

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

LAND ADJ. TO SUNNINGDALE, STEYNING

DPLC/471/LVIA

10th June 2026



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Overview

- 1 This Landscape and Visual Impact Baseline Assessment helps to identify the sensitive constituents of landscape character and visual amenity which relate to a development site on land adjacent to Sunningdale, Steyning.
- 2 The assessment has been carried out by David Parfitt MA MSc CMLI, a chartered landscape architect who specializes in the assessment of effects upon landscape character and visual amenity. The assessment follows the guidelines published by the Landscape Institute and Institute of Environmental Management and Assessment.
- 3 The development proposal is for an exceptional dwelling under the provision set out in the National Planning Policy Framework, paragraph 84(e). The design has undergone several stages of design review culminating in the submitted proposal.
- 4 The baseline assessment has been informative in identifying strategies to enhance the setting of the dwelling especially through incorporating recommendations set out in the Landscape Character Assessment and wider National Character Area studies.
- 5 Landscape character and visual amenity baseline assessments have informed the design, with the intention of providing significant enhancement of the immediate setting of the proposed dwelling and sensitivity to the defining characteristics of the area in support of the NPPF provision for exceptional dwellings.

Effects on the Low Weald National Character Area

- 6 The proposal incorporates guidance for the Low Weald National Character Area within the landscape proposal as follows.

Supporting Strategic Environmental Objective 1

- 7 The proposal would expand woodland shaws, interlinking with hedgerows and copses to enhance landscape, cultural heritage and biodiversity to improve the habitat network and integrate the new development.
- 8 The proposal provides appropriate species for new plantings to maintain landscape structure, character and biodiversity in response to the impacts of climate change.
- 9 Woodland shaws including oak and hazel coppice and resilient lime alongside other native shrub & scrub species would be combined with a new hedgerow installed at Sunningdale, adjacent to the site, re-linking fragmented landscape by restoring hedgerows and shaws and creating corridors around property boundaries.
- 10 Trees would be planted that have potential to become future veteran trees in the wider landscape. The landscape proposal recommends suitable species capable of long term estab-

lishment and developed canopies: Quercus ilex, robur; Tilia cordata and Sorbus torminalis.

- 11 The proposal would re-introduce appropriate and traditional woodland management techniques, preserving both fallen and standing deadwood where appropriate for biodiversity value. It would introduce short rotation coppice made up of UK native or naturalised species (Corylus avellana, Carpinus betulus and Alnus cordata) screening from neighbouring properties. Trees would be strategically placed to allow some to establish as mature veteran specimens.

Supporting Strategic Environmental Objective 2

- 12 The proposal strongly references the geological setting of the site, as the concept emerges from an appreciation of the scarp, its diversity and natural processes. This encourages the wider appreciation of the importance of Low Weald geology and its link between scenery and habitat.
- 13 The new development has been inspired through the area's distinctive traditional architecture and includes the use of traditional building materials including knapped flint and weatherboarding which feature in the development proposal.
- 14 A large part of the landscape around the dwelling consists of semi-natural designed parkland, which is considered a valuable resource.

Supporting Strategic Environmental Objective 3

- 15 A natural unlined pond would be established for the benefit of wildlife and water management providing attenuation and infiltration for excess rainwater, and would be allowed to empty and fill for the benefit of wildlife and water management. Mesic native and naturalised tree and shrub species would be planted around the pond.
- 16 Seasonally wet swales collect rainwater from the roofs and mounds, transporting it across the landscape to the seasonal pond. The swales would be planted with native stream-side vegetation such as rushes (Juncus sp.), creating seasonal wetland landscapes associated with the nearby river Adur floodplain and catchment areas.
- 17 The proposal would buffer ditches around the proposal site helping to improve water quality and reduce flood risk by regulating water flow.
- 18 The proposed dwelling would integrate rainwater harvesting with a green roof system as a sustainable way of managing storm water, reducing runoff and improving the buildings efficiency, combining vegetation to increase absorption, evaporation and transpiration, drainage layers and water storage and management.

Supporting Strategic Environmental Objective 4

- 19 The proposal would provide swathes of semi-natural woodland and enhanced grassland offering substantial areas of new habitat and ensuring connectivity, helping to re-link the wider fragmented landscape. This would improve habitat connectivity, assist in regulating soil erosion and buffering of watercourses.

Effects upon Wiston Low Weald / Ashurst & Wiston Wooded Farmland and Wiston Low Weald Landscape Character Area

- 20 The effect of the proposal upon the key characteristics of the landscape character area are set out below.

Gently undulating landform

- 21 The proposal site currently comprises a flat enclosed area with no discernible topographical variation. The proposal provides slight topographical change around the dwelling to assist with the assimilation of the house into the landscape, with which it is intrinsically linked. The wider landscape benefits from very soft undulation creating added diversity within the landscape and a range of micro-climates and sheltered areas. The proposal would enhance this characteristic.

Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows

- 22 The proposal site comprises areas of amenity grassland with enclosure of linear hedgerows. The proposal would transform boundary vegetation establishing wooded shaws at the site periphery. The internal landscape would be elevated from a sterile amenity landscape into a diverse array of semi-natural habitats. The proposal would not harm pasture fields, but would provide an enhancement comprising diverse floral grassland, woodland, shaws, and wetland. The proposal would enhance the diversity and rich natural flora within the proposal site.

Isolated trees in pasture

- 23 The proposal site comprises a domestic amenity landscape with no trees set currently found within the existing grass area. The proposal would introduce a number of trees at sufficient spacings to develop into future veterans with associated high levels of biodiversity. The proposal would add a significant number of individual trees to the site greatly enhancing this characteristic.

Local concentrations of horse grazed paddocks, giving a ranch like appearance

- 24 The proposal would not affect this characteristic. The proposal would replace amenity grass with a diversity of semi-natural habitats, enhancing the character of the site.

Dense cover of ancient broadleaved woodlands and conifer plantations

- 25 The proposal would create areas of peripheral semi-natural woodland habitat around the site boundary with short rotation coppice to sustain and improve levels of diversity. The canopies of trees would emerge in the long term providing dense cover of native broadleaved species. The proposal would support and reinforce this characteristic within the landscape.

Small stream valleys draining to the Adur

- 26 The proposal would support riparian habitats with wetland species around the proposed pond improving connectivity and supplementing habitat resource. Sustainable drainage and water systems regulate the flow of water within the site, regulating and slowing peak flows with planted swales and attenuation. The proposal would therefore support and enhance this characteristic.

Scattered country houses, some suburban in character

- 27 The proposal is a dwelling set within a form of semi-natural parkland, a defining characteristic of a country house. The proposal provides a continuation of this characteristic at the highest levels of architectural development, enhancing this characteristic within the character area.

Network of rights of way, green lanes and droveways

- 28 Public rights of way would not be affected. The proposal would only be visible from Horsham Road, and not from other public rights of way.

Scattered, traditional Wealden farmsteads, cottages and a few linear villages

- 29 The proposal responds sensitively to the settlement pattern, being located evenly between adjacent dwellings to avoid overlooking, yet proximal to Horsham Road keeping the required driveway short and avoiding intrusion into open land.
- 30 The proposal would not affect the setting of scattered traditional Wealden farmsteads, such as Wappingthorn Farm Dairy or Huddlestone Farmhouse, or nearby cottages.
- 31 The proposal would not affect this characteristic.

Many small farms and cottages are concentrated along lanes with the few historic linear villages located at crossroads or road junctions.

- 32 The proposal would be situated along a historic route with other adjacent dwellings. The additional access created through the hedgerow would be consistent with the character of the road, providing glimpses of the exceptional dwelling briefly. This is considered to be provide a slight enhancement of to this char-

acteristic.

Low density of winding rural lanes.

- 33 The proposal would not affect this characteristic.

Summary

- 34 The overall effect of the proposal upon the Wiston Low Weald / Ashurst & Wiston Wooded Farmland and Wiston Low Weald Landscape Character Area is considered to consist of a moderate enhancement with no harm registered.

Summary of Effects on Visual Amenity

- 35 The proposal site is enclosed with substantial hedgerows and several mature trees with canopies that currently provide complete enclosure.
- 36 Visual effects would be limited to four of the thirteen assessment viewpoints. These effects comprise the creation of the proposed access on Horsham Road (Views 6, 7 & 8) and the emergence of trees canopies in the medium to long term from a single location adjacent to Nash House (View 13).
- 37 The hedgerow lining Horsham Road would be partly removed to facilitate the required view-splays. The hedgerow is wide, having already been reinforced with additional now well established native plants within the proposal site and can tolerate the removal of required width.
- 38 It is anticipated that the removal of hedgerow would be quickly remediated as hedgerow growth thickens filling any gaps. Additionally new trees are to be planted inside the proposal site providing variation and canopy cover that would emerge in the long term. The proposed dwelling may be momentarily glimpsed as receptors pass the new entrance.
- 39 The effect of the proposal upon locations nearest the proposed entrance is considered to be Minor and of Low Significance upon the Medium sensitivity views. The effects are assessed as beneficial as the creation of longer views of an exception dwelling and its enhanced landscape setting would improve visual amenity.
- 40 The overall effect of the proposal upon visual amenity is considered to be *Negligible* and beneficial, and therefore *Insignificant*.

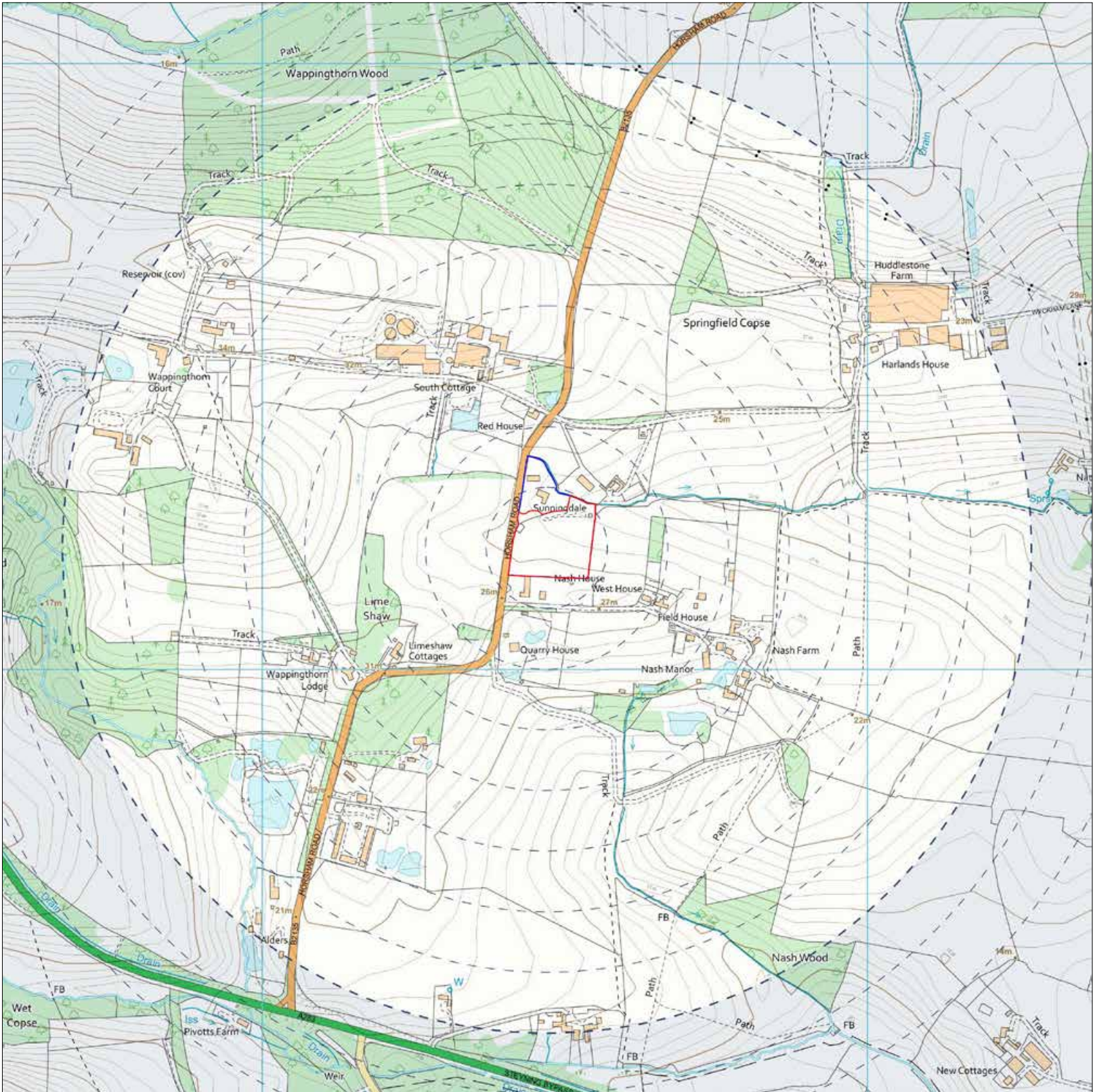
Conclusion

- 41 The proposal would support the strategic environmental objectives of the Low Weald National Character Area in a tangible number of ways, and make enhancements to several of the key characteristics of the Wiston Low Weald / Ashurst & Wiston Wooded Farmland and Wiston Low Weald Landscape Charac-

ter Area

- 42 The proposal would result in a Moderate beneficial effect upon landscape character which would be Significant and beneficial.
- 43 The proposal would result in a Negligible beneficial effect upon Visual Amenity.

Site Location



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Site Location and Study Area

- 44 The proposal site comprises a small grass area to the south of Sunningdale, a detached dwelling, situated to the east of Horsham Road. Nash House lies to the immediate south of the proposal site. Horsham Road is lined by a mature predominantly hazel hedgerow which forms a substantial visual screen.
- 45 The site is bounded by mature hedgerows along its south and east boundary with mature trees and areas of woodland in the wider landscape which create a sense of enclosure and seclusion.
- 46 There are large farm complexes at Wappingthorn and Huddleston Farms showcasing the historic productivity of the rural landscape. There is a notable cluster of dwellings around Nash Farm to the south, and a more recent vineyard.
- 47 The proposal site is situated about 800m to the north of the South Downs National Landscape.
- 48 A radius of 800m centred on the proposal site is considered to be sufficient for the assessment of potential effects upon landscape character and visual amenity that could arise from the development proposal.

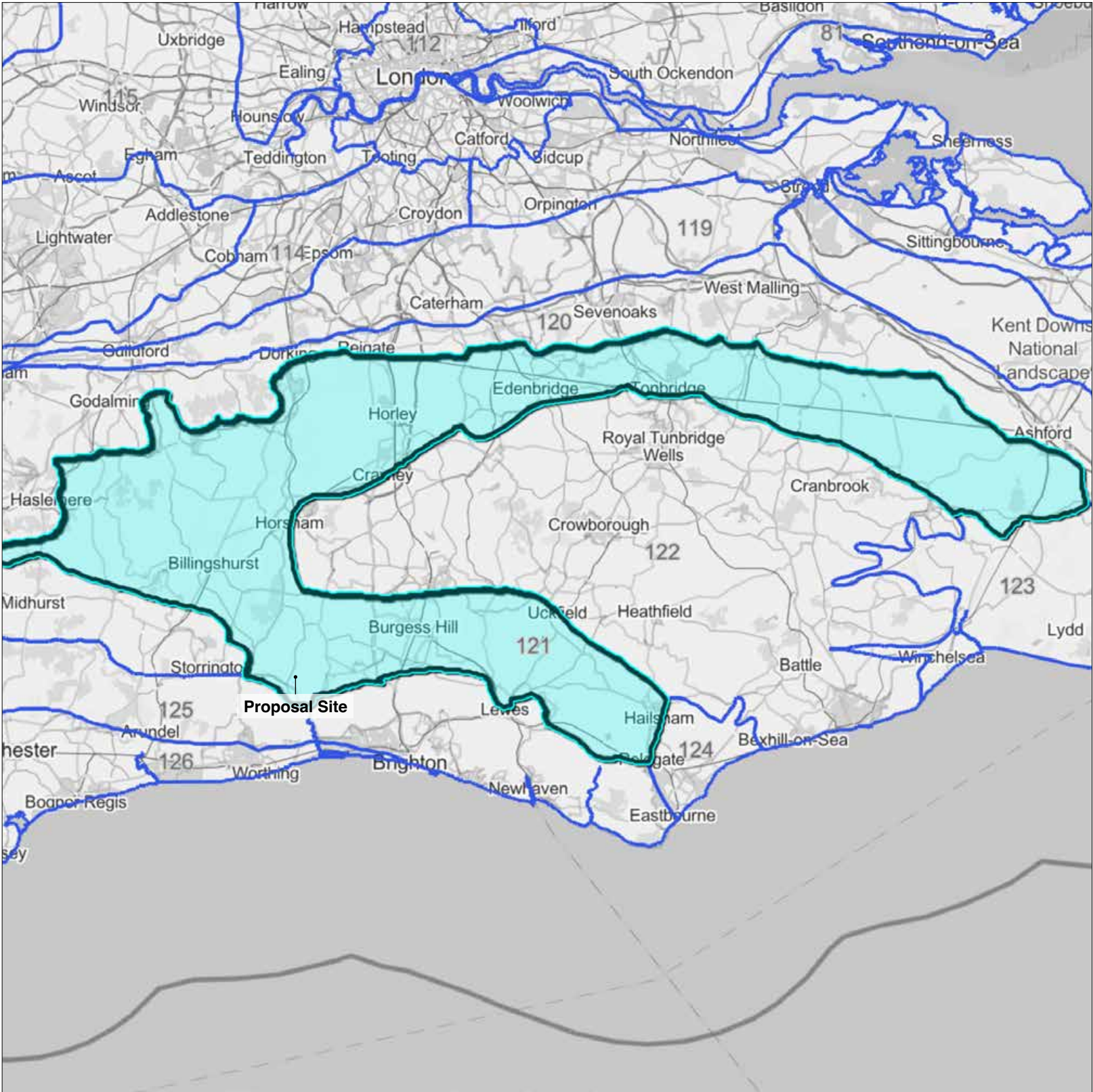
KEY

Site Boundary

Ownership Boundary

Radii from Site centre at 100m intervals

National Character Area



Source: <https://nationalcharacterareas.co.uk/low-weald/context-map/>

Low Weald National Character Area

- 49 The proposal site is located in the Low Weald National Character Area (NCA). This area is
- 50 The Low Weald NCA is a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald.
- 51 It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland.

Key Characteristics of the Low Weald NCA

- 52 The key characteristics of the Low Weald, pertaining to the proposal site and setting are as follows:
 - Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.
 - The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.
 - A generally pastoral landscape with arable farming associated with lighter soils on higher ground. Land use is predominantly agricultural but with urban influences.
 - Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.
 - Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.
 - Frequent north-south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.
 - Small areas of heathland particularly associated

with commons such as Ditchling and Chailey. Also significant historic houses often in parkland or other designed landscapes.

- The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.
- Many small rivers, streams and watercourses with associated watermeadows and wet woodland.
- Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.
- Traditional rural vernacular of local brick, weather-board and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.

Environmental Opportunities

53 The Natural England Profile for the Low Weald NCA provides four statements of environmental opportunity, with recommendations. The following selected recommendations may have potential for application for the proposal site.

SEO 1: Protect, manage and significantly enhance the area’s intricate and characteristic mix of semi-natural ancient woodlands, gill woodland, shaws, small field copses, hedgerows and individual trees to reduce habitat fragmentation and benefit biodiversity, while seeking to improve and encourage access for health and wellbeing and reinforce sense of local identity.

- Re-introducing appropriate and traditional woodland management techniques, preserving both fallen and standing deadwood where appropriate for biodiversity value.
- Identifying areas where the introduction of short rotation coppice could be used to link fragmented habitats and provide a source of fuel.
- Protecting the characteristic hedgerows with standard trees which give the area much of its intimate feel, considering replacement planting where needed.
- Further expanding broadleaved woodland on steeper slopes, especially within the catchments of the Arun, Adur, Beult and Medway, with species that reduce the risk and rate of soil erosion.

- Restoring and expanding characteristic woodland shaws, interlinking with hedgerows and copses by reinstating appropriate and traditional management, to enhance landscape, cultural heritage and biodiversity, especially where this reinforces ancient field patterns, improves habitat networks and/or helps to integrate new and existing development.
- Considering appropriate species for new plantings to maintain landscape structure, character and biodiversity in response to the impacts of climate change.
- Protecting ancient and veteran trees in parklands, hedgerows and fields.
- Monitoring and responding to new and existing threats to woodland structure from pest and diseases such as Chalara and Phytophthora. Also monitoring and controlling non-native invasive species, particularly following periods of trauma such as loss of a key species through disease.

SEO 2: Conserve and enhance the distinctive historical aspects of the Low Weald landscape, including its important geological features and sites of heritage interest, particularly those associated with Wealden iron industry, enabling access, continued research, interpretation, understanding and enjoyment of the extensive and nationally significant resources.

- Engaging in the planning process to maintain views of rock exposures and natural landforms that illustrate the geological context of the area and, where appropriate, improving access to cuttings, quarries and other geological features to improve understanding and enjoyment of geodiversity.
- Encouraging the wider appreciation (among the public, minerals industry, scientific community, local authorities and conservation bodies) of the importance of Low Wealden geology and its link between scenery and habitat, through education and interpretation.
- Working with local authorities, landowners, Areas of Outstanding Natural Beauty and interest groups to promote the unique historical assets of the Low Weald for the benefit of local communities and to boost tourism.
- Conserving and enhancing, through sustainable and sensitive new uses, the area’s distinctive traditional farmsteads, including the dispersed plans which are highly characteristic of the Weald and its oasts, barns and other buildings.
- Using an understanding of the area’s distinctive traditional architecture to inspire new development, includ-

ing encouragement where appropriate of the use of traditional building materials, including local red brick, flint, clay tile and weatherboarding in new development and restorative work.

- Identifying and realising opportunities to enhance the setting and interpretation of heritage assets such as historic buildings and archaeological sites. Also working with local societies and interest groups to promote the appreciation and understanding of the area’s historic sites and nationally important industrial heritage.
- Increasing the amount of surviving historic parkland that is protected by measures such as agri-environment schemes and historic parkland grants, and identifying smaller historic designed landscapes and seeking to preserve and enhance them where appropriate.

SEO 3: Work at a landscape scale to improve the quality, state and structure of all Wealden rivers, streams and standing waterbodies and their appropriate flood plains, taking account of water quality, water flow and hydraulic connection with the flood plain, while seeking to enhance biodiversity, historic features and recreation opportunities and reinforcing sense of place.

- Working in partnership across sectors and National Character Area (NCA) boundaries to tackle the challenges associated with flood risk, pollution and low flows to safeguard surface water resources, especially those failing to meet Water Framework Directive objectives for good ecological status.
- Maintaining and restoring wetland landscapes associated with the streams and rivers, particularly the main rivers – the Arun, Adur, Beult and Medway – including maintenance and restoration of waterside pollards, lines of riparian trees, wet pasture and wet woodland.
- Maintaining and restoring historic hammer and furnace ponds that are characteristic of the area for the benefit of wildlife and water management and inspiring sense of place. Also improving access and interpretation to increase understanding and enjoyment of these features.
- Buffering watercourses and reservoirs and restoring natural river geomorphology to improve water quality and reduce flood risk in settlements by regulating water flow.
- Drawing on best practice principles such as those established under catchment sensitive farming and

building on and supporting existing stakeholder groups to help to deliver a good water environment across the Low Weald, benefiting biodiversity and local communities.

- Encouraging sustainable water use by homes and businesses supplied from catchments and promoting sustainable urban drainage systems.
- Controlling invasive non-native species, particularly along river banks, to reduce soil exposure and erosion of the bank.

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

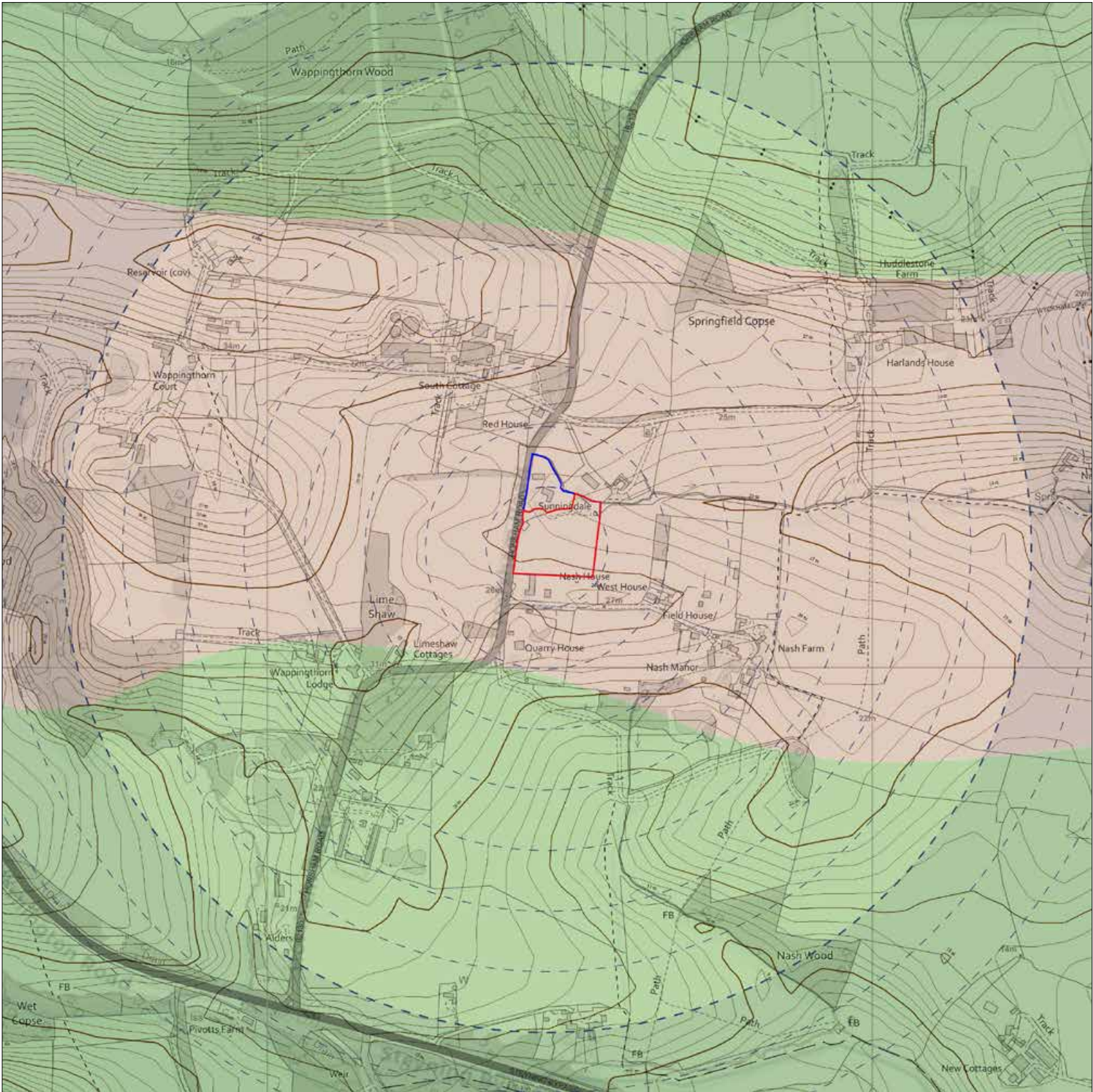
- Supporting environmentally based agricultural grant systems; for example, whole farm plans, environmental and pollution controls, habitat creation and habitat management.
- Securing the protection of all remaining unimproved grassland as part of a working pastoral system and seeking to extend buffer zones around prime areas.
- Re-linking the fragmented landscape by restoring hedgerows and shaws and creating corridors using field margins, road verges and rivers to improve habitat connectivity, particularly where this can assist in regulating soil erosion and buffering of watercourses.
- Protecting traditional practices, including the long-standing associations of the fruit belt in Kent, maintaining a strong sense of place, for example maintaining and managing traditional orchards for heritage value, genetic diversity and local distinctiveness, including their poplar and alder shelterbelts.
- Using mechanisms such as agri-environment schemes to encourage the use of field margins, beetle banks and headlands in arable land, particularly in close proximity to food crops requiring pollination.
- Building on work to preserve surviving pockets of unimproved hay meadows through continuing to support measures such as agrienvironment schemes and the Weald Meadows Initiative.

Additional Opportunity: Plan for the creation of high-quality blue and green space and green corridors to provide a framework

for new and existing development in urban areas and along major transport routes for the enjoyment and wellbeing of communities and to enhance biodiversity.

- Working to identify and maintain important views to elevated landforms outside the NCA such as the Wealden Greensand, the North and South Downs and the High Weald.
- Creating or safeguarding extensive areas of multifunctional green space within and surrounding towns and identified new development areas, including attractive new wetlands forming part of sustainable urban drainage systems and linking into the heart of urban areas as part of green infrastructure planning.
- Creating community allotments and potentially developing community orchards on the edges of urban areas.
- Managing and enhancing the provision and promotion of access across the area including supporting plans to extend cycle networks.
- Encouraging measures such as restoration and expansion of networks of hedgerows and shaws to minimise the effects of development and its associated infrastructure (including light, noise and air pollution) intruding on the rural character and the special qualities of adjacent protected landscapes.
- Seeking to conserve areas with high levels of tranquillity and the settlement pattern of small, scattered villages and hamlets of this predominantly rural area.
- Encouraging detailed landscape assessment in advance of all significant development to identify ways of minimising impact on the rural character, the local community and the environment.

Topography and Soils



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Topography and Soils

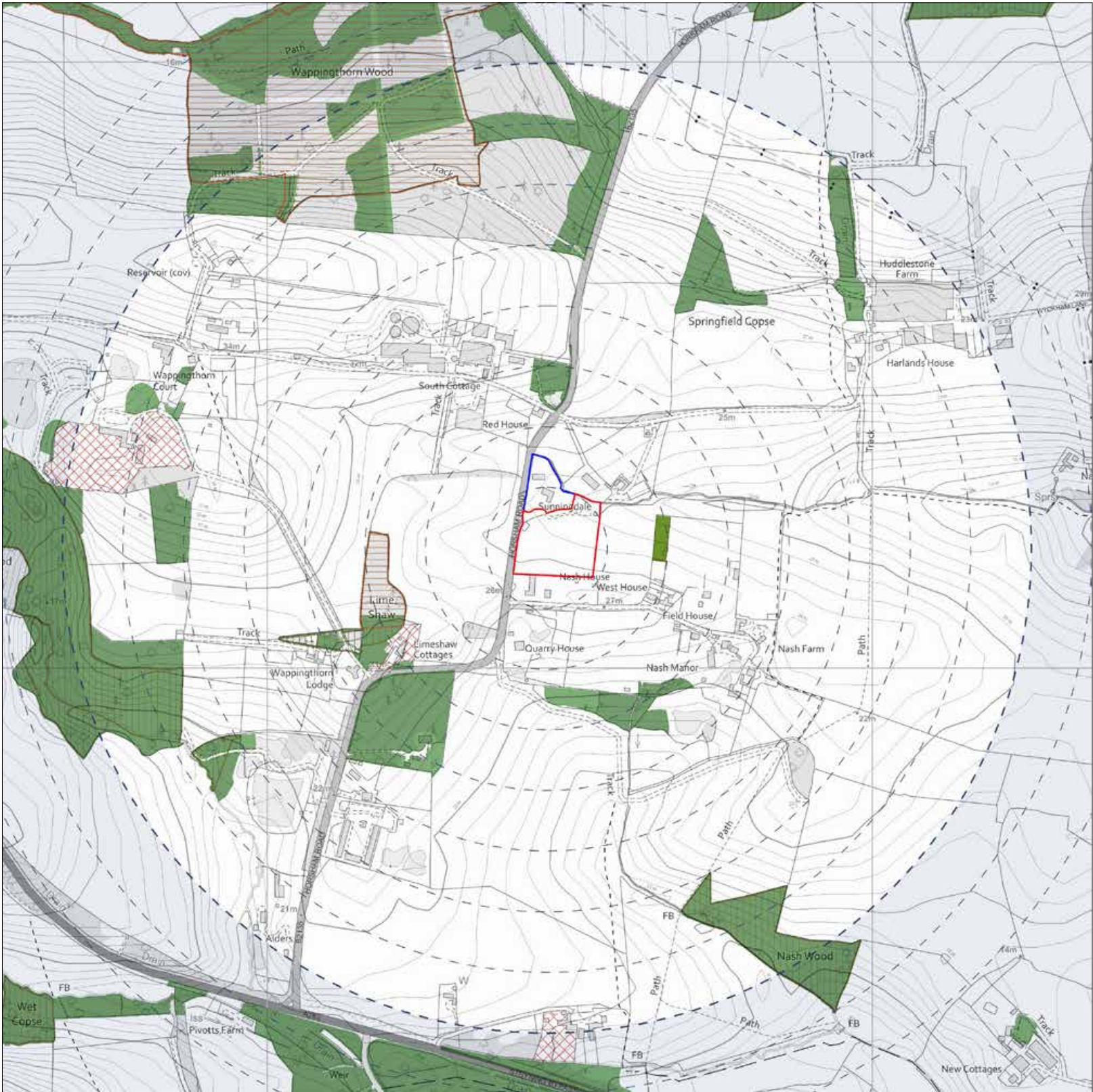
- 54 The proposal site is situated at an elevation of between around 23m and 26m A.O.D. a small amount of topographical variation across the site.
- 55 The proposal site is located on the Folkestone Formation - Sandstone bedrock, with deposits of Head - Clay, silt, sand and gravel covering the proposal site.¹
- 56 Soils on the site consist of freely draining slightly acid loamy soils. This soil type supports arable and grassland, neutral and acid pastures and deciduous woodlands; and acid communities such as bracken and gorse in the uplands.²
- 57 The proposal site is located within the Adur Upper Operational Catchment.³ A small stream passes along the north site boundary flowing east.

1 BGS Geology Viewer (<https://geologyviewer.bgs.ac.uk>)
2 LandIS (<https://www.landis.org.uk/soilscapes/>)
3 <https://environment.data.gov.uk/catchment-planning/OperationalCatchment/3483>

KEY

- Freely draining slightly acid loamy soils
- Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils

Priority Habitats



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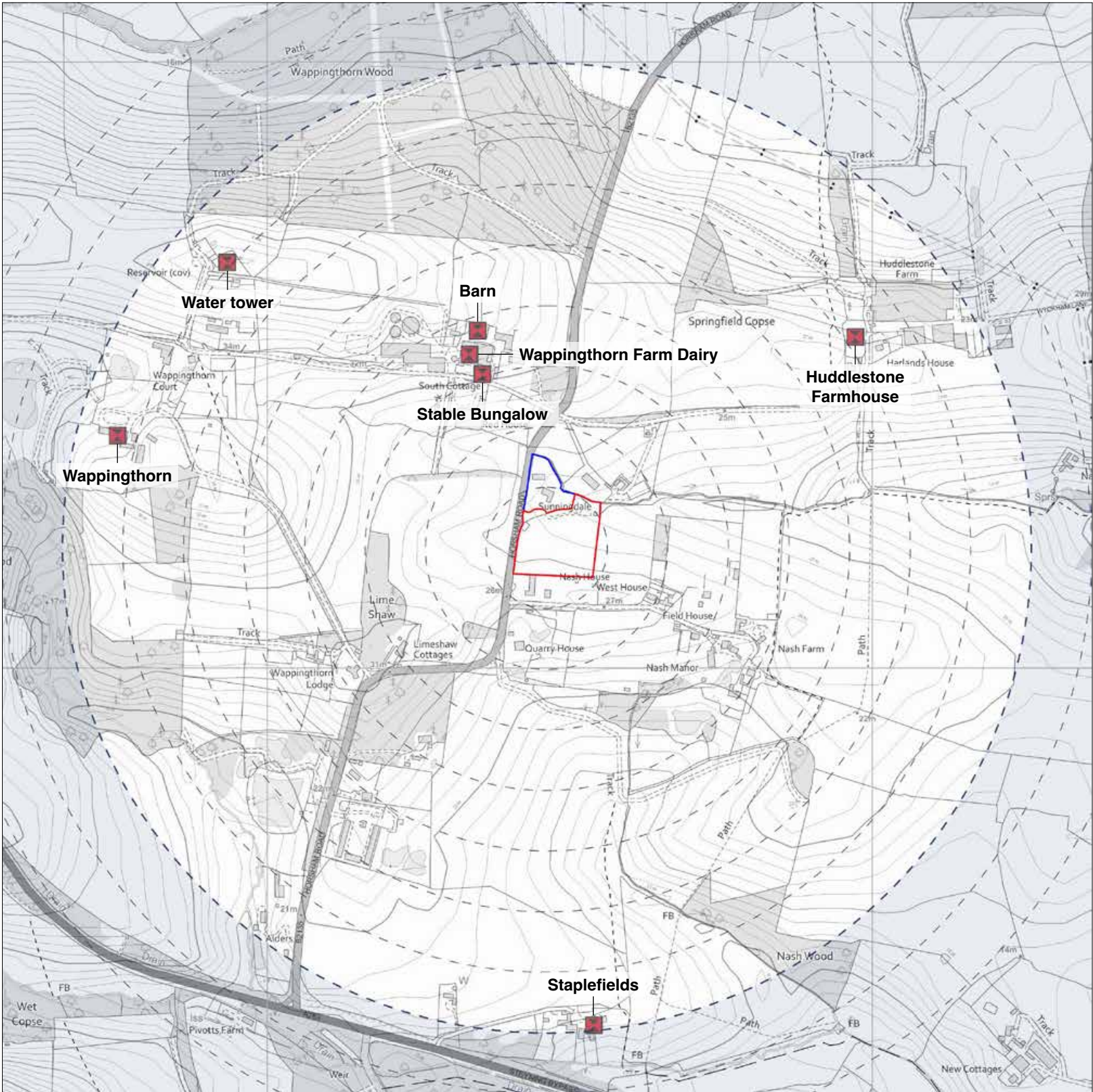
Priority Habitats

- 58 UK BAP priority habitats are those that were identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan.
- 59 There are no priority habitats within the proposal site. A small area of traditional orchard is recorded about 100m to the east of the proposal site, to the north of West House.
- 60 Small areas of deciduous woodland priority habitats are located throughout the study area, some of which is ancient woodland.

KEY

	Deciduous Woodland		Traditional Orchard
	Ancient Replanted Woodland		Other Habitat
	Ancient & Semi-Natural Woodland		

Heritage Designations



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Heritage Designations

61 There are several Grade II listed buildings within the study area. There are no scheduled monuments or registered parks or gardens within the study area.

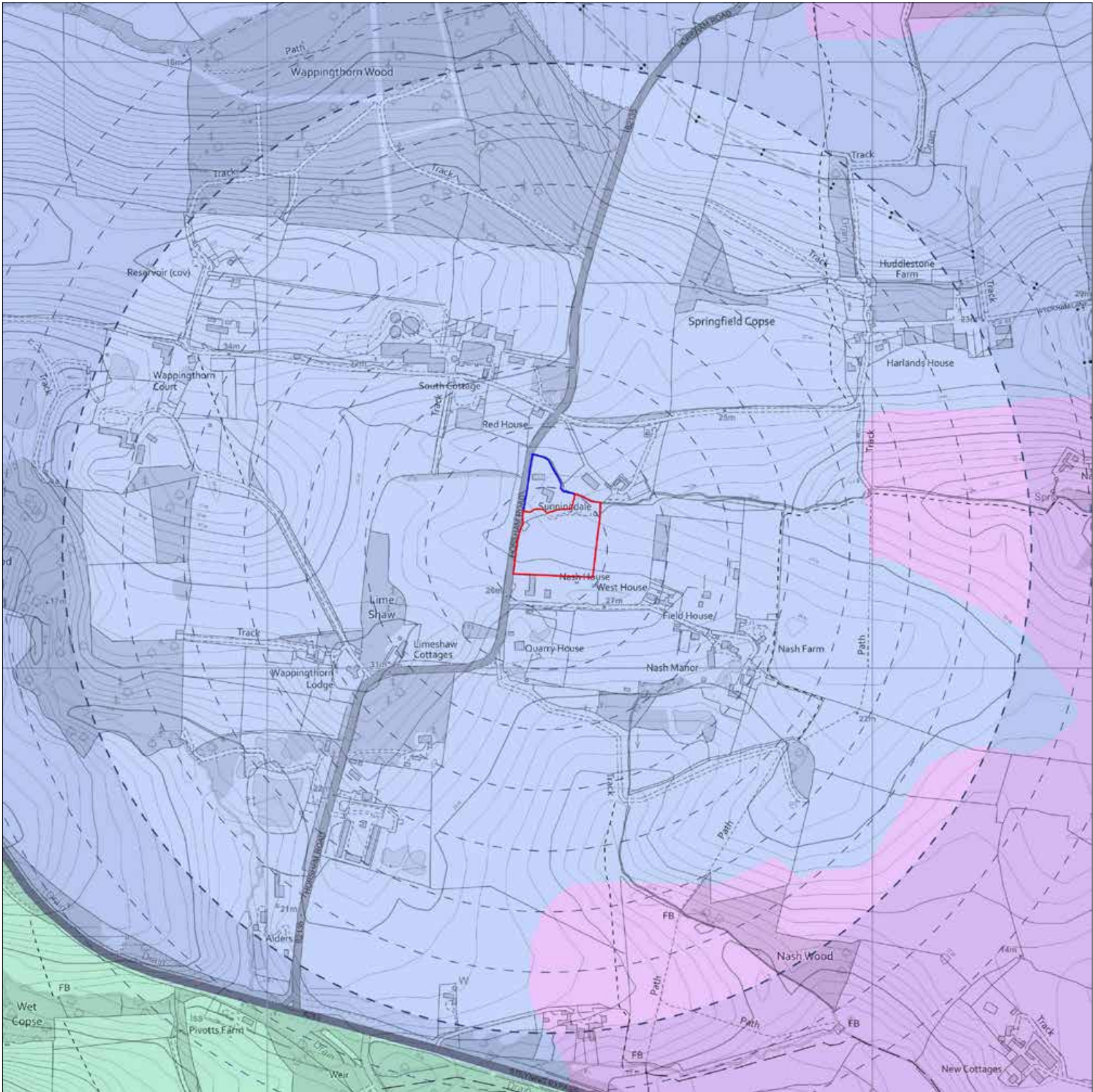
Listed Buildings

- 62 The nearest listed buildings are those located at Wappingthorn Farm Dairy, about 200m to the north of the proposal site. The buildings consist of model dairy farm buildings designed by Maxwell Ayrton FRIBA for Sir Arthur Howard in 1929-30. These buildings are particularly unusual for the use of concrete as an architectural rather than merely structural function. The two tall octagonal tapering silo towers are visible from locations close to the proposal site.
- 63 Huddleston Farmhouse is situated in a slightly elevated position relative to the proposal site, about 500m to the north east of the proposal site. A public footpath passes just to the west of the farmhouse. Views are assessed from this location (Views 1 & 2).
- 64 Other listed buildings within the study area have little visual connectivity with the proposal site.

KEY

Grade II Listed Building

Landscape Character



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West Sussex Landscape Character Assessment

- 65 A landscape character assessment was prepared by West Sussex County Council in association with consultants Chris Blandford Associates and partners in the Character of West Sussex Partnership Programme.
- 66 The proposal site is located within the Wiston Low Weald landscape character area, LW7 (refer to Appendix C).
- 67 The same area was also identified in the Horsham District Landscape Character Assessment (CBA 2003) as the Ashurst and Wiston Wooded Farmlands landscape character area, G1 (Appendix C).
- 68 The West Sussex assessment provides slightly greater detail and slightly more comprehensive guidance and is therefore used as the basis of this assessment.

LW7 Wiston Low Weald / G1 Ashurst & Wiston Wooded Farmland and Wiston Low Weald

- 69 This character area is a mainly pastoral landscape with a well-wooded character. Strong patterns of small to medium size fields of pasture enclosed by woodlands, shaws and hedge-rows are generally common across the area, although some localities contain larger arable fields.
- 70 Local character varies depending on the presence or otherwise of concentrations of horse paddocks, and the A24 which follows the western boundary. Away from the A24 most areas have a tranquil character.

KEY

- LW7: Wiston Low Weald / G1 Ashurst & Wiston Wooded Farmland and Wiston Low Weald
- LW9: Upper Adur Valley
- WG8: Central Scarp Footslopes

Key Characteristics

- 71 The key characteristics of the Wiston Low Weald LCA are as follows:
- Gently undulating landform.
 - Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows.
 - Isolated trees in pasture.
 - Local concentrations of horse grazed paddocks, giving a ranch like appearance.
 - Dense cover of ancient broadleaved woodlands and conifer plantations.
 - Small stream valleys draining to the Adur.
 - Scattered country houses, some suburban in character.
 - Network of rights of way, green lanes and droveways.
 - Scattered, traditional Wealden farmsteads, cottages and a few linear villages.
 - Many small farms and cottages are concentrated along lanes with the few historic linear villages located at crossroads or road junctions.
 - Low density of winding rural lanes.

Historic Features

- 72 The area contains scattered farmsteads, some of which are listed buildings. Old droveways form connective routes and a Roman Road is identified a short distance to the north of the proposal site. Small and medium-sized assarts are found at locations distant from the proposal site. There are linear patterns associated with droveways and irregular fields radiating out from settlements.

Biodiversity

- 73 Overall biodiversity is reduced by intensive arable fields, concentrations of horse paddocks and plantation woodlands. There are many small to medium-sized broadleaved semi-natural woodlands; Wappingthorn Wood is partly identified as ancient woodland.
- 74 Large isolated trees can be found in pasture, although there are none within the proposal site.
- 75 Marginal vegetation and small patches of wet woodland, including willow and alder woodlands occur on wet grounds and along streams. There are examples of such adjacent to the proposal site. Some field corner ponds are found yet not within

the proposal site.

- 76 The area is rich in hedgerows, with high density and good connectivity. Hedgerows around the west, south and east of the proposal site are mature and densely planted with some mature trees present on the eastern site boundary

Key Issues

- 77 Generally there is poor hedgerow and woodland management. Hedgerows can be fragmented with ageing and loss of hedgerow and pasture or field trees. Ponds can be neglected.
- 78 Horse paddocks are seen as detractors in the landscape.

Landscape and Visual Sensitivities

- 79 Key sensitivities are considered to be unsympathetic development, changes in settlement pattern and addition of suburban features, and unsympathetic or major road improvements.
- 80 Loss of woodland cover or diversity of woodland due to plantation planting or lack of management has harmed the landscape. Changes in farming practices leading to expansion or addition of modern farm buildings and changes in land management practices has led to a change in field sizes, and loss of hedgerows and isolated pasture trees.
- 81 Tranquillity should be conserved.

Guidelines

- 82 The following guidance is provided within the landscape character assessment, which may be applicable in developing proposals for the application site:
- Conserve existing tranquil rural and predominantly wooded character of the area.
 - Conserve and encourage sound management of all woodlands. Support and promote woodland industries.
 - Link hedgerows through new planting and encourage the development of hedgerow trees through tagging, especially on roadsides.
 - Create new woodlands, linking in with existing field boundaries to extend and link existing woodland areas. Encourage wooded linkage through land parcels where there are gaps in the network.
 - Maintain the historic character of the area, including the pattern of small fields and the network of green lanes and droveways. Conserve and reinstate small

scale hedgerow and pasture wherever possible.

- Maintain and restore hedgerow patterns and shaws.
- Replant and manage isolated trees in pasture.
- Conserve and manage streamside vegetation and ponds. Encourage appropriate management to perpetuate conservation and landscape interests.
- Seek to reduce the extent, intensity and impact of horse grazing. Encourage the planting of tree belts and hedgerows around horse paddocks.
- Encourage landscape enhancements to existing village edges and road approaches. Plant amenity trees in villages.
- Consider the cumulative impact on landscape character of small developments and land use change. Avoid the introduction of suburban styles and materials.
- Encourage management of existing ponds.
- Encourage sound management of rights of way network.

Development Proposal

- 83 The development proposal consists of a unique detached dwelling set within an enhanced landscape. The proposal is considered to be an exceptional dwelling, attested by independent design review.
- 84 The proposed dwelling comprises a knapped flint faced structure with a grand sloping green roof descending to a natural attenuation pool. The two storey dwelling wraps around a semi formal landscape and swimming pool. Beyond lies a significantly enhanced semi natural landscape designed to provide a diverse and long-lived diverse swathe of native trees and planting.
- 85 A new access would be opened from Horsham Road to ensure hard surfacing and interference with adjacent dwellings is kept to a minimum. The hedgerow frontage would be moved back slightly from the road to facilitate sight lines for safety.
- 86 The proposal is shown in Appendix B.

Effects on the Low Weald National Character Area

- 87 The proposal incorporates guidance for the Low Weald National Character Area within the landscape proposal as follows.

Supporting Strategic Environmental Objective 1

- 88 The proposal would expand woodland shaws, interlinking with hedgerows and copses to enhance landscape, cultural heritage and biodiversity to improve the habitat network and integrate the new development.
- 89 The proposal provides appropriate species for new plantings to maintain landscape structure, character and biodiversity in response to the impacts of climate change.
- 90 Woodland shaws including oak and hazel coppice and resilient lime alongside other native shrub & scrub species would be combined with a new hedgerow installed at Sunningdale, adjacent to the site, re-linking fragmented landscape by restoring hedgerows and shaws and creating corridors around property boundaries.
- 91 Trees would be planted that have potential to become future veteran trees in the wider landscape. The landscape proposal recommends suitable species capable of long term establishment and developed canopies: Quercus ilex, robur; Tilia cordata and Sorbus torminalis.
- 92 The proposal would re-introduce appropriate and traditional woodland management techniques, preserving both fallen and standing deadwood where appropriate for biodiversity value. It would introduce short rotation coppice made up of UK native or naturalised species (Corylus avellana, Carpinus betulus and Alnus cordata) screening from neighbouring properties. Trees

would be strategically placed to allow some to establish as mature veteran specimens.

Supporting Strategic Environmental Objective 2

- 93 The proposal strongly references the geological setting of the site, as the concept emerges from an appreciation of the scarp, its diversity and natural processes. This encourages the wider appreciation of the importance of Low Weald geology and its link between scenery and habitat.
- 94 The new development has been inspired through the area's distinctive traditional architecture and includes the use of traditional building materials including knapped flint and weatherboarding which feature in the development proposal.
- 95 A large part of the landscape around the dwelling consists of semi-natural designed parkland, which is considered a valuable resource.

Supporting Strategic Environmental Objective 3

- 96 A natural unlined pond would be established for the benefit of wildlife and water management providing attenuation and infiltration for excess rainwater, and would be allowed to empty and fill for the benefit of wildlife and water management. Mesic native and naturalised tree and shrub species would be planted around the pond.
- 97 Seasonally wet swales collect rainwater from the roofs and mounds, transporting it across the landscape to the seasonal pond. The swales would be planted with native stream-side vegetation such as rushes (Juncus sp.), creating seasonal wetland landscapes associated with the nearby river Adur floodplain and catchment areas.
- 98 The proposal would buffer ditches around the proposal site helping to improve water quality and reduce flood risk by regulating water flow.
- 99 The proposed dwelling would integrate rainwater harvesting with a green roof system as a sustainable way of managing storm water, reducing runoff and improving the buildings efficiency, combining vegetation to increase absorption, evaporation and transpiration, drainage layers and water storage and management.

Supporting Strategic Environmental Objective 4

- 100 The proposal would provide swathes of semi-natural woodland and enhanced grassland offering substantial areas of new habitat and ensuring connectivity, helping to re-link the wider fragmented landscape. This would improve habitat connectivity, assist in regulating soil erosion and buffering of watercourses.

Effects upon Wiston Low Weald / Ashurst & Wiston Wooded Farmland and Wiston Low Weald Landscape Character Area

- 101 The effect of the proposal upon the key characteristics of the landscape character area are set out below.

Gently undulating landform

- 102 The proposal site currently comprises a flat enclosed area with no discernible topographical variation. The proposal provides slight topographical change around the dwelling to assist with the assimilation of the house into the landscape, with which it is intrinsically linked. The wider landscape benefits from very soft undulation creating added diversity within the landscape and a range of micro-climates and sheltered areas. The proposal would enhance this characteristic.

Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows

- 103 The proposal site comprises areas of amenity grassland with enclosure of linear hedgerows. The proposal would transform boundary vegetation establishing wooded shaws at the site periphery. The internal landscape would be elevated from a sterile amenity landscape into a diverse array of semi-natural habitats. The proposal would not harm pasture fields, but would provide an enhancement comprising diverse floral grassland, woodland, shaws, and wetland. The proposal would enhance the diversity and rich natural flora within the proposal site.

Isolated trees in pasture

- 104 The proposal site comprises a domestic amenity landscape with no trees set currently found within the existing grass area. The proposal would introduce a number of trees at sufficient spacings to develop into future veterans with associated high levels of biodiversity. The proposal would add a significant number of individual trees to the site greatly enhancing this characteristic.

Local concentrations of horse grazed paddocks, giving a ranch like appearance

- 105 The proposal would not affect this characteristic. The proposal would replace amenity grass with a diversity of semi-natural habitats, enhancing the character of the site.

Dense cover of ancient broadleaved woodlands and conifer plantations

- 106 The proposal would create areas of peripheral semi-natural woodland habitat around the site boundary with short rotation coppice to sustain and improve levels of diversity. The canopies of trees would emerge in the long term providing dense cover of native broadleaved species. The proposal would support

and reinforce this characteristic within the landscape.

Small stream valleys draining to the Adur

107 The proposal would support riparian habitats with wetland species around the proposed pond improving connectivity and supplementing habitat resource. Sustainable drainage and water systems regulate the flow of water within the site, regulating and slowing peak flows with planted swales and attenuation. The proposal would therefore support and enhance this characteristic.

Scattered country houses, some suburban in character

108 The proposal is a dwelling set within a form of semi-natural parkland, a defining characteristic of a country house. The proposal provides a continuation of this characteristic at the highest levels of architectural development, enhancing this characteristic within the character area.

Network of rights of way, green lanes and droveways

109 Public rights of way would not be affected. The proposal would only be visible from Horsham Road, and not from other public rights of way.

Scattered, traditional Wealden farmsteads, cottages and a few linear villages

110 The proposal responds sensitively to the settlement pattern, being located evenly between adjacent dwellings to avoid overlooking, yet proximal to Horsham Road keeping the required driveway short and avoiding intrusion into open land.

111 The proposal would not affect the setting of scattered traditional Wealden farmsteads, such as Wappingthorn Farm Dairy or Huddlestone Farmhouse, or nearby cottages.

112 The proposal would not affect this characteristic.

Many small farms and cottages are concentrated along lanes with the few historic linear villages located at crossroads or road junctions.

113 The proposal would be situated along a historic route with other adjacent dwellings. The additional access created through the hedgerow would be consistent with the character of the road, providing glimpses of the exceptional dwelling briefly. This is considered to be provide a slight enhancement of to this characteristic.

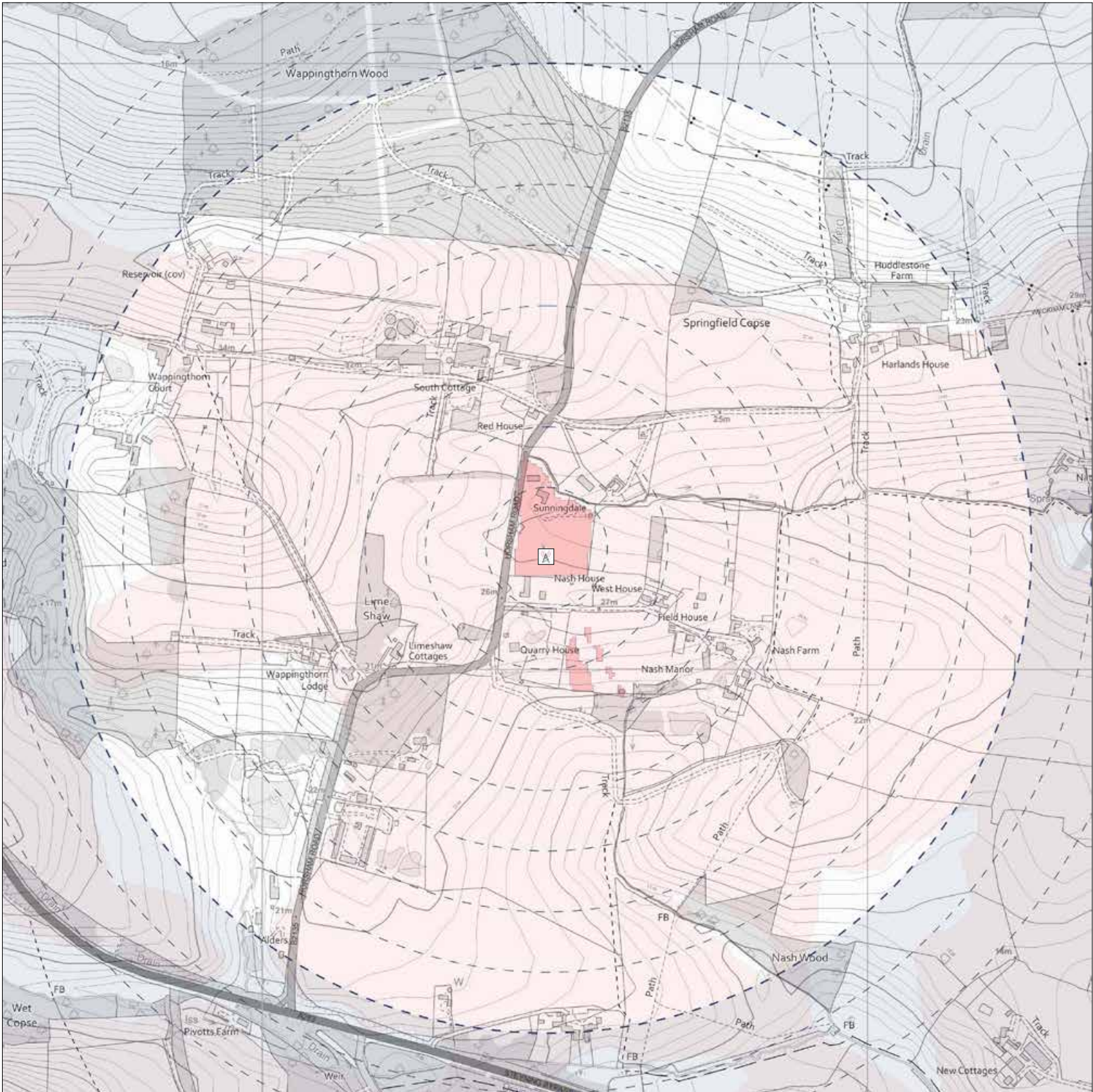
Low density of winding rural lanes.

114 The proposal would not affect this characteristic.

Summary

115 The overall effect of the proposal upon the Wiston Low Weald / Ashurst & Wiston Wooded Farmland and Wiston Low Weald Landscape Character Area is considered to consist of a moderate enhancement with no harm registered.

Zone of Theoretical Visibility



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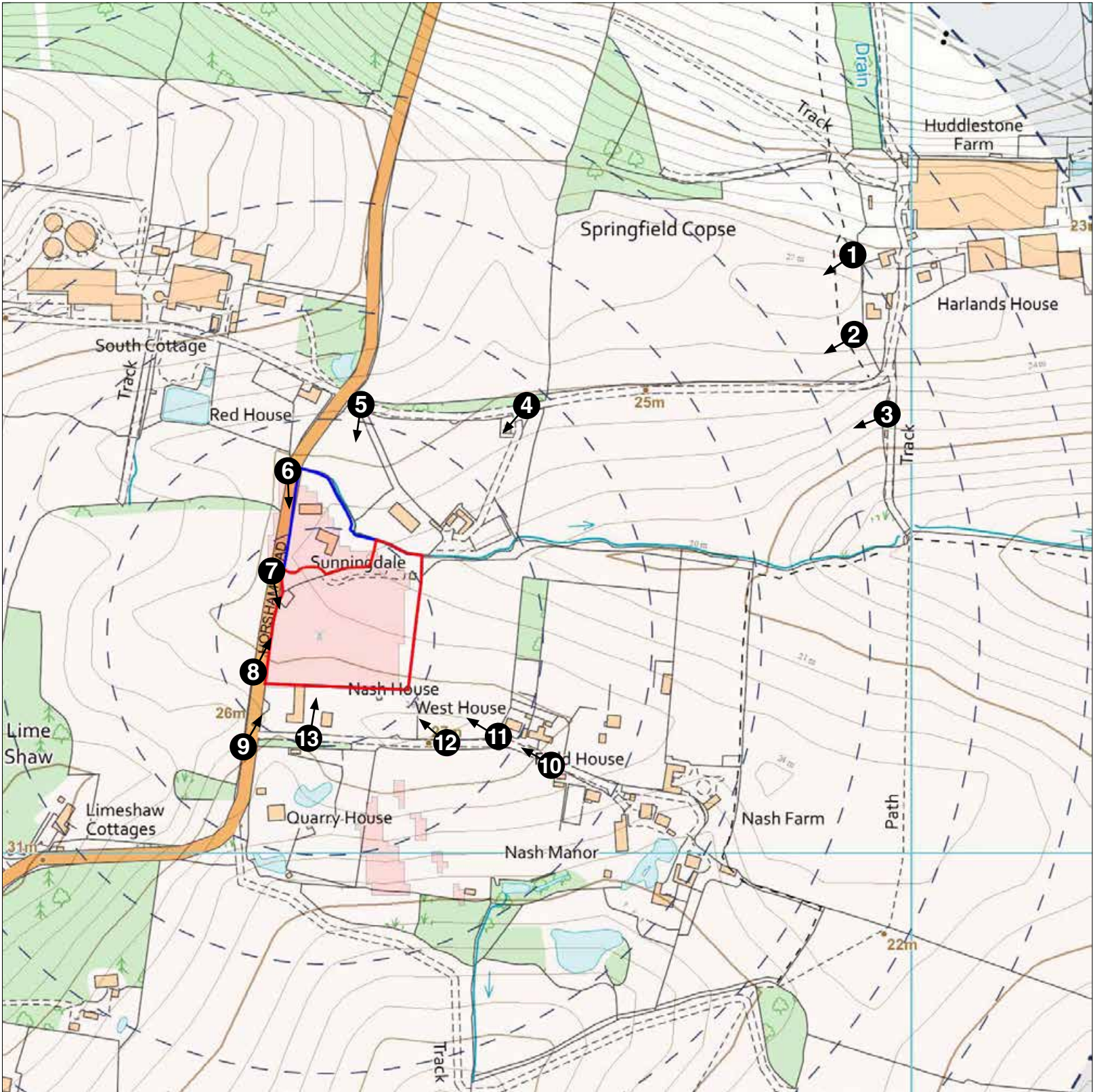
Zone of Theoretical Visibility

- 116 A theoretical analysis of the potential for visibility of the proposal was carried out using OS terrain data and a geographic information system. The zone of theoretical visibility (ZTV) is established using a theoretical mast of height 9m and shows the maximum anticipated extent of the location of visual receptors.
- 117 The screening effect of woodland and mature hedgerows are shown in the GIS model. The ZTV provides a guide for field assessment when further examination of potential receptor views is carried out and representative viewpoints are selected.
- 118 The proposal site is enclosed by a substantial amount of vegetation which includes a mature hedgerow lining Horsham Road, and hedgerows and mature trees along south and east site boundaries. Accumulated trees around Sunningdale to the north and its further peripheral vegetation form an effective visual screen.

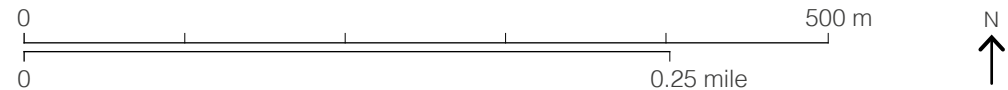
KEY

- 9m mast theoretically visible
- Mast location
- Radii at 100m intervals

Receptor Viewpoint Locations



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Receptor Viewpoint Locations

- 119 Viewpoints were selected to represent the experience of visual receptors from potentially susceptible locations within the Zone of Theoretical Visibility.
- 120 Assessment views were captured using a tripod mounted camera from a height of 1.5 metres to represent the approximate eye-height of a person.

Assessment of Views

- 121 The baseline sensitivity of each view is presented on the following pages with a panoramic image gained from the receptor viewpoint. The susceptibility of the receptor and the value of the view are combined to determine the sensitivity of the view.
- 122 The magnitude of the anticipated effect is assessed and the resulting significance of effect post-development stated. A summary of the sensitivity and effect upon each view is listed on a table following the presentation of views.

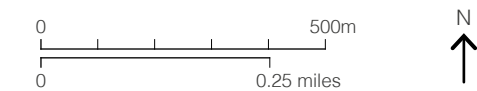
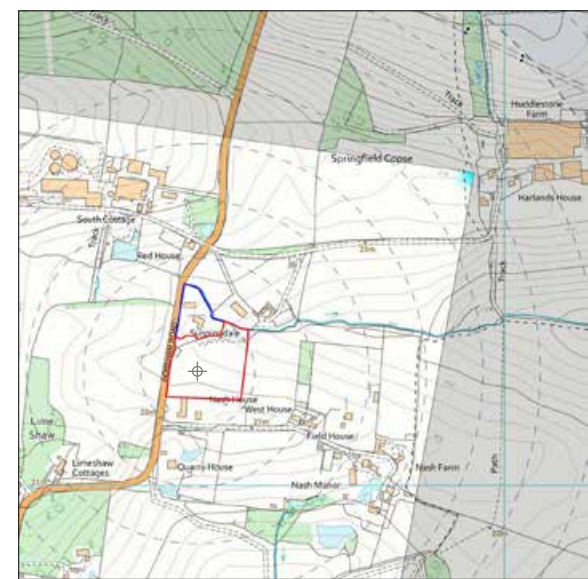
KEY

- Assessment Viewpoint
- Radii at 100m intervals

VIEW 1 - Public Footpath STE-2600



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Site Boundary
- Proposed Dwelling Location

Viewpoint Data
Date: 03.09.2025
Time: 14:22
Bearing to PDL: 235°
Distance to PDL: 549m
Viewpoint Elevation: 26m
Camera Height: 1.5m
Grid Reference: TQ 17947 13554

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/800
Focal Length: 50mm
ISO Speed: 2000

Image Information
HFoV: 88°
Projection: Planar

Receptor Susceptibility
This view would be gained by pedestrians using the footpath for a few minutes. Susceptibility is considered to be High.

Features
The view consists of arable land in the foreground with scattered woodland and trees in the middle distance. Some dispersed dwellings are visible. The South Downs are clearly visible forming a dramatic backdrop in the distance. The value of the view is considered to be High.

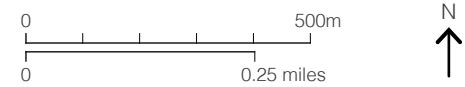
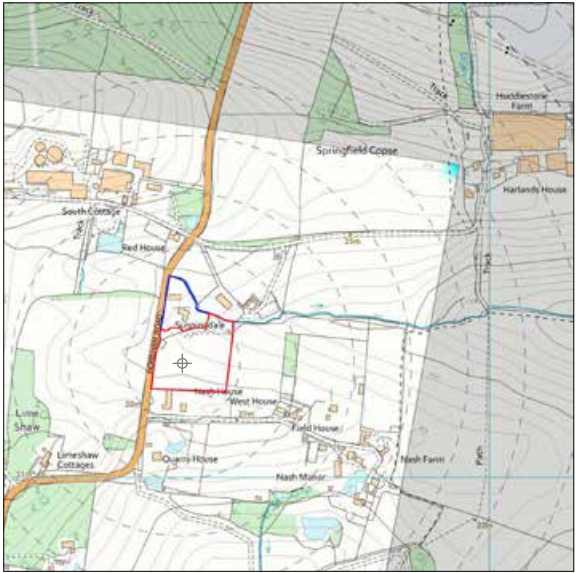
Sensitivity
The sensitivity of the view is assessed as *High*.

SENSITIVITY OF VIEW				
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
VALUE				

VIEW 1 - Public Footpath STE-2600



Panoramic Image: WIREFRAME PROPOSAL SHOWN (OBSCURED)



- Receptor Viewpoint
- Site Boundary
- Proposed Dwelling Location

Viewpoint Data
Date: 03.09.2025
Time: 14:22
Bearing to PDL: 235°
Distance to PDL: 549m
Viewpoint Elevation: 26m
Camera Height: 1.5m
Grid Reference: TQ 17947 13554

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/800
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV: 88°
Projection: Planar

Anticipated Effect upon View
The proposal would not be visible.

Magnitude of Effect
None.

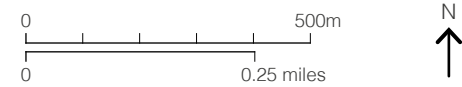
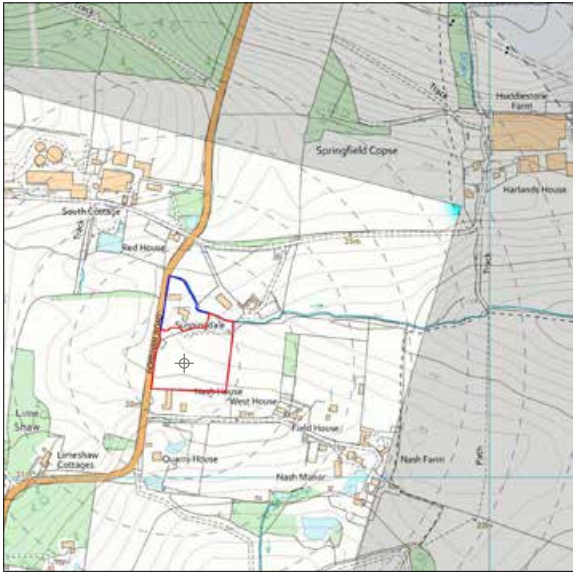
Significance of Effect
None.

SIGNIFICANCE OF EFFECT			
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE / SIGNIFICANT
	NEGIGIBLE	INSIGNIFICANT	INSIGNIFICANT / LOW SIGNIFICANCE
		SENSITIVITY OF RECEPTOR	
		LOW	HIGH

VIEW 2 - Public Footpath STE-2600



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Site Boundary
- Proposed Dwelling Location

Viewpoint Data
Date: 03.09.2025
Time: 14:25
Bearing to PDL: 241°
Distance to PDL: 557m
Viewpoint Elevation: 26m
Camera Height: 1.5m
Grid Reference: TQ 17947 13483

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/1000
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV: 88°
Projection: Planar

Receptor Susceptibility
This view would be gained by pedestrians using the footpath for a few minutes. Susceptibility is considered to be High.

Features
The view consists of arable land in the foreground with scattered woodland and trees in the middle distance. Some dispersed dwellings are visible. The South Downs are clearly visible forming a dramatic backdrop in the distance. Overhead cables detract slightly. The value of the view is considered to be High.

Sensitivity
The sensitivity of the view is assessed as *High*.

SENSITIVITY OF VIEW				
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
VALUE				

VIEW 2 - Public Footpath STE-2600



0 500m
0 0.25 miles

N

Receptor Viewpoint
Site Boundary
Proposed Dwelling Location

Viewpoint Data

Date: 03.09.2025
Time: 14:25
Bearing to PDL: 241°
Distance to PDL: 557m
Viewpoint Elevation: 26m
Camera Height: 1.5m
Grid Reference: TQ 17947 13483

Camera Settings

Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/1000
Focal Length: 50mm
ISO Speed: 2000

Image Information

HfOV 88°
Projection Planar

Anticipated Effect upon View

The proposal would not be visible.

Magnitude of Effect

None.

Significance of Effect

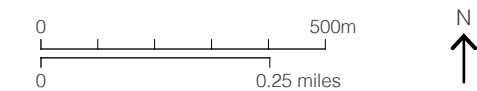
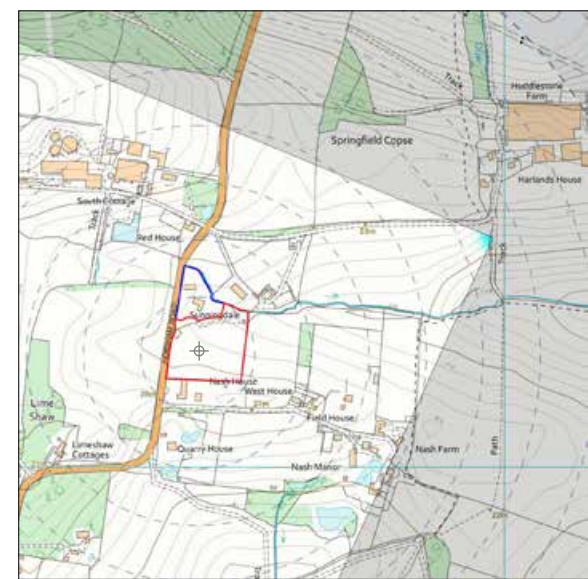
None.

SIGNIFICANCE OF EFFECT			
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE / SIGNIFICANT
	NEGIGIBLE	INSIGNIFICANT	INSIGNIFICANT / LOW SIGNIFICANCE
		LOW	HIGH
SENSITIVITY OF RECEPTOR			

VIEW 3 - Public Footpath STE-2600



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Site Boundary
- Proposed Dwelling Location

Viewpoint Data
Date: 03.09.2025
Time: 14:29
Bearing to PDL: 249°
Distance to PDL: 557m
Viewpoint Elevation: 22m
Camera Height: 1.5m
Grid Reference: TQ 17981 13413

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/1250
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV 88°
Projection Planar

Receptor Susceptibility
This view would be gained by pedestrians using the footpath for a few minutes. Susceptibility is considered to be High.

Features
The view consists of arable land in the foreground with scattered woodland and trees beyond. Some dispersed dwellings are visible. The South Downs are visible forming a dramatic backdrop in the distance. Overhead cables detract slightly. The value of the view is considered to be High.

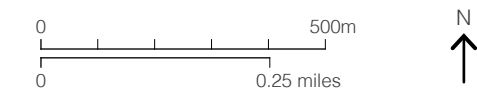
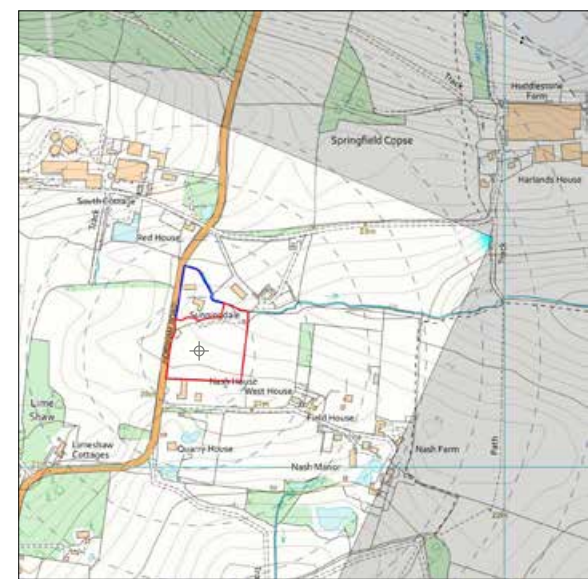
Sensitivity
The sensitivity of the view is assessed as *High*.

SENSITIVITY OF VIEW			
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH
	MODERATE	LOW to MEDIUM	MEDIUM
	LOW	LOW	LOW to MEDIUM
		LOW	MODERATE
VALUE			

VIEW 3 - Public Footpath STE-2600



Panoramic Image: WIREFRAME PROPOSAL SHOWN (OBSCURED)



- Receptor Viewpoint
- Site Boundary
- Proposed Dwelling Location

Viewpoint Data
Date: 03.09.2025
Time: 14:29
Bearing to PDL: 249°
Distance to PDL: 557m
Viewpoint Elevation: 22m
Camera Height: 1.5m
Grid Reference: TQ 17981 13413

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/1250
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV 88°
Projection Planar

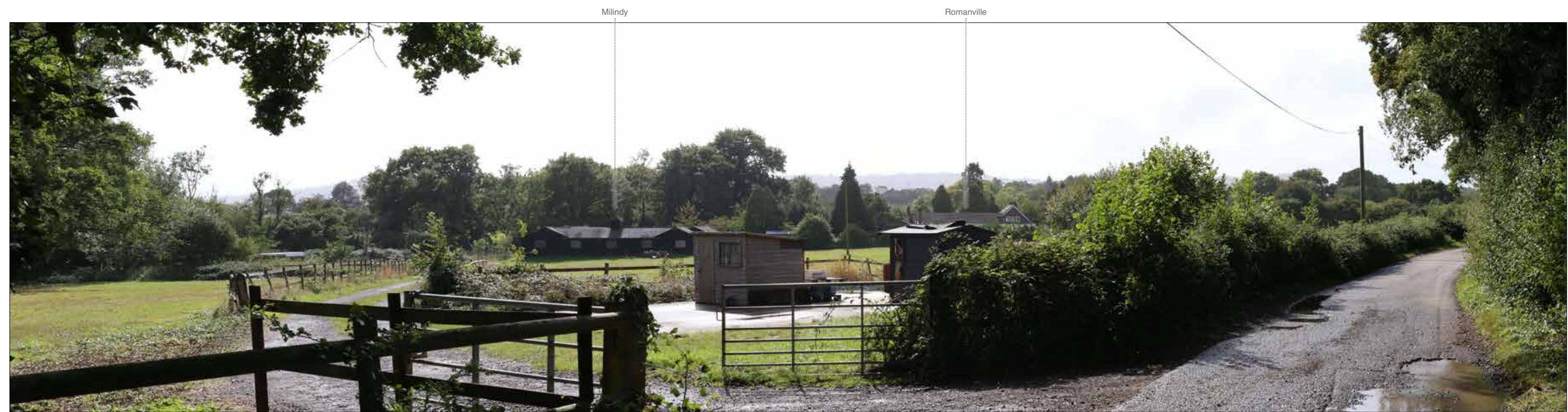
Anticipated Effect upon View
The proposal would not be visible.

Magnitude of Effect
None.

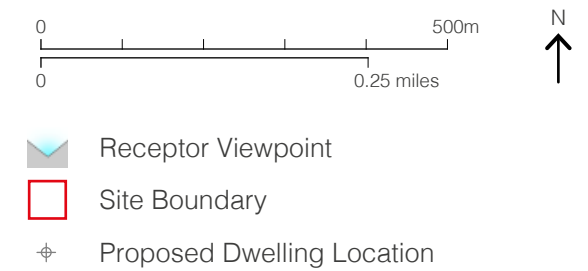
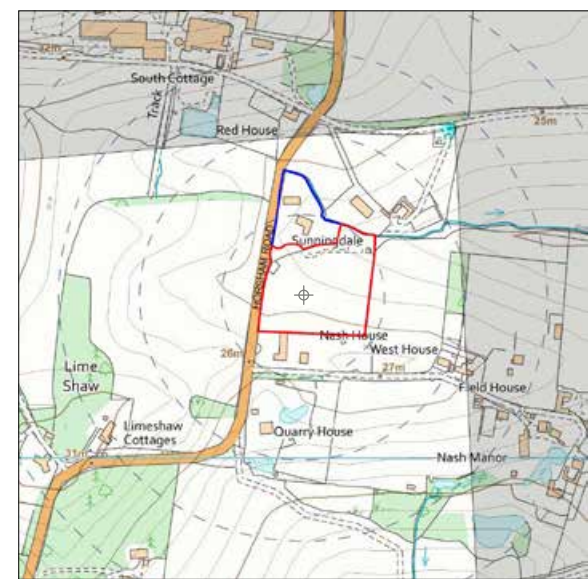
Significance of Effect
None.

SIGNIFICANCE OF EFFECT			
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE / SIGNIFICANT
	NEGIGIBLE	INSIGNIFICANT	INSIGNIFICANT / LOW SIGNIFICANCE
		SENSITIVITY OF RECEPTOR	
		LOW	HIGH

VIEW 4 - Roman Road



Panoramic Image: EXISTING VIEW



Viewpoint Data
Date: 03.09.2025
Time: 14:39
Bearing to PDL: 222°
Distance to PDL: 277m
Viewpoint Elevation: 24m
Camera Height: 1.5m
Grid Reference: TQ 17644 13420

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/1000
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV 88°
Projection Planar

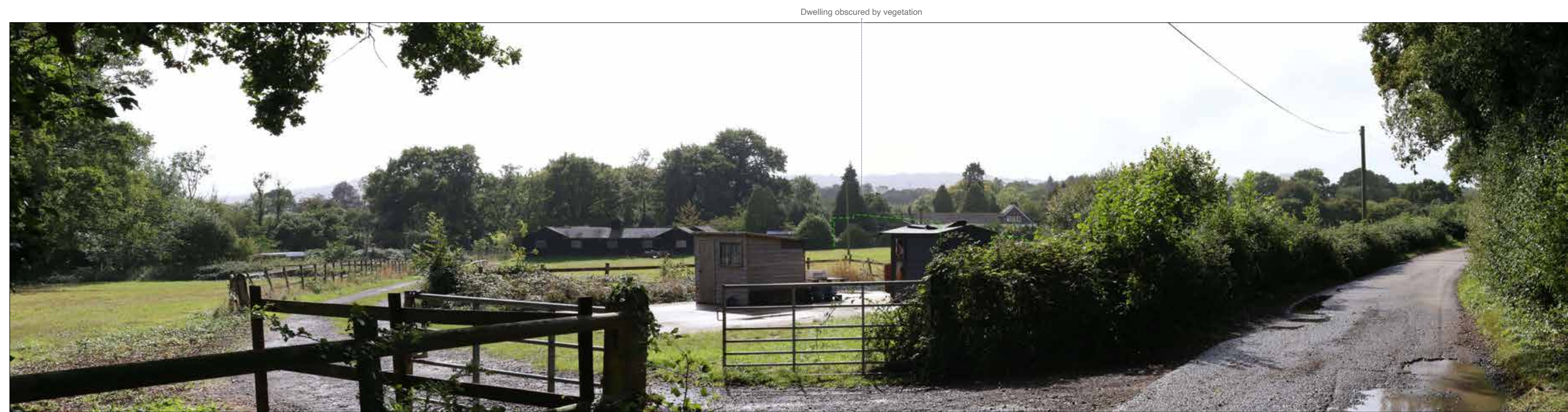
Receptor Susceptibility
This view would be gained by pedestrians using the lane for a few moments. Susceptibility is considered to be Moderate.

Features
The view consists of the curtilages around two detached dwellings set back from the lane, with mature trees, some of which are ornamental, visible beyond. The South Downs can be glimpsed in the distance. The value of the view is considered to be High.

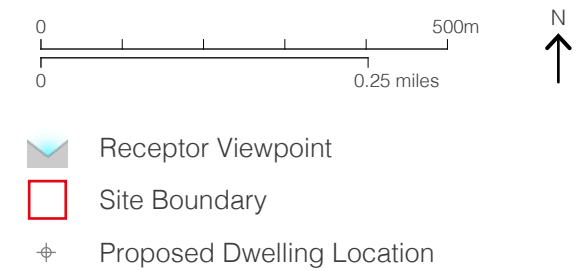
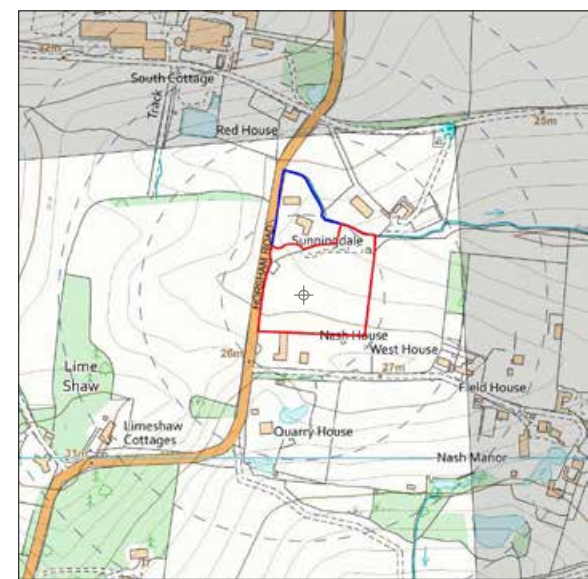
Sensitivity
The sensitivity of the view is assessed as *Medium to High*.

SENSITIVITY OF VIEW						
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH		
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH		
	LOW	LOW	LOW to MEDIUM	MEDIUM		
				LOW	MODERATE	HIGH
				VALUE		

VIEW 4 - Roman Road



Panoramic Image: WIREFRAME PROPOSAL SHOWN (OBSCURED)



Viewpoint Data
Date: 03.09.2025
Time: 14:39
Bearing to PDL: 222°
Distance to PDL: 277m
Viewpoint Elevation: 24m
Camera Height: 1.5m
Grid Reference: TQ 17644 13420

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/1000
Focal Length: 50mm
ISO Speed: 2000

Image Information
HFoV 88°
Projection Planar

Anticipated Effect upon View
The proposal would not be visible.

Magnitude of Effect
None.

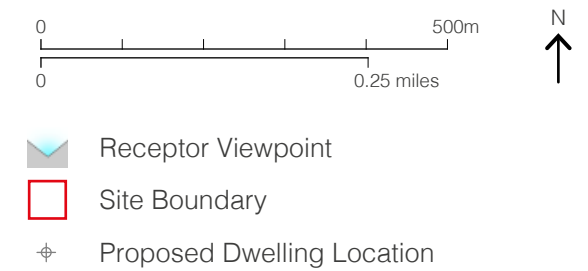
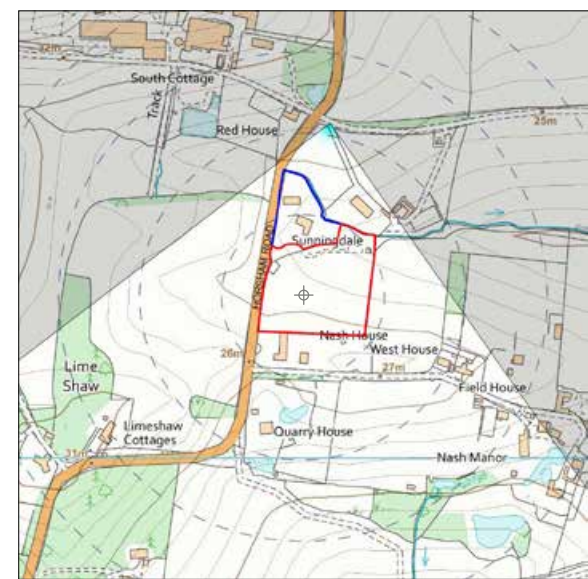
Significance of Effect
None.

SIGNIFICANCE OF EFFECT			
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE / SIGNIFICANT
	NEGIGIBLE	INSIGNIFICANT	INSIGNIFICANT / LOW SIGNIFICANCE
		LOW	HIGH
SENSITIVITY OF RECEPTOR			

VIEW 5 - Roman Road



Panoramic Image: EXISTING VIEW



Viewpoint Data
Date: 03.09.2025
Time: 14:45
Bearing to PDL: 189°
Distance to PDL: 205m
Viewpoint Elevation: 25m
Camera Height: 1.5m
Grid Reference: TQ 17492 13415

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/500
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV 88°
Projection Planar

Receptor Susceptibility
This view would be gained by pedestrians using the lane for a few moments. Susceptibility is considered to be Moderate.

Features
The view consists of the curtilage of a dwelling set back from the lane, with mature trees, some of which are ornamental, around an open area of grass. The value of the view is considered to be Moderate.

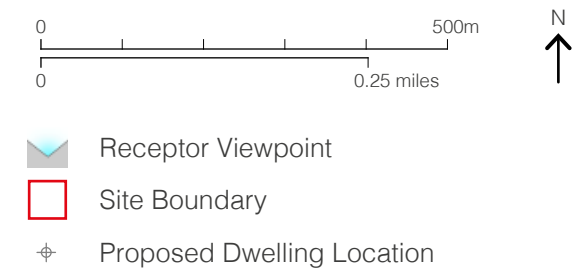
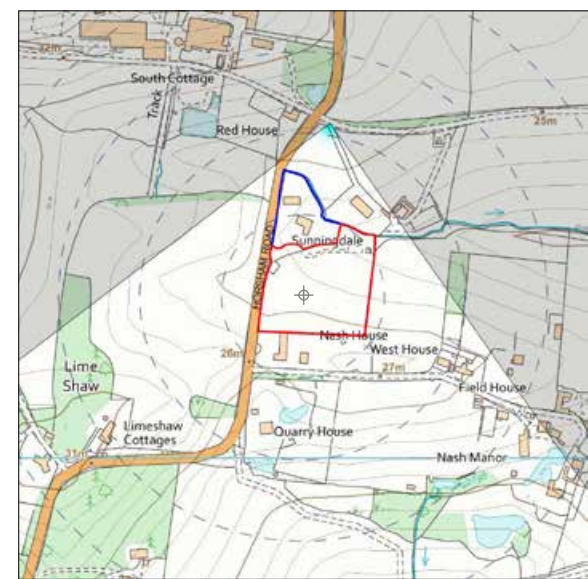
Sensitivity
The sensitivity of the view is assessed as *Medium*.

SENSITIVITY OF VIEW				
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
VALUE				

VIEW 5 - Roman Road



Panoramic Image: WIREFRAME PROPOSAL SHOWN (OBSCURED)



- Receptor Viewpoint
- Site Boundary
- Proposed Dwelling Location

Viewpoint Data
Date: 03.09.2025
Time: 14:45
Bearing to PDL: 189°
Distance to PDL: 205m
Viewpoint Elevation: 25m
Camera Height: 1.5m
Grid Reference: TQ 17492 13415

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/500
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV 88°
Projection Planar

Anticipated Effect upon View
The proposal would not be visible.

Magnitude of Effect
None.

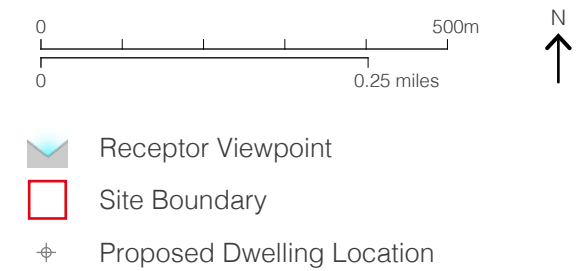
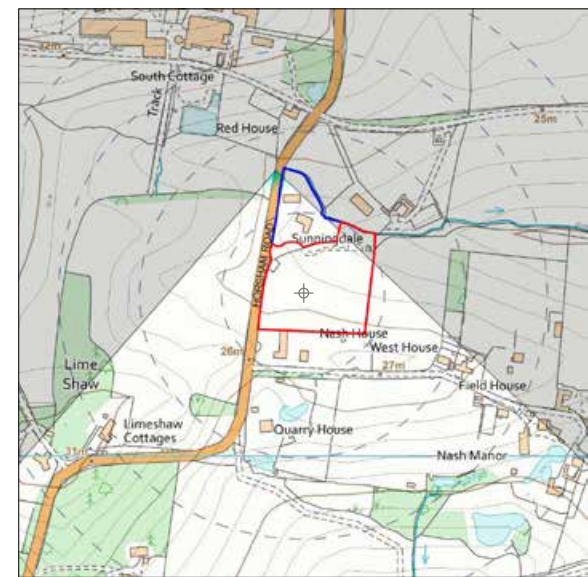
Significance of Effect
None.

SIGNIFICANCE OF EFFECT			
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE / SIGNIFICANT
	NEGIGIBLE	INSIGNIFICANT	INSIGNIFICANT / LOW SIGNIFICANCE
		SENSITIVITY OF RECEPTOR	
		LOW	HIGH

VIEW 6 - Horsham Road



Panoramic Image: EXISTING VIEW



Viewpoint Data
Date: 03.09.2025
Time: 14:50
Bearing to PDL: 167°
Distance to PDL: 149m
Viewpoint Elevation: 25m
Camera Height: 1.5m
Grid Reference: TQ 17427 13358

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/500
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV 88°
Projection Planar

Receptor Susceptibility
This view would be gained by road users for a few moments. Susceptibility is considered to be Moderate.

Features
The view consists of a road lined by managed hedgerows which limit wider views. Overhead cables detract slightly. The value of the view is considered to be Moderate.

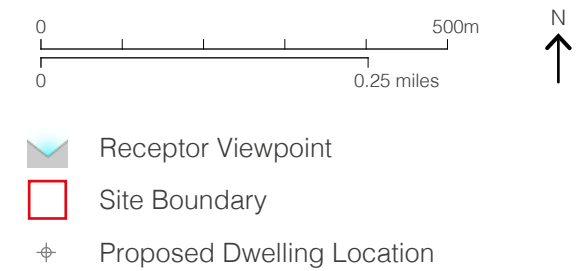
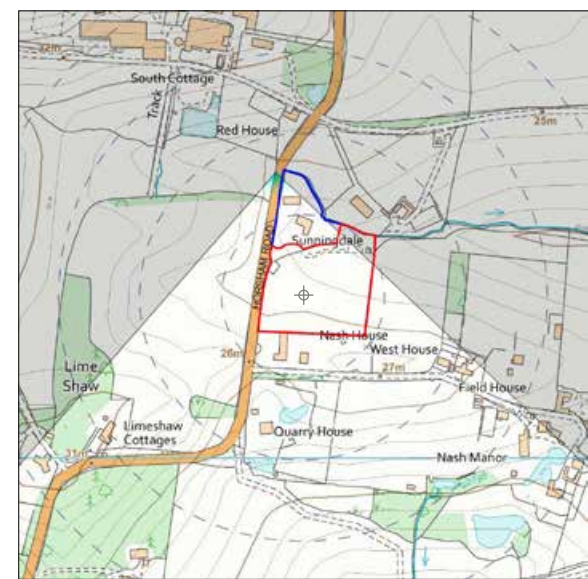
Sensitivity
The sensitivity of the view is assessed as *Medium*.

SENSITIVITY OF VIEW				
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
				VALUE

VIEW 6 - Horsham Road



Panoramic Image: WIREFRAME PROPOSAL SHOWN (OBSCURED)



Viewpoint Data
Date: 03.09.2025
Time: 14:50
Bearing to PDL: 167°
Distance to PDL: 149m
Viewpoint Elevation: 25m
Camera Height: 1.5m
Grid Reference: TQ 17427 13358

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/500
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV 88°
Projection Planar

Anticipated Effect upon View
The proposed dwelling would not be visible. Part of the hedgerow would be set back slightly from the road and a new access would be created.

Magnitude of Effect
The effect is considered to be Negligible.

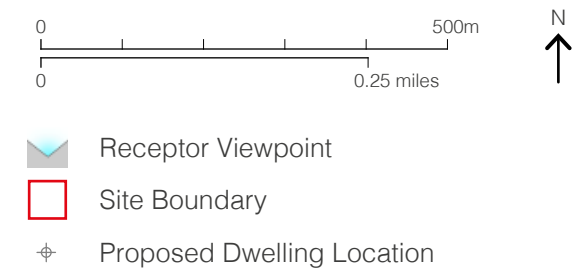
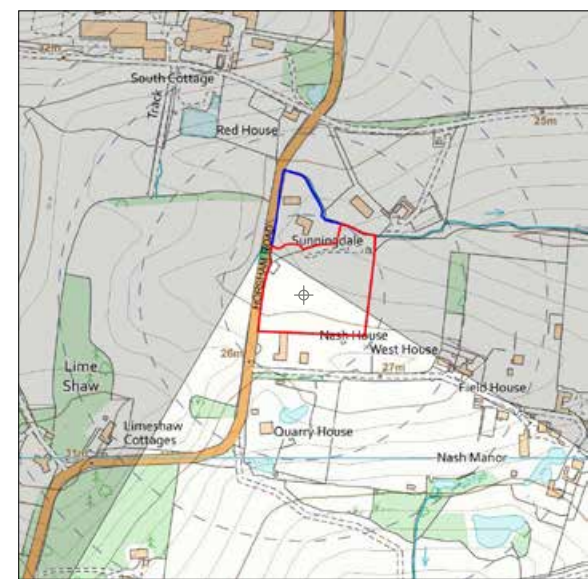
Significance of Effect
The effect would be Insignificant.

SIGNIFICANCE OF EFFECT			
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE / SIGNIFICANT
	NEGIGIBLE	INSIGNIFICANT	INSIGNIFICANT / LOW SIGNIFICANCE
		SENSITIVITY OF RECEPTOR	
		LOW	HIGH

VIEW 7 - Horsham Road



Panoramic Image: EXISTING VIEW



Viewpoint Data
Date: 03.09.2025
Time: 14:53
Bearing to PDL: 139°
Distance to PDL: 73m
Viewpoint Elevation: 24m
Camera Height: 1.5m
Grid Reference: TQ 17412 13268

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/800
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV 88°
Projection Planar

Receptor Susceptibility
This view would be gained by road users for a few moments. Susceptibility is considered to be Moderate.

Features
The view consists of a road lined by managed hedgerows which limit wider views. Overhead cables detract slightly. The driveway of a dwelling can be seen to the left of the view. The value of the view is considered to be Moderate.

Sensitivity
The sensitivity of the view is assessed as *Medium*.

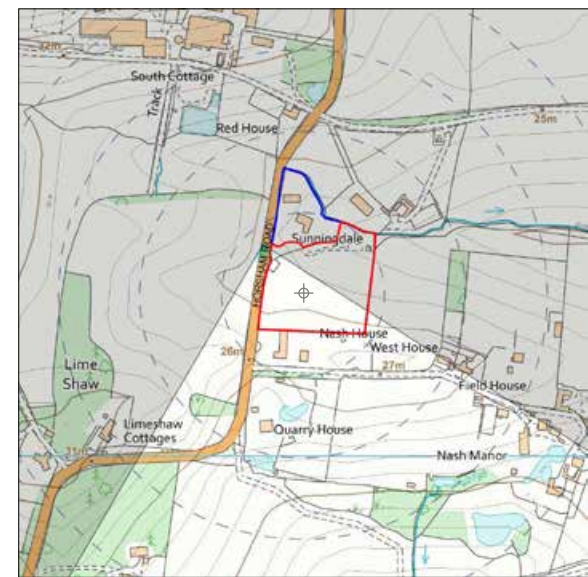
SENSITIVITY OF VIEW				
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
VALUE				

VIEW 7 - Horsham Road

Dwelling obscured by vegetation



Panoramic Image: WIREFRAME PROPOSAL SHOWN (OBSCURED)



0500m

00.25 miles

N

Receptor Viewpoint

Site Boundary

Proposed Dwelling Location

Viewpoint Data
Date: 03.09.2025
Time: 14:53
Bearing to PDL: 139°
Distance to PDL: 73m
Viewpoint Elevation: 24m
Camera Height: 1.5m
Grid Reference: TQ 17412 13268

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/800
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV 88°
Projection Planar

Anticipated Effect upon View
The proposed dwelling would not be visible. Part of the hedgerow would be set back slightly from the road (through removal and replanting) and a new access created. New trees would be planted within the proposed entrance limiting views into the proposal site.

Magnitude of Effect
The effect is considered to be Minor and neutral.

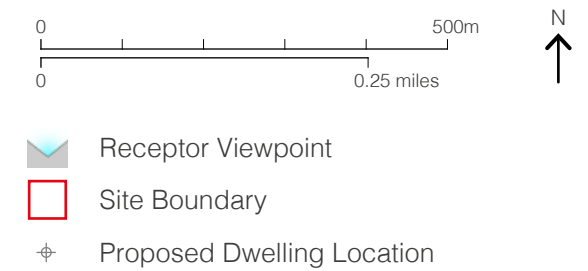
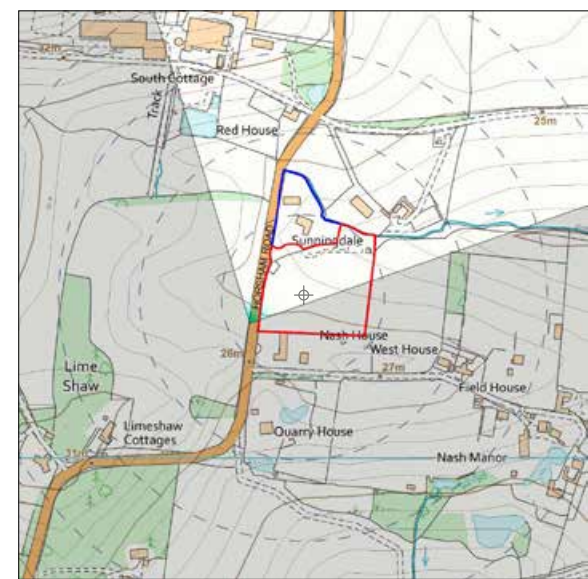
Significance of Effect
The effect would be of Low Significance.

SIGNIFICANCE OF EFFECT			
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE / SIGNIFICANT
	NEGIGIBLE	INSIGNIFICANT	INSIGNIFICANT / LOW SIGNIFICANCE
		SENSITIVITY OF RECEPTOR	
		LOW	HIGH

VIEW 8 - Horsham Road



Panoramic Image: EXISTING VIEW



Viewpoint Data
Date: 03.09.2025
Time: 14:55
Bearing to PDL: 56°
Distance to PDL: 65m
Viewpoint Elevation: 25m
Camera Height: 1.5m
Grid Reference: TQ 17406 13176

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/500
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV: 88°
Projection: Planar

Receptor Susceptibility
This view would be gained by road users for a few moments. Susceptibility is considered to be Moderate.

Features
The view consists of a road lined by managed hedgerows which limit wider views. The value of the view is considered to be Moderate.

Sensitivity
The sensitivity of the view is assessed as *Medium*.

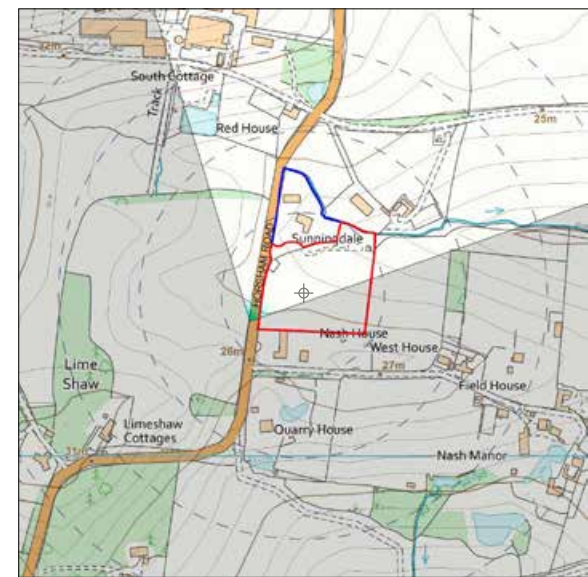
SENSITIVITY OF VIEW				
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
VALUE				

VIEW 8 - Horsham Road

Dwelling obscured by vegetation



Panoramic Image: WIREFRAME PROPOSAL SHOWN (OBSCURED)



0500m

00.25 miles

N

Receptor Viewpoint

Site Boundary

Proposed Dwelling Location

Viewpoint Data
Date: 03.09.2025
Time: 14:55
Bearing to PDL: 56°
Distance to PDL: 65m
Viewpoint Elevation: 25m
Camera Height: 1.5m
Grid Reference: TQ 17406 13176

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/500
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV 88°
Projection Planar

Anticipated Effect upon View
The proposed dwelling would not be visible. Part of the hedgerow would be set back slightly from the road (through removal and replanting) and a new access created allowing glimpses of an exception dwelling and its enhanced landscape. New trees would be planted within the proposed entrance limiting views into the proposal site.

Magnitude of Effect
The effect is considered to be Minor and beneficial.

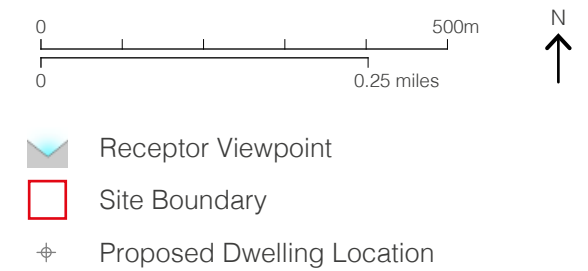
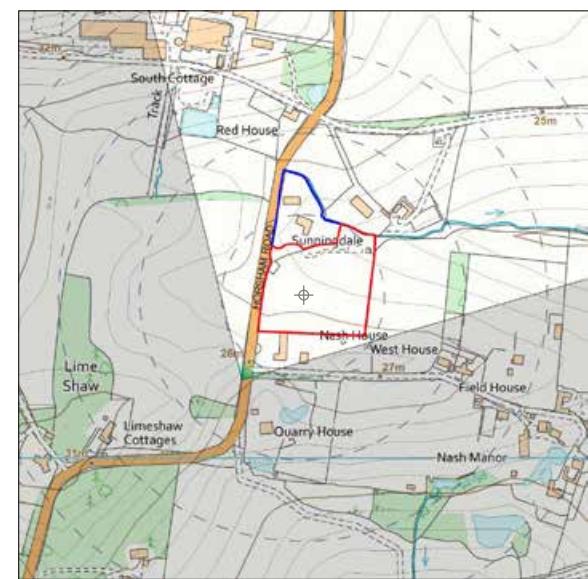
Significance of Effect
The effect would be of Low Significance.

SIGNIFICANCE OF EFFECT				
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	LOW SIGNIFICANCE / SIGNIFICANT
	NEGIGIBLE	INSIGNIFICANT	INSIGNIFICANT	INSIGNIFICANT / LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
SENSITIVITY OF RECEPTOR				

VIEW 9 - Horsham Road



Panoramic Image: EXISTING VIEW



Viewpoint Data
Date: 03.09.2025
Time: 14:58
Bearing to PDL: 33°
Distance to PDL: 122m
Viewpoint Elevation: 26m
Camera Height: 1.5m
Grid Reference: TQ 17393 13111

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/400
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV: 88°
Projection: Planar

Receptor Susceptibility
This view would be gained by road users for a few moments. Susceptibility is considered to be Moderate.

Features
The view consists of a formal hedgerow and low wall in the foreground. Hedgerow line the road to the left of the view. Some ornamental trees emerge from gardens. Overhead cable detract slightly. The value of the view is considered to be Moderate.

Sensitivity
The sensitivity of the view is assessed as *Medium*.

SENSITIVITY OF VIEW				
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
				VALUE

VIEW 9 - Horsham Road



Panoramic Image: WIREFRAME PROPOSAL SHOWN (OBSCURED)

Receptor Viewpoint

Site Boundary

Proposed Dwelling Location

Viewpoint Data

Date: 03.09.2025

Time: 14:58

Bearing to PDL: 33°

Distance to PDL: 122m

Viewpoint Elevation: 26m

Camera Height: 1.5m

Grid Reference: TQ 17393 13111

Camera Settings

Device: Canon EOS 6D

Lens: EF50mm f/1.4

Aperture: f/22

Exposure Time: 1/400

Focal Length: 50mm

ISO Speed: 2000

Image Information

HFoV: 88°

Projection: Planar

Anticipated Effect upon View

The proposal would not be visible.

Magnitude of Effect

None.

Significance of Effect

None.

SIGNIFICANCE OF EFFECT				
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	LOW SIGNIFICANCE / SIGNIFICANT
	NEGIGIBLE	INSIGNIFICANT	INSIGNIFICANT	INSIGNIFICANT / LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
SENSITIVITY OF RECEPTOR				

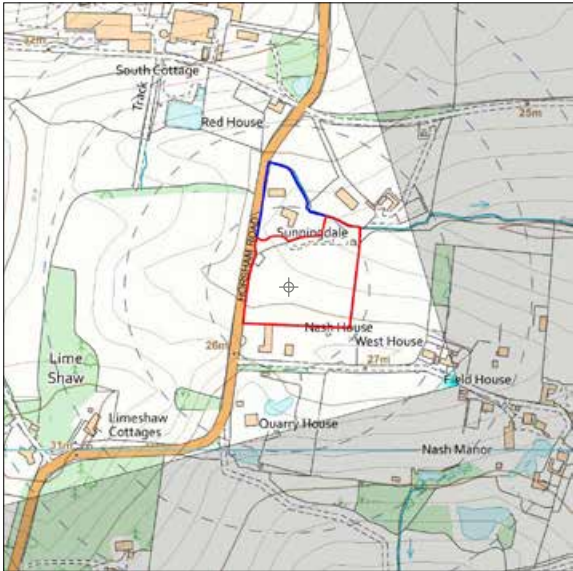
35

DPLC

VIEW 10 - Drive to Nash Manor



Panoramic Image: EXISTING VIEW



Viewpoint Data

Date: 03.09.2025
Time: 15:05
Bearing to PDL: 299°
Distance to PDL: 244m
Viewpoint Elevation: 24m
Camera Height: 1.5m
Grid Reference: TQ 17674 13094

Camera Settings

Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/500
Focal Length: 50mm
ISO Speed: 2000

Image Information

HfOV: 88°
Projection: Planar

Receptor Susceptibility

This view would be gained by road users for a few moments. Susceptibility is considered to be Moderate.

Features

The view comprises dwellings and gardens to the right and an open field to the left of the view. Mature trees screen longer views in the near distance. The value of the view is considered to be Moderate.

Sensitivity

The sensitivity of the view is assessed as *Medium*.

SENSITIVITY OF VIEW				
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
				VALUE

VIEW 10 - Drive to Nash Manor



Panoramic Image: WIREFRAME PROPOSAL SHOWN (OBSCURED)

Receptor Viewpoint

Site Boundary

Proposed Dwelling Location

Viewpoint Data

Date: 03.09.2025
Time: 15:05
Bearing to PDL: 299°
Distance to PDL: 244m
Viewpoint Elevation: 24m
Camera Height: 1.5m
Grid Reference: TQ 17674 13094

Camera Settings

Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/500
Focal Length: 50mm
ISO Speed: 2000

Image Information

HFoV: 88°
Projection: Planar

Anticipated Effect upon View

The proposal would not be visible.

Magnitude of Effect

None.

Significance of Effect

None.

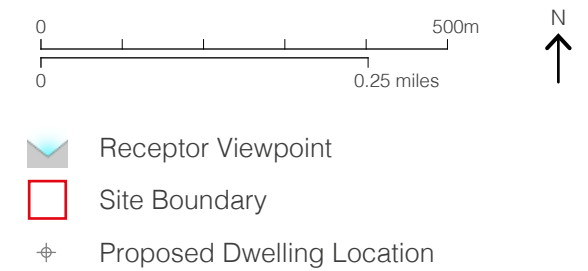
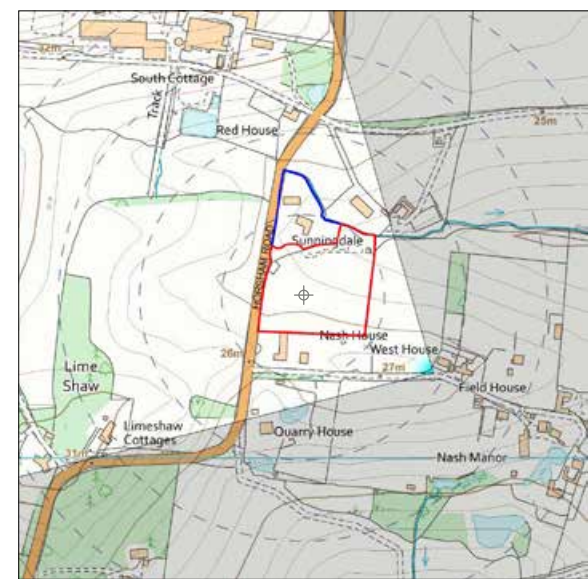
SIGNIFICANCE OF EFFECT				
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	LOW SIGNIFICANCE / SIGNIFICANT
	NEGIGIBLE	INSIGNIFICANT	INSIGNIFICANT	INSIGNIFICANT / LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
SENSITIVITY OF RECEPTOR				

37

VIEW 11 - Drive to Nash Manor



Panoramic Image: EXISTING VIEW



Viewpoint Data
Date: 03.09.2025
Time: 15:07
Bearing to PDL: 302°
Distance to PDL: 185m
Viewpoint Elevation: 26m
Camera Height: 1.5m
Grid Reference: TQ 17617 13116

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/400
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV: 88°
Projection: Planar

Receptor Susceptibility
This view would be gained by road users for a few moments. Susceptibility is considered to be Moderate.

Features
The view consists of a row of mature trees, some of which are ornamental, at the far side of a medium sized grass field. The value of the view is considered to be Moderate.

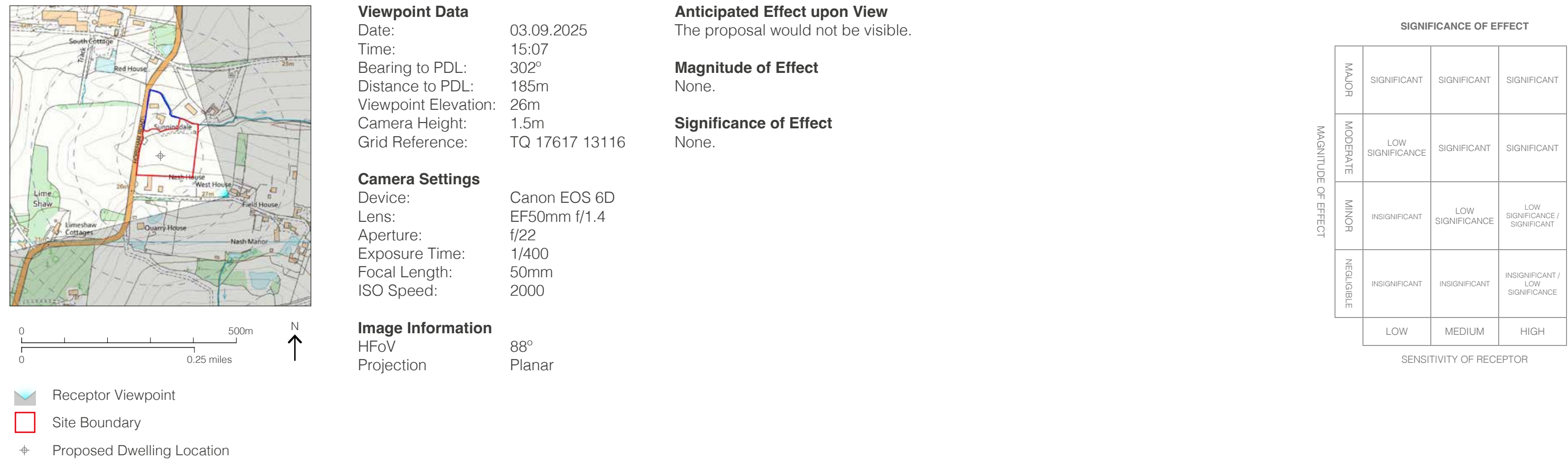
Sensitivity
The sensitivity of the view is assessed as *Medium*.

SENSITIVITY OF VIEW				
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
VALUE				

VIEW 11 - Drive to Nash Manor



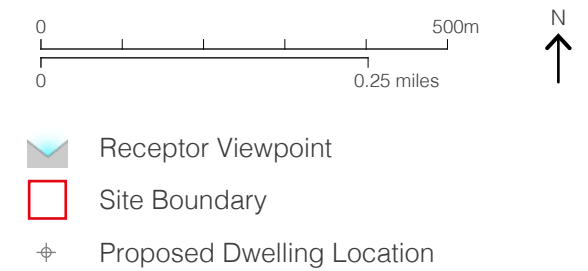
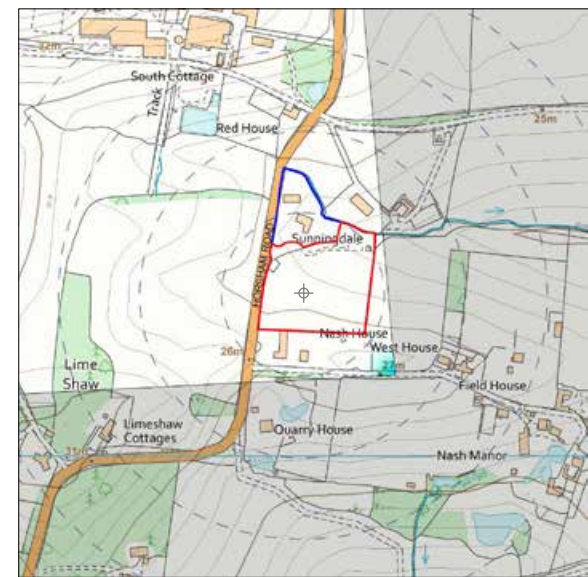
Panoramic Image: WIREFRAME PROPOSAL SHOWN (OBSCURED)



VIEW 12 - Drive to Nash Manor



Panoramic Image: EXISTING VIEW



Viewpoint Data
Date: 03.09.2025
Time: 15:10
Bearing to PDL: 311°
Distance to PDL: 153m
Viewpoint Elevation: 26m
Camera Height: 1.5m
Grid Reference: TQ 17576 13112

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/500
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV: 88°
Projection: Planar

Receptor Susceptibility
This view would be gained by road users briefly. Susceptibility is considered to be Moderate.

Features
The view consists of mature trees, some of which are ornamental, around a grass field with a post and rail fence in the immediate foreground. The value of the view is considered to be Moderate.

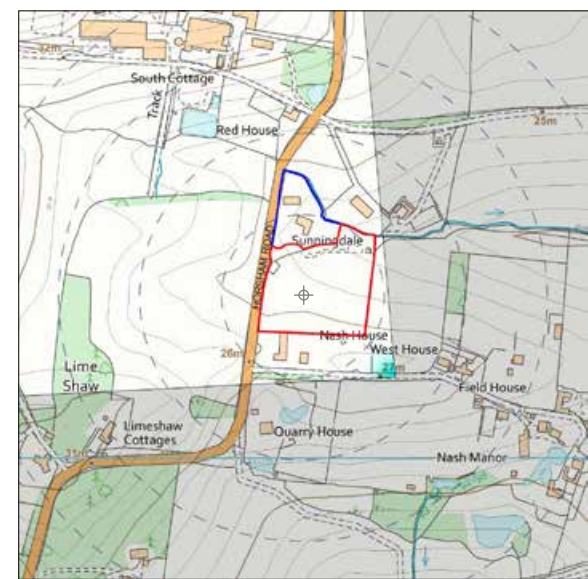
Sensitivity
The sensitivity of the view is assessed as *Medium*.

SENSITIVITY OF VIEW				
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
VALUE				

VIEW 12 - Drive to Nash Manor



Panoramic Image: WIREFRAME PROPOSAL SHOWN (OBSCURED)



0500m

00.25 miles

N

↑

Receptor Viewpoint

Site Boundary

Proposed Dwelling Location

Viewpoint Data
Date: 03.09.2025
Time: 15:10
Bearing to PDL: 311°
Distance to PDL: 153m
Viewpoint Elevation: 26m
Camera Height: 1.5m
Grid Reference: TQ 17576 13112

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/500
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV 88°
Projection Planar

Anticipated Effect upon View
The proposal would not be visible.

Magnitude of Effect
None.

Significance of Effect
None.

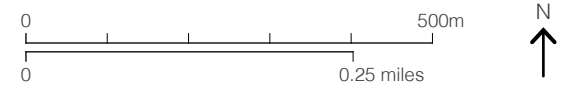
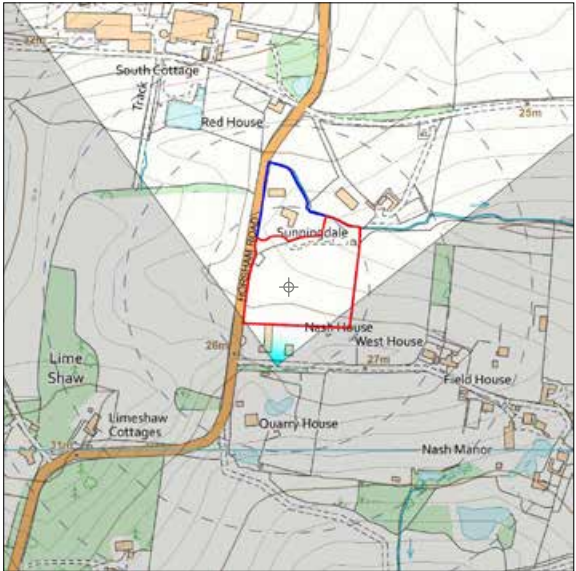
SIGNIFICANCE OF EFFECT			
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE / SIGNIFICANT
	NEGIGIBLE	INSIGNIFICANT	INSIGNIFICANT / LOW SIGNIFICANCE
		SENSITIVITY OF RECEPTOR	
		LOW	HIGH

VIEW 13 - Adjacent to Nash House

Nash House



Panoramic Image: EXISTING VIEW



- Receptor Viewpoint
- Site Boundary
- Proposed Dwelling Location

Viewpoint Data
Date: 03.09.2025
Time: 15:13
Bearing to PDL: 5°
Distance to PDL: 101m
Viewpoint Elevation: 25m
Camera Height: 1.5m
Grid Reference: TQ 17451 13113

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/250
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV 88°
Projection Planar

Receptor Susceptibility
This view would be gained by road users momentarily. Susceptibility is considered to be Low.

Features
The view consists a glimpse towards the proposal site from the gated entrance of a dwelling. The value of the view is considered to be Low.

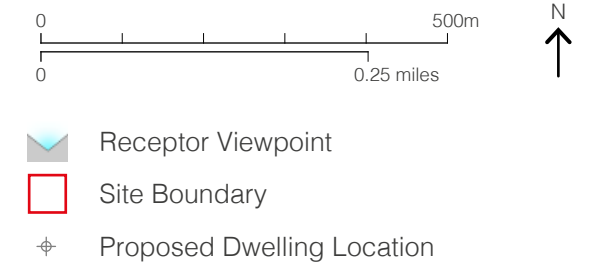
Sensitivity
The sensitivity of the view is assessed as *Low*.

SENSITIVITY OF VIEW				
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH	HIGH
	MODERATE	LOW to MEDIUM	MEDIUM	MEDIUM to HIGH
	LOW	LOW	LOW to MEDIUM	MEDIUM
		LOW	MODERATE	HIGH
VALUE				

VIEW 13 - Adjacent to Nash House



Panoramic Image: WIREFRAME PROPOSAL SHOWN (OBSCURED)



Viewpoint Data
Date: 03.09.2025
Time: 15:13
Bearing to PDL: 5°
Distance to PDL: 101m
Viewpoint Elevation: 25m
Camera Height: 1.5m
Grid Reference: TQ 17451 13113

Camera Settings
Device: Canon EOS 6D
Lens: EF50mm f/1.4
Aperture: f/22
Exposure Time: 1/250
Focal Length: 50mm
ISO Speed: 2000

Image Information
HfOV 88°
Projection Planar

Anticipated Effect upon View
The proposed dwelling would not be visible. Canopies of new trees planted around the proposal site would emerge in the medium to long term.

Magnitude of Effect
The effect is considered to be Negligible and beneficial.

Significance of Effect
The effect would be Insignificant.

SIGNIFICANCE OF EFFECT				
MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	LOW SIGNIFICANCE / SIGNIFICANT
	NEGLECTIBLE	INSIGNIFICANT	INSIGNIFICANT	INSIGNIFICANT / LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
SENSITIVITY OF RECEPTOR				

Anticipated Effects upon Receptor Views

Reference Number	View Location	Dist. to PDL	Sensitivity	Description of Effect	Magnitude	Significance
1	Public Footpath STE-2600	549m	High	The proposal would not be visible	None	None
2	Public Footpath STE-2600	557m	High	The proposal would not be visible	None	None
3	Public Footpath STE-2600	557m	High	The proposal would not be visible	None	None
4	Roman Road	277m	High to Medium	The proposal would not be visible	None	None
5	Roman Road	205m	High to Medium	The proposal would not be visible	None	None
6	Horsham Road	149m	Medium	The proposed dwelling would not be visible. Part of the hedgerow would be set back slightly from the road and a new access would be created.	Negligible <i>Neutral</i>	Insignificant
7	Horsham Road	73m	Medium	The proposed dwelling would not be visible. Part of the hedgerow would be set back slightly from the road (through removal and replanting) and a new access created. New trees would be planted within the proposed entrance limiting views into the proposal site.	Minor <i>Neutral</i>	Low Significance
8	Horsham Road	65m	Medium	The proposed dwelling would not be visible. Part of the hedgerow would be set back slightly from the road (through removal and replanting) and a new access created allowing glimpses of an exception dwelling and its enhanced landscape. New trees would be planted within the proposed entrance limiting views into the proposal site.	Minor <i>Beneficial</i>	Low Significance
9	Horsham Road	122m	Medium	The proposal would not be visible	None	None
10	Drive to Nash Manor	244m	Medium	The proposal would not be visible	None	None
11	Drive to Nash Manor	185m	Medium	The proposal would not be visible	None	None
12	Drive to Nash Manor	153m	Medium	The proposal would not be visible	None	None
13	Adjacent to Nash House	101m	Low	The proposal would not be visible	Negligible <i>Beneficial</i>	Insignificant



Effects on Visual Receptors

- 123 The proposal site is enclosed with substantial hedgerows and several mature trees with canopies that currently provide complete enclosure.
- 124 Visual effects would be limited to four of the thirteen assessment viewpoints. These effects comprise the creation of the proposed access on Horsham Road (Views 6, 7 & 8) and the emergence of trees canopies in the medium to long term from a single location adjacent to Nash House (View 13).
- 125 The hedgerow lining Horsham Road would be partly removed to facilitate the required view-splays. The hedgerow is wide, having already been reinforced with additional now well established native plants within the proposal site and can tolerate the removal of required width.
- 126 It is anticipated that the removal of hedgerow would be quickly remediated as hedgerow growth thickens filling any gaps. Additionally new trees are to be planted inside the proposal site providing variation and canopy cover that would emerge in the long term. The proposed dwelling may be momentarily glimpsed as receptors pass the new entrance.
- 127 The effect of the proposal upon locations nearest the proposed entrance is considered to be Minor and of Low Significance upon the Medium sensitivity views. The effects are assessed as beneficial as the creation of longer views of an exception dwelling and its enhanced landscape setting would improve visual amenity.
- 128 The overall effect of the proposal upon visual amenity is considered to be *Negligible* and beneficial, and therefore *Insignificant*.



VIEW 1 - PUBLIC FOOTPATH STE-2600 - WIREFRAME PROPOSAL SHOWN (OBSCURED)

Represents actual scale of viewing experience when A3 at arms length



VIEW 2 - PUBLIC FOOTPATH STE-2600 - WIREFRAME PROPOSAL SHOWN (OBSCURED)

Represents actual scale of viewing experience when A3 at arms length



VIEW 3 - PUBLIC FOOTPATH STE-2600 - WIREFRAME PROPOSAL SHOWN (OBSCURED)

Represents actual scale of viewing experience when A3 at arms length



VIEW 4 - ROMAN ROAD - WIREFRAME PROPOSAL SHOWN (OBSCURED)

Represents actual scale of viewing experience when A3 at arms length



VIEW 5 - ROMAN ROAD - WIREFRAME PROPOSAL SHOWN (OBSURED)

Represents actual scale of viewing experience when A3 at arms length



VIEW 6 - HORSHAM ROAD - WIREFRAME PROPOSAL SHOWN (OBSCURED)

Represents actual scale of viewing experience when A3 at arms length



VIEW 7 - HORSHAM ROAD - WIREFRAME PROPOSAL SHOWN (OBSCURED)

Represents actual scale of viewing experience when A3 at arms length



VIEW 8 - HORSHAM ROAD - WIREFRAME PROPOSAL SHOWN (OBSCURED)

Represents actual scale of viewing experience when A3 at arms length



VIEW 9 - HORSHAM ROAD - WIREFRAME PROPOSAL SHOWN (OBSCURED)

Represents actual scale of viewing experience when A3 at arms length



VIEW 10 - DRIVE TO NASH MANOR - WIREFRAME PROPOSAL SHOWN (OBSCURED)

Represents actual scale of viewing experience when A3 at arms length



VIEW 11 - DRIVE TO NASH MANOR - WIREFRAME PROPOSAL SHOWN (OBSCURED)

Represents actual scale of viewing experience when A3 at arms length



VIEW 12 - DRIVE TO NASH MANOR - WIREFRAME PROPOSAL SHOWN (OBSCURED)

Represents actual scale of viewing experience when A3 at arms length



VIEW 13 - ADJACENT TO NASH HOUSE - WIREFRAME PROPOSAL SHOWN (OBSURED)

Represents actual scale of viewing experience when A3 at arms length

SHEET SIZE [A1]

LEGEND

- LAWN
- WILDFLOWER MEADOW
- PLANTING BORDERS
- EXISTING VEGETATION
- PROPOSED VEGETATION
- WOODLAND BUFFER PLANTING
- EXISTING TREE
- PROPOSED TREE
- WATER
- GRAVEL
- LIMESTONE PAVING
- LIMESTONE STEPS
- TIMBER DECKING
- DRIVEWAY SURFACING
- GABION WALLING
- ROCKERY BOULDERS
- SOLAR PANELS



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General Notes:
All measurements must be checked on site and not scaled from this drawing.
Notify the designer/landscape architect of any discrepancies and await instructions before proceeding. If in doubt: Ask

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Client: **James & Anna Reader**

Project Title: **LAT SUNNINGDALE
SUNNINGDALE, HORSHAM ROAD
STEYNING, WEST SUSSEX, BN44 3AA**

Drawing Title: **CONCEPT LAYOUT PLAN
GA LANDSCAPE PLAN REV B**

Project Manager	Project ID	2591-REA001
Drawn By	Scale	1:350 @ A1
Checked By	Drawing No.	2591-REA001-L104A
Date		01/04/2026
CAD File Name		PROJECT NAME



REV B EXISTING SITE PLAN
Scale: 1:350

0 5 10 15 20 25 30 m

SHEET SIZE [A1]



Overall Character

This Character Area consists of the smaller southern part of K3 lying north of Steyning and west of the Adur Valley. It is a mainly pastoral landscape with a well-wooded character. Strong patterns of small to medium size fields of pasture enclosed by woodlands, shaws and hedgerows are generally common across the area, although some localities contain larger arable fields. Local character varies depending on the presence or otherwise of concentrations of horse paddocks, and the A24 which follows the western boundary. Away from the A24 most areas have a tranquil character.

Key Characteristics

- Gently undulating landform.
- Predominantly small to medium-sized pasture fields, enclosed by woodlands, shaws and hedgerows.
- Isolated trees in pasture.
- Local concentrations of horse grazed paddocks, giving a ranch like appearance.
- Dense cover of ancient broadleaved woodlands and conifer plantations.
- Small stream valleys draining to the Adur.
- Scattered country houses, some suburban in character.
- Network of rights of way, green lanes and droveways.
- Scattered, traditional Wealden farmsteads, cottages and a few linear villages.
- Many small farms and cottages are concentrated along lanes with the few historic linear villages located at crossroads or road junctions.
- Low density of winding rural lanes.

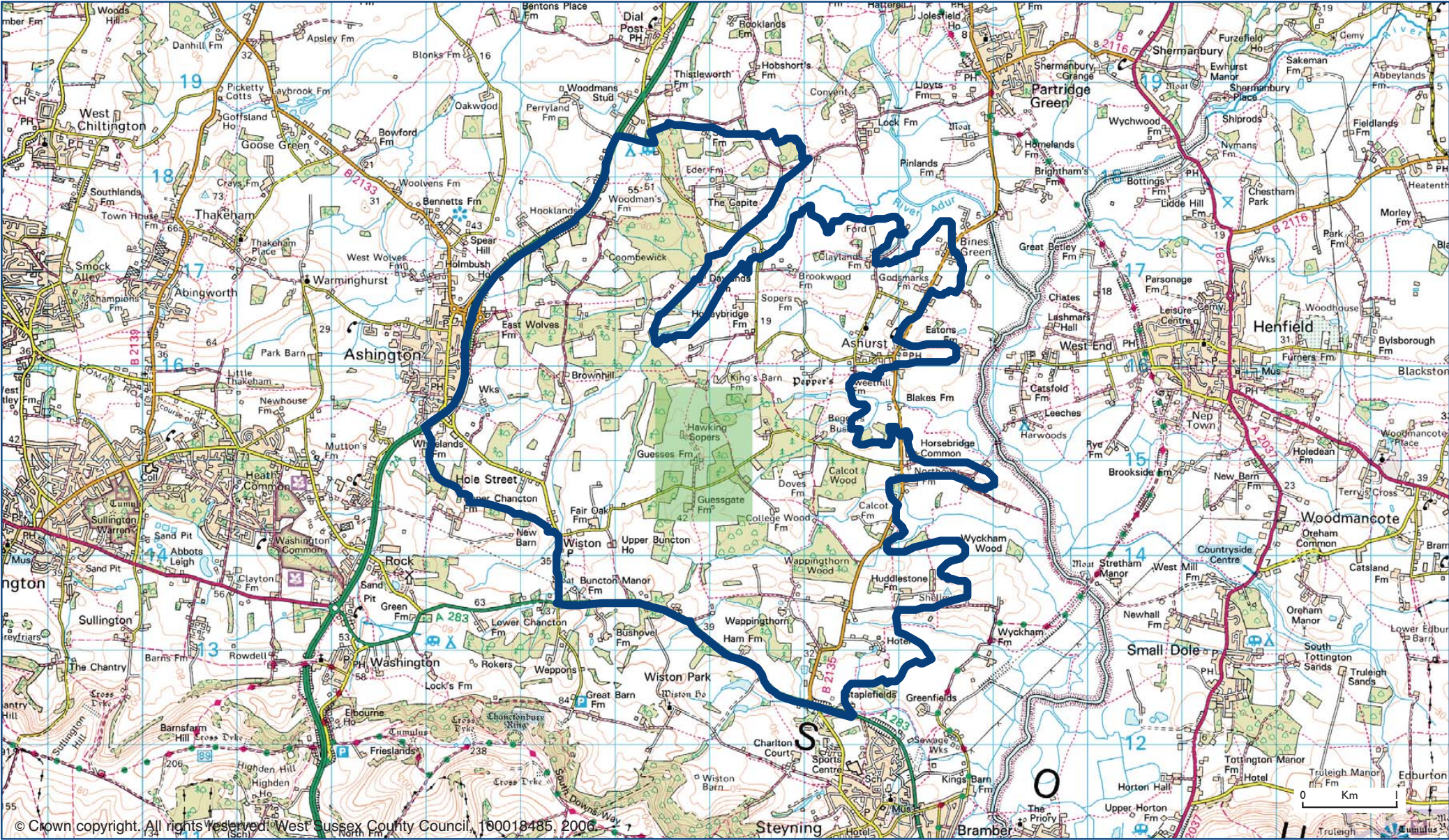
THE WEST SUSSEX LANDSCAPE
Land Management Guidelines

Sheet LW7

Wiston Low
Weald
Low Weald

The area covered by the Sheet is derived from:

The Central Low Weald (K3) Landscape Character Area as defined in the unpublished **West Sussex Landscape Character Assessment** (November 2003).



Historic Features

- Scattered farmsteads, many of which are Listed Buildings.
- Moated farmstead and Watermill at Buncton.
- Old droveways.
- Small and medium-sized assarts. Linear patterns associated with droveways and irregular fields radiating out from settlements.
- Medieval church at Ashurst.
- Scattered brickyards and brickworks.
- Prehistoric occupation and Roman Road.

Biodiversity

- Overall biodiversity reduced in some areas by intensive arable fields, concentrations of horse paddocks and plantation woodlands.
- Many small to medium-sized broadleaved semi-natural woodlands. America and Gratwicke's Wood is a Site of Nature Conservation Importance (SNCI) and currently identified as ancient woodland in part.
- Large isolated trees in pasture.
- Marginal vegetation and small patches of wet woodland, including willow and alder woodlands on wet grounds along streams.
- Ancient woodland, notably a section of Capite Wood (SNCI), Wappingthorn Wood, Calcot Wood, Trickles Wood and Grinders Wood.
- Field corner ponds.
- Small number of unimproved neutral grasslands. Unimproved grassland at Bines Green (SNCI).
- Rich in hedgerows, with high density and good connectivity.

Change - Key Issues

- Poor hedgerow and woodland management.
- Fragmentation of hedgerows and the ageing and loss of hedgerow and pasture or field trees.
- Neglected ponds.
- Increased traffic.
- Road improvements to A24 Trunk road to the west.
- Expansion of horse paddocks.
- Increased use of rights of way network.
- Increased rural development including large scale modern farm buildings.

Landscape and Visual Sensitivities

Key sensitivities are:

- Unsympathetic development, changes in settlement pattern and addition of suburban features.
- Unsympathetic or major road improvements.
- Loss of woodland cover or diversity of woodland due to plantation planting or lack of management.
- Changes in farming practices leading to expansion or addition of modern farm buildings.
- Changes in land management practices leading to change in field sizes, and loss of hedgerows and isolated pasture trees.
- Loss of tranquillity.
- Rights of way network vulnerable to reduction in quality due to poor drainage management and increased use.



Farmsteads and houses along linear roads - Ashington



Pasture enclosed by hedges and woodland - Spithandle Lane

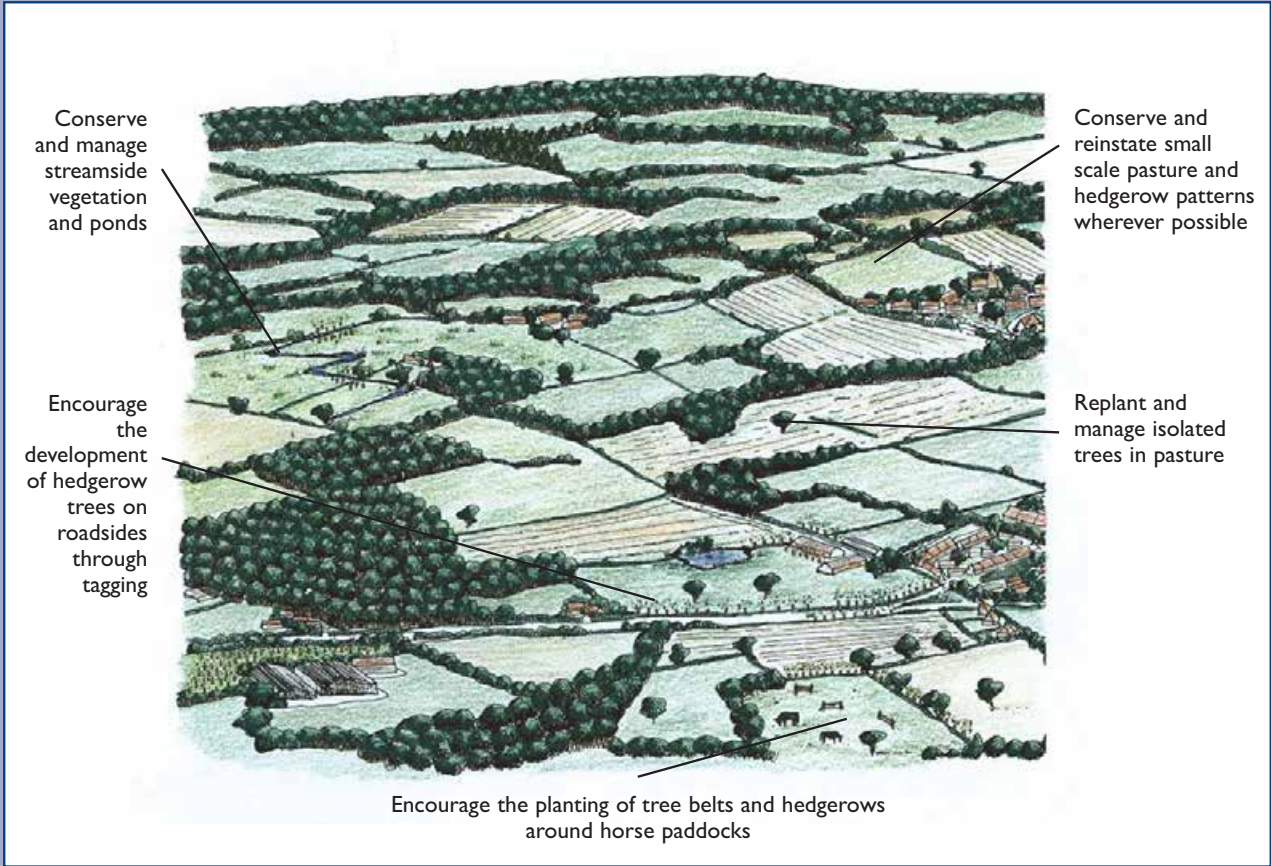


Isolated trees - Kensett's Corner



Green, winding lanes - Capite Wood

Land Management Guidelines



Conserve existing tranquil rural and predominantly wooded character of the area.

- Conserve and encourage sound management of all woodlands. Support and promote woodland industries.
- Link hedgerows through new planting and encourage the development of hedgerow trees through tagging, especially on roadsides.
- Create new woodlands, linking in with existing field boundaries to extend and link existing woodland areas. Encourage wooded linkage through land parcels where there are gaps in the network.
- Maintain the historic character of the area, including the pattern of small fields and the network of green lanes and droveways. Conserve and reinstate small scale hedgerow and pasture wherever possible.
- Maintain and restore hedgerow patterns and shaws.
- Replant and manage isolated trees in pasture.
- Conserve and manage streamside vegetation and ponds. Encourage appropriate management to perpetuate conservation and landscape interests.
- Seek to reduce the extent, intensity and impact of horse grazing. Encourage the planting of tree belts and hedgerows around horse paddocks.
- Encourage landscape enhancements to existing village edges and road approaches. Plant amenity trees in villages.
- Consider the cumulative impact on landscape character of small developments and land use change. Avoid the introduction of suburban styles and materials.
- Encourage management of existing ponds.
- Encourage sound management of rights of way network.

The Guidelines should be read in conjunction with:

- County-wide Landscape Guidelines set out in A Strategy for the West Sussex Landscape (November 2005) published by West Sussex County Council.

For further information call 01243 642119 or visit www.westsussex.gov.uk

G1 ASHURST AND WISTON WOODED FARMLANDS



Key Characteristics

- Gently undulating wooded farmland, drained by small streams.
- Small to medium size pasture fields usually enclosed by hedgerows and shaws.
- Occasional glimpsed views of the Downs.
- Isolated farms and cottages on lanes and small tracks.
- Varied local building materials of half timber, tile hanging, weatherboarding and some flint.
- Winding lanes.
- Rural, mostly remote and tranquil character.



Overall Character

A strongly wooded landscape on gently undulating Weald Clays, Lower Greensand and Gault Clay. Mainly small fields of pasture are enclosed by frequent woodlands, hedgerows/shaws and hedgerow trees. Views are mostly confined but with occasional views to the chalk escarpment nearby. Settlement is restricted to isolated farms, cottages and the small hamlet of Ashurst. The farms of the Wiston estate are particularly distinctive. The area is crossed by only a few minor roads. It has a rural and remote character.

Historic Features

- Small and large irregular fields carved out of woodland (assarts).
- Ancient woodland.

Biodiversity

- Many ancient semi-natural, coppice with standards woods. Some large conifer plantations.
- Mostly strong network of hedgerows and shaws.
- Some unimproved rough pasture.

Key Issues

- Possible decline in traditional land management.
- Visual intrusion of the A24 near Ashington.

Landscape Condition

Overall condition is good, although there have been localised losses of hedgerows.

Sensitivity to Change

Overall sensitivity to change is high. Although an enclosed landscape, without prominent topography and little existing development, many types of change could damage or erode its unspoilt remote rural character.

Planning and Land Management Guidelines

- Conserve the rural and remote character of the area by maintaining its generally undeveloped nature.
- Respect traditional historic settlement pattern and local design and materials.
- Avoid the creation of new farm access tracks.
- Carry out landscape improvements on the A24 near Ashington.
- Encourage coppice management of woodlands where appropriate.
- Encourage replanting where possible of conifer woodland with native deciduous species.
- Encourage the planting of deciduous margins to existing conifer woodland.
- Conserve and enhance the existing hedgerow and shaw network.

Objectives of the LVIA

- 129 This report is a Landscape and Visual Impact Assessment (LVIA) and follows the Guidelines for Landscape and Visual Impact Assessment (3rd ed. 2013) published by the Landscape Institute and the Institute of Environmental Management and Assessment.
- 130 The purpose of this assessment is to evaluate the likely impacts of the development proposal upon landscape character and visual amenity. The report concludes with mitigation measures to prevent, reduce or offset effects that arise from the proposed development.
- 131 The assessment of landscape character and visual effects should inform the iterative design process, identify residual effects and provide guidance on strategies for enhancement thereby resulting in effective primary mitigation as an integral part of the design proposal.
- 132 Where the requirement for assessment does not have scope for inclusion within the design process, assessment is carried out at the end of the design process. The proposal may then be revised to include recommendations and mitigation strategies as set out in the LVIA as secondary mitigation.
- 133 In both situations the LVIA provides objective assessment of baseline sensitivity and effects of the development proposal upon landscape character and visual amenity to inform planning decisions.
- 134 Landscape Character and Visual Amenity are considered separately. The baseline sensitivity of each receptor is established. The magnitude of the change likely to occur is described and the resulting significance of the anticipated effect determined.

LVIA Guidance

- 135 This Landscape and Visual Impact Assessment has been carried out by qualified, trained and experienced landscape professionals using techniques and best practice in accordance with the following guidance:
- Guidelines for Landscape and Visual Impact Assessment, 3rd ed. 2013, published by the Landscape Institute and the Institute of Environmental Management and Assessment.
 - Landscape Character Assessment, Guidance for England and Scotland; Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, published by The Countryside Agency and Scottish Natural Heritage.
 - Landscape Institute Advice Note 01/11. Photography and Photo-montage in Landscape and Visual Impact Assessment.

- Landscape Institute Advice Note 02/17. Visual representation of development proposals.
- 136 Planning guidance and informing this report includes:
- The National Planning Policy Framework, Department for Communities and Local Government, Revised, July 2021.
 - MAGIC Interactive mapping, Natural England (magic.defra.gov.uk)

Landscape Character Baseline

- 137 The sensitivity of Landscape Character is based upon the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it, and the value attached to the landscape. Landscape Character Assessment (LCA) is used to identify and describe: the elements that make up the landscape in the study area; the influence of human activity; the aesthetic and perceptual aspects of the landscape; and, the overall character of the landscape in the study area.
- 138 Many parts of the UK are covered by existing landscape character assessments at different scales and can contribute to LVIA. Those published by competent authorities are usually the most robust and considered documents. Existing assessment should be reviewed critically and a judgement should be made as to the degree to which its will be useful in informing the LVIA process.
- 139 Completely new supplementary LCA covering the whole study area will only be required when there are no existing assessments or when they are available but have serious limitations that restrict their value or do not provide information at an appropriate level of detail.
- 140 Specific and detailed surveys of the site itself and its immediate setting helps identify the extent to which it conforms to or is different from the wider LCA and can identify other characteristics that may be important in considering the effects of the proposal.
- 141 The value of the landscape should be established. This means the relative value that is attached to different landscapes by society. Considering value at the baseline stage will inform later judgements about the significance of effects.
- 142 Value can be understood from international, national and local designations. It may be possible that the landscape value of a specific area may be different from that suggested by the formal designation. Fieldwork should help to establish how the criteria for designation are expressed, or not, in the particular area in question. At the same time it should be recognised that every part of a designated area contributes to the whole in some way and care should be taken if considering areas in isolation.
- 143 The landscape baseline illustrates the character of the land-

scape at an appropriate level of detail, covering both the wider study area and the site and its immediate surroundings, dividing it into Landscape Character Types and Areas as appropriate. Individual elements and aesthetic and perceptual aspects of the landscape are identified and described, emphasising those that are key characteristics contributing to the distinctive character of the landscape, and the condition of the elements of features are indicated.

Landscape Effects

- 144 The components of the landscape that are likely to be affected by the scheme, referred to as the landscape receptors, such as overall character and key characteristics, individual elements or features and specific aesthetic or perceptual aspects are identified.
- 145 The interactions between landscape receptors and the different components of the development at all its different stages, including construction, operation and, where relevant, decommissioning and restoration or reinstatement, are identified.
- 146 All effects that are considered likely to take place are described as fully as possible. Effects on individual components of the landscape, such as the loss of trees or buildings, or addition of new elements are identified and mapped. Changes in landscape character or quality/condition in particularly places is described as fully as possible and illustrated by maps and imaged that make clear as accurately as possible, what is likely to happen.
- 147 It is challenging to describe whether the landscape effects should be categorised as positive or negative. It is also possible for effects to be neutral in their consequences for the landscape. An informed professional judgement is made about this and the criteria used in reaching the judgement is clearly stated. This may include the degree to which the proposal fits with existing character, and the contribution to the landscape that the development may make in its own right, usually by virtue of good design, even if it is in contrast to existing character.
- 148 It is acknowledged that others may hold differing opinions on whether the effects are positive or negative. Judgements made in this report will be ultimately weighted against the opinions of others in the decision making process.

Assessing the Significance of Landscape Effects

- 149 Landscape effects may be assessed to identify their significance through methodical consideration of each effect identified and assessment of the sensitivity of the landscape receptors and the magnitude of the effect on the landscape.
- 150 The sensitivity of landscape receptors combines judgements of their susceptibility to the type of change or development propose and the value attached to the landscape. Sensitivity is

specific to the particular development and location.

- 151 Susceptibility is the ability of the landscape receptor (overall character, or individual element and/or feature) to accommodate the proposed development without undue consequence for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies. The assessment of susceptibility is specific to the project.
- 152 The baseline study establishes the value attached to the landscape receptors for Landscape Character Types or Areas that may be affected, based on: (1) review of designations at national and local levels, or where there are no designations, judgements based on criteria that can be used to establish landscape value, and; (2) the value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particularly landscape features, notable aesthetic, perceptual or experiential qualities.
- 153 Susceptibility to change and value are combined to determine sensitivity of the receptor (which may also be referred to as the 'nature of the receptor'. Sensitivity is described as High, Medium or Low. Examples of descriptors for the use of each term are shown in Table 1.
- 154 Each effect on landscape receptors is assessed in terms of its size or scale, the geographical extent of the area influenced, and its duration or reversibility. The size or scale of the development considers: (1) the amount of change in relation to the extent of existing elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape; (2) the degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components or by addition of new ones, and; (3) whether the effect changes the key characteristics of the landscape, which are critical to its distinctive character.
- 155 The effect of the loss and addition of new features is judged on a verbal scale as Major, Moderate, Minor or None.
- 156 The geographical extent of the effects will vary depending on the nature of the proposal and is described. Effects may occur at a site level, within the development site itself, at the level of the immediate setting of the site, at the scale of the landscape type of character area within which the proposal lies, or on a larger scale, influencing several landscape types or character areas.
- 157 The construction of buildings is considered to be permanent and irreversible, however where development can be removed and land reinstated this is taken into consideration in the

assessment of significance.

- 158 The separate judgements about the sensitivity of the landscape receptors and the magnitude of landscape effects are combined to allow a final judgement about how significant each effect is. Significance is understood as a measure of adverse effects as adopted in Environmental Impact Assessment. Significance is assessed as being Significant, of Low Significance, or Insignificant.
- 159 Where landscape effects are judged to be significant and adverse, mitigation measures for preventing/avoiding, reducing, or offsetting or compensating for them are set out and residual effects identified.
- 160 There can be important and strategic beneficial effects yet in terms of LVIA assessment are described as Insignificant. Positive effects are highlighted and should be considered in planning decisions.

Visual Amenity Baseline

- 161 Assessment of visual effects deals with the effects of change and development on the views experienced by individuals or groups of people. Changes can occur in the content and character of views and as a result of the change or loss of existing elements and/or introduction of new elements.
- 162 The area in which views are likely to be changed is established at an early stage usually through the creation of a Zone of Theoretical Visibility (ZTV) using a Geographic Information System (GIS).
- 163 The area in which the development may be visible, the different groups of people, who may experience views of the development, the viewpoints where they will be affected and the nature of the views at those points are identified.
- 164 Development proposal may have visual effects on the setting of heritage assets, including important views to and from those assets. In urban areas there may be strategic views relating to heritage assets, landmarks and other key views and vistas.
- 165 The types of viewers who will be affected and the places where they will be affected are identified. Viewpoints are selected for inclusion in the assessment and for the illustration of visual effects to represent the range of receptor views gained. Receptor viewpoints are usually located in publicly accessible locations only, however in some situations it may be appropriate to consider views from private property.
- 166 Baseline photos record the existing views at selected receptor viewpoints. Each image is captured with a full-frame-sensor 50mm optical length lens, tripod mounted with a levelling head, at a height of 1.5m, to best represent the viewing experience of a pedestrian. Photographs are digitally merged to create pan-

oramic views centred on the site which represent a wider field of view and convey an holistic viewing experience, and provide contextual information for assessment. Annotations may be added to photographs to emphasize important components of each view.

Visual Effects

- 167 The likely effects on visual receptors are identified with the assistance of Indicative photomontages of the proposal. Changes in views and visual amenity may arise from built forms and/or from soft landscape elements of the development. The effects are considered in terms of: the nature of the view of the development, whether there is a full or partial view, or only a glimpse; the proportion of the development or particular features that would be visible; the distance of the viewpoint from the development; and, whether the view is stationary or transient or one of a sequence of views, as from a footpath or moving vehicle, and the nature of the changes.
- 168 An informed professional judgement is made as to whether the visual effects are beneficial or adverse, or in some cases neutral, based upon a judgement about whether the changes will affect the quality of the visual experience for those groups of people who will see the changes, given the nature of the existing views.
- 169 Indicative photomontages of the proposed dwelling are depicted on baseline photography to assist with the assessment of visual effects.

Assessing the Significance of Visual Effects

- 170 The visual effects may be assessed to determine their significance by considering the nature of the visual receptor and the nature of the effect on views and visual amenity.
- 171 The sensitivity of each visual receptor (person or group of people) is assessed in terms of both their susceptibility to change in views and visual amenity and the value attached to particular views.
- 172 The susceptibility of different visual receptors is a function of: (1) the occupation of people experiencing the view at particular locations; and, (2) the extent to which their attention or interest is focused on the views and the visual amenity they experience at particular locations.
- 173 The value attached to views takes account of: (1) recognition of the value attached to particular views, for example in relation to heritage assets or planning designations; and, (2) indicators of the value attached to views by visitors, for example references in guidebooks or on tourist maps, provision of facilities for enjoyment, or references to them in art or literature.
- 174 Each of the visual effects identified is evaluated in terms of its

- size or scale, the geographical extent of the area influenced and its duration and reversibility.
- 175 The magnitude of the visual effect takes account of: the scale of the change in the view with respect to the loss or addition of features in the views and changes in its composition; the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and, the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.
- 176 The geographic extent of a visual effect considers the angle of the view in relation to the main activity of the receptor, the distance of the viewpoint from the proposed development and the extent of the area over which the changes would be visible.
- 177 The duration of the visual effect is likely to be permanent and irreversible for the development of most buildings. Some developments may be temporary which would have an effect on their significance. The effect of integrated landscape proposals will develop and judgements are made in this regard.
- 178 The sensitivity of the visual receptor and the magnitude of the visual effects are combined to form a judgement about the significance of each effect.
- 179 Where visual effects are judged to be significant and adverse, mitigation measures for preventing/avoiding, reducing, or offsetting or compensating for them are set out and residual effects identified.

Indicative Photomontage

- 180 Indicative photomontages of the proposal are depicted on baseline photography to assist with the assessment of visual effects following guidance set out in Visual Representation of Development Proposals Technical Guidance Note 06/19 (LI TGN 06/19), issued by the Landscape Institute which was prepared to help landscape professionals, planning officers and other stakeholders in the selection, production and presentation of types of visualisation appropriate to the circumstances in which they will be used.
- 181 The London View Management Framework (2012) proposes four levels of 'Accurate Visual Representation' (AVR), based on the degree of sophistication of the imagery representing the proposed development.
- 182 Level 1 Views show the location, size and degree of visibility of a proposal. This shows the massing of the proposal within a 3D context represented by the photograph.
- 183 Reference markers such as adjacent buildings and trees were

- located within the 3D model of the proposals. This allowed the proposal to be accurately superimposed upon each baseline image.
- 184 Images of the proposal from each receptor viewpoint were exported from the modelling software and superimposed upon baseline imagery using reference markers for correct alignment.
- 185 The proposal is shown as a massing model with no reference to proposed building materials.



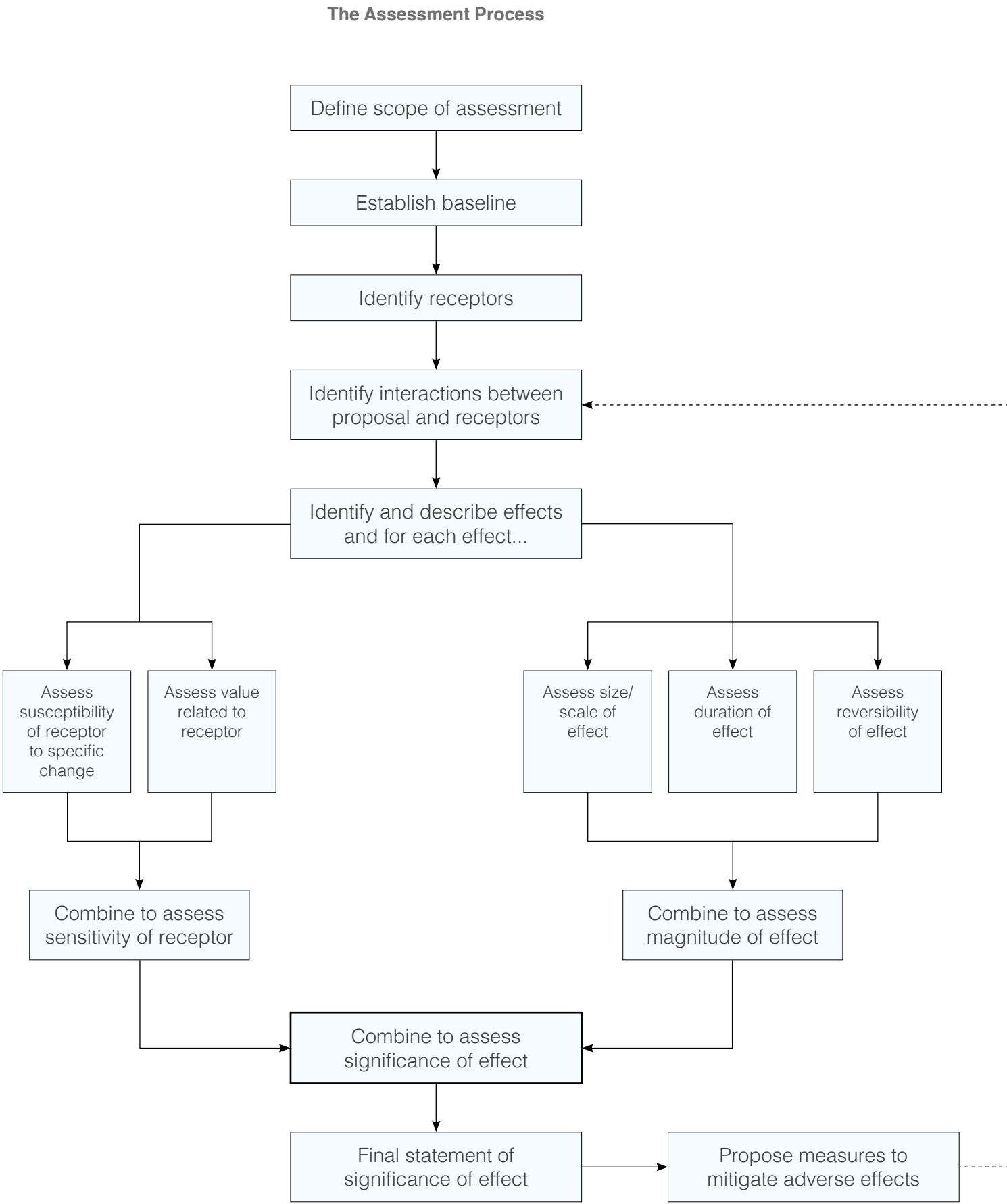


Table 1. Sensitivity of Landscape Character

SENSITIVITY	DEFINITION
HIGH	E.g. AONB / National Park / Conservation Area with characteristic features. Good examples of natural / man-made features / geological features / buildings / monuments. Good levels of landscape stewardship, strong literary / cultural associations. No detractors (pylons, roads, industrial buildings / fencing).
MEDIUM	E.g. Reasonable levels of landscape / townscape stewardship. Some common but good quality natural / man-made features / woodland / fields / characteristic buildings / hedgerows. Few detractors (pylons, roads, industrial buildings / fencing).
LOW	E.g. Common natural / man-made features / nondescript landscape / townscape. Detractors present (pylons, roads, industrial buildings / fencing).

Table 2. Sensitivity of Visual Receptor Matrix

SENSITIVITY OF VIEW			
SUSCEPTIBILITY	HIGH	MEDIUM	MEDIUM to HIGH
	MODERATE	LOW to MEDIUM	MEDIUM
	LOW	LOW	LOW to MEDIUM
		LOW	MODERATE
VALUE			

Table 3. Sensitivity of Visual Receptor

SENSITIVITY	DEFINITION
HIGH	E.g. Receptors in AONB / National Park / Conservation Area or other valued landscape with characteristic features clearly evident. Receptors who may gain views for moderate or prolonged periods from prominent or elevated positions. Receptors who view good examples of natural / man-made features (extended views of horizon / seascape, geological features / buildings / monuments, good examples of landscape stewardship, strong literary / cultural associations) with no detractors (pylons, roads, industrial buildings / fencing).
MEDIUM	E.g. Receptors with views of reasonable levels of landscape / townscape stewardship. Receptors who may be able to gain views for moderate or prolonged periods with some common but good quality natural / man-made features in view (long distance views / woodland / fields / characteristic buildings / hedgerows) and few detractors (pylons, roads, industrial buildings / fencing).
LOW	E.g. Receptors with views of common natural / man-made features (foreshortened views, nondescript landscape / townscape). Receptors with views likely to be obstructed or foreshortened with detractors present (pylons, roads, industrial buildings / fencing).

Table 4. Magnitude of Effect: Size/scale, extent, duration

MAGNITUDE		DEFINITION
ADVERSE	MAJOR	Extensive development resulting in considerable irreversible loss of existing characteristic features/visual amenity and no conservation of existing character/visual amenity.
	MODERATE	Development resulting in moderate amounts of irreversible adverse change to existing characteristic features/visual amenity and little conservation of existing character/visual amenity.
	MINOR	Development resulting in small detractions from existing characteristic features/visual amenity, with some conservation or enhancement of existing character/visual amenity.
	NEGLIGIBLE	Little or no change. Very small amount of loss of characteristic features/visual amenity.
BENEFICIAL	NEGLIGIBLE	Little or no change. Very small amount of enhancement of characteristic features/visual amenity.
	MINOR	Development resulting in small enhancements to characteristic features/visual amenity and conservation of existing character/visual amenity.
	MODERATE	Development resulting in moderate enhancement to characteristic features/visual amenity and conservation of existing character/visual amenity.
	MAJOR	Extensive enhancements to characteristic features/visual amenity and conservation of existing character/visual amenity.

Table 5. Significance of Effect Matrix

MAGNITUDE OF EFFECT	MAJOR	SIGNIFICANT	SIGNIFICANT	SIGNIFICANT
	MODERATE	LOW SIGNIFICANCE	SIGNIFICANT	SIGNIFICANT
	MINOR	INSIGNIFICANT	LOW SIGNIFICANCE	LOW SIGNIFICANCE / SIGNIFICANT
	NEGLIGIBLE	INSIGNIFICANT	INSIGNIFICANT	INSIGNIFICANT / LOW SIGNIFICANCE
		LOW	MEDIUM	HIGH
SENSITIVITY OF RECEPTOR				