline situation as at June 2023 and January 2026. Visual effects in the winter are therefore likely to be increased to a degree considering lack of leaf cover.
- 8.1.3 The assessment of effects is based on the parameter plan, indicative layout, building heights plan and landscape masterplan as contained within the **Design and Access Statement (DAS)**.
- 8.1.4 It is assumed that the arc of green infrastructure will accommodate the proposed woodland planting, which can be implemented as early as first year of construction.
- 8.1.5 The assessment of effects are based on the maximum parameters throughout and often shows a range of effects with some considered in balance.
- 8.1.6 It is assumed that the contractor's compound will include cabins stacked to a maximum of 2 cabins high.

- 8.1.7 The assessment of visual effects on temporary construction workers has not been included, as they are not included in the baseline scenario.
- 8.1.8 The northern edge of Horsham is due to extend further to the north and east with the implementation of up to 2,750 dwellings and associated infrastructure to the north of the A264 (Application Ref DC/16/1677). For the purpose of this assessment it is therefore assumed that this area will be left as green fields for the interim period, but will be wholly in place prior to the Proposed Development on Site proceeding. Where relevant, a description of the changes that will occur in combination with the Proposed Development are set out.
- 8.1.9 The retention and protection of the existing network of hedgerows and trees wherever possible.
- 8.1.10 That planting for mitigation purposes is wholly located within the public realm.
- 8.1.11 The proposed development will be lit. The lighting is to be designed in accordance with best practice guidance and therefore to be as low as possible, directional into the Site and shielded with no backwards glare.

9.0 Assessment of Likely Significant Effects

9.1 Construction Phase

Embedded Mitigation Measures

- 9.1.1 At the time of preparing this assessment, the programme and detail of the construction operations, together with the location of the contractor's compound are not known. However, the location, height and colour of the contractor's cabins and compounds are to be located in a position to minimise landscape and visual impacts wherever possible and agreed with Horsham District Council Officers at the outset; be set down in the landscape; and to be as visually recessive as possible.
- 9.1.2 Construction Environment Management Plan (CEMP) has been prepared to outline the significant environmental issues on the site, and the environmental management framework to which the applicant and its contractors must adhere to whilst working on site.
- 9.1.3 Lighting and ecology mitigation measures listed in the CEMP are considered into this assessment.

Predicted Landscape Effects

- 9.1.4 This stage, whilst a temporary process, will see the commencement of a permanent change to the Site.

Contextual Landscape Elements

- 9.1.5 A description of the contextual landscape beyond the Site boundary is provided in the baseline assessment to explain how the Site sits in its landscape context. The baseline therefore describes the topographic and land use / cover setting, Public Rights of Way, public / communal open space, settlement pattern and built form, movement corridors, contextual skyline and visual setting, landscape and built features, detracting features and the cultural landscape of the study area (beyond the Site boundary).
- 9.1.6 During the construction stage, there will be no change to the elements and features present beyond the Site in the wider area, as no off-site work are proposed at this stage of the works. As such there will be **no change** arising on the contextual landscape elements described above.
- 9.1.7 There are no mitigation measures required for these landscape receptors as no effects are predicted.
- 9.1.8 The following sections are to be considered in relation to the tables setting out the assessment criteria in Appendix B.

Landscape Setting to Listed Buildings

- 9.1.9 The construction stage will result a change to part of the agrarian character setting to the Listed buildings nearby, namely Moorhead Cottage to the west and New House Farm to the north, both Grade II Listed Buildings. The Site currently forms part of the agrarian landscape context of Crawley Road and Old Crawley Road, providing part of the green and open approach to and from Horsham. The construction phase will result in increased activity and emerging domestic scale built form within the Site, temporarily reducing a small part of the openness and rural qualities currently experienced within this part of the setting. The value of this receptor is judged to be high, the susceptibility to the proposed change is medium – low and sensitivity is therefore medium – low. The construction activities themselves are considered to be of medium to low magnitude overall. Combining the judgements on sensitivity and magnitude, the construction stage is predicted to result in a **minor adverse** effect on the part of the landscape setting to Moorhead Cottage, as the Site forms an immediate part of the landscape setting to this asset; with no other significant setting issues anticipated due to restricted intervisibility towards other heritage assets.
- 9.1.10 In terms of mitigation measures, the contractor's cabins are to be kept as low as possible and to be a visually recessive colour, to minimise the urbanising effect of these elements. Similarly, stockpiled materials are also to be kept as low as possible. The implementation

of solid hoarding along the B2195 Crawley Road will not alter this effect, as this is will also alter the setting. The screening of the construction works is covered under the visual receptors section.

National and County Level Landscape Character

- 9.1.11 The Site lies wholly within National Landscape Character Area (NCA) 122 High Weald; and at the County level Landscape Character Area (LCA) HW2: High Weald Forests. The value of this receptor area as a whole is judged to be either medium at National level or medium – high at the County level; the susceptibility to the proposed change to both is low; therefore the sensitivity of these receptors are both medium. The magnitude of change is considered to be **negligible**, as the construction stage relates to a very small parcel of the NCA and LCA on the edge of the existing settlement.
- 9.1.12 Whilst the construction stage will see the commencement of a change from a greenfield to that comprising the construction activities and the associated emerging built form, the key characteristics identified at the national and county level will not be altered.
- 9.1.13 There are no mitigation measures proposed for these two tiers of landscape character.

Effects on District Level Landscape Character

- 9.1.14 At the District Level, the Site and its surrounding area lies within the landscape character type L – St Leonard's Forest. The value of the receptor area as a whole is judged to range between medium and high; the susceptibility to change is low; therefore the sensitivity of this receptor is judged on balance to be medium. This medium sensitivity reflects the limited extent of the Site within the wider District Character Area and does not indicate a high restriction on development. The magnitude of change is considered to be low, where the construction stage will not significantly alter the landscape elements, key characteristic features and perceptual qualities at the district scale. The effect is therefore predicted to be of **minor adverse** significance on the character area as a whole.

County and District Level Landscape Management Strategies

- 9.1.15 The management strategies from county and district level landscape character assessments pertinent to the Site are set out in the baseline assessment. The following embedded mitigation measures have been considered throughout the design process to address these strategies as follows:

- Woodland and hedgerow management: the construction stage will see measures put in place to retain and protect the existing boundary hedgerows, treebelt and adjacent woodland of The Birches, as set out in Arboriculture Report;
- Conserving the traditional settlement pattern: The construction work of the Site will see the implementation of an extension to the existing settlement pattern. No changes are proposed to the existing pattern, which is nucleated. Effects on settlement pattern have also been assessed separately.
- Conserve strong wooded character and semi-mature woodlands: The Birches woodlands adjacent to the Site is to be protected during the construction stage. The areas of retained green infrastructure allow the opportunity for new woodland planting to be implemented along the northern and north-western boundary extending the strong wooded character into the Site; and
- Conserving existing tall hedgerow: The hedge / treebelt along the northern boundary is to be wholly retained and protected during the construction stage.

Site Landscape Elements

- 9.1.16 The following paragraphs describe the effects on each individual landscape elements which contribute to the character of the Site.

Site Topography

- 9.1.17 The site enabling and construction stage will see the sequential removal of topsoil to create the development platforms; the excavation of material associated with the implementation of the attenuation elements; and the associated stockpiling of materials. However, the overall topographic profile in principle remains the same during the construction cycle, that of a south to north sloping site.
- 9.1.18 The value of the landscape receptor is considered to be medium to high; the susceptibility to change is low; therefore the sensitivity of this receptor is medium. The magnitude of change is considered to be low overall, as the overall profile will be retained, the effects are therefore judged to be of **minor adverse** significance overall.
- 9.1.19 Best practice measures are embedded at this stage in terms of storing material (keeping stockpile levels as low as possible to maintain their aerobic conditions and to minimise their visual impact) and as such no additional mitigation measures are proposed at this stage.

Site Land Use / Cover and Vegetation Pattern

- 9.1.20 In terms of the Site land use / cover, as with the development of any green field site (both its built form and associated green infrastructure), there will be a change to the land use of these field parcels to that containing the construction activities, the emerging built form and potentially the woodland structure planting. The value of this landscape receptor is considered to be high; the susceptibility to change is high; therefore the sensitivity of this receptor is of high. The magnitude of change is also high as site wide effects will occur. These effects will be of **major adverse** significance on the land use and land cover of the Site.
- 9.1.21 In terms of vegetation pattern, the construction stage will see the retention and protection of the adjacent woodland block of The Birches to the east of the Site, alongside the retention and protection of the majority of the field boundary vegetation. The implementation of the proposed access road will require the removal of four low quality ash, elm and cherry trees (16-18 and 21) and approximately a 30m length of the low-quality hedgerow (H19) will also be removed to allow main access into the site. The value of this landscape receptor is considered to be medium overall; the susceptibility to the proposed change is low; therefore the sensitivity of this receptor is at worst, medium. The magnitude of change is low on the vegetation proposed for removal only. The effects on vegetation pattern overall at this stage is predicted to be of **minor adverse significance** arising from the selective removal of a small length of hedgerow vegetation stock on Site.
- 9.1.22 At this stage, there is the opportunity to implement the proposed woodland structure planting. However, the effects described above would remain.

Landscape Character and Perceptual Qualities

- 9.1.23 There will be wholesale change into the green field nature of the Site during the site enabling and construction stage. There will be an increase in activity within the Site, vehicle movements, fencing (potentially solid boundary hoarding too) alongside stockpiled material and the emerging built form. This stage will therefore see the commencement of permanent change to the landscape character and perceptual qualities of the Site, all set within the predominantly retained well vegetated / treed framework to the Site.
- 9.1.24 The landscape value of this receptor is judged to be high to medium; the susceptibility to change is high; with the sensitivity of this receptor being medium-high. The magnitude of change is also considered to be high. Effects are therefore predicted to be of **major adverse** significance on the character and perceptual qualities of the Site.

- 9.1.25 However, in terms of tranquillity, which forms part of the perceptual qualities, it should be noted that the Site lies in the 'least tranquil' area, refer to **Figure 5** – Tranquillity Map in **Appendix A**, and as such, it is considered that the level of tranquillity will not significantly alter at this stage, considering its settlement edge location, adjacent to range of transport infrastructure (both land based and air borne). These relationships will not alter at this stage.
- 9.1.26 No additional mitigation measures are identified for this receptor.

Night-time Character

- 9.1.27 It is anticipated that the construction stage will see the commencement of the wholesale change to the predominantly dark character of the Site (and dark night skies of the High Weald National Landscape), whereby lighting will be introduced relative to safety and security requirements, but also that associated with vehicles moving across the Site too. This is to be considered against the lighting of the adjacent settlement edge, which influences the night time character on to the edge of the Site.
- 9.1.28 The value of the night-time character at the Site level, considering the neighbouring lit settlement edge, is considered to be medium; the susceptibility to change at this stage is predicted to be medium; and therefore the sensitivity is medium. The magnitude of change is considered to be low at this stage. The effect is judged to be **moderate – minor adverse** significance.
- 9.1.29 The principal contractors will ensure that, as part of the CEMP, suitable control mechanisms are identified to minimise nuisance / disturbance associated with temporary construction lighting as a secondary measure. Effects are therefore predicted to reduce to **minor adverse** with additional measures in place.

Views Out of The Site

- 9.1.30 Views occur out across the Site to the distant treed ridgeline horizon to the north (which lie outside the National Landscape). Refer to internal viewpoints S3 and S4. These views are not from public or scenic vantage points. Through the construction phase, considering the construction activities and emerging built form, it is predicted that these distant landscapes would be wholly lost.

Anticipated Visual Effects

- 9.1.31 Whilst a description of the character and amenity of the representative views is included in the baseline assessment, in terms of assessment of effects, where views of the Site are wholly obscured by existing intervening topography, vegetation or built form (or a

combination) these have been discounted from the impact assessment. Therefore, the following key representative viewpoints are not taken forward for consideration in the impact assessment: 6, 8, 9, 11, 13, 14, 15, 16, 19, 20, 21, 24 and 25.

- 9.1.32 The visual assessment considers the period from the initial site enabling works throughout construction. Whilst there is the potential for the implementation of advance tree planting along the northern and eastern edges of the Site, in reality, this planting will be young and therefore will not contribute to mitigation in a meaningful way.

Residential Receptors (including those within Listed Buildings)

- 9.1.33 Refer to representative viewpoints 1, 2, 3, 17, 18 (local) and 23 (distant); and internal photographs S1, S4 and S5.
- 9.1.34 From the receptors in the range of dwellings that overlook the Site on New Moorhead Drive to the southwest and the B2195 Crawley Road to the west, where open views of the Site occur, the Site enabling works to establish the site compound and cabins; the implementation of site hoardings and protective fencing; and the associated construction activities will be readily discerned for this collection of receptors in the immediate environs to the Site. The character and amenity of these close proximity views would wholly change from that across fields, set within a well treed framework, to that of a construction site with the associated elements such as cranes, stockpiled material, cabins and vehicle movements set within the retained well treed backdrop. It is predicted that views of the construction activities will be predominantly obscured by the intervening collection of barns for the residents of New House Farm Listed Building to the north.
- 9.1.35 The construction related activities and structures, alongside with the emerging built form across the Site would potentially just be discerned by those distant receptors at the higher ground along Wimland Road to the north. The construction activities within the Site may potentially be just discerned as a small part of the wider panorama, with the activities set down in the landscape and in the context of the operations related to the approved Land North of Horsham Development.
- 9.1.36 The value of the view experienced by the residential receptors is judged to be medium – high (with the latter relating to views from Listed Buildings), the susceptibility to change ranges between high (in close proximity and local views) and low (to those distant receptors); therefore the sensitivity of this group of receptors is considered to be on balance medium overall. The magnitude of change is considered to be high (to those receptors in the close proximity and local to the Site) and low (to those more distant receptors). The

most significant effect will occur on those receptors in close proximity of the Site, where the Site forms a significant part of the view.

- 9.1.37 Effects are predicted to be of **major adverse** significance of those receptors in the immediate environs to the Site and **minor adverse** significance for the distant receptors.
- 9.1.38 Solid construction hoardings are proposed around the Site at this stage to minimise the visual effects associated with the construction activities, contractor's compound and associated movements and whilst limiting views of the activities for the local receptors, will essentially close off the current views and be a further urbanising effect. However, in reality, this measure is unlikely to have any significant change to the significance of effects on these receptors.

Views from Receptors at their Workplace and Visitor Attractions

- 9.1.39 Refer to representative viewpoints 5 and 7 (local).
- 9.1.40 The views of the construction activities of the Site from New House Farm shop, New House Farm Business Centre and associated car parks are expected to be partial, over the intervening retained boundary vegetation. For those working in the landscape, views of the construction activities are considered to be peripheral to the view overall.
- 9.1.41 The value of the view experienced by this group is judged to be high (within the National Landscape) and low; the susceptibility to change ranges between medium (in close proximity and local views) and low (to those distant receptors); therefore the sensitivity of this group is considered to be medium overall. The magnitude of change is considered to be medium (to those receptors in the close proximity and local to the Site) and negligible (to those more distant receptors). The effects are predicted to range from **moderate adverse** significance locally and **negligible** for those receptors the wider study area.
- 9.1.42 The proposed mitigation measures are the implementation of solid construction hoardings around the Site which would minimise the visual effects associated with the construction activities. It would minimise views of the operations occurring at ground level and including, to a degree, the movement of construction vehicles. For the receptors in the close proximity of the Site, namely the New House Farm shop and New House Business Centre and those receptors working in the local landscape, the mitigation measures whilst reducing the visibility of the construction operations, the construction works would still be partially perceived by these receptors with the hoardings in place. For the distant receptors, due to the elevated nature, the mitigation measure is unlikely to have any change to the effect. Therefore, overall, this measure is not considered to result in a significant change in effect.

Transient Receptors Using Road Corridors

- 9.1.43 Refer to representative viewpoints 1 - 5, 7, 17, 18 (local) and 23 (distant).
- 9.1.44 With the exception of New Moorhead Drive to the south of the Site, the nature of the rest of the views from this collection of receptors is often transient and where views often rapidly change due to the intervening built form, topography or layers of vegetation associated within and beyond the Site.
- 9.1.45 The site enabling works to establish the site compound and the implementation of the site hoardings will not be readily discerned from the visual receptors within the residential roads, namely the Larches, Sycamore Road and southernly most part of the B2195 Crawley Road due to the intervening built form. Over the lifetime of the construction stage, the temporary construction element such as cranes, alongside the emerging built form may be discernible in these views, but forming a small element to the view in between, or rising above, the intervening built form and the Site boundary vegetation. As such, views of these activities form a small element to the predominantly suburban view.
- 9.1.46 For the receptors using New Moorhead Drive immediately adjacent to the Site, open views of part of the site set up and the construction movements will be readily discerned as described for the residential receptors on this Drive. However, it is a small stretch of cul de sac and the views are limit to individual users only.
- 9.1.47 Receptors approaching the Site from B2195 Crawley Road will see the site enabling, construction activities, vehicle movements and cranes alongside the construction of the Site entrance in the context of the settlement edge and against the backdrop of the existing retained vegetated framework. However, the views will diminish rapidly once passing the Site to the north and south.
- 9.1.48 For receptors using Old Crawley Road, the site enabling works and the construction activities will be apparent filtered through the intervening roadside / Site boundary vegetation, or over Newhouse Farm buildings. The emerging built form will be evident but in the context of the existing settlement edge of Horsham.
- 9.1.49 Distant views of the Site occur from elevated locations where there is intermittent vegetation in the foreground, for example on Willand Hill. These views are transient, and rapidly diminish. The site enabling works and the construction activities are not predicted to be readily evident by the transient receptors with distant views of the Site, where the Site forms a small, discrete part of the wider panorama. Throughout the lifespan of the construction, elements such as cranes are likely to be visible as a small part of the wider panorama of

Horsham settlement edge and potentially in the context of the Land North of Horsham Development.

- 9.1.50 The value of the view experienced by this group of receptors is judged to be low; the susceptibility to change low; and the sensitivity of this group of receptors therefore is also low. The magnitude of change is considered to be medium (locally) and low (for distant receptors). The character and amenity of the view will include that initially associated with the site enabling works; and then that of a construction site with its associated activities and the emergence of a new built form, but continuing to be set within a well treed landscape framework / backdrop. These changes would be perceived in the range of views. The most significant effects will occur on those transient receptors in the immediate context of the Site. The effect is predicted to be of **moderate adverse** significance for a short stretch of the roads immediate adjacent to the Site, with effects on those more distant receptors being at worst of **minor adverse**.
- 9.1.51 The proposed mitigation measures are the implementation of solid construction hoardings around the Site, which would minimise the visual effects associated with the construction activities. It would minimise views of the operations occurring at ground level and including, to a degree, the construction vehicles. However, the hoardings themselves are uncharacteristic and urbanising and on those in the immediate context, namely Old Crawley Road and New Moorhead Drive. Therefore, the overall change to the effects is not significant.

Transient Receptors Using Public Rights of Way

- 9.1.52 Refer to representative viewpoints 10 and 12 (local) and 22 (distant).
- 9.1.53 For those transient receptors walking a short section of Footpath 1588_1 to the north of the Site, where the baseline assessment identified that views of the Site are difficult to discern due to the intervening layers of vegetation, at the construction stage, construction operations may be discerned over the intervening vegetation as a small, peripheral element to the view.
- 9.1.54 For the transient receptors using Footpath 1587 to the east of the Site, due to the intervening vegetation and woodland block of The Birches, the site enabling works and the construction activities are predicted to be predominantly obscured, with the exception of a short length of the route where the activity will be more readily apparent on the northern edge of the Site, over the hedgerow on the northern edge of the Site and in the context of the combination of residential built form and woodland blocks. Elements such as cranes will

possibly be discerned above the intervening tree or built horizon, while the emerging built form is expected to be truncated by this intervening vegetation.

- 9.1.55 For the distant transient receptors, views of the site enabling works and the construction activities are predicted to predominantly occur from the high ground of Footpath 1592.
- 9.1.56 The value of the views experienced by this group of receptors is judged to be high; the susceptibility to change is low; therefore the sensitivity of this group of receptors is medium. The magnitude of change is considered to be at worst medium (for local receptors). The character and amenity of the view for short sections of the local route will change to include limited extent of construction elements and activities and the emergence of the new built form. However, these operations will be visible set within the existing retained and protected landscape framework. Overall, the effects are judged to be at worst **moderate adverse** significance for the local receptors.
- 9.1.57 The proposed mitigation measures are the implementation of solid hoardings around the Site at this stage which would minimise the visual effects associated with the construction activities and contractor's cabins. It would minimise the views of the operations at ground level and including, to a degree, the movement of construction vehicles. However, this is not considered to result in a significance change in effect.

Receptors Using Public Open Space

- 9.1.58 Views of the Site are obscured in representative viewpoints 15 and 16. However, the location of the Site is discerned through an understanding of the Sites relationship with adjacent built form and The Birches woodland block.
- 9.1.59 The site enabling works and the range of construction activities are predicted to be predominantly obscured by the adjacent woodland of The Birches in the views from Beech Road Allotments and the Local Equipped Area of Play. The taller construction elements such as cranes may be visible between the intervening built form and vegetation for those using the recreation ground.
- 9.1.60 The value of the views experienced by this group of receptors is judged to be high; the susceptibility to change is low; therefore the sensitivity is medium. The magnitude of change is considered to be low. Effects will be of **minor adverse** significance and considering that views of the Site are peripheral to the activity and whereby these open spaces sit adjacent to the settlement edge.

- 9.1.61 The introduction of solid hoardings will not significantly change the significance of effect on this group of receptors and as such, no mitigation measures are proposed or required for this group of receptors.

9.2 Operational Phase

Embedded Mitigation Measures

- 9.2.1 The mitigation measures have been embedded into the parameter plans and therefore the landscape masterplan / design intent (**Figure 18**). The key measures are summarised as follows:

- The provision of an arc of significant accessible green infrastructure from the northwest to the northeast, allowing the opportunity to supplement the field boundary vegetation with new native woodland planting, providing vegetation connectivity and in the long term visual enclosure to the Site in views from the north;
- Locating the proposed development in positions which are well related to the existing settlement edge; which are set back into the established wooded framework of The Birches; which are set back away from immediate setting to the adjacent Listed Buildings; and the retention of green space to those existing dwellings fronting the Site on New Moorhead Drive;
- As part of the green infrastructure, the inclusion of a range of open spaces which exceeds that required to serve the proposed development relative to the public open space policies of Horsham District Planning Framework;
- A layout that allows for the provision of street trees within the public realm, in accordance with the NPPF.
- Creating a positive development interface with the landscape, where proposed development fronts on to the open space and the vegetated boundaries; and
- Minimising building heights to predominantly 2 storey, with 2.5 storey buildings limited to the core of the Site.
- Implementing best practice measures for lighting, in terms of being as low as possible, inward facing, directional and hooded to minimise upward light spill and backwards glare and including the implementation of switch off measures.

Predicted Landscape Effects

- 9.2.2 The operational stage will see the implementation of the proposed development parcels and open space (and for the purposes of this assessment, the associated woodland and tree planting) creating a residential extension to the existing settlement edge and a new settlement pattern.

- 9.2.3 The landscape masterplan at **Figure 18** in Appendix A shows the location of the proposed new woodland planting along the northern edge of the Site and the landscape design intent for the range of planting across the rest of the Site. The proposals collectively will create a new treed framework to the Site in a way that is characteristic of the local landscape, addresses landscape character guidelines, and which will, in the long term, provide a positive, green new settlement edge and visual enclosure to the town from the north.

Contextual Landscape Elements

- 9.2.4 At the operational stage, the change which commenced at the construction stage will see the replacement of a green field parcel with new residential built form, open space and tree planting, hedgerow and woodland planting. As such, all changes will occur within the Site boundary only and will not result in any physical change to the contextual receptors.
- 9.2.5 The value of the contextual topographic setting, the land use and cover setting, the Public Rights of Way, the skyline and visual setting to the study area, the cultural landscape, the landscape and built features and the public / communal open space are all judged to range between high and medium; the susceptibility to change is low; and therefore the sensitivity of these receptors also ranges from medium to low. However, as the magnitude of change is predicted to be negligible, an effect of **no change** is predicted on this range of existing receptors. The proposals include within land outside of the application boundary a series of informal paths to connect with the existing informal paths and PRoW beyond. Whilst the extent of these is limited, this additional would result in a minor improvement to connectivity and therefore benefit on the lower end of the significance scale.
- 9.2.6 The proposed development will see a minor residential expansion of the settlement to the north, but no further north than the existing or emerging settlement edge. The proposed development will maintain the nucleated form of the settlement, introducing a built form and internal road pattern consistent with that on the northern edge of the town. The settlement pattern and built form of Horsham is judged to be of medium value overall; the susceptibility to the proposed change as low; and therefore the sensitivity overall as medium – low. The magnitude of change is also judged to be low. Whilst no changes are proposed to the existing pattern, the proposed development will result in the replacement / displacement of a small part of the current agrarian setting to the town with new built form. Effects are therefore predicted to be of **minor adverse** significance on this contextual receptor.
- 9.2.7 In terms of movement corridors, a new access is proposed off the B2195 Crawley Road to serve the proposed development and whereby new roads will be wholly contained within the Site. No changes are proposed to the existing detracting features as a result of the

proposed development. The value of these receptors is judged to be low; the susceptibility to change is low; and therefore their sensitivity is also low. The magnitude of change is predicted to be negligible and therefore the significance of effect is also judged to be **negligible – to no change**.

- 9.2.8 No additional mitigation measures are required for the range of contextual receptors.

Landscape Setting to Listed Buildings

- 9.2.9 The operational stage will see the completed development in place as shown on the parameter plans and associated masterplans. This will result in a permanent change to part of the setting to the Grade II Listed Buildings of Moorhead Cottage to the west, which faces onto the B2195 and the Site; and New House Farm to the north. For Moorhead Cottage, its setting is already predominantly informed by the dwellings to the north, west, south and south-east. The proposed development would extend that residential setting further to the north, and thus reducing its relationship with the retained and supplemented landscape band on the western edge of the Site. The value of this receptor is judged to be high, the susceptibility to the proposed change is high and sensitivity is therefore high. The operational stage is predicted to be of medium magnitude. Combining the judgements on sensitivity and magnitude, the operational stage is predicted to result in a **minor adverse** effect on the part of the landscape setting to Moorhead Cottage.

- 9.2.10 In terms of New House Farm, a complex of barns, car park associated with the business park and a field separate the Listed Building from the Site. The proposed development will result in the proposed settlement edge coming closer to the Listed Building. The value of this receptor is judged to be high; the susceptibility to the proposed change is low; and therefore sensitivity is medium. The magnitude of change is predicted to be low. As such, effects are judged to be of no significance on the southern part of the wider landscape setting to New House Farm, as the immediate agrarian setting is retained between the two.

- 9.2.11 No additional mitigation measures are proposed for this receptor.

National and County Level Landscape Character

- 9.2.12 The Site lies wholly within National Landscape Character Area (NCA) 122 High Weald; and at the County level Landscape Character Area (LCA) HW2: High Weald Forests. The value of this receptor area as a whole is judged to be either medium at National level or medium – high at the County level; the susceptibility to the proposed change to both is low; therefore the sensitivity of these receptors are both medium. The magnitude of change is considered

to be **negligible**, as the proposed development of the Site will occupy a very small parcel of the NCA and LCA on the edge of the existing settlement.

- 9.2.13 Whilst the operational stage will see the completion of the change from a greenfield to that of dwellings, set within green space, the key characteristics identified at the national and county level will not be altered.
- 9.2.14 There are no mitigation measures proposed for these two tiers of landscape character.

Effects on District Level Landscape Character

- 9.2.15 At the District Level, the Site and its surrounding area lies within the landscape character type L – St Leonard's Forest. The value of the receptor area as a whole is judged to range between medium and high; the susceptibility to change is low; therefore the sensitivity of this receptor is judged on balance to be medium. This medium sensitivity reflects the limited extent of the Site within the wider District Character Area and does not indicate a high constraint on development. The Proposed Development is well-related to the existing settlement edge and provides an opportunity to create a new green edge with treed enclosure along the Site boundaries. The magnitude of change is considered to be low, where the operational stage will not significantly alter the key characteristic features and perceptual qualities at the district scale. The effect is therefore predicted to be of **minor adverse** significance on the character area as a whole, considering its geographic extent, retention of greenspace and the potential for the woodland planting as shown on the landscape masterplan.

County and District Level Landscape Management Strategies

- 9.2.16 The management strategies from county and district level landscape character assessments pertinent to the Site are set out in the baseline assessment. The following embedded mitigation measures have been considered throughout the design process to address these strategies as follows:
- Woodland and hedgerow management: the operational stage will see the provision of an area of retained green space allowing the opportunity for landscape enhancement through the provision of new woodland and tree planting, which along with the existing plant stock within the Site are to be managed accordingly to ensure that these elements positively mature for the long term.
 - Conserving the traditional settlement pattern: The operational stage will see the implementation of an extension to the existing settlement pattern. No changes are proposed to the existing pattern, which is nucleated. Effects on settlement pattern have also been assessed separately.

- Conserve strong wooded character and semi-mature woodlands: The area of retained green space allows the opportunity for new woodland planting. This will in the fullness of time extend the strong wooded character into the Site; and
- Conserving existing tall hedgerow: The hedge / treebelt along the northern boundary is to be wholly retained and managed during the operational stage.

Site Landscape Elements

- 9.2.17 The following paragraphs describe the effects on each individual landscape elements which contribute to the character of the Site.

Site Topography

- 9.2.18 No further changes to the topography of the Site are predicted to occur at the operational stage. The value of the landscape receptor is considered to be medium to high; the susceptibility to change is low; therefore the sensitivity of this receptor is medium. The magnitude of change is considered to remain low overall, as the overall profile will be retained, the effects are therefore judged to be of **minor adverse** significance overall from the baseline situation.
- 9.2.19 No further mitigation measures are required at this stage.

Site Land Use / Cover and Vegetation Pattern

- 9.2.20 In terms of the Site land use / cover, as with the development of any green field site (both its built form and associated green infrastructure), there will be a change to the land use of these field parcels to that containing dwellings, roads and associated open space and associated opportunity for woodland structure planting. The value of this landscape receptor is considered to be high; the susceptibility to change is high; therefore the sensitivity of this receptor is of high. The magnitude of change is also high as site wide effects will occur. These effects will be of **major adverse** significance on the land use and land cover of the Site.
- 9.2.21 In terms of vegetation pattern, the operational stage will see the retention of green space, allowing the opportunity for new woodland and individual tree planting. The value of this landscape receptor is considered to be medium overall; the susceptibility to the proposed change is low (as no further changes are proposed at this stage to the existing vegetation pattern); therefore the sensitivity of this receptor is medium - low. The potential magnitude of change is low considering the opportunity for planting as described above. The effects on vegetation pattern and plant stock of the Site overall at this stage is predicted to be of

minor beneficial significance. The beneficial effects will improve over time as the planting matures.

- 9.2.22 No specific additional mitigation measures are required, however, the implementation of positive management practices is required to ensure the successful establishment of the planting to deliver the beneficial effects as described.

Landscape Character and Perceptual Qualities

- 9.2.23 The operational stage will see the completion of this permanent change to the landscape character and perceptual qualities of the Site, from that of green field to that of dwellings and roads, all set within the predominantly retained vegetated framework to the Site. The retention of green space allows the opportunity to implement the woodland planting as shown on the landscape masterplan.
- 9.2.24 The landscape value of this receptor is judged to be high to medium (bearing in mind tranquillity aspects as described in the following paragraph); the susceptibility to change is high; with the sensitivity of this receptor being medium-high. The magnitude of change is also considered to be high overall. Effects therefore arising from the change from green field to residential are predicted to be of **major adverse** significance on the character and perceptual qualities of the Site. This change is also to be considered in relation to the retention of an arc of landscape to be repurposed for green infrastructure, with the opportunity to accommodate both open space, attenuation and woodland planting. As such the magnitude of change relative to this element is judged to be low, resulting in a **minor beneficial** effect. Overall therefore on balance, effects on the landscape character and perceptual qualities are predicted to be **major to moderate** adverse.
- 9.2.25 As set out previously, in terms of tranquillity, which forms part of the perceptual qualities, the Site lies in the 'least tranquil' area, refer to **Figure 5** – Tranquillity Map in Appendix A, and as such, it is considered that the level of tranquillity will not significantly alter at this stage, considering its settlement edge location, adjacent to a range of transport infrastructure (both land based and air borne). These relationships will not alter at this stage.
- 9.2.26 No additional mitigation measures are proposed for this receptor.

Night-time Character

- 9.2.27 It is anticipated at this stage there will be a wholesale change to the night time character of the Site (and dark night skies of the High Weald National Landscape), whereby lighting will be introduced to the streetscene, but also relative to the dwellings and vehicles moving

across the Site at night too. This is to be considered against the lighting of the adjacent settlement edge, which influences the night time character on to the edge of the Site.

9.2.28 The value of the night-time character at the Site level, considering the neighbouring lit settlement edge, is considered to be medium; the susceptibility to change at this stage is predicted to be medium; and therefore the sensitivity is medium. The magnitude of change is considered to be medium at this stage. The effect is judged to be **moderate adverse** significance.

9.2.29 There is the potential for the specification of lighting cut off measures to reduce the effects set out above.

Summary of Landscape Effects

9.2.30 Landscape effects are limited to the Site, with adverse effects occurring on the land use, land cover, character and perceptual qualities of the Site. Beneficial effects are predicted to occur on the vegetation stock of the Site.

Views Out of The Site

9.2.31 Views out across the Site occur to the distant treed ridgeline horizon to the north (which lie outside the National Landscape). Refer to internal viewpoints S3 and S4. These views are not from public or scenic vantage points. At the operational stage, it is predicted that views to the distant landscape would be wholly obscured by the proposed built form.

Anticipated Visual Effects

9.2.32 Again, in terms of assessment of effects, where views of the Site are wholly obscured by existing intervening topography, vegetation or built form (or a combination) these have been discounted from the impact assessment. Therefore, the following key representative viewpoints are not taken forward for consideration in the impact assessment: 6, 8, 9, 11, 13, 14, 15, 16, 19, 20, 21, 24 and 25.

9.2.33 The visual assessment considers the operational stage at year 1 and provides narrative regarding the implementation of tree and woodland planting.

Residential Receptors (including those within Listed Buildings)

- 9.2.34 Refer to representative viewpoints 1, 2, 3, 17, 18 (local) and 23 (distant,); and internal photographs S1, S4 and S5.
- 9.2.35 From the receptors in the range of dwellings that overlook the Site on New Moorhead Drive to the southwest and the B2195 Crawley Road to the west, including the Listed Building of Moorhouse Cottage, where open views of the Site occur, the character and amenity of these close proximity views would wholly change to that of dwellings set within retained green space, set back from the B2195 road corridor. The green infrastructure allows the opportunity for planting to intersperse the built form, which in the fullness of time will set the buildings into the well vegetated framework.
- 9.2.36 The proposed dwellings would just be discerned by those distant receptors at the higher ground along Wimland Road to the north , in the context of the existing and emerging settlement edge relative to the approved Land North of Horsham Development.
- 9.2.37 The value of the view experienced by the residential receptors is judged to be medium – high (with the latter relating to views from Listed Buildings), the susceptibility to change ranges between high (in close proximity and local views) and low (to those distant receptors); therefore the sensitivity of this group of receptors is considered to be on balance medium overall. The magnitude of change is considered to be high (to those receptors in the close proximity and local to the Site) and low (to those more distant receptors). The most significant effect will occur on those receptors in close proximity of the Site, where the Site forms a significant part of the view.
- 9.2.38 In terms of the views from New House Farm Listed Building, these are predicted to remain obscured by the intervening collection of barns.
- 9.2.39 Effects are predicted to be of **major adverse** significance of those receptors in the immediate environs to the Site and **minor adverse** significance for the distant receptors.
- 9.2.40 No further mitigation measures are proposed.

Views from Receptors at their Workplace and Visitor Attractions

- 9.2.41 Refer to representative viewpoints 5 and 7 (local).
- 9.2.42 The views of the completed development from New House Farm shop, New House Farm Business Centre and associated car parks are expected to be partial, over the intervening retained boundary vegetation. For those working in the landscape, views of the completed development are considered to be peripheral to the view overall.

9.2.43 The value of the view experienced by this group is judged to be high (within the National Landscape) and low; the susceptibility to change ranges between medium (in close proximity and local views) and low (to those distant receptors); therefore the sensitivity of this group is considered to be medium overall. The magnitude of change is considered to be medium (to those receptors in the close proximity and local to the Site) and negligible (to those more distant receptors). Effects arising with the proposed development in place overall are predicted to range from **moderate adverse** significance locally and **negligible** for those receptors the wider study area.

9.2.44 In the fullness of time, considering the implementation and successful establishment of the woodland planting, it is predicted that views of the proposed development would be predominantly obscured.

9.2.45 No further mitigation measures are proposed.

Transient Receptors Using Road Corridors

9.2.46 Refer to representative viewpoints 1 - 5, 7, 17, 18 (local) and 23 (distant).

9.2.47 With the exception of New Moorhead Drive to the south of the Site, the nature of the rest of the views from this collection of receptors is often transient and where views often rapidly change due to the intervening built form, topography or layers of vegetation associated within and beyond the Site.

9.2.48 For the receptors using New Moorhead Drive immediately adjacent to the Site, the character and amenity of the view will wholly change to that of new dwellings set beyond an area of retained landscape.

9.2.49 Receptors approaching the Site from B2195 Crawley Road will see the completed development in the context of the neighbouring dwellings, set back from the road through the retention of a landscape buffer (which has the capacity to accommodate a number of new trees). The views will diminish rapidly once passing the Site to the north and south.

9.2.50 For receptors using Old Crawley Road, the proposed built form will be apparent filtered through the retained intervening roadside / Site boundary vegetation and in the context of the existing settlement edge of Horsham. In the fullness of time, considering the opportunity for the provision of woodland planting, views of the built form will diminish.

9.2.51 Distant views of the Site occur from elevated locations where there is intermittent vegetation in the foreground, for example on Willand Hill. These views are transient, and rapidly diminish. The proposed development may be discerned by the transient receptors in these distant views of the Site. However, the Site forms a small, discrete part of the wider

panorama and where the proposed built form will sit down in the landscape, amongst the retained vegetation structure.

9.2.52 The value of the view experienced by this group of receptors is judged to be low; the susceptibility to change low; and the sensitivity of this group of receptors therefore is also low. The magnitude of change is considered to be medium (locally) and low (for distant receptors). The most significant effects will occur on those transient receptors in the immediate context of the Site. The effect is predicted to be of **moderate adverse** significance for a short stretch of the roads immediate adjacent to the Site, with effects on those more distant receptors being at worst of **minor adverse**.

9.2.53 No further mitigation measures are proposed.

Transient Receptor Using Public Rights of Way

9.2.54 Refer to representative viewpoints 10, 12 (local) and 22 (distant).

9.2.55 For those transient receptors walking a short section of Footpath 1588_1 to the north of the Site, where the baseline assessment identified that views of the Site are difficult to discern due to the intervening layers of vegetation, at the operational stage, the built form will be wholly obscured by the intervening layers of vegetation. In the fullness of time, considering the successful establishment of the woodland that can be delivered in the green infrastructure, the vegetated framework will have knitted together further.

9.2.56 For the transient receptors using Footpath 1587 to the east of the Site, due to the intervening vegetation and woodland block of The Birches, the small area of the proposed built form is just visible over the intervening boundary hedgerow. This change is to be considered in the context of existing dwellings on the settlement adjacent to The Birches also being visible in the same view. Again, in the fullness of time, allowing for the woodland planting to mature, views of the proposed dwellings would diminish.

9.2.57 For the distant transient receptors, views of the proposed development are predicted to occur set down in the landscape, adjacent to the existing settlement edge for a short section of the Footpath 1592 set on high ground. Overall, the character and amenity of the view is not predicted to significantly alter with the proposed development in place.

9.2.58 The value of the views experienced by this group of receptors is judged to be high; the susceptibility to change is low; therefore the sensitivity of this group of receptors is medium. The magnitude of change is considered to be at worst medium (for local receptors) and negligible for distant receptors. Overall, the effects are judged to be at worst **moderate adverse** significance for the local receptors and **negligible** for distant receptors.

9.2.59 No further mitigation measures are proposed.

Receptors Using Public Open Space

9.2.60 Views of the Site are obscured in representative viewpoints 15 and 16. However, the location of the Site is discerned through an understanding of the Sites relationship with adjacent built form and The Birches woodland block.

9.2.61 At the operational stage again, it is considered that the intervening woodland of The Birches will obscure views of the proposed built form from Beech Road Allotments, the Local Equipped Area of Play and the recreation ground.

9.2.62 The value of the views experienced by this group of receptors is judged to be high; the susceptibility to change is low; therefore the sensitivity is medium. The magnitude of change is considered to be **negligible**, considering the existing residential context and that views of the Site are peripheral to the activity.

9.2.63 No further mitigation measures are required.

9.3 Visual Impact Summary

9.3.1 The most significant adverse effects occur on those residential visual receptors in close proximity to the Site to the north-west, west and south. Views of the proposed development from the north, east and south-east are predominantly obscured by the combination of intervening topography, vegetation and in places built form. Effects on visual receptors in the wider landscape are not significant.

9.4 Scope for Additional Mitigation Measures

9.4.1 Primary mitigation measures have been included and are embedded into the scheme proposals. Additional mitigation measures are set out in the section below.

Potential Additional Mitigation Measures in Construction Stage

9.4.2 Secondary mitigation measures are to be secured through planning conditions and have been identified throughout the assessment process and typically include the following:

- The preparation of a detailed Construction Environmental Management Plan (CEMP) which provides more certainty on the location of the contractor's compound; height and colour of cabins; height, location and duration of stock piled material; site working hours; the detailing of on-site movements (which are to be restricted to well within the Site and not near the perimeter wherever possible); the programme and phasing of construction; and the timing of certain operations. Measures outlined in the CEMP will be implemented prior to the commencement of development and include that lighting is directed inward to the Site. Standard control measures will be implemented to limit

potential impacts as a result of artificial lighting, include post-installation checks to ensure that temporary lighting is suitably controlled.

- Type of security hoarding around the site, with the detail of whether these are coloured or decorative to be agreed through planning application.
- The detail of any lighting across the Site, including consideration of the control of temporary artificial lighting around working areas within the proposed development and limited construction lighting and / or perimeter security lighting, particularly in the vicinity of existing properties.
- Advanced notice / prior notifications of work that would require construction lighting in close proximity to the identified sensitive receptors.
- Establishment of protocols / controls for internal light spill from temporary construction compounds.
- The Site will be registered with the Considerate Constructors Scheme.

Potential Additional Mitigation Measures in Operational Stage

9.4.3 As this outline planning application stage, all landscape and visual mitigation measures have been incorporated into the design process of the illustrative masterplan, parameter plans and DAS. The impact assessment considers the development parcels, the green infrastructure and the associated opportunities for planting, however, further measures are to be considered during the Reserved Matters Application process, to further reduce the landscape and visual effects of the proposed development. These include a commitment to where:

- The careful maintenance and management of the landscape proposals to ensure the successful establishment of the proposed planting;
- All exterior elevational treatments to building facades, hard surface landscape materials and street furniture are to be aligned with the High Weald Design Guide and Colour Palette, which sets out in the Guidance on the Selection and Use of Colour in Development. Overall, the building colour palette is to be muted so it is compatible with the surrounding contextual landscape and settlement edge in terms of colour and tone;
- The detailed design elements, such as roof materials, windows and play equipment are to be aligned with the character and qualities set out in existing and emerging draft High Weald Management Plan and Design Guide;
- The use of materials is to complement the characteristic local vernacular, as set out in the Horsham District Landscape Assessment and the High Weald Design Guide, i.e. traditional local building materials of sandstone, tile hanging and brick; inclusion of higher native plant species wherever possible;

- Maintenance guidelines post completion / during operation are set out in the DAS and include the general operation on site, semi-mature / advanced nursery stock and standard trees establishments, shrub / grass maintenance; and
- Care is to be taken to minimise light spill and glare from any lighting installations by ensuring the correct luminaire is selected and installed correctly, in line with the Signage and Lighting Guidance set out in the High Weald Housing Guidance. All temporary and permanent lighting installations will be designed to best practice guidance which includes the requirement to minimise upwards light emitted and contribution towards dark skies protection.

Likely Effectiveness of Additional Mitigation Measures

- 9.4.4 With the additional mitigation measures in place during the reserved matters application process, the key change will occur on the range of visual receptors.
- 9.4.5 For both residential and transient receptors, due to the nature of these views, the additional mitigation measures are likely to moderate the impact of the proposed development over time and as the proposed development becomes more muted with the surrounding context and the proposed planting matures.
- 9.4.6 The additional mitigation measures will further moderate the effects on both local and wider, distant receptors. The Proposed Development will be viewed as a muted and discrete extension to Horsham, drawing on the High Weald National Landscape colour palette. The Proposed Development, due to its location in the High Weald National Landscape is therefore to be of exceptional quality, reflecting local character.

9.5 Residual Effects

- 9.5.1 Whilst the above measures will moderate the effects of the proposed development, the changes in effect are to be fully considered at the Reserved Matters Stage, when there is certainty on the detail of the proposals.

10.0 Assessment Against High Weald National Landscape (formerly AONB) Components of Character

10.1.1 The Proposed Development includes new housing alongside landscape (and ecological) enhancements throughout the Site. The seven relevant components of character of the High Weald National Landscape are set out below (The High Weald National Landscape (formerly AONB) Management Plan 2024-2029. A response is provided on how the Site condition and the proposed development reflect these qualities. A table then follows setting out how the Proposed Development responds to each of the Management Plan Objectives.

Natural Systems (Geology, soils, water and climate)

10.1.2 It is described as: *“a deeply incised, ridged and faulted landform of clays and sandstone with highly variable, relatively undisturbed soils and numerous headwaters (gill streams) functioning under an oceanic climate.”*

10.1.3 The existing Site landscape is a single agricultural field which gently slopes down from the south to the north. There are no ridgelines, gill streams or rivers within the Site. This special quality would therefore not be affected by the proposed development. The proposal includes an area for water attenuation in a way that is characteristic of the wider National Landscape.

10.1.4 The proposed development will result in the removal or displacement of the existing soil relative to the development parcels and as such alter this special quality or component of character.

Settlement

10.1.5 It is described as: *“dispersed historic settlement including high densities of isolated farmsteads, hamlets and late-medieval villages founded on trade and non-agricultural rural industries.”*

10.1.6 There are currently no buildings within the Site. The Site abuts the Horsham settlement edge and the transport infrastructure network. There are relatively modern farm buildings with hard, urban edges and typical settlement fringe uses to the north and south of the Site. The proposed development will therefore not alter the existing dispersed arrangement of farmsteads and hamlets, as a landscape gap and setting to New House Farm to the north would remain.

Routeways

10.1.7 It is described as: *“a dense network of historic routeways (now roads, tracks and paths).”*

- 10.1.8 There are no routeways across the Site. The informal paths around the perimeter of the Site indicates that the Site has been unlawfully used by the public. There is an opportunity to retain circular walking routes around the field parcels within the Proposed Development, and within the proposed area of public open space. Access to The Birches would be restricted, with public access encouraged through the proposed new woodland belt. Overall, public access across the Site would therefore be formalised and improved with the development proposals in place.

Woodland

- 10.1.9 It is described as: *“an abundance of ancient woodland mostly in small holdings, highly interconnected with hedges and shaws.”*
- 10.1.10 The Site lies to the immediate west of The Birches woodland. There is no woodland present within the Site. The development proposes areas of green infrastructure which allow the opportunity for new woodland belt planting to provide landscape connectivity and therefore an enhancement to this special quality.

Fieldsapes and Heath

- 10.1.11 It is described as: *“small, irregular and productive fields, bound by hedgerows and woods, and typically used for livestock grazing; with distinctive zones of lowland heaths and inned river valleys (reclaimed marshland).”*
- 10.1.12 The Site comprises a regularly shaped and single productive field unit (which, at the time of the field work, was laid to grass) bounded by hedgerows and treebelts along the Site boundary. Whilst the productive agricultural land of the Site would be lost to the combination of built form and publicly accessible open space, the framework of vegetation, the hedgerows and the treebelts would be retained and supplemented as part of the green infrastructure proposals.

Dark Night Skies

- 10.1.13 It is described as: *“intrinsically dark at night with our own galaxy (the milky way visible).”*
- 10.1.14 The Site is already influenced to a degree by the adjacent settlement and road corridor at night. The proposed development would alter the night time character of the Site and therefore adversely affects this component as set out in the impact assessment.

Aesthetic and Perceptual Qualities

- 10.1.15 It is described as: *“arising from the interaction of people with the landscape, including the notion of a quintessential English pastoral landscape, intimacy of scale, a sense of history and timelessness; rurality and tranquillity; glimpsed long views; freedom to explore and make connections with the natural world, and a rich legacy of features and ideas left by writers, poets and gardeners inspired by the landscape.”*
- 10.1.16 The proposed development would alter the character of the Site and will reduce the rurality and timelessness and glimpsed long distance views associated with this settlement fringe Site. The freedom to explore will be retained across and around the Site. The sense of tranquillity will not significantly alter, considering the existing influences from the adjacent settlement and transport infrastructure.
- 10.1.17 **Table 5** below summaries the appraisal of the proposals against the High Weald National Landscape objectives of the current management plan.

Table 5 – Appraisal of Proposed Development against the High Weald National Landscape (formerly AONB) Objectives

Conserving and Enhancing the High Weald Management Plan Key Components and Objectives	Description of Scheme Proposals	Objective met in the development proposals?
Geology, landform, water systems and climate		
Defined as: “a deeply incised, ridged and faulted landform of clays and sandstone with highly variable, relatively undisturbed soils and numerous headwaters (gill streams) functioning under an oceanic climate.”		
The existing Site landscape is a single agriculture field which gently slopes down from the south to the north. There are no gill streams within the Site.		
Objective G1: To restore the natural function of rivers, water courses and water bodies.	Attenuation elements are provided across the Site, to maintain the natural green field run off rate into the ground and outfalls to the existing drainage network, thus maintaining the natural function of the river catchment in the local area. These are to be designed to reflect the characteristics of the High Weald.	Achieved.
Objective G2: To protect landform and geological features including sandstone outcrops	The gently sloping landform of the Site will be retained, however, the existing soil from the proposed development parcels would be removed. There are no sandstone outcrops present within the Site.	Achieved in part.
Objective G3: To pursue net zero across the High Weald without compromising its characteristic landscape beauty	In landscape terms, part of the existing agriculture field will be lost to the proposed development parcels with approximately 32% of the Site retained as natural and informal greenspace / public open space, within which there are opportunities for new woodland planting, enhancing landscape	Achieved in part.

Conserving and Enhancing the High Weald Management Plan Key Components and Objectives	Description of Scheme Proposals	Objective met in the development proposals?
	connectivity and allowing soil carbon storage.	
Objective G4: To restore soil health across the High Weald	Whilst no restoration of soils is proposed as part of the proposed development, the existing soils relative to the proposed areas of open space will be retained.	Retention achieved in part; restoration not achieved.
Settlement		
Defined as: <i>"dispersed historic settlement including high densities of isolated farmsteads, hamlets and late-medieval villages founded on trade and non-agricultural rural industries."</i>		
There are currently no buildings within the Site. The Site abuts the Horsham settlement edge and the transport infrastructure network. There are relative modern farm buildings with hard, urban edges and typical settlement fringe uses to the north and south of the Site.		
Objective S1: To protect the historic pattern and character of settlements.	The Site forms a small extension to the existing nucleated settlement pattern of Horsham; it retains separation with farmsteads and hamlets.	Achieved.
Objective S2: To enhance the architectural quality of the High Weald and ensure new development reflects the character of the High Weald in its siting, scale, layout and design.	The proposals have been sensitively located with the proposed built form set within the retained green space which allows the opportunity for an enhancement to the landscape structure of the Site and a transition between settlement edge and the countryside beyond. The proposed built form are two storey height, with a few	Achieved as far as possible in the outline scheme, with additional mitigation measures proposed.

Conserving and Enhancing the High Weald Management Plan Key Components and Objectives	Description of Scheme Proposals	Objective met in the development proposals?
	two and half storeys located in the centre of the Site. As part of the additional mitigation measures of this outline application, building materials and elevational treatments are to comply with the High Weald Design Guide and Colour Palette. Refer to the DAS for the architectural design and materials palette.	
Objective S3: To conserve the distinct built heritage of the High Weald	The Proposed Development will not alter the immediate setting to the Listed Buildings in the HWNL (Moorhead Cottage lies outside of the HWNL). It respects and responds to the local built heritage as far as possible, setting buildings back from the road corridor to maintain a verdant setting to this route to minimise harm to the setting of Buildings outside the NL..	Achieved
Routeways		
Defined as: <i>“a dense network of historic routeways (now roads, tracks and paths).”</i>		
There are no footpaths or other ancient routeways that cross the Site. The informal paths around the perimeter of the Site indicates that the Site has been unlawfully used by the public. There is an opportunity to retain circular walking routes around the field parcel within the proposed area of public open space, access to the proposed new woodland blocks would be actively managed accordingly in order to minimise adverse effects on the ground flora and associated habitats.		
Objective R1: To maintain the historic pattern, morphology and features of routeways.	There are no historic routeways that pass through the Site. New pedestrian route ways are proposed.	Achieved.

Conserving and Enhancing the High Weald Management Plan Key Components and Objectives	Description of Scheme Proposals	Objective met in the development proposals?
Objective R2: To protect and enhance the ecological function of routeways.	The boundary vegetation is proposed to be bolstered with native species. Woodland and tree species are to be carefully considered to enhance the ecological value of the Site.	Achieved.
Woodland		
Defined as: <i>“an abundance of ancient woodland mostly in small holdings, highly interconnected with hedges and shaws.”</i>		
There is no woodland present within the Site, which comprises a single field parcel, with The Birches woodland beyond the Site boundary to the east. A proposed woodland buffer is proposed to minimise any impact to the woodland arising from the development. The proposed green infrastructure allows the opportunity for new woodland planting to provide enhanced landscape connectivity.		
Objective W1: To maintain and restore the existing extent and pattern of woodland cover and particularly ancient woodland.	There is no ancient woodland within or immediately adjacent to the Site. The Birches woodland beyond the eastern Site boundary will not be altered. A green buffer to The Birches is proposed. The green infrastructure allows the opportunity for new woodland planting to be implemented to the north and west, providing a landscape enhancement.	Achieved.
Objective W2: To enhance and restore the ecological quality and functioning of woodland at a landscape scale.	No changes are proposed to the existing woodland outside the Site. A landscape buffer is proposed along the edge of the Site to provide an enhancement to the woodland edge.	Achieved.
Objective W3: To protect the archaeology and historic assets of National Landscape woodlands.	The Birches woodland adjacent to the Site will not be altered. Therefore the historic assets of High Weald woodland will be maintained. Furthermore, as set	Achieved.

Conserving and Enhancing the High Weald Management Plan Key Components and Objectives	Description of Scheme Proposals	Objective met in the development proposals?
	out above, there is the opportunity for new woodland to be implemented, reflecting the characteristics of this part of the National Landscape.	
Objective W4: To increase the output of sustainably produced high-quality timber and underwood for local markets.	At the detailed design stage, the character of the proposed play area is to be naturalistic comprising of natural elements from local sourced timber.	Achieved.
Fieldsapes and Heath		
Defined in the current management plan as: “ <i>small, irregular and productive fields, bound by hedgerows and woods, and typically used for livestock grazing; with distinctive zones of lowland heaths and inned river valleys (reclaimed marshland).</i> ”		
The Site comprises of a single, regularly shaped productive field (which, at the time of the field work, was laid to grass) bounded by hedgerows and treebelts along the Site boundary and The Birches woodland outside of the Site to the east. Whilst the productive agricultural land of the Site would be lost to the combination of built form, open space and new woodland planting, the framework of vegetation, the hedgerows, the treebelts and woodland would be retained and enhanced. There is no reclaimed marshland present on Site.		
Objective FH1: To secure agriculturally productive use for the fields of the High Weald, especially for local markets, as part of sustainable land management.	The existing agricultural use of the Site would be wholly replaced by development and informal open space.	Not achieved.
Objective FH2: To maintain the pattern of small irregularly shaped fields bounded by hedgerows and woodlands.	The Site comprises one regular shape parcel. The proposals retain and allow the opportunities to bolster the existing vegetated boundaries. Overall therefore the proposals maintain and	Achieved.

Conserving and Enhancing the High Weald Management Plan Key Components and Objectives	Description of Scheme Proposals	Objective met in the development proposals?
	enhance the existing field boundary network.	
Objective FH3: To protect and enhance the ecological function of field and heath as part of the complex mosaic of High Weald habitats.	Retention of the hedgerows as part of the proposals secures much of the habitat interest identified and the only habitat with specific obligations in decision making.	Achieved.
Objective FH4: To protect individual archaeological and historic assets of field and heath.	The alignment of existing vegetated boundaries are to be retained through the proposals, retaining these historic elements.	Achieved.
Dark Skies		
Defined as: <i>"intrinsically dark at night with our own galaxy (the milky way visible)."</i>		
Objective DS1: To preserve the dark skies of the High Weald by minimising light pollution, obtrusive external lighting and internal light spill from domestic, commercial and public premises in both existing and new developments within the High Weald and from highways lighting.	The proposed development would be lit, with effects on the night sky minimised as far as possible by embedded best practice in lighting design.	Achieved in part with additional measures at the detailed design stage required, such as lighting cut off times.
Aesthetic and Perceptual Qualities		
Defined as <i>"arising from the interaction of people with the landscape, including the notion of a quintessential English pastoral landscape, intimacy of scale, a sense of history and timelessness; rurality and tranquillity; glimpsed long views; freedom to explore and make connections with the</i>		

Conserving and Enhancing the High Weald Management Plan Key Components and Objectives	Description of Scheme Proposals	Objective met in the development proposals?
<i>natural world, and a rich legacy of features and ideas left by writers, poets and gardeners inspired by the landscape."</i>		
Objective PQ1: To increase opportunities for learning about and celebrating the High Weald's character and aesthetic qualities, and to promote and facilitate contributions by communities and individuals to the conservation and enhancement of the High Weald.	There are no detailed proposals to address this in the outline scheme, however, there is an opportunity through the detailed design stage to provide interpretation boards across the Site to aid education of the High Weald qualities.	Not fully delivered as part of the outline proposals and to be considered at the detailed design stage.
Objective PQ2: To protect the unspoilt rural landscape with its intrinsic sense of naturalness, valued views and the extent of green space which foster experiences of rurality and tranquillity.	The proposed development will result in the loss of a field on the settlement edge, that is currently influenced by existing built form and transport infrastructure (visually and aurally). The Site therefore is not wholly rural or tranquil. The proposed development will result in the closing down of the existing views across the Site, which are not publicly accessible.	Not achieved.
Objective PQ3: To foster and promote equitable access and informal enjoyment of the High Weald landscape and the integrated management of its resources for the	There is the opportunity through the proposed development of the Site to provide improved access to the wider landscape, including informal pedestrian east-west connections and routes through The Birches towards the wider countryside. The provision of	Achieved in part of the outline scheme.

Conserving and Enhancing the High Weald Management Plan Key Components and Objectives	Description of Scheme Proposals	Objective met in the development proposals?
enjoyment of natural beauty by all.	landscape and ecological management plan will ensure the successful establishment of the green infrastructure proposals across the Site in a way that allows for the enjoyment of the natural elements of the Site.	

Conclusion on the High Weald National Landscape Components of Character

10.1.18 On a balance, whilst there will be a loss of a single agricultural field within the edge of the High Weald National Landscape, the proposed development will also provide an enhancement to the High Weald key landscape characteristics. This will be delivered through the retention of the existing hedgerow and treebelt, and through the provision of a network of green infrastructure, which allows the opportunity for new planting in a way that reflects the character and key features of the local landscape. The outline scheme provides the opportunity for the evolution of measures that can be incorporated at the detailed design stage to further address some of the objectives.

11.0 Assessment Against Policy and Landscape Character

- 11.1.1 Whilst the Site is within the High Weald National Landscape, this 'outer part' of the National Landscape does not display all of the key attributes or components of character of this designated landscape. Furthermore, the Site is one that through the Council's own capacity assessment has 'moderate' capacity for 'medium scale housing development' (100-500 dwellings). The Inspector in the appeal decision at para 20 confirmed that the western parcel of the Appeal Site (and therefore the Site subject to this LVIA) has 'urban influences'. The Site therefore is considered less sensitive and more able to accommodate development which has been sensitively designed.

Assessment Against Policy

- 11.1.2 In terms of policy, a response is provided below collected into a series of themes. The NPPG para refs relate to those contained in this LVIA only.

Natural, Built and Historic Environment

- 11.1.3 The proposed development, whilst wholly replacing a field (which has been subject to intensive farming practices and therefore human intervention) with built form and green infrastructure, predominantly retains the existing vegetation structure associated with the field boundaries, namely the hedgerows and treebelts. Furthermore, through the green infrastructure proposals, incorporates a green buffer zone to The Birches woodland and allows the opportunity for a belt of new woodland planting along the northern and western site boundaries. The proposals will not alter the existing built environs and have been designed to maintain the immediate green setting to the neighbouring Listed Building of Moorhead Cottage. As such, the proposed development as far as possible positively addresses paras 8 and 202 of the NPPF, and aligns with the Draft Design and Placemaking Planning Practice Guidance, respect of the features of Nature and Identity, as well as the consultation draft NPPF Policy N2: Improving the Natural Environment.

Healthy Communities and Green Infrastructure

- 11.1.4 The green infrastructure proposals have been calculated based on the guidance set out in the Horsham District Sport, Open Space and Recreation Assessment and exceeds the quantum of open space required to serve the proposed development. As such the proposed development positively addresses para 103 of the NPPF; and para 004 and 006 of the NPPG; Policy SD5 on open space, sport and recreation and Policy SD6 on landscape buffer, landscape character, biodiversity and green infrastructure, Policy 31 on green infrastructure and biodiversity and Policy 43 on community facilities, leisure and recreation

of the Horsham District Planning Framework. There is the opportunity for the proposed development to positively address the requirements of Horsham District Council's Green Infrastructure Strategy.

- 11.1.5 In accordance with Policy 43, the proposed development will not result in the loss of existing designated open space.
- 11.1.6 The proposals will not alter any existing public rights of way, but will introduce opportunities for the creation of new routes around and across the Site, increasing the permeability of the Site relative to para 105 and 135(e) of the NPPF.
- 11.1.7 The green infrastructure proposals allow the opportunity for woodland belt planting to the north and west and the provision of a buffer to The Birches woodland to the east. Furthermore, tree planting within the public realm can be accommodated across the Site (as shown on the masterplan proposals). The provision of this green infrastructure provides the space for the transition and positive green interface between town and country; maintains the physical and visual separation with surrounding farmsteads, hamlets and the settlement of Crawley to the north. The proposed development therefore positively addresses paras 136, and 187 of the NPPF; para 029 of the NPPG; and Policy SD5 on open space, sport and recreation and Policy SD6 on landscape buffer, landscape character, biodiversity and green infrastructure and Policy 31 on green infrastructure and biodiversity of the Horsham District Planning Framework.
- 11.1.8 The Proposed Development is designed to respond to the Site's local context and support liveable, well-integrated places. By incorporating retained natural features and green infrastructure, and enhancing movement and public access, the proposals support biodiversity, local distinctiveness, and community wellbeing in line with draft NPPF Policies N2 and N3, and the draft Design and Placemaking PPG themes of Liveability, Nature, Movement, and Public Space.

Well Designed and Beautiful Places

- 11.1.9 The design intent of the outline scheme is shown in the DAS that accompanies the application. A development of exceptional quality is to be delivered which meets the requirements of the High Weald Management Plan, the Design Guide and guidance document on colour. As such there is the ability through the detailed design stage to positively address the requirements of para 131 and 135 of the NPPF.
- 11.1.10 Through the suite of documents (the management plan, design guide, colour guide, character assessments) the development proposals have evolved through the

understanding of the areas defining characteristics, namely a landscape where built form is set amongst a well treed landscape, and where there is landscape separation between settlement and outlying farmstead and hamlets. The key characteristics and built form separation will continue with the Proposed Development in place in accordance with para 132 and 135 of the NPPF; para 001 of the NPPG; and Horsham District Council Planning Framework Policy SD7 on design and strategic policy 32 on the quality of new development and Policy 33 on development principles.

- 11.1.11 The Proposed Development has been designed to create a high-quality, visually coherent extension to the settlement edge, respecting local built form, topography, and landscape. Through careful street design, retention and bolstering of trees, and alignment with local character, the scheme responds positively to Draft NPPF Policies N3, TR4 and DP3, and the draft Design and Placemaking PPG features on Built Form and Nature, supporting the delivery of well-designed and attractive places.

National Landscape

- 11.1.12 As with the development of any green field site, there will be landscape and visual harm arising from the proposed development, however these effects are limited to the soils and land use of the Site for those with views of the Site in the immediate environs. The Site lies wholly within, but on the edge of a valued landscape, the High Weald AONB / National Landscape. As demonstrated through this LVIA, with the exception of the field parcel, the key characteristic features / components of character associated with the High Weald that are present within the Site will be predominantly retained and enhanced through the provision of the green infrastructure as proposed. The scale of the proposed development (comprising up to 120 dwellings) has been carefully located and limited and falls at the lower end of the Horsham District Council capacity for 'medium scale development' (100-500 dwellings). As such the proposed development is cognisant of paras 189 and 190 of the NPPF; para 036 of the NPPG; and strategic Policy 26 on countryside protection and Policy 30 on protected landscape of the Horsham District Council Planning Framework.
- 11.1.13 An assessment of the proposed development against the existing and emerging High Weald Objectives as set out in the Management Plans has been carried out. As set out earlier, whilst the Site displays very few of the key special qualities or components of character of the High Weald, on a balance, whilst there will be a loss of a single agriculture field within the edge of this designated landscape, the proposed development will also provide an enhancement to the High Weald key landscape characteristics. This will be delivered

through the retention of the existing hedgerow and treebelt, and through the provision of a network of green infrastructure, allowing the opportunity for new planting in a way that reflects the character and pattern of the key features of the local landscape. The outline scheme provides the opportunity for the evolution of these measures in a way that can be incorporated at the detailed design stage to further address some of the objectives, but which also fully respects and allow the opportunity for compliance with the High Weald Design Guide and associated guidance on colour in the High Weald; and Policy SD6 on landscape buffer, landscape character, biodiversity and green infrastructure and Policy 25 on the natural environment and landscape character and strategic Policy 26 on countryside protection of the Horsham District Planning Framework. Furthermore, the proposals, retain and enhance key features that contribute to its sense of place, in line with draft NPPF Policy N4 Protected Landscapes and the NPPG guidance on Identity.

Lighting

- 11.1.14 The proposed development will see an increase in lighting across the Site, which is already influenced to a degree by the existing settlement edge and adjacent road corridor. The proposed development will however alter the existing night-time character of the Site, from one that is predominantly dark, to one that it built and lit. Measures are proposed to minimise these effects through the detailed design process in order to address para 198 of the NPPF.

Assessment Against Landscape Character and Perceptual Qualities

- 11.1.15 The proposed development has evolved through the consideration of the key characteristics of the Site and surrounding landscape and townscape, namely the pattern of small, well maintained fields;
- 11.1.16 The proposed development, at this outline stage, relative to the tiers of landscape character guidelines:
- Maintains the senses of identity of settlements and ensures their separateness (not only with the towns, but also farmsteads and hamlets) and in the long term, the visual enclose of the settlement edge through the provision of the green infrastructure as set out below;
 - Allows the opportunity for landscape enhancements through the planting of native trees / bold woodland belts, hedgerows (including gapping up existing hedgerows) and shrubs as part of the green infrastructure strategy (as set out in the landscape section of the DAS) in a way that follows the natural grain of the surrounding landscape in terms of the field pattern; which provides green foil to the built form; and which creates landscape connectivity and an enhanced wildlife corridor. The opportunity for new structure planting

will therefore continue / provide an enhancement to the sense of intimacy and seclusion to the Site and wooded character of the landscape;

- Incorporates existing landscape features (namely the inherent sloping topography and boundary vegetation);
- Allow the opportunity for a positive green settlement edge and interface with the wider landscape setting to Horsham;
- The height of the built form reflects the local townscape and through the detailed design stage, is to reflect the palette of the High Weald in a way that integrates the built form into the landscape;
- Through the provision of the green infrastructure proposals, incorporating the planting as intended, reduces the impact of the proposed development in the long views from elevated ground (as set out in the visual impact assessment).

12.0 Response to Inspectors Decision relating to the High Weald National Landscape

12.1.1 Extracts of the Inspectors decision for a larger development than that now proposed is set out earlier at Section 2.4. The Site subject to this LVIA comprises the western field parcel only of that larger appeal site. The following paragraphs reiterate those paras and sets out a response to each.

12.1.2 The Inspector recognises at Para 13 that: *“... it is inevitable that the presence of the defining components of natural beauty will vary across its area. The characteristic elements apparent in the vicinity of the appeal site include highly interconnected areas of ancient woodland, productive fields bound by hedgerows, woods dissected by historic routes and isolated farmsteads. Other elements, including the landform pattern of faults and folds, numerous streams and the dispersed settlement pattern of late Medieval villages, including distinctive vernacular architecture, are less apparent. This, however, does not in itself determine that this landscape is somehow more ‘ordinary’...”* fabrik concur with this statement, however, as the Site comprises a single field parcel bound by either hedgerows or woodland and is on the settlement edge, it inherently displays less of the characteristic features which define the High Weald.

12.1.3 In particular for the western part of the appeal site (the Site) para 20 goes on to state that: *“Therefore, in landscape and visual terms the appeal site cannot be described as deeply rural, with evidence indicating that this outer part of the AONB is, perhaps unsurprisingly,*

one of its least tranquil areas. The area lacks elements of the inner parts of the AONB: specifically, the strong sense of intimacy generated by the more intricate topography, the remoteness associated with distance from larger settlements, and the visual interest associated with Medieval villages..." fabrik concur with this statement.

- 12.1.4 The above is recognised in Para 16 of the Inspectors decision, which describes that relative to the Site which: *"... appears less well connected to the wider landscape. The lack of buffer from the road noise and the visibility of the built form of the settlement edge to the west, mean that whilst it provides a rural setting for Horsham, it has a more transitional character."* Again, fabrik concur with the statement due the urban edge influences. On it's own therefore the Site forms a small part of the rural setting to Horsham.
- 12.1.5 Para 14 states: *"... Whilst the landscape value of these areas is judged to be medium to high, with high sensitivity to change, it is recognised that the overall condition of the district level LCA, that of St Leonards Forest, is declining."* fabrik concur with this statement.
- 12.1.6 Para 25 confirms that: *"... the development of the western field would have some connection with the existing settlement edge..."* fabrik concur with this statement. The scheme proposals for the Site would have a strong connection with the existing settlement edge both visually and physically.
- 12.1.7 Para 26 then goes on to state that: *"At a more detailed level it is clear that efforts would be made to sensitively integrate the development into the site, with built form set in from its boundaries, its overall profile remaining the same... This would include the establishment of a... wide block of native woodland and scrub planting... Nonetheless, notwithstanding that the spaces would include naturalistic and semi-formal planting areas, their essential role would be to provide an attractive setting and recreation opportunities for the new homes. As such there would be a change in character from an essentially modest agrarian landscape to a managed setting for significant residential development."* fabrik concur with this statement which has been embodied in the landscape led concept for the scheme proposals (refer to Figure 17 in Appendix A).
- 12.1.8 Para 34: *"For those receptors close to the western field the development would meet the settlement edge and the view of the wooded valley side would be blocked. Efforts to mitigate the immediate visual impact of the scheme through planting would be hampered by the fact of the gently rising valley side... Whilst it is agreed that the overall effect would be adverse for residential receptors, the presence of the existing settlement edge and*

road infrastructure would to some degree contextualise perceived harm.” fabrik have acknowledged that, as with the development of any green field site, there will be harm for those visual receptors in close proximity to the Site. At this outline stage, through the iterative design process, the concept masterplan and the more refined proposals on the landscape masterplan, which looks to moderate the harm as much as possible. The detail of the planting shown on the masterplan can be developed further through the detailed design process.

- 12.1.9 Furthermore, the above is to be considered in relation to the Councils own Landscape Capacity Study (Horsham District Council, 2014) whereby the Site lies in an area where the capacity is judged to be moderate for medium scale housing development such as the one proposed. Therefore the Site does not lie in an area of low capacity.
- 12.1.10 The proposed development at this outline stage has considered the Inspectors decision, the Councils own evidence base and the High Weald Management Plan and Design Guidance in the evolution of the scheme proposals. The proposals therefore whilst resulting in harm to the green field character of the Site and therefore harm to a field in the AONB, it retains the key landscape features in terms of field boundary vegetation and the underlying gently sloping topography, provides landscape enhancements through the provision of significant planting, does not breach a defensible boundary (such as a road corridor or woodland block), is well related to the existing residential settlement edge and would not extend Horsham any further north (in particular considering the Land North of Horsham development allocation) or any further east than the existing or proposed new settlement edge. As such, the proposed development considering the existing settlement alongside the site allocated for development, would form a logic ‘rounding off’ the settlement. The combination of existing and proposed planting will provide a new positive settlement edge and vegetated transition to the surrounding countryside.

13.0 Summary and Conclusions

- 13.1.1 The landscape and visual impact assessment have been prepared in accordance with the LVIA methodology contained in **Appendix B** relative to the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) by the Landscape Institute and Institute of Environmental Management and Assessment (2013).
- 13.1.2 The Site lies wholly within but on the edge of the High Weald National Landscape (formerly the Area of Outstanding Natural Beauty). The baseline assessment has set out the key qualities of the High Weald as presented within the Site and within the contextual landscape beyond the Site and the associated management objectives (both current and draft).

- 13.1.3 The Site, whilst sitting within a valued landscape, it also sits within the proximity of the settlement edge of Horsham, the A264, a railway line and proximity to Gatwick Airport. In relation to tranquillity, whilst the majority of the High Weald National Landscape is tranquil, the Site lies in the 'Least tranquil' area, with noise levels anticipated to increase if the Gatwick second runway is implemented.
- 13.1.4 The proposed development of 'Land North of Horsham' (comprising approximately 2,750 dwellings) will significantly extend the settlement to the north-west of the Site.
- 13.1.5 At the District level, the Site lies within the St Leonard's Forest landscape character area. The key characters pertinent to the Site included the following:
- *"Regular pastures and arable fields;*
 - *Confined views;"*
- The sensitivity of this character area is high, however, the assessment also described that the landscape condition is declining, management guidelines are set out to include urban fringe screening, conserving wooded characters and restructuring plantations.
- 13.1.6 There are no other landscape designations that cover the Site, however, several Grade II Listed Buildings are located to the north-west of the Site and the at Newhouse Farm to the north of the Site.
- 13.1.7 The Site itself is wholly green field. The topography of the Site predominantly slopes down from the south to the north, at a similar gradient to that of the existing settlement of Horsham to the south.
- 13.1.8 In terms of the existing night-time character, the Site is influenced by the settlement edge to the south and west of the Site, with typically porch and interior lights and is influenced by the light of vehicles using the B2195 Crawley Road to the west.
- 13.1.9 The Site lies within Zone 1 Local Landscape Character Area 17 – Land North East of Horsham. The capacity studies describe that: *"development on the more rising ground to the south would be more visually prominent."* It also describes that: *"although the landscape is partly within High Weald AONB, some of the distinctive landscape characteristics of the High Weald are less apparent."* The overall landscape capacity is assessed as moderate for medium scale housing development (approximately 100 – 120 dwellings). The assessment therefore recognises that there is scope for this tract of land to accommodate the proposed development which proposes up to 120 dwellings. Furthermore, the assessment of the Site against the special qualities of the High Weald from the current management plan as set out in this LVIA confirms the above statement extract.

- 13.1.10 In terms of the Site landscape quality, whilst it lies within the High Weald National Landscape, it is readily influenced by the existing settlement edge both built form and adjacent roads and has been subject to human intervention through intensive farming practices.
- 13.1.11 In terms of planning history, the Site formed the western parcel of a larger application and subsequent dismissed appeal for 473 dwellings. In the appeal decision, the Inspector found that the western part of the appeal site (the Site) has a more transitional character where development in this location would have some connection with the existing settlement edge.
- 13.1.12 The proposed development comprises up to 120 dwellings, predominantly 2 storey, set in a framework of green infrastructure that has the opportunity to accommodate new tree and woodland belt planting.
- 13.1.13 At the construction phase, considering the embedded mitigation measures, effects on the contextual landscape receptors are predicted to range from either **no change or negligible** to that of **minor adverse** significance, with the most significant effects on the contextual receptors relating to the setting to the Listed Building of Moorhead Cottage. The most significant effects will occur on the Site landscape receptors which will either be **major or minor adverse** significance.
- 13.1.14 At the operational phase, considering the embedded mitigation measures, effects on the contextual landscape receptors are predicted to range from either **no change or negligible** to that of **minor adverse** significance, again, with the most significant effects on contextual receptors again relating to the setting to the Listed Building of Moorhead Cottage. The most significant effects will occur on the Site landscape receptors which will range from **major to minor adverse** significance, with **minor beneficial** effects relating to the vegetation structure that can be delivered through the green infrastructure proposals, alongside the provision of open space.
- 13.1.15 A series of visual receptors, at a range of distances to the Site were identified as part of the baseline assessment. These included residential receptors, transient receptors using roads, public rights of way, those at visitor attractions, those using open spaces and those working in the landscape. The representative views were undertaken during the winter and summer seasons and recorded a range of views from open, to partial and truncated. Those receptors in the immediate Site context have the most open views of the Site groundplane and associated elements. Views of the Site at distance are either truncated or form a part of the wider panorama.

- 13.1.16 As with any housing development on green field land, a range of landscape and visual effects are predicated to occur. At the construction phase effects are predicted to range from **major** to **minor adverse** significance; and the operational phase, effects are predicted to range from **major** to **minor adverse** and **negligible**. The most significant effects will occur on the local receptors; with effects on more distant receptors being **minor adverse or of negligible** significance.
- 13.1.17 Additional mitigation measures at the construction stage include the preparation of a CEMP; the details of the construction hoardings and lighting; and registration with the considerate contractors scheme. At the operational phase the additional mitigation measures include the preparation of a LEMP to ensure the successful establishment of the landscape proposals; the provision of the detail relating to the building materials, including colours to positively reflect the High Weald and the local vernacular of Horsham; the detailed design of the proposed lighting to minimise light spill, with the potential for complete switch off at core hours of darkness. However, as the above measures are not certain, the assessment of effects as described above are predicted to remain. These effects will reduce over time, as the green infrastructure matures and the building materials weather.
- 13.1.18 Section 9 LVIA sets out the limitations and assumptions that have been applied in the preparation of this LVIA.
- 13.1.19 In terms of the components of character of the High Weald National Landscape, on a balance, whilst there will be a loss of a single agricultural field within the edge of High Weald National Landscape, the proposed development will also provide an enhancement to the High Weald key landscape characteristics. This will be delivered through the retention of the existing hedgerow and treebelt, and through the provision of a network of green infrastructure, allow the opportunity for new planting in a way that reflects the character and key features of the local landscape. The outline scheme provides the opportunity for the evolution of measures that can be incorporated at the detailed design stage to further address some of the objectives.
- 13.1.20 In policy terms the proposed development as far as possible positively addresses para 8 and para 102 of the NPPF; and paras 004 and 005 of the NPPG; Policy SD5 on open space, sport and recreation and Policy SD6 on landscape buffer, landscape character, biodiversity and green infrastructure, Policy 31 on green infrastructure and biodiversity and Policy 43 on community facilities, leisure and recreation of the Horsham District Planning Framework. There is the opportunity for the proposed development to positively address the requirements of Horsham District Council's Green Infrastructure Strategy.

- 13.1.21 In accordance with Policy 43, the proposed development will not result in the loss of existing designated open space.
- 13.1.22 The proposals will not alter any existing Public Rights of Way, but will introduce opportunities for the creation of new routes around and across the Site, increasing the permeability of the Site relative to para 104 and 135(e) of the NPPF.
- 13.1.23 The green infrastructure proposals positively addresses paras 136, 159 and 167 of the NPPF; para 029 of the NPPG; and Policy SD5 on open space, sport and recreation, Policy SD6 on landscape buffer, landscape character, biodiversity and green infrastructure and Policy 31 on green infrastructure and biodiversity of the Horsham District Planning Framework.
- 13.1.24 There is the ability through the detailed design stage to positively address the requirements of para 131 and 135 of the NPPF relative to design quality.
- 13.1.25 The development proposals have evolved through the understanding of the areas defining characteristics. The key characteristics and built form separation will continue with the proposed development in place in accordance with para 132 and 135 of the NPPF; para 001 of the NPPG; and Horsham District Council Planning Framework Policy SD7 on design and strategic policy 32 on the quality of new development and Policy 33 on development principles.
- 13.1.26 As with the development of any green field site, there will be landscape and visual harm arising from the proposed development, however these effects are limited to the soils and land use of the Site for those with views of the Site in the immediate environs. The Site lies wholly within, but on the edge of a valued landscape, the High Weald National Landscape. As demonstrated through this LVIA, with the exception of the field parcel, the key characteristic features / components of character associated with the High Weald that are present within the Site will be predominantly retained and enhanced through the provision of the green infrastructure as proposed. The scale of the proposed development (comprising up to 120 dwellings) has been carefully located and limited and falls at the lower end of the Horsham District Council capacity for 'medium scale development' (100-500 dwellings). The proposal has also evolved in consideration of the Inspectors commentary on the dismissed appeal for a larger development proposal. The proposed development will not breach any defensible boundary such as a road or woodland and would not extend any further north or east than the existing or emerging new settlement edge. As such the proposed development is cognisant of paras 180 and 182 of the NPPF; para 036 of the

NPPG; and strategic Policy 26 on countryside protection and Policy 30 on protected landscape of the Horsham District Council Planning Framework.

- 13.1.27 An assessment of the proposed development against the existing High Weald Objectives as set out in the Management Plans has been carried out. As set out earlier, the proposed development will also provide an enhancement to the High Weald key landscape characteristics. This will be delivered through the retention of the existing hedgerow and treebelt, and through the provision of a network of green infrastructure, allowing the opportunity for new planting in a way that reflects the character and pattern of the key features of the local landscape. The outline scheme provides the opportunity for the evolution of these measures in a way that can be incorporated at the detailed design stage to further address some of the objectives, but which also fully respects and allows the opportunity for compliance with the High Weald Design Guide and associated guidance on colour in the High Weald; and Policy SD6 on landscape buffer, landscape character, biodiversity and green infrastructure and Policy 25 on the natural environment and landscape character and strategic Policy 26 on countryside protection of the Horsham District Planning Framework.
- 13.1.28 The proposed development will see an increase in lighting across the Site. Measures are proposed to minimise these effects through the detailed design process in order to address para 191 of the NPPF.
- 13.1.29 Additionally, the proposals are cognisant of the emerging draft NPPF policies DP3, TR4, TR8, N2, N3, and N4, as well as the Seven Features of Well-Designed Places set out in the draft Design and Placemaking Planning Practice Guidance.
- 13.1.30 The evolution of the scheme has also considered and responded to the Inspectors commentary on the previous application and appeal for the site, which comprises a wider red line area and proposed 473 dwellings.
- 13.1.31 The proposed development, at this outline stage, relative to the tiers of landscape character guidelines:
- Maintains the senses of identity of settlements and ensures their separateness (not only with the towns, but also farmsteads and hamlets) and in the long term, the visual enclosure of the settlement edge through the provision of the green infrastructure as set out below;
 - Allows the opportunity for landscape enhancements through the planting of native trees / bold woodland belts, hedgerows (including gapping up existing hedgerows) and shrubs

as part of the green infrastructure strategy (as set out in the landscape section of the DAS) in a way that follows the natural grain of the surrounding landscape in terms of the field pattern; which provides green foil to the built form; and which creates landscape connectivity and an enhanced wildlife corridor. The opportunity for new structure planting will therefore continue / provide an enhancement to the sense of intimacy and seclusion to the Site and wooded character of the landscape;

- Incorporates existing landscape features (namely the inherent sloping topography and boundary vegetation);
- Allow the opportunity for a positive green settlement edge and interface with the wider landscape setting to Horsham;
- The height of the built form reflects the local townscape and through the detailed design stage, is to reflect the palette of the High Weald in a way that integrates the built form into the landscape;
- Through the provision of the green infrastructure proposals, incorporating the planting as intended, reduces the impact of the proposed development in the long views from elevated ground to the north.

13.1.32 Table 6 on the following pages sets out the summary assessment of effects on each of landscape and visual receptors predicted to arise as a result of the Proposed Development.

Table 6: Summary of Landscape Residual Effects

Landscape Receptor	Value x Susceptibility = Sensitivity	Description of change	Embedded Design Mitigation	Scale / Duration / Reversibility / Magnitude	Significance of effect	Secondary Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Construction								
Contextual Landscape Receptor								
Topographic Setting; Land use and cover; Public Rights of Way; Skyline and Visual Setting of the Study Area; Cultural Landscape	High to Medium	No activities or changes are proposed beyond Site boundary	None required	Compact	No change	None required	No change	No change
	Low			Short term				
	Medium			Irreversible				
				Negligible				
Public / Communal Open Space in the Study Area	Medium	No activities or changes are proposed beyond Site boundary	None required	Compact	No change	None required	No change	No change
	Low			Short term				
	Low			Irreversible				
				Negligible				
Contextual Settlement Pattern and Built Form	Medium	No activities or changes are proposed beyond Site boundary	None required	Compact	No change	None required	No change	No change
	Low			Short term				
	Medium - Low			Irreversible				
				Negligible				
Movement Corridors within the Study Area	Low	No activities or changes are proposed beyond Site boundary	None required	Compact	No change	None required	No change	No change
	Low			Short term				
	Low			Irreversible				
				Negligible				
Landscape and Built Feature of the Study Area Detracting Features	High	No activities or changes are proposed beyond the Site boundary	None required	Compact	No change	None required	No change	No change
	Low			Short term				
	Medium			Irreversible				
				Negligible				

Landscape Receptor	Value x Susceptibility = Sensitivity	Description of change	Embedded Design Mitigation	Scale / Duration / Reversibility / Magnitude	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Construction								
Contextual Landscape Receptor								
Landscape Setting to Listed Buildings	High Medium - Low Medium	Increased movement associated with construction activities within the Site and the emerging built form. Commencement of a long term change	Built form set back from the road, beyond retained GI	Compact Short term Irreversible Medium - Low	Minor adverse	Location, height and colour of the contractor cabin; stock pile mounds	Negligible	Minor adverse
National Level Landscape Character	Medium overall Low Medium	Construction activities in a small part of the LCA	Retention of key elements and features	Compact Short term Irreversible Negligible	Negligible	None proposed	Negligible	Negligible
County Level Landscape Character	Medium - High Low Medium	Construction activities and emerging built form in a small part of the LCA	As above	Compact Short term Irreversible Negligible	Negligible	None proposed	Negligible	Negligible
District Level Landscape Character	Medium - High Low Medium	Construction activities and emerging built form within the LCA	As above	Compact Short term Irreversible Low	Minor adverse	Provision of strong wooded character	Minor	Minor adverse

Landscape Receptor	Value x Susceptibility = Sensitivity	Description of change	Embedded Design Mitigation	Scale / Duration / Reversibility / Magnitude	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Construction								
Site Landscape Receptor								
Topography	Medium - High	Removal of topsoil to create development platforms; excavation of materials to implement attenuation elements	Best practice measures	Modest	Moderate adverse	Follow best practice for material storage	Minor adverse	Minor adverse
	Low			Long term				
	Medium			Irreversible				
				Low				
Land use	High	From green field to construction site	None proposed	Sizeable	Major adverse	None proposed	Major adverse	Major adverse
	High			Long term				
	High			Irreversible				
				High				
Vegetation pattern / landscape features	Medium	Removal of a short section of hedge to facilitate the site entrance road	GI allowing opportunity for woodland and tree planting	Compact	Minor adverse	Planting of Woodland	Minor adverse	Minor adverse
	Low			Long term				
	Medium			Irreversible				
				Low				
Landscape Character and Perceptual Qualities	High - Medium	Change of the Site amenity and characters from green field to construction site	None proposed	Sizeable	Major adverse	None proposed	Major adverse	Major adverse
	High			Long term				
	Medium - High			Irreversible				
				High				
Night-time character	Medium	Increased lighting intensity	None proposed	Compact	Moderate – Minor adverse	CEMP	Minor adverse	Minor adverse
	Medium			Short term				
	Medium			Irreversible				
				Low				

Visual Receptor	Value x Susceptibility = Sensitivity	Description of change	Embedded Design Mitigation	Scale / Duration / Reversibility / Magnitude	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Construction								
Visual Receptors								
Residential Receptors	Medium - High	Construction activities, vehicular movements and emerging built form	GI allowing opportunity for woodland and tree planting	Substantial	Major - Minor adverse	Solid hoarding for close views	Major - Minor adverse	Major - Minor adverse
	High - Low			Long term				
	Medium overall			Irreversible				
				High - Low				
Receptors at their workplace and visitor attractions	High - low	Construction activities, vehicular movements and emerging built form	As above	Sizeable - Modest	Moderate adverse (local) - negligible (distant)	Solid hoarding	Moderate adverse - Negligible	Moderate adverse (locally) - negligible (distant)
	Medium - Low			Long term				
	Medium			Irreversible				
				Medium - Negligible				
Transient receptors using the road corridors	Low	Construction activities, vehicular movements and emerging built form	As above	Sizeable	Moderate adverse	Solid hoarding	Moderate - Minor adverse	Moderate - Minor adverse
	Low			Long term				
	Low			Irreversible				
				Medium -Low				
Transient receptors using the Public Rights of Way	High	Construction activities, vehicular movements and emerging built form	As above	Modest	Moderate adverse	Solid hoarding and	Moderate adverse	Moderate adverse
	Low			Long term				
	Medium			Irreversible				
				Medium				
Receptors using public open space	High	Construction activities, vehicular movements and emerging built form	None proposed	Modest	Minor adverse	None proposed	Minor adverse	Minor adverse
	Low			Long term				
	Medium			Irreversible				
				Low				

Landscape Receptor	Value x Susceptibility = Sensitivity	Description of change	Embedded Design Mitigation	Scale / Duration / Reversibility / Magnitude	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Operation (Year 1 only)								
Contextual Landscape Receptor								
Existing topographic Setting; Land use and cover; Public Rights of Way; Skyline and Visual Setting of the Study Area; Cultural Landscape; Cultural Landscape	High to Medium	No changes are proposed beyond the Site boundary, albeit new informal routes proposed to connect with existing informal routes	N/A	Compact	No change – Minor beneficial (PRoW only)	None required	No change – Minor beneficial (PRoW only)	No change – Minor beneficial (PRoW only)
	Low			Long term				
	Medium			Irreversible				
				Negligible - minor				
Landscape and Built Features;	High	As above	N/A	Compact	No change	None required	No change	No change
	Low			Long term				
	Medium			Irreversible				
				Negligible				
Public / Communal Open Space in the Study Ares	Medium	No change	N/A	Compact	No change	None required	No change	No change
	Low			Long term				
	Low			Irreversible				
				Negligible				
Settlement Pattern and Built Form	Medium	The settlement pattern of Horsham will extend north - eastwards	N/A	Compact	Minor adverse	None proposed	Minor adverse	Minor adverse
	Low			Long term				
	Medium - Low			Irreversible				
				Low				
Movement Corridors and detracting features	Low	The implementation of the Site access along Crawley Road only	N/A	Compact	No change	None required	No change	No change
	Low			Long term				
	Low			Irreversible				
				Negligible				

Landscape Receptor	Value x Susceptibility = Sensitivity	Description of change	Embedded Design Mitigation	Scale / Duration / Reversibility / Magnitude	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Operation (Year 1 only)								
Contextual Landscape Receptor								
Landscape and Built Feature of the Study Area	High	No change	GI allowing opportunity for woodland and tree planting	Compact	No change	None required	No change	No change
	Low			Long term				
	Medium			Irreversible				
				Negligible				
Landscape Setting to Listed Buildings	High	The character of the setting will change from green field to residential and open space	GI allowing opportunity for woodland and tree planting	Compact	Minor adverse	Refer to 2.7.3	Minor adverse	Minor adverse
	Medium			Long term				
	High - Medium			Irreversible				
				Low				
National Level Landscape Character	Medium overall	Additional built form and vegetation in a small part of the LCA	Retention of key elements and features	Compact	Negligible	None proposed	Negligible	Negligible
	Low			Long term				
	Medium			Irreversible				
				Negligible				
County Level Landscape Character	Medium - High	Implementation of built form and vegetation	As above	Compact	Negligible	None proposed	Negligible	Negligible
	Low			Long term				
	Medium			Irreversible				
				Negligible				
District Level Landscape Character	Medium - High	Implementation of built form and vegetation	As above	Compact	Minor adverse	Provision of strong wooded character	Minor adverse	Minor adverse
	Low			Long term				
	Medium			Irreversible				
				Low				

Landscape Receptor	Value x Susceptibility = Sensitivity	Description of change	Embedded Design Mitigation	Scale / Duration / Reversibility / Magnitude	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Operation (Year 1 only)								
Site Landscape Receptor								
Topography	Medium - High	No further changes are proposed	None proposed	Modest	No further change at this stage	None required at this stage	Minor adverse	Minor adverse
	Low			Long term				
	Medium			Irreversible				
				Low				
Land Cover	High	Implementation of built form	None proposed	Sizeable	Major adverse	None proposed	Major adverse	Major adverse
	High			Long term				
	High			Irreversible				
				High				
Vegetation pattern / landscape feature	Medium	Implementation of vegetation and green infrastructure	GI allowing opportunity for woodland and tree planting	Sizeable	Minor beneficial	Management	Minor beneficial	Minor beneficial
	Low			Long term				
	Medium - Low			Irreversible				
				Medium				
Landscape Character and Perceptual Qualities	High - Medium	Implementation of built form, vegetation and open space	As above	Substantial	Major adverse (loss of greenfield to residential site) and Minor beneficial (provision of public open space and woodland planting)	None proposed	Moderate – Major adverse – Minor beneficial	Major adverse (loss of greenfield to residential site) and Minor beneficial (provision of public open space and woodland planting)
	High			Long term				
	Medium - High			Irreversible				
				High - Low				
Night-time character	Medium	Additional source of lighting	Best practice	Compact	Moderate adverse	Sensors	Minor adverse	Moderate - Minor adverse
	Medium			Long term				
	Medium			Irreversible				
				Medium				

Landscape Receptor	Value x Susceptibility = Sensitivity	Description of change	Embedded Design Mitigation	Scale / Duration / Reversibility / Magnitude	Significance of effect	Additional Mitigation	Residual Magnitude of Impact	Significance of Residual effect
Operation (Year 1 only)								
Visual Receptor								
Residential Receptors	Medium - High	Implementation of built form, vegetation and open space	GI allowing opportunity for woodland and tree planting; building heights restricted	Substantial	Major – Minor adverse	High Weald Design Guide and Colour Palette	Major – Minor adverse	Major - Minor adverse
	High - Low			Long term				
	Medium overall			Irreversible				
				High				
Receptors at their workplace and visitor attractions	High - low	As above	As above	Sizeable - Modest	Moderate adverse (locally) and Negligible (distant)	As above	Moderate adverse - Negligible	Moderate adverse (locally) and Negligible (distant)
	Medium - Low			Long term				
	Medium overall			Irreversible				
				Medium - Negligible				
Transient receptors using the road corridors	Low	As above	As above	Sizeable	Moderate - Minor adverse	As above	Moderate – Minor adverse	Moderate - minor adverse
	Low			Long term				
	Low			Irreversible				
				Medium				
Transient receptors using the Public Rights of Way	High	As above	As above	Compact	Minor adverse - Negligible	As above	Minor adverse- Negligible	Minor adverse - Negligible
	Low			Long term				
	Medium			Irreversible				
				Low / Negligible				
Receptors using public open space	High	As above	As above	Compact	Negligible	As above	Negligible	Negligible
	Low			Long term				
	Medium			Irreversible				
				Negligible				