



Former Sandgate Nurseries, West End Lane, Henfield

Landscape and Visual Impact Appraisal

Client: Sandgate Developments Ltd

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REV A October 2025

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QUALITY ASSURANCE

Author	Checked	Approved
NT/JB/KK	NT	NT
01	January 2023	Issue1
02	October 2025	Issue 2

Addendum Report added detailing views to
the site from the South Downs National Park-
as suggested by Horsham District Council

Refer to Appendix K

1. INTRODUCTION

- 1.1 NTA has been appointed by Sandgate Henfield Developments Limited to undertake a landscape and visual impact assessment of land at The Former Sandgate Nursery, West End Lane, Henfield (the 'Site'). It relates to an application for outline planning permission for a mixed-use development on the Site, the former Sandgate Nursery, to the south of West End Lane.

The full description of development is as follows:

- 1.2 ***Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access).***
- 1.3 The Site is in the jurisdiction of Horsham District Council ('HDC'). The location and extent of the Site is shown on the Site Location at Appendix A and on the Aerial Photograph/Viewpoint Locations at Appendix H.
- 1.4 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

Author of the report

- 1.5 This report was undertaken by a Chartered Member of the Landscape Institute (CMLI), who is trained and experienced in undertaking landscape and visual appraisals.

2. METHODOLOGY

- 2.1 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in January 2023.
- 2.2 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e., effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including Public Rights of Way ('PRoW') and other areas with general public access, as well as effects from any residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in Appendix K.
- 2.3 Photographs contained within this document (Appendix I) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances, images have been combined to create a panorama. The representative photographs are presented in line with the Landscape Institute's Technical Guidance Note 06/19. All the viewpoint photographs are presented as Annotated Viewpoint Photographs (TYPE1 visualisations). Reproduced at a size which aids clear understanding of the view and context, these simply show the extent of the site within the view and annotate any key features within the view. These can be found in Appendix I.

Site survey

- 2.4 The assessment contained in this report is based on field observations undertaken during a fine and clear day with occasional light cloud, on 19th January 2023. Use has been made of Magic Maps and O.S. Explorer Maps (1:25,000 scale), aerial images, and information obtained from character assessments at national, county, and local level (where available).

Spatial scope

- 2.5 The spatial scope for all the baseline studies including topography, landscape designations, landscape character and representative viewpoints is a 3km radius from the site. Experience on similar projects and initial site appraisal, indicates that noticeable landscape and/ or visual effects were likely to be limited beyond this distance due in part to the scale of the proposed

development, the quality and condition of the baseline landscape and due to screening provided from the surrounding, landform, built environment and existing mature vegetation.

Consultations

- 2.6 No contact has been made with Horsham District Council with regards to the content of this report.

Limitations

- 2.7 It has not been possible to enter the curtilage of private dwellings to check views as part of this assessment. In such cases, a reasonable worst-case assumption has been made in dealing with potential views from a publicly accessible point.
- 2.8 It was not possible to walk all the PRoW and drive all the roads within the study area, but an assessment was made based on views from lanes, using Google Earth and reverse visibility from the site.
- 2.9 A full cumulative impact assessment has not been undertaken as part of this report. However, where the proposed development may be seen in conjunction with development on adjacent allocated or approved sites this has been noted.

3. LANDSCAPE PLANNING POLICY CONTEXT

National planning policy

- 3.1 The 'National Planning Policy Framework' (NPPF) (2021) sets out the Government's planning policies for England and how these should be applied¹. It provides a framework within which locally prepared plans for housing and other development can be produced. The sections of NPPF (2021) relevant to this assessment are:

- **Paragraph 174:**
Planning policies and decisions should contribute to and enhance the natural and local environment by:
 - a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including*
the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- **Paragraph 175.**
Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.
- **Paragraph 176:**
Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

- 3.2 The **Planning Practice Guidance ('PPG')** adds further context to the policies contained in the NPPF and provides advice on the key points to take into account on design. The guidance as relevant to this assessment covers design, landscape and the natural environment, and includes:

- **Design: process and tools**

'Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage'. (Paragraph 001)

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

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

Context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources, lifespan.

The National Design Guide can be used by all those involved in shaping places including in plan-making and decision making.' (Paragraph 001)

'Masterplans set the vision and implementation strategy for a development. They are distinct from local design guides by focusing on site specific proposals such as the scale and layout of development, mix of uses, transport and green infrastructure. Depending on the level of detail, the masterplan may indicate the intended arrangement of buildings, streets and the public realm.' (Paragraph 006)

- **Natural environment**

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

'Green infrastructure is a natural capital asset that provides multiple benefits, at a range of scales. For communities, these benefits can include enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, food and energy production, urban cooling, and the management of flood risk. These benefits are also known as ecosystem services.' (Paragraph 005)

'Green infrastructure can help in:

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

ecological connectivity, facilitating biodiversity net gain and nature recovery networks and opportunities for communities to undertake conservation work.'

- *(Paragraph 006)*

'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.' (Paragraph 008)

- **Biodiversity, geodiversity and ecosystems**

'What evidence needs to be taken into account in identifying and mapping local ecological networks?

Relevant evidence in identifying and mapping local ecological networks can include: (inter alia)

main landscape features which, due to their linear or continuous nature, support migration, dispersal and gene flow, including any potential for new habitat corridors to link any isolated sites that hold nature conservation value, and therefore improve species distribution;' (Paragraph 011).

'How can plans encourage net gain?

Plans, and particularly those containing strategic policies, can be used to set out a suitable approach to both biodiversity and wider environmental net gain, how it will be achieved, and which areas present the best opportunities to deliver gains. Such areas could include those identified in: natural capital plans; local biodiversity opportunity or ecological network maps; local green infrastructure strategies; strategic flood risk assessments; water cycle studies; air quality management plans; river basin management plans; and strategic protected species licensing areas. Consideration may also be given to local sites including where communities could benefit from improved access to nature.' (Paragraph 021)

- **Trees and woodland**

'What are the considerations when planning for trees within settlements?

Well-placed and well-chosen trees on streets and in urban spaces can provide a range of benefits: encouraging walking and enhanced physical and mental health; contributing to local environmental character and distinctiveness; providing habitats for wildlife; reducing noise and excessive heat; and supporting sustainable drainage. Changing climate, in particular hotter summers and more frequent periods of dry weather, and unknown pests and diseases, will place new pressures on green infrastructure in the long-term, so trees of the right species and age profile are essential.'

'The interaction of trees and tree roots with built infrastructure, transport networks, buildings and utility services is complex and requires detailed inter-disciplinary co-operation, with expert arboricultural or forestry advice. The selection of street trees needs to consider which species will best suit the highway environment in the long term, including associated infrastructure and utilities.' (Paragraph 029)

- **Landscape**

How can planning policies conserve and enhance landscapes?

The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside.

Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully. (Paragraph 026)

How should development within the setting of National Parks, the Broads and Areas of Outstanding Natural Beauty be dealt with?

Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account. (Paragraph 041)

- 3.3 The **National Design Guide** (2019) *'Planning practice guidance for beautiful, enduring and successful places', 'addresses the question of how we recognise well designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics.'* These are:
- **Context – enhances the surroundings.**
 - **Identity – attractive and distinctive.**
 - **Built form – a coherent pattern of development.**
 - **Movement – accessible and easy to move around.**
 - **Nature – enhanced and optimised.**
 - **Public spaces – safe, social and inclusive.**
 - **Uses – mixed and integrated.**
 - **Homes and buildings – functional, healthy and sustainable.**
 - **Resources – efficient and resilient.**
 - **Lifespan – made to last.**
- 3.4 The ten characteristics aim to *'help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.'*
- 3.5 The **National Model Design Code** (July 2021) has also been referred to in the development of the detailed scheme proposals *'The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design.'* With the objective of: *'This guidance sets out clear design parameters to help local authorities and communities decide what good quality design looks like in their area, based on local aspirations for how their area will develop, following appropriate local consultation.'* Application of the code: *'This document should be used as a basis for the production of design codes and guides by local planning authorities. It contains information that should be readily available to the local authority and is intended to be applied flexibly according to local circumstances as not all characteristics and design parameters may be relevant.'*

Local Policy Context

- 3.6 Local Authorities are responsible for the protection of the landscape within the planning system and the formulation of policies to support this obligation. Treatment of the landscape within the planning process relevant to the current proposed development is covered by policies contained within the Development Plan. The current planning policy comprises the Horsham District Planning Framework (adopted November 2015). Relevant policies from this document are noted below, with following comment on how the scheme proposals are in compliance with these policies.

Horsham District Planning Framework (adopted November 2015)

- 3.7 Policies relevant to the Site and this assessment are listed below:
- **Spatial Objectives: p.13**
 - 3.14 *In order to fulfil the vision for the district, the key objectives for this plan are as follows, (relevant sections):*
 - 1. *Ensure that future development in the district is based on sustainable development principles that strike the correct balance between economic, social. and environmental priorities and delivers living, working and balanced communities which contribute to community cohesion.*

- 6. Provide a range of housing developments across the district that: delivers the target number of new homes; respects the scale of existing places; and so far as is possible caters for the needs of all residents, including the delivery of a range of housing sizes and types including affordable housing.

Scheme compliance: The proposed development will deliver sustainable, good quality, attractive, affordable accommodation to meet the needs of the district and which preserve local sense of place and character.

- **Spatial Portrait: p.14**

Development and Growth (relevant sections):

- 3.18 The diversity of the landscapes, townscapes and settlement pattern which characterises the district is an environmental and cultural asset of great value which needs to be respected and enhanced in planning and land management decisions. This is of particular importance as the rural, leafy environment and historic villages are a key reason that individuals and businesses choose to locate in the district and protecting this character will help ensure the health of the economy of the district into the future. The role and influence of Horsham Town as the major centre within the district is key. The need to manage change within the district also remains a priority. There is a need to plan for new infrastructure, largely funded by new development, to serve a growing population. The district also has its own rural issues, not least in terms of access to services within rural areas and the future of the rural economy in such a changing context.

Protection of the character of the District and the Environment

- 3.26 The countryside, villages and towns of Horsham district are very attractive and varied in character. As has already been stated in paragraphs 3.18 and 3.19, the environment and character of the district play a key role in the local and wider economy through environmental services that it provides, as well as providing direct and indirect opportunities for economic growth and investment. It is therefore critical that the character the district is conserved and enhanced, but this must be integrated with the need to accommodate change in order to address social or economic objectives and meet the needs of communities. In so doing it will be necessary to ensure that not only is harm to the environment minimised but that where possible, opportunities are taken to bring about improvements. It is also important to be aware of the broader implications of gradual change through the cumulative effects on character, particularly in terms of the impact on more small-scale or local features.

Scheme compliance: The proposed landscape will create a robust green-blue network across the whole site area, zoned in places but with the capability to be used for a variety of activities. The landscape scheme will provide a significant enhancement of site biodiversity, cultural heritage, and character, and create a complementary localised 'sense of place' reflecting the unique qualities and values of the proposed scheme. By retaining and building on the green infrastructure already present on site, and by preserving the setting of the adjacent listed building whilst respecting other surrounding built form the proposed scheme enhances the local character and sense of place.

- Chapter 9: Conserving and Enhancing the Natural and Built Environment,

The following issues have been identified that will be addressed through the policies in this document (relevant sections);

- The high-quality environment makes Horsham district a pleasant place to live and work. As well as contributing to the high quality of life, it plays an important role in attracting and retaining businesses. It is therefore important to ensure that it is maintained and enhanced.
- The district has a predominantly rural character containing a network of villages and towns, each with their own character. Development proposals will need to consider how this character can be maintained and where possible enhanced.
- In addition to protecting designated sites, other habitats and species should be protected and enhanced to maintain a functional ecological network within and beyond the District's boundaries.
- The population should be given the opportunity to access a high quality natural environment without damaging it.
- In order to ensure that the high quality of life in the district is maintained for existing and future residents, development will need to be designed to ensure that it is of a high quality.

Policy 25 Strategic Policy: The Natural Environment and Landscape Character

- The Natural Environment and landscape character of the District, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which:

1. Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.
2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.
3. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.
4. Conserve and where possible enhance the setting of the South Downs National Park.

Policy 26 Strategic Policy: Countryside Protection

- Outside built-up area boundaries, the rural character and undeveloped nature of the countryside will be protected against inappropriate development. Any proposal must be essential to its countryside location, and in addition meet one of the following criteria:
 1. Support the needs of agriculture or forestry;
 2. Enable the extraction of minerals or the disposal of waste;
 3. Provide for quiet informal recreational use; or
 4. Enable the sustainable development of rural areas.
- In addition, proposals must be of a scale appropriate to its countryside character and location. Development will be considered acceptable where it does not lead, either individually or cumulatively, to a significant increase in the overall level of activity in the countryside, and protects, and/or conserves, and/or enhances, the key features and characteristics of the landscape character area in which it is located, including:
 1. The development pattern of the area, its historical and ecological qualities, tranquillity and sensitivity to change;
 2. The pattern of woodlands, fields, hedgerows, trees, waterbodies and other features; and
 3. The landform of the area.

Policy 27 Strategic Policy: Settlement Coalescence

- Landscapes will be protected from development which would result in the coalescence of settlements. Development between settlements will be resisted unless it can be demonstrated that:
 1. There is no significant reduction in the openness and 'break' between settlements.
 2. It does not generate urbanising effects within the settlement gap, including artificial lighting, development along key road corridors, and traffic movements.
 3. Redevelopment of existing sites that seek to reduce the existing urbanised character and appearance of an area between settlements, particularly along road corridors, will be supported.
 4. Proposals contribute to the conservation, enhancement and amenity of the countryside, including where appropriate enhancements to the Green Infrastructure network or provide opportunities for quiet informal recreation.

Policy 31 Green Infrastructure and Biodiversity:

1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss and ensures that the ecosystem services of the area are retained.
2. Development proposals will be required to contribute to the enhancement of existing biodiversity and should create and manage new habitats where appropriate. The Council will support new development which retains and /or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.
3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required.
4. a) Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:
 - i. Special Protection Area (SPA) and Special Areas of Conservation (SAC)
 - ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)

iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified in i & ii above.1. There is no significant reduction in the openness and 'break' between settlements.

b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:

i. The reason for the development clearly outweighs the need to protect the value of the site; and,

ii. That appropriate mitigation and compensation measures are provided.

Policy 32 Strategic Policy: The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

1. Provide an attractive, functional, accessible, safe and adaptable environment;
2. Complement locally distinctive characters and heritage of the district;
3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;
4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and
5. Help secure a framework of high-quality open spaces which meets the identified needs of the community.

Policy 33 Development Principles

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

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

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;
9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;
10. Contribute to the removal of physical barriers; and,
11. Make a clear distinction between the public and private spaces within the site.

Scheme compliance: The landscape scheme will provide a significant enhancement to the landscape condition of the site, will enhance the local landscape and townscape character, maintain settlement separation and enhance site biodiversity. The local cultural heritage and character is also preserved and improved by the proposals and will create a localised 'sense

of place' reflecting the uniqueness of the scheme and complementing the surrounding recently developed and established residential and commercial areas.

Henfield Neighbourhood Plan 2017-2031, (May 2021)

3.8 Policies relevant to the Site and this assessment are listed below:

Policy 10: Green Infrastructure and Biodiversity

P10.2 Development proposals will be supported, provided their design seeks to maintain or increase biodiversity, in particular:

- a. retains existing Local Wildlife Sites, green corridors and other wildlife habitats; and takes any opportunity to provide a green corridor and achieve ecological connectivity between wildlife habitats and between open countryside and an existing wildlife habitat;*
- b. includes design features which provide for the conservation of wildlife, particularly declining species such as swift, swallow, barn owl, nightingale and bats;*
- c. retains where possible, existing hedgerows, scrub, trees and ponds to support and encourage wildlife. Where removal is essential they should be replaced appropriately and with indigenous species.*
- d. retains trees in Categories A and B as defined in BS5837:2005 wherever possible. Where it is not possible to retain a Category A or B tree, a replacement is planted; including trees without Tree Preservation Orders and trees outside the Henfield Conservation Area.*

P10.3 Development proposals will be supported, provided their layout and landscape schemes comply with the following principles as appropriate:

- a. the amenity value of the existing landscape including hedgerows, scrub, trees and ponds is maintained; and the proposals result in positive visual and landscape impact*
- b. the amenity value of trees is maintained including those trees without Tree Preservation Orders and trees outside the Henfield Conservation Area;*
- c. landscape schemes enhance the site and its surroundings, and positively contribute to the landscape character of the area, including providing for their ongoing maintenance and utilise native plants especially in public areas and on boundaries; and*
- d. the views identified in paragraph 5.81 of this Plan into and out of the area of the Parish, with particular regard to Henfield and Small Dole villages in particular, are preserved.*

Policy 12: Design Standards for New Development

P12.1 As appropriate to their scale, nature and location development proposals will be supported where their design and detailing meet the relevant requirements in the Henfield Parish Design Statement (Appendix C of the Plan). In addition, as appropriate to the site concerned, development proposals should comply with the following criteria:-

- a. The design respects the amenities of occupiers/users of nearby property and land.*
- b. The design achieves satisfactory access without harming the amenities of neighbouring properties and residents.*
- c. The scale, density, massing, height, landscape design, layout and materials of all development proposals, including alterations to existing buildings, are of a high quality and reflect the architectural and historic character and the scale of the surrounding buildings and street-scene/ landscape.*
- d. The design preserves or enhances the character or appearance of the Henfield Conservation Area and/or preserves any adjacent listed buildings and its setting.*

Scheme compliance: As noted above, the landscape scheme will provide a significant enhancement to the landscape condition of the site, will enhance the local landscape and townscape character, maintain settlement separation and enhance site biodiversity. The local cultural heritage and character is also preserved and improved by the proposals and will create a localised 'sense of place' reflecting the uniqueness of the scheme and complementing the surrounding recently developed and established residential and commercial areas.

4. LANDSCAPE BASELINE, SITE CONTEXT, and DESCRIPTION.

Site Context

- 4.1 The Site comprises disused and semi-derelict former nursery site on the western edge of Henfield. The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in Appendices A and H, and on the photographs contained within Appendix I.
- 4.2 To the south, the Site is bounded by Hollands Lane, a well-used bridleway, with a commercial estate of warehousing and light industrial units further to the southeast.
- 4.3 To the north the Site is bound by West End Lane with associated mature trees and established vegetation lining the roadside, and the previous entrance drive to the western extent. The recent housing development at Bishops Park to the north faces the site with properties along Borrer Drive looking to the site boundary.
- 4.4 To the west the Site is bound by pastureland and mature woodland, separating the Site from Lawyers Lane running north-south.
- 4.5 To the east, the Site borders an established residential area along Hollands Road with generous garden areas backing onto the Site.

National landscape character

- 4.6 At the national level, the site and the whole of the study area is located within the '121 Low Weald National Character Area' (NCA) (2013). The NCA is described as:

'...a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald. It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, with horticulture and some arable on lighter soils in the east, and has many densely wooded areas with a high proportion of ancient woodland.'

- 4.7 **Key characteristics of the NCA exhibited within the study area are:**

- Broad, low-lying, gently undulating clay vales with outcrops of limestone or sandstone providing local variation.
- The underlying geology has provided materials for industries including iron working, brick and glass making, leaving pits, lime kilns and quarries. Many of the resulting exposures are critical to our understanding of the Wealden environment.
- A generally pastoral landscape with arable farming associated with lighter soils on higher ground and areas of fruit cultivation in Kent. Land use is predominantly agricultural but with urban influences, particularly around Gatwick, Horley and Crawley.
- Field boundaries of hedgerows and shaws (remnant strips of cleared woodland) enclosing small, irregular fields and linking into small and scattered linear settlements along roadsides or centred on greens or commons. Rural lanes and tracks with wide grass verges and ditches.
- Small towns and villages are scattered among areas of woodland, permanent grassland and hedgerows on the heavy clay soils where larger 20th-century villages have grown around major transport routes.
- Frequent north-south routeways and lanes, many originating as drove roads, along which livestock were moved to downland grazing or to forests to feed on acorns.
- The Low Weald boasts an intricate mix of woodlands, much of it ancient, including extensive broadleaved oak over hazel and hornbeam coppice, shaws, small field copses and tree groups, and lines of riparian trees along watercourses. Veteran trees are a feature of hedgerows and in fields.
- Many small rivers, streams and watercourses with associated watermeadows and wet woodland.
- Abundance of ponds, some from brick making and quarrying, and hammer and furnace ponds, legacies of the Wealden iron industry.
- Traditional rural vernacular of local brick, weatherboard and tile-hung buildings plus local use of distinctive Horsham slabs as a roofing material. Weatherboard barns are a feature. Oast houses occur in the east and use of flint is notable in the south towards the South Downs.

- 4.8 The NCA includes guidance within the Statements of Opportunity which are relevant to the 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.'

County landscape character

- 4.9 The 'Landscape character assessment of West Sussex' (2003) defines the landscape character of West Sussex. The site and the whole of the study area falls within Eastern Scarp Footslopes Low Weald

Landscape Character Area (LCA) number LW11.

Key landscape characteristics for this LCA relevant to the study area are:

- *Undulating Lower Greensand sandstone ridges and gentle Gault Clay vales drained by the River Adur, most of which lie within the Sussex Downs Area of Outstanding Natural Beauty (AONB).*
- *Concentration of ancient woodland lying on the Gault Clay.*
- *Views dominated by the steep downland scarp.*
- *Arable and pastoral rural landscape, secluded in places, a mosaic of small and larger fields, woodlands, shaws and hedgerows with hedgerow trees.*
- *Includes the extensive designed landscape of Danny Estate.*
- *Small historic commons and orchards around Henfield in the north of the area.*
- *Modest network of country lanes and underhill lanes beneath the scarp.*
- *Pockets of biodiversity limited to woodland, ponds and stream valleys.*
- *Characteristic spring-line villages and dispersed farmsteads, some historic.*
- *Township of Henfield and expanded ridge line villages with suburban development at Hurstpierpoint and Hassocks.*
- *Criss-crossed by roads, many of them busy, including the A23 Trunk Road.*
- *London to Brighton Railway Line crosses the area.*
- *Varied traditional rural buildings built with diverse materials including flint, timber-framing, Horsham Stone roofing and varieties of local brick and tile-hanging.*
- *Dominance of painted render and a wide range of modern styles and materials from the Victorian period onwards.*
- *Few visitor and recreational attractions.*

- 4.10 The 'Landscape character assessment of West Sussex' (2003) goes on to list the main Landscape and Visual Sensitivities;

- *High level of perceived naturalness and a rural quality, especially in the more wooded landscape to the west.*
- *Woodland cover, much of it ancient, imparts a scenic quality to the landscape.*
- *Intimate and unobtrusive settlement pattern of the spring-line settlements.*
- *Scarce pockets of rich biodiversity are vulnerable to loss and change.*
- *Loss and fragmentation of hedgerows has occurred associated with modern farming.*
- *The area is highly exposed to views from the downs with a consequently high sensitivity to the impact of new development, and the cumulative visual impact of buildings and other structures.*
- *Wooded urban environment and setting of the ridge line villages currently sits well within the rural landscape although there is a danger of the cumulative visual impact of buildings and other structures here and elsewhere in the area.*

- 4.11 The Landscape Management Guidelines, relevant to the proposed development are listed below:

Consider the potential to plan for multifunctional Green Infrastructure (GI) in this character area particularly in response to a growing population and new development in the towns and larger villages.

- *Avoid skyline development and ensure that any new development has a minimum impact on views from the downs and is integrated within the landscape.*

- *Plan for long-term woodland regeneration, the planting of new small broad-leaved farm woodlands, and appropriate management.*
- *Increase tree cover in and around villages, agricultural and other development and on the rural urban fringe, along the approach roads to settlements, and along busy urban routes including the A23 Trunk Road.*
- *Conserve and replant single oaks in hedgerows to maintain succession and replant parkland trees.*
- *Conserve, strengthen and manage existing hedgerows and hedgerow trees, especially around irregular fields, and replant hedgerows where they have been lost.*
- *Protect the character of rural lanes and manage road verges to enhance their nature conservation value.*
- *Minimise the effects of adverse incremental change by seeking new development of high quality that sits well within the landscape and reflects local distinctiveness.*

- 4.12 Our assessment indicates that the site is not typical of the wider more rural LCA and is influenced to a greater degree by the adjoining settlement edge of Henfield which encompasses the site to the north and east, and also the industrial character of the commercial area to the southeast of the Site.

District Landscape Character Assessment

- 4.13 A landscape character assessment of the Horsham District Council area has been undertaken in 2003 by Chris Blandford Associates. Although this has not been formally published it includes a landscape character description covering the site area in section D2 Henfield and Small Dole Farmlands.

- 4.14 The Key Characteristic relevant to the site is:

- *Small to large size regular and irregular fields with a variable hedgerow pattern.*

- 4.15 Biodiversity:

- *Ancient coppice with oak and ash standards*
- *Variable hedgerow pattern , low and gappy in parts, strong in others,*
- *Rich variety of habitats including herb rich grassland, fen, marsh and scrub.*

- 4.16 Key Issues:

- *Previous and continuing loss of hedgerows through field rationalisation, lack of management*
- *Potential further loss of orchards around Henfield.*

- 4.17 Landscape condition:

- *Overall condition is declining, particularly through loss of hedgerows in many parts.*

- 4.18 Sensitivity to Change:

- *Overall sensitivity to change is high due to the mostly high visibility of the area, the prominence of some ridgelines, and moderate to high intrinsic landscape qualities. There are some less widely visible areas where sensitivity is moderate.*

- 4.19 Landscape condition:

- *Overall condition is declining, particularly through loss of hedgerows in many parts.*

- 4.20 Planning and Land Management Guidelines:

- *Ensure any new development does not intrude onto visible ridgelines*
- *Ensure any appropriate new development responds to traditional local design and materials including flint/brick and sandstone.*
- *Carry out native tree and shrub planting (around Small Dole) to screen industry and housing.*
- *Conserve and manage existing hedgerows, especially where they surround small scale irregular field patterns.*
- *Encourage coppice management of existing woodlands where appropriate.*

Statutory and Non-Statutory Designations

- 4.21 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the Local Plan Policies Map indicate that the Site is not covered by any statutory or non-statutory designations for landscape character or quality.
- 4.22 The South Downs National Park ('SDNP') lies to the south of Henfield, and which is approximately 2.5km to the south of the Site at its closest point. (Shoreham Road near Hoe Wood).
- 4.23 This is illustrated, together with other designations in the wider landscape, on the MAGIC Map and Local Plan Extract (Appendix D, Landscape Designations).

Conservation Area and Listed Buildings

- 4.24 The Site is not located within or adjacent to a Conservation Area but there is a grade II Listed Building bordering the Site at Dear's Farmhouse, (now known as Camelia Cottage) to the north west corner. The potential effects of the Site development on this listed asset is fully assessed in the accompanying Heritage Impact Assessment prepared by HCUK Group (2023).
- 4.25 The Conservation Area and Listed Buildings within the surrounding landscape are shown on the MAGIC Map and Local Plan Extract contained within Appendix D.

Public Rights of Way (PRoW) and public access areas

- 4.26 There are a number of PRoW that have views of the site. These are shown on the Local Context plan at Appendix E and are described below. There are no PRoW within the site but Bridleway 2583 borders the Site to the south with Footpath 2562 adjacent to the Site at the south-eastern corner. There are a number of PRoW with views within 1.0km as indicated in the Local context Plan.

PRoW within 500m from the site.

- FP 2530_01 To the northwest of the site running roughly north-south along Stonepit Lane to West End Lane.
- FP 2524_01 To the northeast of the site running roughly north-south connecting Bridleway 2524_1 (Downs Link) to West End Lane through the recent Bishops Park development area.
- Views from FP's 2561 and 2582 where they meet Bridleway 2583 have been recorded.
- Views along highways West End Lane and private drive of Lawyers Lane have also been assessed.
- Footpaths 2530 and 2524 whilst within 500m from the site have not been assessed as views from these footpaths to the site are largely obscured by intervening topography, structure and vegetation.

PRoW over 500m from the site.

- Footpaths further than 500m from the site have not been assessed as views from these footpaths to the site are largely obscured by intervening topography, structure and vegetation.
- *Views from highpoints and PRoW within the South Downs National Park (SDNP) have not been assessed as the site is well screened by existing vegetation to the south of the site and the effect of distance would mean any views of the developed site would represent a very small element in the wider view and would be seen in the context of the surround established and more recent residential and commercial developments, (with the recent Bishops Park being set at higher elevation).*

Note: Following consultation with HDC an Addendum Report (NTA, October 2025) has been prepared to assess potential views from highpoints within the South Downs National Park. Refer to Appendix K for details of viewpoints assessed.

- 4.27 There may be other views from other PRoW but they would be glimpsed in nature and are not considered in any further detail in this report.

Tree Preservation Orders

- 4.28 There are no trees on the Site covered by a Tree Preservation Order ('TPO'), nor does the Site lie within a Conservation Area. This was confirmed by the Arboricultural Consultant (Viking Tree Services Ltd.).

Site Description

- 4.29 The Site is a gently sloping, disused plant nursery with various derelict remnant structures. Vegetation cover over the majority of the Site comprises scrub, rough grass, ruderal weeds and brambles with established trees and outgrown hedgerows to the north, west and south.
- 4.30 The northern boundary of the Site is formed by West End Lane which has an established mixed species tree line with understory/hedge. The mature trees include oak, ash, maple, elm and willow with the understory comprising a mix of blackthorn, willow hazel and field maple, all as detailed in the accompanying Tree Report.
- 4.31 The southern Site boundary is formed of patchy outgrown scrub hedgerow and trees including larger maples and ash specimens. The understory and scrub comprise a hazel coppice, willow, blackthorn and field maple mix.
- 4.32 To the western Site boundary the site is partially contained by mature trees, species including oak, willow, and ash. The understory and scrub comprise a hazel coppice, willow, blackthorn and field maple mix. A dense hedgerow of predominantly clipped hornbeam forms the boundary with Camellia Cottage (Dears Farm).
- 4.33 The eastern Site boundary is formed by the rear garden fences of residential properties along Hollands Road, with isolated areas of willow coppice in the body of the site.

Topography

- 4.34 The topography of the Site is gently sloping, with a fall towards the south. A highpoint of approximately 18m Above Ordnance Datum ('AOD') is located on the northern Site boundary, with a low point of approximately 14.5m AOD in the south of the Site. Bridleway 2583 generally lies at a lower level than the Site with the path sunken throughout its length as it passes the Site.

5. LANDSCAPE APPRAISAL

Landscape sensitivity

- 5.1 The sensitivity of landscape receptors is evaluated based on combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape.

Landscape value

- 5.2 The value of the landscape receptors will to some degree reflect landscape designations and the level of importance which they signify, although there should not be over-reliance on designations as the sole indicator of value. Other considerations include the condition of the landscape, scenic quality, rarity, representativeness, conservation interests, recreational value, perceptual aspects and cultural associations. The Guidelines for Landscape & Visual Impact (GLVIA3) sets out at Box 5.1 these factors that can help in the identification of valued landscapes and assist in the appraisal of a landscape's value.
- 5.3 The site comprises disused, rough horticultural land to the east of the established residential Hollands Road, with the recent Bishops Park housing development to the north. The commercial area to the southeast of the site has limited intervisibility with the site but is a factor in determining the site value. The surrounding areas of built form have a strong influence on the landscape character of the site, and in particular its scenic value, and representativeness of the wider Eastern Scarp Footslopes LCA, (Low Weald LW11), both which are considered to be of **low** value for the Site.
- 5.4 The condition of the landscape is similarly influenced by the surrounding land uses with the housing to the east and north. The boundaries to the west and south are reasonably well defined by mature tree planting, though it is noted that these positive attributes require maintenance and restoration in places. Given the edge of settlement location and influence of the surrounding uses the landscape condition is considered to be of **medium-low** value.

- 5.5 The Site and surrounding landscape is not considered to be rare in the local context, comprising rough scrub and grassland typical of other sites in the local area.
- 5.6 In terms of conservation interests, the ecological report prepared by the Ecology Partnership has listed protected species which may be present on the site, including great crested newts, bats and badgers. Further surveys are recommended to establish any onsite populations. The report also recommends suitable ecological enhancements:
- *Creation of new high distinctiveness habitats such as traditional orchard, and ponds, and enhancement of and expansion of existing habitats of value including scrub and wildflower grasslands to be managed in the long term for biodiversity.*
 - *Installation of specialist bird, & bat boxes on retained mature trees within the site, and,*
 - *Creation of log piles and reptile hibernacula to provide safe refuge and hibernation sites for reptiles, amphibians, and hedgehog.*
- 5.7 The accompanying Heritage Statement, (prepared by HCUK Group) notes that “the proposed works within the setting of the grade II listed building would result in a wholly limited effect (less than substantial harm for NPPF purposes) to this asset’s significance. The Planning Statement (Solve Planning, 2023) provides an assessment of the public benefits of the scheme against this low level of harm in accordance with the requirements of paragraph 202 of the NPPF”. The site, its local context (within 500 m) and the Eastern Low Weald LCA is considered to have a medium conservation landscape value.
- 5.8 The proximity of the Site to established and new housing, and the commercial area to the southeast has a significant influence on perceptual aspects of the site such as tranquillity and remoteness. The site is overlooked by the housing and affected by traffic/manufacturing noise from West End Lane and the light industrial uses to the southeast. Accordingly perceptual aspects of the site are considered to be of **medium-low** value.
- 5.9 There are no known historical or literary cultural associations and value is therefore **none** for the Site.
- 5.10 Based on the GVLIA3 Box 5.1 assessment the landscape character and value of the site is considered to be **medium-low** and is also not considered to be valued in terms of the NPPF as the site is not covered by any statutory or non-statutory designations or identified as having high quality in any of the development plan documents or published evidence landscape character study documents.

Landscape susceptibility

- 5.11 The sensitivity to change of the key landscape characteristics and the ability of a particular type of landscape to accommodate change without material effects upon its integrity, reflects key aspects of landscape character including scale and complexity of the landscape and degree of ‘wildness’ or ‘remoteness’.
- 5.12 The Site’s susceptibility to the type of development proposed, namely residential, is considered to be **medium-low**. This is based on the fact that the site is adjacent to the established residential area to the east, commercial/industrial area to the southeast, and recent housing development to the north. The proposed development would be of similar form and scale to the established and recent housing in the vicinity. In addition, the surrounding vegetation cover and built form is very effective in limiting visibility of the proposed development both locally and from the wider landscape.
- 5.13 The Site area does not contain any noteworthy landscape features, and overall is perceived in the urban context of the housing to the north and east (and to some extent the residential areas along Lawyers Lane further to the west), the commercial area and West End Lane. Despite the greenfield nature of the site, the surrounding urbanising components reduces any sense of ruralness. It is remote from the SDNP and well screened by intervening built form and vegetation as indicated in the following visual assessment sections. The built form and vegetational cover to the boundaries effectively contain the Site and contributes to the screened nature of the Site in its immediate and wider landscape setting.

Overall sensitivity

- 5.14 Combining landscape value and susceptibility to change provides a guide as to how sensitive a landscape is. The sensitivity of the site is considered to be **medium-low** as it is close to other built development of the same type. The sensitivity of the local landscape character (up to 500m from the site) and the Eastern Low Weald LCA is considered to be **medium-low** as residential development is commonplace in this landscape.

Visibility

- 5.15 An assessment of the local and wider visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained in Appendices A and H and on the photographs in Appendix I.
- 5.16 Key views from locations in the surrounding landscape are summarised below and discussed in detail in the tables contained in Appendix J.
- 5.17 As noted in the preceding sections, the site is very well screened and contained, both from the local vicinity and from the wider landscape setting by existing built form, topography and mature vegetation.
- 5.18 Local glimpsed and filtered views of the site are available to passing motorists using West End Lane, though any views are momentary. (Refer to view sequence V14-24 Appendix I). Views from Hollands Lane, Bridleway 2583 bordering the site to the south have been recorded in viewpoints VP 4,5,6 and sequence SVP 1-8. Here the PRoW is partially sunken which in combination with the boundary vegetation (which itself will be subject to extensive enhancement as part of the development proposals), will soften and screen pedestrian and horse rider views into the site.
- 5.19 Views from Lawyers Lane to the west of the site are available across the intervening pasture and woodland areas with the Site mostly screened by the vegetation, although partial and glimpse views of the upper storeys and rooflines of proposed built form are likely to be available in the short to medium term, prior to the maturing of the proposed structural planting belt.
- 5.20 Views from residential buildings facing the site along Borrer Drive will be screened and filtered by existing and proposed planting to both sides of West End Lane.
- 5.21 Views from the rear facing windows of residential buildings backing onto the site along Hollands Road will be achievable from upper storey rooms and will look into the rear gardens of the proposed units. The provision of generous rear gardens and implementation of proposed garden trees will soften and green views from these properties.
- 5.22 It is anticipated that elements of the site would be visible from long distance views, (> 2.5km), from highpoints within the SDNP to the south of the site, looking towards the settlement of Henfield and the intervening landscape, However any visible built structure would form a very small element in the overall view and would be seen in the context of the established residential and commercial areas around the site and also the wider urban setting of Henfield. In particular the site would be seen with the Bishops Park development situated at higher elevation.

6.0 ABILITY OF THE SITE TO ACCOMMODATE THE PROPOSED DEVELOPMENT

- 6.1 In the following section, the ability of the Site to accommodate the proposed development is considered, as well as the potential impacts on the character of the landscape and visual amenity.
- 6.2 As noted in the introduction, the proposal is for an Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access). A landscape Strategy plan is contained within Appendix F, and the submission is accompanied by a Design and Access Statement which sets out the landscape strategy and key development principles.
- 6.3 The key landscape principles used in developing the proposals are as follows:
- Integrate the proposed development with the existing urban fabric.
 - Provide a greened interface with the proposed sustainable drainage system serving the site.
 - Enhance existing boundaries of the site with enhanced buffer hedgerow and tree planting to all peripheral areas and in particular to provide a robust and attractive biodiverse structure to the northern, southern and western boundaries.
 - Maximise opportunities for habitat creation and wildlife preservation in line with the ecological management objectives.
 - Maintain open amenity areas in appropriate locations in order to maximize the contribution of greenspace to the proposed development and the wider visual amenity of the site.
- 6.4 The key landscape and visual effects are summarised in the tables in Appendix J and described in the relevant section below.

Landscape Features

- 6.5 The majority of hedgerows and the trees along the Site boundaries will be retained. Sections of the northern boundary tree and hedgerow along West End Lane will require removal to facilitate vehicular and pedestrian access into the Site and potentially to accommodate associated visibility sight lines.
- 6.6 There will be an overall net increase in the Site's tree cover and extent of native hedgerows, scrub and woodland as a result of the proposals. The attenuation basins and the surrounding ecological enhancement zone will be seeded with wildflowers and with terraced areas of marginal plants to the basin slopes to develop a range of species rich habitats.

Relationship to Settlement

- 6.7 The Site is located on the western edge of Henfield, with a commercial / industrial area to the southeastern corner of the site, the recent residential development by Barratts housing to the north with established residential housing to the east along Hollands Road.
- 6.8 The proposed development would be contained to the west by the retained/enhanced vegetation buffer, whilst the new landscaping proposals to the northern and southern boundaries and throughout the central landscape compartments, including native hedgerows, specimen trees and native scrub, will ensure the new accommodation is well contained and providing a greened transition to the more open landscape beyond.

Public Rights of Way

- 6.9 There are no ProW crossing the site.

Visibility

- 6.10 Residences facing the site on Borrer Drive have screened and filtered views towards the site. Similarly, open views from the rear of properties along Hollands Road will be available from upper storey rooms. The proposals aim to green the site interfaces, and views would be improved as new planting matured along the northern boundary and within the proposed garden spaces to the eastern areas.
- 6.11 The key views and any visual impacts of development of the Site are discussed briefly below and outlined in the tables contained in Appendix J.
- 6.12 VPs 1 and 2 are taken from West end lane looking westwards. The retained structure of the boundary planting, in combination with infill planting will create a dense green screen to the lane in these locations with views to the Site only available through the openings created for vehicular and pedestrian access. Glimpse, oblique and momentary views of the scheme would be possible to passers-by and vehicles, through the boundary planting (winter condition). Summertime views will be comprehensively screened and softened by seasonal leaf cover. Views of the site will be observed in the context of the Bishops Park scheme, and with the built form comparably set behind a wide landscape area with boundary structural planting along the lane edge.
- 6.13 VP3 is taken from Hollands Road, looking through a gap in the buildings, westwards towards the site. The existing Site trees are evident rising above the rear garden fence lines. Views from the upper rooms of buildings along Hollands Road will overlook the site.
- 6.14 VP4, is taken from the junction of Bridleway 2583, Hollands Lane and Footpath 2562. This view looks to the west along the bridleway. The site is well screened by existing hedgerows and trees. Glimpse, momentary views into the Site through gaps in the hedgerows will be available to pedestrians and horse riders using the PRoW. The PRoW is partially sunken here which further limits open views into the site. At the time of survey, the path was flooded and unpassable on foot.
- 6.15 VP5, looking south towards the South Downs National Park in the distance, (>2.5km), is taken from the midpoint of PRoW 2583 as it passes the Site. This is an outward looking view, included here to illustrate the distance between the site and the nearest parts of the SDNP. The bridleway is heavily vegetated here and views southwards are only available through gaps in the hedge and tree line. Long distant views from high points within the SDNP will look over the site, and the mature screening vegetation is likely to be visible, as is the urban edge of Henfield including the recent Bishop Park development, which is set on higher ground beyond the Site. The site and any proposed built elements will constitute a very small component within the overall panorama and will be seen in the context of the urban extents of Henfield.
- 6.16 VP6, looks north-eastwards along PRoW 2583 and across the pastureland and wooded areas separating the site from Lawyers Lane to the west. Glimpse views through to the site are available in the winter condition. Summer views would be effectively screened by the intervening woodland and hedgerows along the PRoW.

- 6.17 VP7, is taken from West End Lane looking south through the existing vehicular entrance to the site, with the trimmed hedgerow boundary to Dears Farm visible to the west (right) of the viewpoint. The full site extent is visible from this point of entry. However, the scheme proposals close this gap and reposition the site approach further to the east, closer to the existing vehicular access to Bishops Park.
- 6.18 VP8, looks southwards from Beverley Road, Bishops Park. The mature boundary planting to the site is clearly visible, although views to the site beyond are restricted due to the density of the intervening vegetation, (winter view). The proposals locate the main site access close to Beverley Road and the removal of a proportion of the boundary vegetation will open up views to the site. Accordingly, the proposed built form will also be visible from this viewpoint, set beyond the wide landscaped zone, (>42m), between the built edge and West End Lane. Reinforcement of the retained vegetation, combined with extensive new planting will soften and green the view, the urban arrangement with Bishops Park being complementary and beneficial.
- 6.19 VP9, is taken from Borrer Drive, Bishops Park looking south-westward towards the proposed Site entrance area, with the garden areas of Dears Farm beyond, (marked by the evergreen trees in the view). The extensive boundary vegetation along West End Lane is visible, along with the greened boundary to Bishops Park. Views of the Site area beyond are very limited from this viewpoint, and the proposed built form would also not be readily visible, being set well back from West End Lane.
- 6.20 Sequence VP's 1-8, are taken along Bridleway 2583, Hollands Lane, looking westwards and eastwards. These illustrate the sunken nature of the PRoW in this locality, the extensive boundary vegetation to both side and the degree to which the Site is screened from open views. Glimpse, momentary views into the site are available through gaps in the hedgerows and scrub edge. The scheme proposals reinforce the boundary planting and will form a dense visual screen on maturity.
- 6.21 Sequence VP's 9-13 are taken along Lawyers Lane, looking eastwards towards the site, viewed over the intervening pastureland and wooded areas. Views to the site are generally well screened by mature hedgerows along the lane, and the variable width band of wooded vegetation to the west of the site boundary, with additional screening provided by the site trees and scrub/coppice areas. It is anticipated taller elements of the proposed built form would be visible in these views, seen above or through the existing and proposed structural planting belts in the short term. In the longer term, and on the proposed structural planting reaching maturity, any visible built elements will form a small component in the view, softened by the vegetation screen.
- 6.22 Sequence VP's 14-24, are taken along West End Lane, looking eastwards from the junction with Lawyers Lane and finishing with SVP24 looking westwards from the carpark area of Downs Walk PRoW. The consistent Site boundary vegetation is evident and restricts longer views into the site. Closer to the site, views SVP17 (junction with Stonepit Lane) and SVP's 18/19, which show Dear Farm (Camellia Cottage) in the foreground further illustrate the contained nature of the site. Passing the site, glimpse, momentary views into the site are available through gaps in the hedgerow. The scheme proposals reinforce the boundary planting and will form a dense visual screen on maturity along the West End Lane boundary, with the built form set back from the lane, creating a greened interface with the highway and Bishops Park to the north, and protecting the setting of the Grade II Listed buildings.

Landscape Change and Effects

- 6.23 As defined in Section 5, the Site is assessed as being of medium-low landscape value and sensitivity with a medium capacity to accept change of the form proposed.
- 6.24 The Site will change from a disused horticultural holding to a new high quality residential area and associated public open space. The important landscape features of the Site, including the tree and hedgerow lined boundaries are to be retained and enhanced with further native tree and shrub planting. Substantial new landscaping to all boundaries, the ecological compartments, the orchard and amenity greenways running through the scheme will provide a robust structural green framework for the development. Additional scrub, wildflower and marginal areas to the ecological areas and along the retained hedge lines will provide attractive wildlife habitats and connected corridors providing links to the surrounding green infrastructure. The central Community Hub will engender resident interaction with active amenity spaces, feature seating areas and purpose designed Grow Zone, (with composting bins and water standpipe facilities).
- 6.25 The impact of the proposals on the surrounding landscape character will be limited to the near surroundings and will reduce over time once the new planting to the boundaries matures and contains the new accommodation. Impacts on the wider semi-rural landscape will be limited, given the Site's relationship to existing built form and the enhanced structural landscaping to the boundaries which will contain the new built form. The effect of the proposals on the local landscape character (within 500m of the site) and the Eastern Scarp Footslopes LW11 is considered to be **slight**.
- 6.26 Overall, the new development will be well related to the existing built-up area of Henfield, and in particular will create a complementary development to Bishops Park. This sensitive form of development will form a logical and sustainable extension

to the settlement. The proposals include 'soft edges' with open space / ecology areas on the southern, western and northern sides of the site with development focussed on the central area. The proposal would not lead to the coalescence (perceived or actual) by virtue of the distance between the site and the next adjacent settlement at Ashurst.

7. SUMMARY AND CONCLUSIONS

- 7.1 A Landscape and Visual Appraisal (LVA) has been undertaken by NTA for the proposed Sandgate Developments Ltd. residential development at the Former Sandgate Nurseries, West End Lane, Henfield. The proposal is for an Outline application for erection of a continuing care retirement community of up to 72 units of accommodation (Use Class C2) and up to 10 starter homes (Use Class C3) with associated community facilities including medical centre and on-site laundry and catering facilities, with access, infrastructure, open space, landscaping and associated works (all matters reserved except for access). The scheme will provide open SuDS attenuation features, open space including a new community hub, a range of informal and formal active and passive amenity spaces, and extensive landscaping, predominantly comprising native, indigenous planting species and regimes.
- 7.2 The policies most relevant to the site are from the '**Horsham District Planning Framework**' (adopted November 2015). These are: Spatial Objectives: p.13, Spatial Portrait: p.14, Policy 25 Strategic Policy: The Natural Environment and Landscape Character, Policy 26 Strategic Policy: Countryside Protection, Policy 27 Strategic Policy: Settlement Coalescence, Policy 31 Green Infrastructure and Biodiversity, Policy 32 Strategic Policy: The Quality of New Development, Policy 33 Development Principles.
- 7.3 'Henfield Neighbourhood Plan 2017-2031' (May 2021) policies are also to the development of the site. These include Policy 10: Green Infrastructure and Biodiversity and Policy 12: Design Standards for New Development.
- 7.4 The site is located to the south of West End Lane and is currently a disused horticultural nursery site set to rough scrub and grassland. The northern boundary is defined by a well-defined line of mature trees and hedging (as detailed in the accompanying Tree Survey), the eastern boundary by scrub and coppice willow, and garden fencing to the rear of residential properties along Hollands Road, the southern boundary by PRoW 2538, Hollands Lane with associated mature boundary vegetation, and to the west by groups of mature trees and shrub/hedgerow forming the boundary to adjacent woodland and parure, separating the site from Lawyers Lane to the west..
- 7.5 A table of the landscape and visual effects of the proposed development can be found in Appendix J. In summary, there would be a large residual effect on the landscape character of the site, with a slight effect on the local landscape character (within 500m of the site) and the Eastern Scarp Footslopes LCA LW11.
- 7.6 The proposed development would be well screened by the existing and proposed structural vegetation, and existing built form from the surrounding study area. The visual assessment concludes that visibility of the proposals would be limited to local visual receptors. The receptors most affected by the development would be the vehicular users of West End Lane, the residents along Bonner Drive, Lawyers Lane and Hollands Road, and users of Bridleway 2538, Hollands Lane. Residents on Hollands Road would experience moderate residual level effects as a result of the development. Residents along Bonner Drive and Lawyers Lane would experience slight or negligible residual effects once the structural planting areas mature. Similarly vehicular users of West End Lane and pedestrian and horse riders using Hollands Lane bridleway would experience moderate-slight effects once proposed vegetation has reached adequate maturity.
- 7.7 Long distance views to the site are very limited. Views of the Site are likely to be available from highpoints within the SDNP, at a distance greater than 2.5km. Views from vantage points will be panoramic looking across the wider landscape and with Henfield and the Site, if visible, as minor components within the wider view. Residual impacts are expected to be neutral.
- 7.8 Proposed mitigation measures include strengthening the boundary vegetation and strategic landscape planting within the site which will assist in reinforcing visual screening of the development from the users of the local roads, PRoW and residential properties. The landscape proposals are in accordance with Local Plan objectives, follow guidance set down by the NPPF (2021), the National Design Guide (2019), Planning Practice Guidance and the National Model Design Code (2021) and relevant opportunities and guidelines set out in the NCA and the majority of the county level landscape character management recommendations.

Conclusion

- 7.9 The assessment of landscape and visual effects of the proposed development demonstrates that the site is visually enclosed by the existing vegetation and built form. The proposed landscape mitigation and enhancement measures would reinforce existing landscape features, provide an attractive, useable and robust amenity green structure surrounding the built form and will enhance the biodiversity of the site. Overall, the proposed development will be well related to the existing built-up area of Henfield and will form a logical and sustainable extension to the settlement.

11. REFERENCES

- Ref.1 Landscape Institute and the Institute of Environmental Management and Assessment (2013), Guidelines for Landscape and Visual Impact Assessment (Third Edition).
- Ref.2 Landscape Institute (2019), TGN 06/19 Visual Representation of development proposals.
- Ref.3 Ministry of Housing, Communities and Local Government, The National Planning Policy Framework (2021).
- Ref.4 Horsham District Planning Framework' (adopted November 2015).
- Ref.5 Henfield Neighbourhood Plan 2017-2031 (Adopted May 2021).
- Ref.6 Natural England (2014), NCA Profile: 121 Low Weald.
- Ref.7 Landscape character assessment of West Sussex (2003) Eastern Scarp Foothills Low Weald. LCA LW11
- Ref.8 Ministry of Housing, Communities and Local Government: National Model Design Code (July 2021)
- Ref.9 Ministry of Housing, Communities and Local Government (2019), National Design Guide

APPENDICES:

Appendix A: Site Location: Aerial Photograph

Appendix B: Topography

Appendix C: Vegetation cover

Appendix D: Landscape Designations

Appendix E: Local context and PProW

Appendix F: Landscape Strategy: Detailed Application plans (A3)

Appendix G: Landscape Character areas

Appendix H: Aerial Photograph/Viewpoint Locations

Appendix I: Photo sheets

Appendix J. Methodology and Landscape and Visual Effects Tables

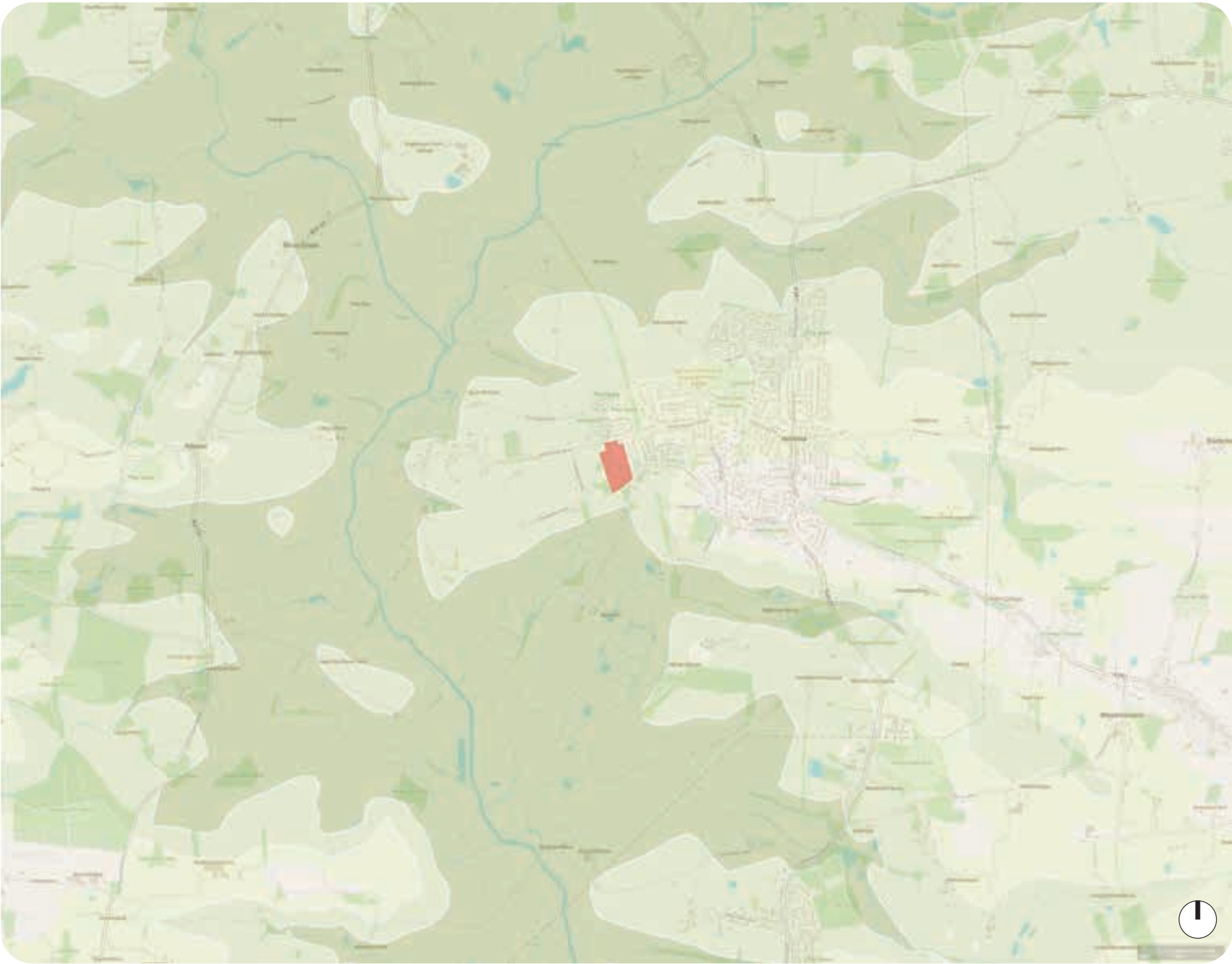
Appendix K. Addendum Report- views from SDNP

Appendix A: Site Location Plan



Appendix A: Figure 1. Site Location: Aerial Photograph, Google Maps

Appendix B: Topography



Appendix B: Figure 2. Topography, Source DEFRA/Magic Maps

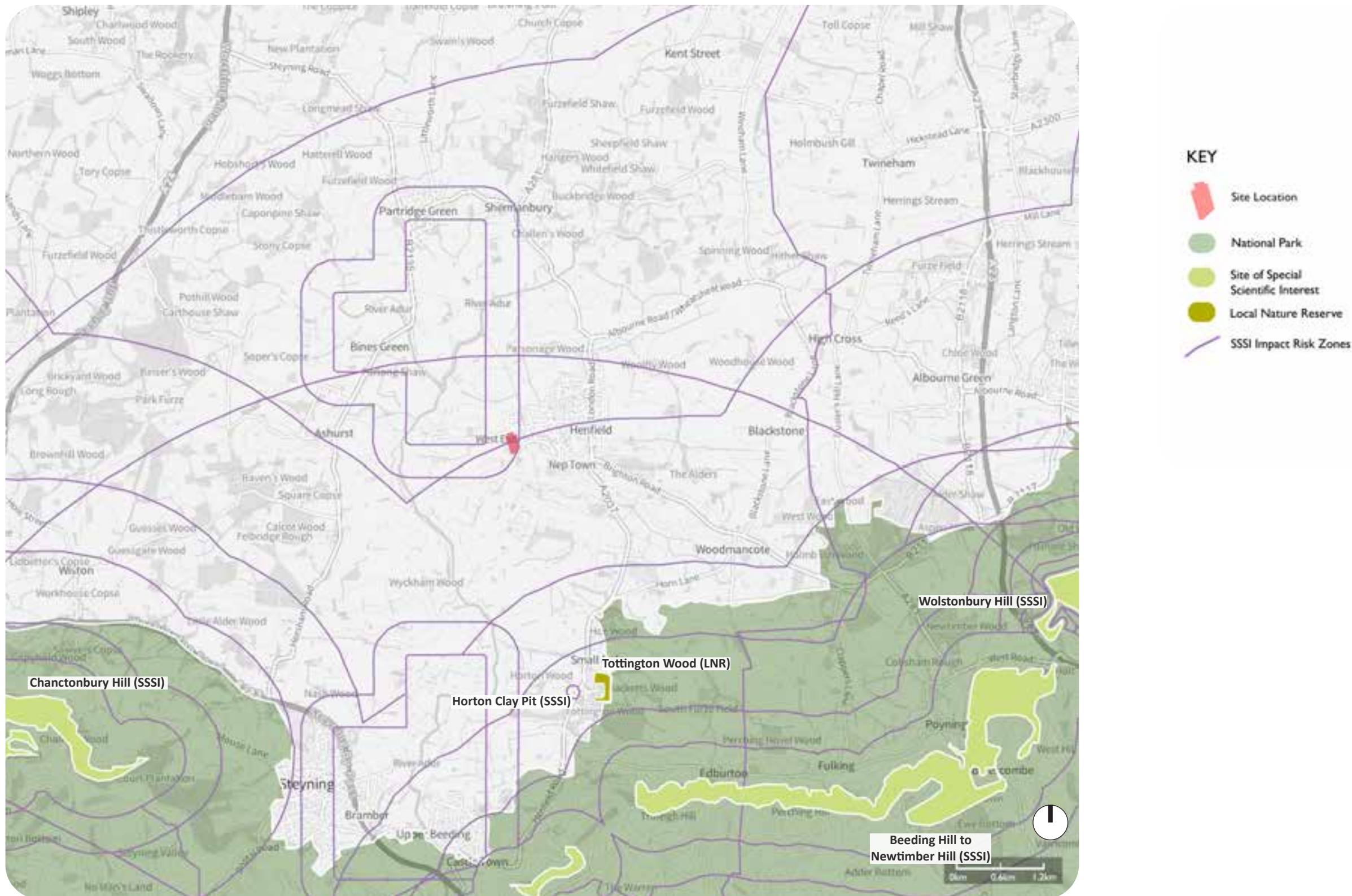
Appendix C: Vegetation Cover

APPENDIX C: Vegetation Cover



Appendix C: Figure 3. Vegetation Cover, DEFRA/Magic

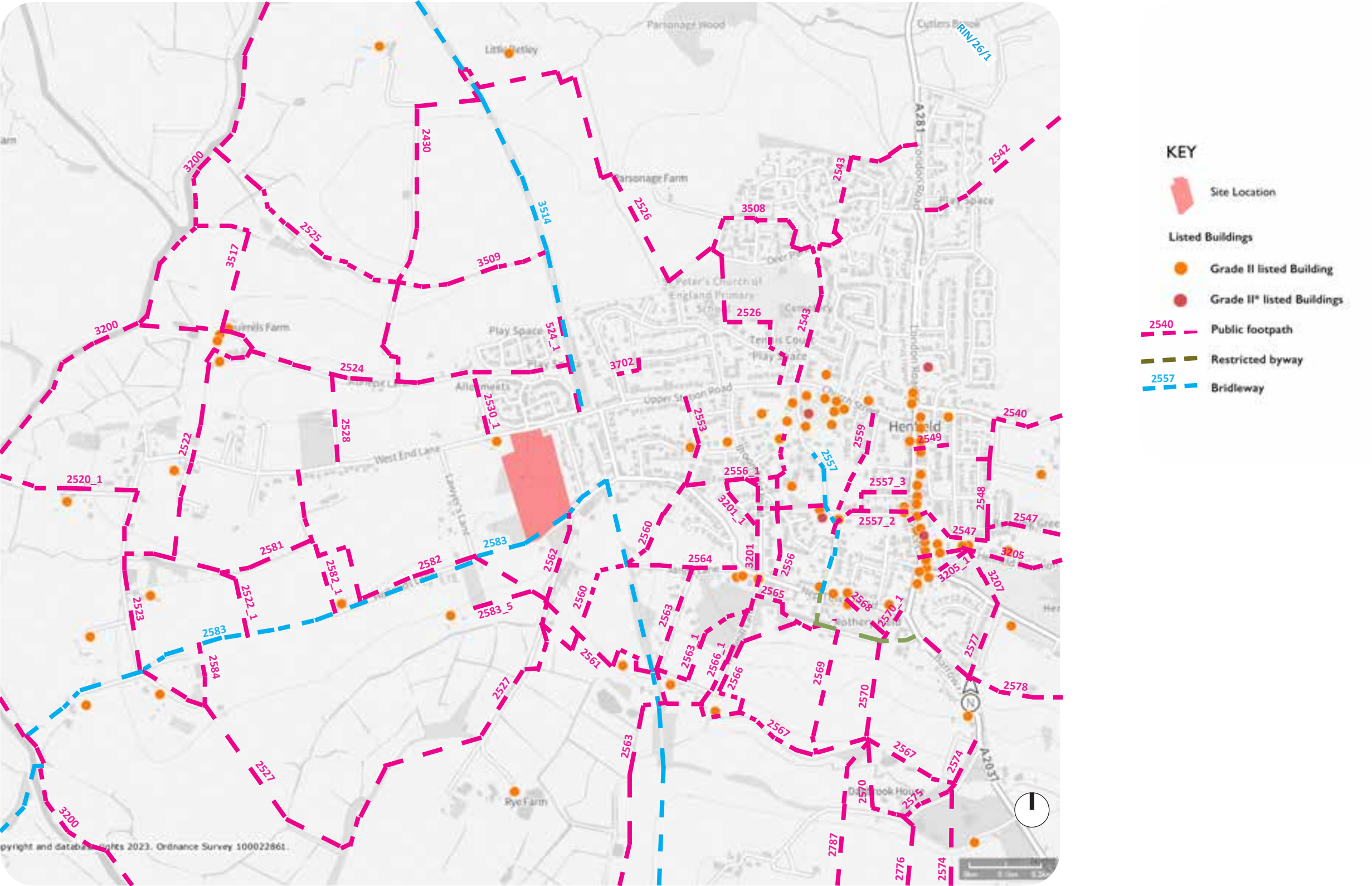
Appendix D: Landscape Designations



Appendix D: Figure 4. Landscape Designations, DEFRA/Magic

Appendix E: Local context and PRow

APPENDIX E: Local Context and PRow



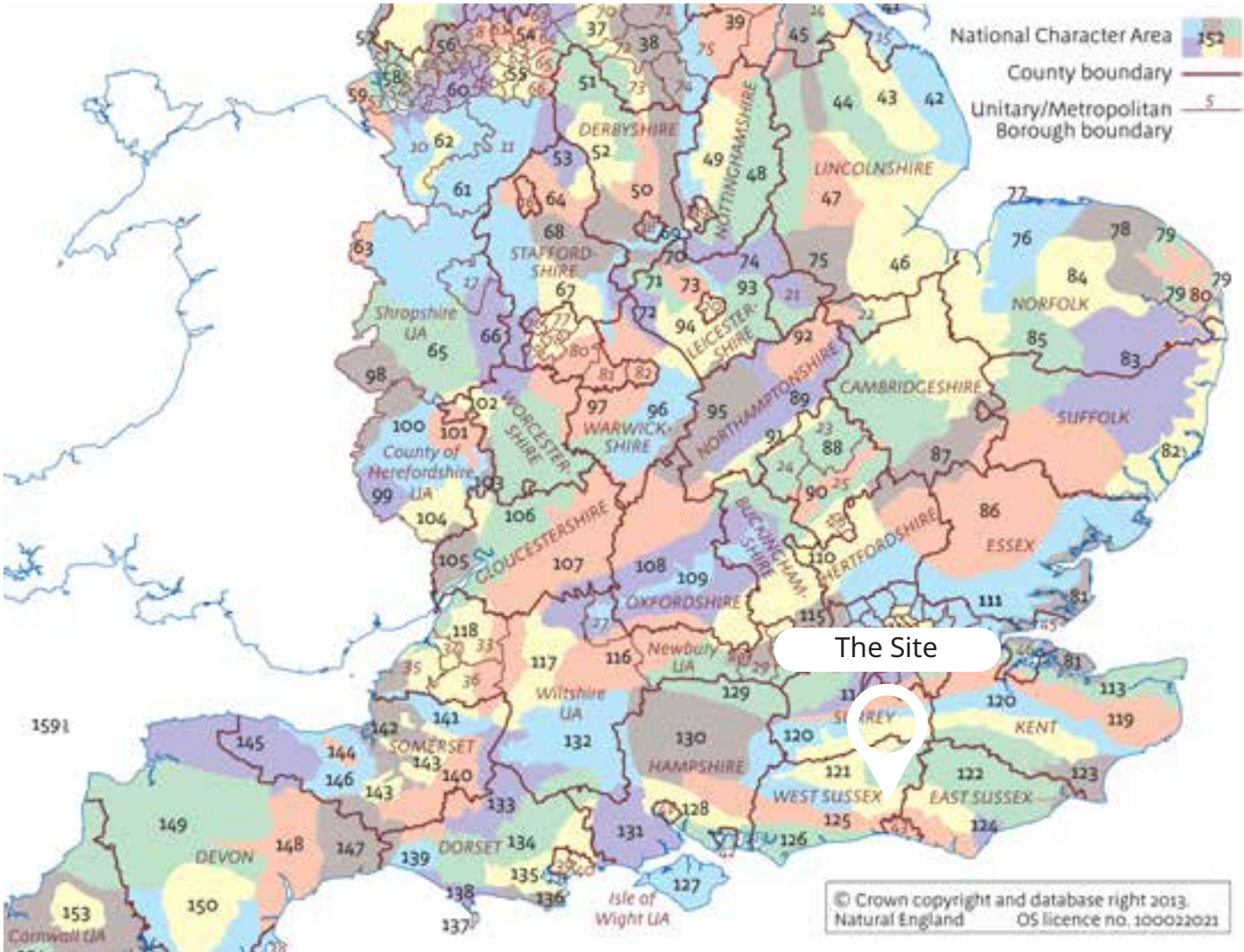
Appendix E: Figure 5. Local Context and PRow, DEFRA/Magic/ West Sussex County Council

Appendix F: Landscape Strategy: Detailed Application plans (A3)

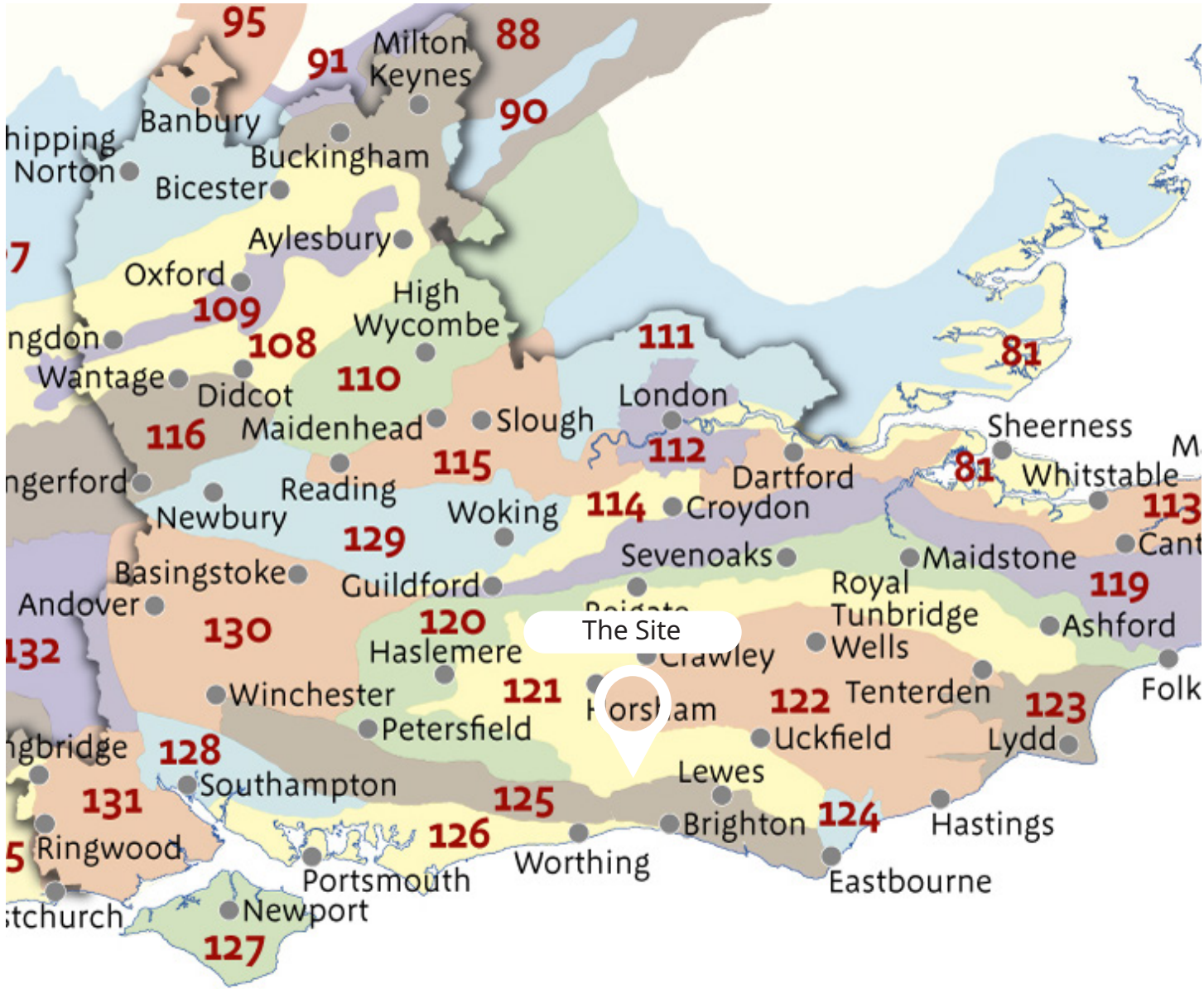




Appendix G: Landscape Character areas

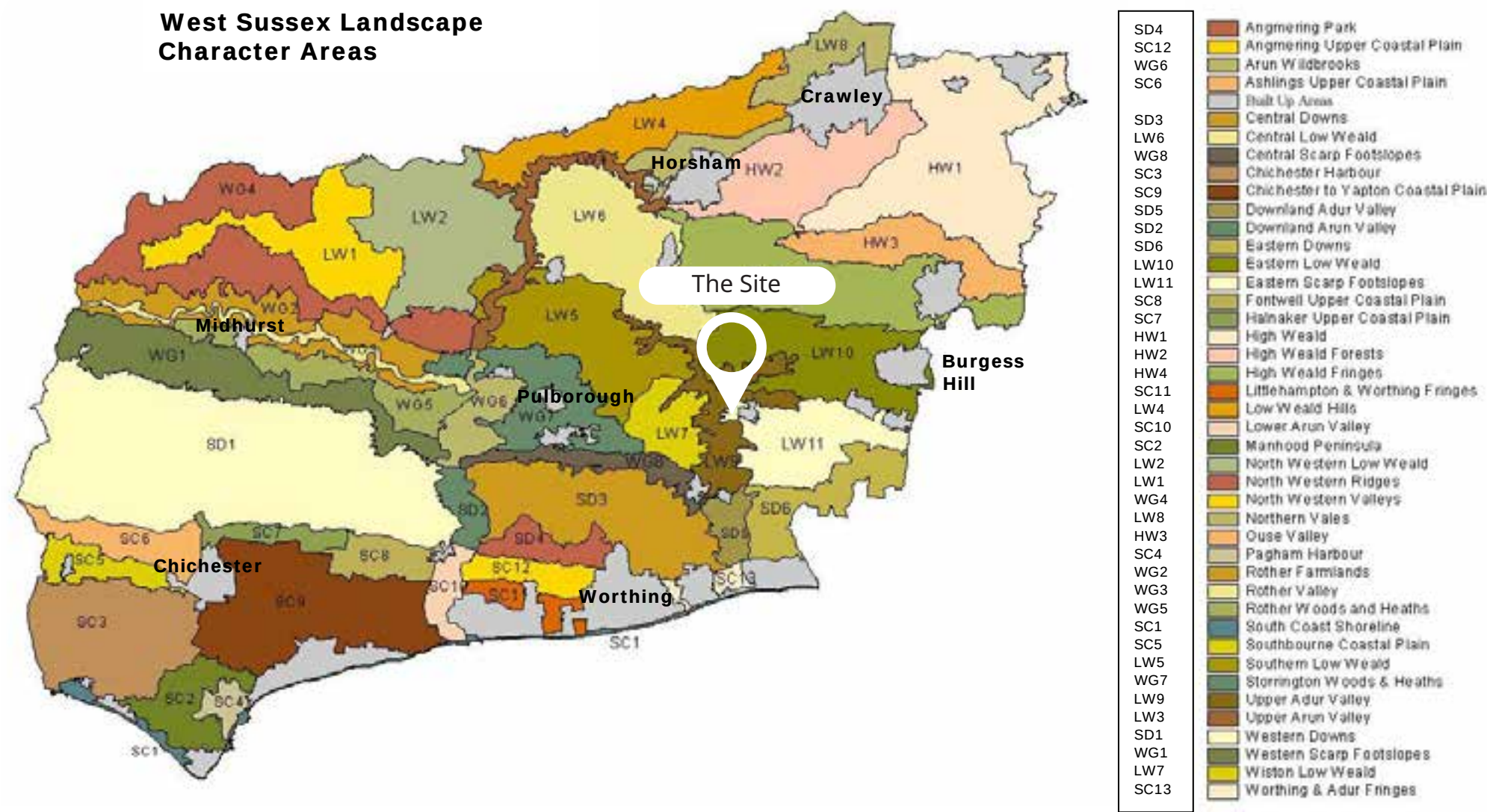


Appendix G: Figure 7: Landscape Character areas. Source: Natural England.



Appendix G: Figure 8. South East England National Character Areas, Source: gov.uk

APPENDIX G: Landscape Character Areas



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Appendix G: Figure 9. Landscape Character Areas, Source: gov.uk

Appendix H: Aerial Photograph/Viewpoint Locations



Appendix H: Figure 10 Aerial Photograph/ Local Viewpoint Locations, Google Maps



Appendix H: Figure 11 Aerial Photograph/ Sequence Viewpoint Locations, Google Maps

Appendix I: Photo sheets



Viewpoint 1: View from West End Lane, looking west.

Project: Former Sandgate Nurseries
Figure number: 12
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20451614
Altitude (AOD): 20.0
Camera height above ground level: 1.6m
Distance from site boundary: 8m
Conditions: Overcast

Date: 20/01/2023
Time: 10.20
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Viewpoint 2: View from West End Lane, looking west.

Project: Former Sandgate Nurseries
Figure number: 13
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20511615
Altitude (AOD): 21.0
Camera height above ground level: 1.6m
Distance from site boundary: 53m
Conditions: Overcast

Date: 20/01/2023
Time: 10.25
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Viewpoint 3: VP3 Hollands Road

Project: Former Sandgate Nurseries
Figure number: 14
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20531612
Altitude (AOD): 23
Camera height above ground level: 1.6m
Distance from site boundary: 43m
Conditions: Clear

Date: 20/01/2023
Time:10 .28
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Viewpoint 4: Bridleway 2583

Project: Former Sandgate Nurseries
Figure number: 15
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20551589
Altitude (AOD): 14
Camera height above ground level: 1.6m
Distance from site boundary: 8m
Conditions: Clear

Date: 20/01/2023
Time: 10.35
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Viewpoint 5: looking towards the South Downs National Park

Project: Former Sandgate Nurseries
Figure number: 16
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20471584
Altitude (AOD): 14.7
Camera height above ground level: 1.6m
Distance from site boundary: 8.0m
Conditions: Clear

Date: 20/01/2023
Time: 10.38
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Viewpoint 6: Bridleway 2583 looking north-easterly

Project: Former Sandgate Nurseries
Figure number: 17
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20351578
Altitude (AOD): 15.0
Camera height above ground level: 1.6m
Distance from site boundary: 80m
Conditions: Clear

Date: 20/01/2023
Time: 10 .39
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Viewpoint 7: West End Lane looking south

Project: Former Sandgate Nurseries
Figure number: 18
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20381611
Altitude (AOD): 17.0
Camera height above ground level: 1.6m
Distance from site boundary: 0.0m
Conditions: Clear

Date: 20/01/2023
Time:10 .48
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Viewpoint 8: Beverley Road, looking south

Project: Former Sandgate Nurseries
Figure number: 19
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20411616
Altitude (AOD): 21.0
Camera height above ground level: 1.6m
Distance from site boundary: 30m
Conditions: Clear

Date: 20/01/2023
Time: 10.50
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Viewpoint 9: Borrer Drive looking south westwards

Project: Former Sandgate Nurseries
Figure number: 20
Issue: 01
Date of issue: 27/01/2023

Grid reference: 541869, 115643
Altitude (AOD): 22.0
Camera height above ground level: 1.6m
Distance from site boundary: 32m
Conditions: Clear

Date: 20/01/2023
Time: 10.55
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 1: Bridleway 2583

Project: Former Sandgate Nurseries
Figure number: 21
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20541589
Altitude (AOD): 14.0
Camera height above ground level: 1.6m
Distance from site boundary: 3m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 2: Bridleway 2583

Project: Former Sandgate Nurseries
Figure number: 22
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20521587
Altitude (AOD): 14
Camera height above ground level: 1.6m
Distance from site boundary: 3m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 3: Bridleway 2583

Project: Former Sandgate Nurseries
Figure number: 23
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20501586
Altitude (AOD): 13.0
Camera height above ground level: 1.6m
Distance from site boundary: 1m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3

Appendix I: Photo sheets



Sequence Viewpoint 4: Bridleway 2583

Project: Former Sandgate Nurseries
Figure number: 24
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20501586
Altitude (AOD): 13.0
Camera height above ground level: 1.6m
Distance from site boundary: 3m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 5: Bridleway 2583

Project: Former Sandgate Nurseries
Figure number: 25
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20481584
Altitude (AOD): 14
Camera height above ground level: 1.6m
Distance from site boundary: 4m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 6: Bridleway 2583

Project: Former Sandgate Nurseries
Figure number: 26
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20441582
Altitude (AOD): 14.0
Camera height above ground level: 1.6m
Distance from site boundary: 5m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 7: Bridleway 2583

Project: Former Sandgate Nurseries
Figure number: 27
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20481585
Altitude (AOD): 15
Camera height above ground level: 1.6m
Distance from site boundary: 0m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 8: Bridleway 2583

Project: Former Sandgate Nurseries
Figure number: 28
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20421581
Altitude (AOD): 15
Camera height above ground level: 1.6m
Distance from site boundary: 6m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 9: Lawyers Lane

Project: Former Sandgate Nurseries
Figure number: 29
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20271576
Altitude (AOD): 15.5
Camera height above ground level: 1.6m
Distance from site boundary: 155m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 10: Lawyers Lane

Project: Former Sandgate Nurseries
Figure number: 30
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20241587
Altitude (AOD): 28
Camera height above ground level: 1.6m
Distance from site boundary: 155m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 11: Lawyers Lane

Project: Former Sandgate Nurseries
Figure number: 31
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20221595
Altitude (AOD): 15.0
Camera height above ground level: 1.6m
Distance from site boundary: 158m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 12: Lawyers Lane

Project: Former Sandgate Nurseries
Figure number: 32
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20191601
Altitude (AOD): 15
Camera height above ground level: 1.6m
Distance from site boundary: 157m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 13: Lawyers Lane

Project: Former Sandgate Nurseries
Figure number: 33
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20181607
Altitude (AOD): 15.0
Camera height above ground level: 1.6m
Distance from site boundary: 174m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 14: West End Lane

Project: Former Sandgate Nurseries
Figure number: 34
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20171608
Altitude (AOD): 15.0
Camera height above ground level: 1.6m
Distance from site boundary: 205m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 15: West End Lane

Project: Former Sandgate Nurseries
Figure number: 35
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20191608
Altitude (AOD): 15.0
Camera height above ground level: 1.6m
Distance from site boundary: 174m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 16: West End Lane

Project: Former Sandgate Nurseries
Figure number: 36
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20311611
Altitude (AOD): 17.0
Camera height above ground level: 1.6m
Distance from site boundary: 72m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 17: West End Lane

Project: Former Sandgate Nurseries
Figure number: 37
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20301610
Altitude (AOD): 17.0
Camera height above ground level: 1.6m
Distance from site boundary: 83m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 18: West End Lane

Project: Former Sandgate Nurseries
Figure number: 38
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20331611
Altitude (AOD): 17.0
Camera height above ground level: 1.6m
Distance from site boundary: 45m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 19: West End Lane

Project: Former Sandgate Nurseries
Figure number: 37
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20331611
Altitude (AOD): 17.0
Camera height above ground level: 1.6m
Distance from site boundary: 45m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 20: West End Lane

Project: Former Sandgate Nurseries
Figure number: 38
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20341612
Altitude (AOD): 17.2
Camera height above ground level: 1.6m
Distance from site boundary: 28m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 21: West End Lane

Project: Former Sandgate Nurseries
Figure number: 39
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20361612
Altitude (AOD): 17.2
Camera height above ground level: 1.6m
Distance from site boundary: 18m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 22: West End Lane

Project: Former Sandgate Nurseries
Figure number: 40
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20401613
Altitude (AOD): 17.8
Camera height above ground level: 1.6m
Distance from site boundary: 9m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 23: West End Lane

Project: Former Sandgate Nurseries
Figure number: 41
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20411613
Altitude (AOD): 18.0
Camera height above ground level: 1.6m
Distance from site boundary: 10m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3



Sequence Viewpoint 24: West End Lane

Project: Former Sandgate Nurseries
Figure number: 42
Issue: 01
Date of issue: 27/01/2023

Grid reference: TQ20571617
Altitude (AOD): 25.1
Camera height above ground level: 1.6m
Distance from site boundary: 117m
Conditions: Clear

Date: 20/01/2023
Time: N/A
Camera: Sony A7r (Full frame sensor)
Lens: Sony FE 50 mm f/1.8
Equipment: N/A

Paper size: A3 (420mm x 297mm)
Image size: 390mm x 260mm (Fitted)
Projection: Planar
Enlargement factor: 100% at A3

Appendix J: Methodology and Landscape and Visual Effects Tables

GLOSSARY

Agricultural Diversification This refers to the pressure for change of use for farm buildings and agricultural land as alternative development such as offices, riding stables and other recreational uses.

Analysis (landscape) The process of breaking the landscape down into its component parts to understand how it is made up.

Ancient Woodland Land continuously wooded since AD1600.

Assessment (landscape) An umbrella term for description, classification and analysis of landscape.

Characteristics Elements, features and qualities which make a particular contribution to distinctive character.

Characterisation The process of identifying areas of similar character, classifying and mapping them and describing their character.

Field Pattern The pattern of hedges or walls that define fields in farmed landscapes.

Green Infrastructure is a network of multifunctional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health and quality of life of sustainable communities.

Landscape capacity is the indicative ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts. In the context of this study this will be a relative comparison for each settlement.

Landscape character is the recognisable and consistent pattern of elements that make a place different or distinct. Character is influenced by particular combinations of physical elements such as settlement, land use and built features, and other perceived aspects such as views, tranquillity and sense of place

Landscape character areas are single unique areas in the landscape, which have a particular sense of place. These are discrete areas of an identifiable character reflected by differing vegetation, settlement and field patterns, cultural associations and other landscape characteristics. They share general characteristics with other areas but have their own particular identity, these are distinct from landscape types.

Landscape character types are generic types which possess broadly similar patterns of geology, landform, soils, vegetation, land use, settlement and field pattern discernable in maps and field survey records. They can occur in different geographical locations.

Landscape Framework A framework of landscape elements or features such as trees and hedgerows, which would be required as a setting for proposed or existing development. For example earthworks, tree belts, hedges and woodland, the framework may also include open areas of landscape where this would be in character with the setting.

Landscape management is concerned with the development of management actions which conserve, enhance and maintain landscapes for current and future generations. The discipline of landscape management ensures that the design intention of a landscape is realised in the long-term, be it a newly designed or an historic landscape, and that it fulfils its intended function as a component in the landscape, as an amenity resource for people and as a habitat for wildlife.

Landscape Mitigation is measures, including any process, activity, or design to avoid reduce, or compensate for adverse landscape and visual effects of a development project. The potential to mitigate change in a particular landscape will depend on the factors and features which determine the character of the landscape.

Landscape Sensitivity is the inherent sensitivity of the landscape resource, which includes the sensitivity of both its character as a whole and the individual elements contributing to the character. Sensitivity also includes the visual sensitivity of the landscape in terms of views, types of viewers and the scope to mitigate visual impact.

Landscape Value The relative value or importance attached to a landscape. A landscape may be valued by different communities of interest for different reasons. These can include scenic beauty, tranquillity, and special cultural / conservation interests. Some may be designated.

Mitigation Measures to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project.

Sense of Place The character of an area that makes it locally distinctive and individual.

Settlement All dwellings/habitations whether single or clustered in cities, towns and village.

Settlement Pattern The predominant pattern of settlement in an area.

Vernacular Built in the local style, from local materials.

APPRAISAL GUIDANCE AND METHODOLOGY

- A.1** The following section outlines the methodology and approach to the appraisal of landscape and visual effects. The methodology sets out the criteria and definitions used for the appraisal of sensitivity, magnitude of change and level of effects.

Relevant Guidance

- A.2** The landscape and visual effect appraisal has been based on guidelines provided in the following publications:
- Landscape Institute and Institute of Environmental Assessment (2013), *Guidelines for Landscape and Visual Effect Assessment*, 3rd edition. (Ref.1)
 - Scottish Natural Heritage and the Countryside Agency (2002), *Landscape Character Assessment: Guidance for England and Scotland*,
 - Natural England (2014), *An Approach to Landscape Character Assessment*
 - Landscape Institute (2016), *Townscape Character Assessment*, 2018.

Scope of Appraisal

- A.3** To provide an appropriate context, the appraisal includes a comprehensive description of the baseline position for landscape and visual amenity, including reference to landscape and townscape character assessments from national to local scale and a range of visual receptors.
- A.4** The appraisal encompasses desk studies, collection of baseline data and site surveys on the context, character and quality of the Study Area, an evaluation of the landscape and an appraisal of properties and local views potentially affected by the proposed development. The appraisal also recommends mitigation measures to reduce potential adverse effects.
- A.5** Consideration has been given to the construction stage of the scheme, however, the appraisal focuses on the operational period of the proposed development.
- A.6** Heritage assets such as Scheduled Monuments, Listed Buildings, Conservation Areas and Registered Parks and Gardens all contribute to the overall landscape character, context and setting of the area. Visual and Landscape effects on the setting of Listed Buildings and Scheduled Monuments are not included in the scope of this appraisal.

Landscape Appraisal Methodology

Landscape Baseline

- A.7** Landscape character assessments at a variety of strategic scales provide an understanding of the landscape at a wider level and allows the identification of elements that may be present at a number of different scales (national, regional, local and site specific). This hierarchical assessment will establish the baseline conditions and enable an assessment of the sensitivity of the landscape resource to potential changes as a result of a proposed development. Landscape receptors would be identified at the baseline stage and should include:
- Landscape elements (e.g. existing tree cover, hedgerows, etc).
 - Landscape character areas (local or national).
 - Designated landscape resources (e.g. Registered Parks and Gardens).

Landscape Sensitivity

- A.8** Landscape sensitivity is based on the combination of value (including condition) and the susceptibility of the landscape to the type of development proposed. This is determined by professional judgement.

Landscape Value

- A.9** Landscape value relates to the importance attached to a landscape, often as a basis for designation or recognition which expresses national or regional consensus, because of its distinctive landscape pattern, cultural associations, scenic or aesthetic qualities. It should be noted that, in virtually all circumstances, landscapes are valued (frequently highly valued) in the local context by various if not all sectors of the community. The value of the landscape also takes account of factors listed in Box 5.1 of GLVIA 3 which include Landscape quality (condition), Scenic quality, Rarity, Representativeness, Conservation interests, Recreational value, Perceptual aspects and Associations. Table A.1 gives an indication of how landscape condition is assessed.
- A.10** Landscape condition describes the state of repair or condition of elements of a particular landscape, its integrity and intactness and the extent to which its distinctive character is apparent.

Table A.1. Landscape Condition

Condition	Description
Good	Living landscape features are likely to have a diversity of age range and species, with little or no evidence of dead or diseased individuals. There would be evidence of recent appropriate management. E.g. Hedgerows or trees in good condition with signs of appropriate management with no damage. Well managed grassland, not over grazed or overgrown with a good species diversity.
Fair	Living landscape features are likely to have some diversity of age range and species, with some evidence of dead or diseased individuals. There would be evidence of some appropriate management. E.g. Hedgerows or trees in with some signs of appropriate management with limited damage. Grassland with some areas of encroachment, some areas of overgrazing and erosion with some species diversity.
Poor	Living landscape features would have dominance of one age and species, with substantial amount of dead or diseased individuals. There would be no evidence of management or inappropriate management. E.g. Singles species hedgerows or trees in with no management and large gaps and large numbers of dead or diseased individual. Overgrazed grassland with erosion or large areas of encroachment.

A.11 The value or importance of landscape elements is also considered. The degree of landscape value or importance is therefore a matter for reasoned professional judgement. Where relevant to the appraisal, the value or importance of landscape elements, character areas or designated resources is categorised as either:

- High - which may refer to: an internationally designated landscape (rare cases only) – e.g. World Heritage Site; or a nationally designated site, e.g. National Park, AONB, Registered Historic Park or Garden;
- Medium - which may refer to a locally designated landscape, i.e. it has been identified by local planning authorities with a local plan policy or landscape character assessment as demonstrating a particular value e.g. Special Landscape Area; or
- Low - which may refer to a landscape which is valued at a local scale by local communities but has no documented evidence of value (i.e. in a policy, designation or character assessment).

Landscape Susceptibility

A.12 The sensitivity to change of the key landscape characteristics and the ability of a particular type of landscape to accommodate change without material effects upon its integrity, reflects key aspects of landscape character including scale and complexity of the landscape and degree of 'wildness' or 'remoteness'.

A.13 Table A4.2 provides a list of key characteristics and attributes that have been used in this appraisal as indicators of levels of susceptibility. The table is indicative rather than prescriptive and the susceptibility of the landscape is categorised as High, Medium or Low using professional judgement. Typically, a landscape receptor with a High susceptibility to a proposed change would have a lesser ability to accommodate that change without undue consequences; a landscape receptor with a Low susceptibility to a proposed change would have a greater ability to accommodate that change.

Table A.2: Susceptibility of Landscape Character to Change

Key Characteristics	Attributes indicating higher susceptibility to change		Attributes indicating lower susceptibility to change
Scale	Small-scale landform/ landcover; fine grained; enclosed; sheltered		Large-scale landform/land cover; coarse grained
Enclosure	Open		Enclosed
Landform	Complex, irregular or intimate landscape patterns; diverse land cover		Simple, regular landscape patterns; uncluttered, sweeping lines; consistent land cover
Landcover and Pattern	General absence of strongly engineered, built or man-made influences such as: electrical infrastructure, roads, a geometric field pattern or manmade watercourses. Predominance of traditional or historic settlements, buildings and structures		Engineered forms/land use pattern; frequent presence of man-made elements, brownfield or industrial landscapes; railways; embankments; wind farms; major road networks; presence of contemporary built structures; electrical infrastructure; man-made watercourses; and commercial forestry
Engineered /Built Influences	General absence of strongly engineered, built or man-made influences such as: electrical infrastructure, roads, a geometric field pattern or man-made watercourses. Predominance of traditional or historic settlements, buildings, and structures		Engineered forms/land use pattern; frequent presence of man-made elements, brownfield or industrial landscapes; railways; embankments; wind farms; major road networks; presence of contemporary built structures; electrical infrastructure; man-made watercourses; and commercial forestry
Naturalness and Tranquillity	Landscape with predominance of perceived natural features and forms. Sense of peace and isolation; remote and empty; little or no built development		Non-natural landscape; busy and noisy; human activity and development; prominent movement

Overall Landscape Sensitivity

- A.14** Sensitivity is defined as very high, high, medium, low or negligible and descriptions for each category are given in Table A4.3 below.

Table A.3: Landscape Sensitivity

Sensitivity	Description
Very high	Landscapes of very high international/national importance and rarity or value with no or very limited ability to accommodate change without substantial loss/gain (i.e. national parks, internationally acclaimed landscapes - UNESCO World Heritage Sites).
High	Landscapes of high national importance containing distinctive features/elements with limited ability to accommodate change without incurring substantial loss/gain (i.e. designated areas such as Areas of Outstanding Natural Beauty, areas of strong sense of place - registered parks and gardens, country parks).
Medium	Landscapes of local or regional recognition of importance able to accommodate some change (i.e. areas recognised in local plan documents such as 'Special Landscape Areas' features worthy of conservation, some sense of place or value through use/perception).
Low	Local landscape areas or receptors of low to medium importance with ability to accommodate change (i.e. non-designated or designated areas of local recognition or areas of little sense of place).
Negligible	Landscapes of very low importance and rarity able to accommodate change.

Based on LA 107 Landscape and visual effects, Table 3.22

Magnitude of Change

- A.15** The magnitude of change arising from the proposed development at any particular location is described as major, moderate, minor, negligible or no change based on the interpretation of a combination of largely quantifiable parameters as discussed below.
- A.16** Each effect on the landscape receptors needs to be assessed in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility.

Size and Scale

- A.17** The size and scale of the development taking into consideration; the extent of existing landscape elements that would be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape; the degree to which aesthetic or perceptual aspects of the landscape are altered either by the removal of existing components of the landscape, or, the addition of new features; whether the effect changes key characteristics of the landscape which are critical to its distinctive character.

Geographical Extent

- A.18** Consideration of the extent of landscape effect can either relate to the quantification of an effect on existing landscape elements (e.g. an area of tree cover to be removed) or to the extent of the geographical area over which a change in landscape character might be experienced.
- A.19** The extent of landscape change likely to arise as a result of the proposed development upon either landscape elements or within different landscape areas is categorised as extensive, limited or localised. It is not possible to provide consistent criteria for these descriptive terms that apply in every instance (i.e. to different types of landscape receptors).

Duration of Landscape Effect

- A.20** The duration of the landscape effect likely to arise as a result of the proposed development on landscape elements or within different landscape character areas or types, long term, medium term or short term. This is used to qualify and contextualise the appraisal of degree of landscape change.

- A.21 For this appraisal the following categories of duration of landscape effect have been adopted:
- Long term – an effect likely to persist for more than ten years
 - Medium term – an effect likely to persist for between five and ten years; and
 - Short term – an effect likely to last up to five years

Reversibility of Landscape Effect

- A.22 Whatever the expected duration of a landscape effect, consideration of reversibility relates to whether a landscape effect could be reversed rather than will be reversed. This enables a distinction to be made between a new element which is expected to be permanent but could nevertheless be removed without residual effect should it become unexpectedly obsolete and a landscape or visual change that is practicably irreversible. The following criteria have been adopted within this appraisal:
- Irreversible - Major changes in landform or the removal of landscape elements, such as veteran trees, that could not be replicated within ten years.
 - Partially reversible - Changes that could be partially reversed within ten years (e.g. recreation of mature hedgerows of similar but not identical species mix and character).
 - Reversible - Changes that could be totally reversed within ten years (e.g. removal of introduced features or recreation of juvenile woodland).

- A.23 In order to differentiate between different levels of magnitude the following definitions are provided:

Table A.4: Landscape Magnitude of Change Definitions

Magnitude of Change	Typical Description
Major Adverse	Total loss or large-scale damage to existing landscape character or distinctive features or elements; and/or addition of new uncharacteristic, conspicuous features or elements.
Moderate Adverse	Partial loss or noticeable damage to existing landscape character or distinctive features or elements; and/or addition of new uncharacteristic, noticeable features or elements.
Minor Adverse	Slight loss or damage to existing landscape character of one (maybe more) key features and elements; and/or addition of new uncharacteristic features and elements.
Negligible Adverse	Very minor loss, damage or alteration to existing landscape character of one or more features and elements.
No Change	No noticeable alteration or improvement, temporary or permanent, of landscape character of existing features and elements.
Negligible Beneficial	Very minor noticeable improvement of character by the restoration of one or more existing features and elements.
Minor Beneficial	Slight improvement of landscape character by the restoration of one (maybe more) key existing features and elements; and/or the addition of new characteristic features.
Moderate Beneficial	Partial or noticeable improvement of landscape character by restoration of existing features or elements; or addition of new characteristic features or elements or removal of noticeable features or elements.
Major Beneficial	Large scale improvement of landscape character to features and elements; and/or addition of new distinctive features or elements, or removal of conspicuous road infrastructure elements.

Based on LA 107 Landscape and visual effects, Table 3.24

Level of Effect

- A.24 The level of landscape effect is categorised using a five-point scale: Very Large, Large, Moderate, Slight and Neutral. The level of effect is assessed by combining all of the considerations and criteria set out above. This is described by GLVIA3 as an ‘overall profile’ approach to combining judgements and requires that all the judgements against each of the identified criteria (susceptibility; value; degree; extent; duration; and reversibility) are used within an informed professional appraisal of the overall level of landscape effect.

- A.25** The relative weight attributed to each of the six considerations is a matter for experienced professional judgement and will vary depending on the specific visual receptor or effect being assessed. In relation to landscape appraisal susceptibility is more relevant to landscape character than to the removal of landscape elements such as tree cover and short-term reversible effects on the landscape.
- A.26** The level of the effect on the landscape resource may be determined by correlating the magnitude of change with the sensitivity of the landscape resource. Table A.5 below sets out the main correlation between magnitude and sensitivity. Where an option between, for example, 'slight' and 'moderate' level of effect is indicated in the table, the choice will depend on the specifics of the effect and may be qualified by professional judgement.

Table A.5: Landscape Effects Matrix

LANDSCAPE SENSITIVITY	MAGNITUDE OF CHANGE					
	No change	Negligible	Minor	Moderate	Major	
	Very High	Neutral	Slight	Moderate or large	Large or Very Large	Very Large
	High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
	Medium	Neutral	Neutral or Slight	Slight	Moderate	Large or Very Large
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
	Negligible	Neutral	Neutral or Slight	Neutral or Slight	Slight	

Based on LA 104 Environmental assessment and monitoring, Table 3.8.1

- A.27** Level of effects and typical descriptions are described below:
- Very large - Effects at this level are material in the decision-making process.
 - Large - Effects at this level are likely to be material in the decision-making process.
 - Moderate - Effects at this level can be considered to be material decision-making factors.
 - Slight - Effects at this level are not material in the decision-making process.
 - Neutral - No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.
- o Based on LA 104 Environmental assessment and monitoring, Table 3.7

Visual Appraisal Methodology

Extent of Visibility

- A.28** The visibility of a proposed development is influenced by landform, vegetation, built development and existing infrastructure. It is important to determine the extent to which the project would influence the existing views and identify the likely receptors. This is normally established using a ZTV or by field study and the method for this report is described in the body of the report. These would include:
- Residents, in individual residential properties and settlements.
 - Users of Public Rights of Way.
 - Road users.
 - People located in other key recreational or visitor locations
- A.29** The extent of visibility of the site or proposed development from each visual receptor is described below:
- Open view – A clear view of a large proportion of the site within the wider landscape.
 - Filtered view – views to the development which are partially screened, usually by intervening vegetation – the degree of filtering may change with the seasons and extent of leave cover.
 - Partial view – A view of part of the site or a distant view in which the site forms a proportion of the wider view.
 - Glimpse view – a very brief, passing view of the site or a distant view in which the site forms a small proportion of the view in the wider view.
 - No view – Views towards the site are blocked by visual barriers or a view of the site is difficult discern.
- A.30** For the purposes of this appraisal, close range views are less than 500m from the site. Medium range views are between 500m and 2km from the site. Long range views are more than 2km.
- A.31** It has not been possible to enter the curtilage of private dwellings to check views as part of this appraisal. In such cases, a reasonable worst-case assumption has been made in dealing with potential views from a publicly accessible point.

Sensitivity of Visual Receptors

- A.32** Assessing the overall effect on visual amenity is achieved by relating the sensitivity of the visual receptors or features, to the potential magnitude of change to a particular view. General assumptions have been made in accordance with current guidance in relation to the sensitivity of visual receptors.
- A.33** Those living within view of the proposed development are usually regarded as the highest sensitivity group as well as those engaged in outdoor pursuits for whom landscape experience is the primary objective. The sensitivity of the potential visual receptors will vary depending on the location and context of the view, the activity of the receptor and importance of the view.

Value Attached to Views

- A.34** An appraisal of visual amenity value or importance refers to the judgement of whether any particular value or importance is likely to be attributed by people to their available views. For example, views experienced by travellers on a highway may be considered to be more highly valued due to the scenic context or views experienced by residents of a particular property may be considered to be less valued or important due to a degraded visual setting. The degree of value or importance is therefore a matter for reasoned professional judgement. Where relevant to the appraisal, the value or importance of visual amenity is categorised as High, Medium, or Low.

Susceptibility of Visual Receptors to Change

- A.35** Considerations of visual susceptibility and value overlap, which is in contrast to the equivalent landscape considerations which are more distinct. This is because indicators of landscape value are more readily available, for example documentary evidence of a designation. In the case of visual value, documentary evidence relating to views which are particularly valued exists, however value is more likely to relate to a reasoned judgement, as set out in the previous paragraph. Therefore the judgement as to whether a view is categorised as having high, medium or low value will be applied as a modifier to the judgement of susceptibility to give a combined sensitivity of high, medium or low. For example, a visual receptor may be judged as being of low susceptibility and high value. In this instance it may be appropriate to conclude that this receptor is of medium susceptibility, with the consideration of value being used to modify the original appraisal of susceptibility.

Overall Visual Sensitivity

- A.36** Visual receptor sensitivity is defined as high, medium or low in accordance with the criteria in Table A.6.

Table A.6: Visual Receptor Sensitivity Criteria

Sensitivity	Typical Criteria
Very high sensitivity	1) Static views from and of major tourist attractions; 2) Views from and of very important national/international landscapes, cultural/historical sites (e.g. National Parks, UNESCO World Heritage sites); 3) Receptors engaged in specific activities for enjoyment of dark skies.
High sensitivity	1) Views by users of nationally important PRoW / recreational trails (e.g. national trails, long distance footpaths); 2) Views by users of public open spaces for enjoyment of the countryside (e.g. country parks); 3) Static views from dense residential areas, longer transient views from designated public open space, recreational areas; 4) Views from and of rare, designated landscapes of national importance (AONBs).
Medium sensitivity	1) Static views from less populated residential areas, schools and other institutional buildings and their outdoor areas; 2) Views by outdoor workers; 3) Transient views from local/regional areas such as public open space, scenic roads, railways or waterways, users of local/regional designated tourist routes of moderate importance; 4) Views from and of landscapes of regional importance. 5) Views by users of normal PRoW
Low sensitivity	1) Views by users of main roads or passengers in public transport on main arterial routes; 2) Views by indoor workers; 3) Views by users of recreational/formal sports facilities where the landscape is secondary to enjoyment of the sport; 4) Views by users of local public open spaces of limited importance with limited variety or distinctiveness.
Negligible	1) Quick transient views such as from fast moving vehicles; 2) Views from industrial area, land awaiting re-development; 3) Views from landscapes of no importance with no variety or distinctiveness.

Based on LA 107 Landscape and visual effects, Table 3.41

Magnitude of Change

A.37 The magnitude of a visual effect is about understanding the scale, nature, extent and duration of visual change a new development will have on a view.

A.38 The magnitude of change arising from the proposed development at any particular location is described as major, moderate, minor, negligible or no change based on the interpretation of a combination of largely quantifiable parameters as discussed below.

Each of the visual effects identified needs to be evaluated in terms of its size or scale, the geographical extent of the area influenced, and its duration and reversibility.

A.39 Other parameters included in the appraisal would include: distance of the viewpoint from the development; angle of view in relation to main receptor activity; proportion of the field of view occupied by the development; background to the development; and the extent of other built development visible, particularly vertical elements.

Size and Scale

A.40 The size and scale of visual change that takes place taking account of: the loss or addition of features; changes in composition including the proportion of the view occupied by the proposed development; the degree of contrast or integration of new features with existing landscape elements and characteristics in terms of form, scale, mass, line, height, colour, texture; the nature of the view of the proposed development in terms of the relative amount of time over which it would be experienced, and, whether views would be full, partial or glimpses

Geographical Extent

- A.41** Consideration of the extent of visual effects relates to the geographic area over which changes in visual amenity may arise (i.e. it does not relate to the how much of a specific view is altered as this is included in the appraisal of the degree of visual change). The extent of visual effect is not therefore relevant to the appraisal of visual effects at specific viewpoints or upon specific visual receptors in fixed locations. Its relevance as a consideration in determining level of effect is instead limited to the extent of a route which might be affected by visual change (i.e. sequential visual effects) or to a summary appraisal of the overall effect of the proposed development on general visual amenity.
- A.42** Where relevant, the extent of visual change likely to arise as a result of the proposed development is categorised as extensive, limited or localised. It is not possible to provide consistent criteria for these descriptive terms that apply in every instance. Instead, the terms are used in the appraisal of visual effects as qualifiers that contextualise the appraisal of individual viewpoints and receptors.

Duration of Visual Effect

- A.43** The duration of the visual effect likely to arise as a result of the proposed development on the duration of the visual effect likely to arise on different visual receptors is categorised as, long term, medium term or short term. This is used to qualify and contextualise the appraisal of degree of landscape or visual change. For this appraisal the following categories of duration of landscape effect have been adopted:
- Long term – an effect likely to persist for more than ten years
 - Medium term – an effect likely to persist for between five and ten years; and
 - Short term – an effect likely to last up to five years

Reversibility of Visual Effect

- A.44** Whatever the expected duration of a visual effect, consideration of reversibility relates to whether a visual effect could be reversed rather than will be reversed. This enables a distinction to be made between a new element which is expected to be permanent but could nevertheless be removed without residual effect should it become unexpectedly obsolete and a visual change that is practicably irreversible. The following criteria have been adopted within this appraisal:
- Irreversible - Major changes in landform or the removal of landscape elements, such as veteran trees, that could not be replicated within ten years.
 - Partially reversible - Changes that could be partially reversed within ten years (e.g. recreation of mature hedgerows of similar but not identical species mix and character).
 - Reversible - Changes that could be totally reversed within ten years (e.g. removal of introduced features or recreation of juvenile woodland).
- A.45** Table A.7 below provides definitions for the different levels of magnitude of change.

Table A.7: Visual Magnitude of Change Definitions

Magnitude of change	Typical Criteria
Major	The project, or a part of it, would become the dominant feature or focal point of the view.
Moderate	The project, or a part of it, would form a noticeable feature or element of the view which is readily apparent to the receptor.
Minor	The project, or a part of it, would be perceptible but not alter the overall balance of features and elements that comprise the existing view.
Negligible	Only a very small part of the project work or activity would be discernible or being at such a distance it would form a barely noticeable feature or element of the view.
No change	No part of the project work or activity would be discernible.

Based on LA 107 Landscape and visual effects, Table 3.43

- A.46** Where possible to do so with a reasonable level of professional objectivity the effects of the proposed development on the landscape are identified as likely to be generally considered positive (beneficial), neutral or negative (adverse).

Level of Effect

- A.47** The level of visual effect is categorised using a five point scale: Very Large, Large, Moderate, Slight and Neutral. The level of effect is assessed by combining all of the considerations and criteria set out above. This is described by GLVIA3 as an 'overall profile' approach to combining judgements and requires that all the judgements against each of the identified criteria (susceptibility; value; degree; extent; duration; and reversibility) are used within an informed professional appraisal of the overall level of visual effect.
- A.48** The relative weight attributed to each of the six considerations is a matter for experienced professional judgement and will vary depending on the specific visual receptor or effect being assessed. In relation to visual appraisal the geographical extent of visual change is more relevant to an area or route than to a fixed viewpoint and short term reversible visual effects.
- A.49** The level of the effect on the visual receptors may be determined by correlating the magnitude of change with the sensitivity of the visual receptor. Table A.8 below sets out the main correlation between magnitude and sensitivity. Where an option between, for example, 'slight' and 'moderate' level of effect is indicated in the table, the choice will depend on the specifics of the effect and may be qualified by professional judgement.

Table A.8: Visual Effects Matrix

VISUAL SENSITIVITY	MAGNITUDE OF CHANGE				
	No change	Negligible	Minor	Moderate	Major
	Very High	Neutral	Slight	Moderate or Large	Large or Very Large
	High	Neutral	Slight	Slight or Moderate	Moderate or Large
	Medium	Neutral	Neutral or Slight	Slight	Moderate
	Low	Neutral	Neutral or Slight	Neutral or Slight	Slight
	Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight

Based on LA 104 Environmental assessment and monitoring, Table 3.8.1

- A.50** Level of effects and typical descriptions are described below:
- Very large - Effects at this level are material in the decision-making process.
 - Large - Effects at this level are likely to be material in the decision-making process.
 - Moderate - Effects at this level can be considered to be material decision-making factors.
 - Slight - Effects at this level are not material in the decision-making process.
 - Neutral - No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.
 - Based on LA 104 Environmental assessment and monitoring, Table 3.7

References for Methodology

- Landscape Institute and Institute of Environmental Assessment, Guidelines for Landscape and Visual Effect Assessment, 3rd edition, 2013.
- Scottish Natural Heritage and the Countryside Agency, Landscape Character Assessment: Guidance for England and Scotland, 2002.
- Natural England, An Approach to Landscape Character Assessment, 2014.
- Landscape Institute, Townscape Character Assessment, 2018.
- Landscape Institute, GLVIA3 Statement of Clarification 1/13, issued 10/06/2013

PHOTOGRAPH METHODOLOGY

A.1 The following section outlines the methodology and approach to the site photography and photomontages.

Relevant Guidance

A.2 The photographs and photomontages have been based on guidelines provided in the following publications:

- Landscape Institute and Institute of Environmental Assessment (2013), Guidelines for Landscape and Visual Effect Assessment, 3rd edition.
- Landscape Institute (2019), Visual Representation of Development Proposals TGN 06/19

Scope of Photography and Photomontages

A.3 The type of photographs and photomontages used as part of this report are proportionate to the level of appraisal and have been guided by LI Visual Representation of Development Proposals which states:

'To maintain a proportionate approach, different types of visualisation may be required, depending on:

- *the type and scale of project;*
- *the aim (Purpose) and likely audience (Users) of the visualisation in the decision making process; and*
- *the Sensitivity of the receptors and Magnitude of potential landscape and visual change.*

The time, effort, technical expertise and cost involved in producing visualisations should be proportionate to these factors.'

A.4 The types of visualisations produced for this report have been guided by the contents of Table A5.1 below extracted from Visual Representation of Development Proposals.

Table A.1: Relationships between Purpose, User and Visualisation Types

Category	Purpose and Users	Appropriate Visualisation Types
A	Evidence submitted to Public Inquiry, most planning applications accompanied by LVIA (as part of formal EIA), some non-EIA (LVA) development which is contrary to policy or likely to be contentious. Visualisations in public domain.	2 - 4
B	Planning applications for most non-EIA development accompanied by LVA, where there are concerns about landscape and visual effects and effective mitigation is required. Some LVIA's for EIA development. Visualisations in public domain.	1 - 4
C	Planning applications where the character and appearance of the development is a material consideration. LVIA / LVA is not required but supporting statements (such as Planning Statements and Design and Access Statements) describe how the proposal responds to landscape context and policies. Visualisations in public domain	1 - 3
D	To inform the iterative process of assessment and design with client, and / or pre-application consultations with the competent authority. Visualisations mainly confidential.	1 - 2

Based on Visual Representation of Development Proposals, Table 1

Types of visualisation

A.5 The types of visualisation are listed in the table below:

Table A.2: Visualisation Types

Type of visualisation	Description
Type 1	Annotated Viewpoint Photograph: Reproduced at a size which aids clear understanding of the view and context, these simply show the extent of the site within the view and annotate any key features within the view. Type 1 is the most basic form of visual representation with a focus.
Type 2	3D Wireline / Model: This covers a range of computer-generated visualisation, generally without a photographic context. Wirelines and other 3D models are particularly suited to graphically describing the development itself. Type 2 visualisations use basic graphic information to assist in describing a proposed development and its context.
Type 3	Photomontage / Photowire: This Type encompasses photomontages and photowires which will commonly be produced to accompany planning applications, LVAs and LVIAs. They provide a reasonable level of locational and photographic accuracy but are not suitable for the most demanding and sensitive of contexts. Type 3 visualisations do not need to be accompanied by verification data, nor is a precise survey of features and camera locations required. Although minimum standards are set for image presentation, the visualisations do not need to be reproduced with scale representation. Type 3 visualisations offer an appropriate level of detail and accuracy for a range of EIA and non EIA projects.
Type 4	Photomontage / Photowire (survey / scale verifiable): Type 4 photomontages and / or photowires require the use of equipment and processes which provide quantifiable verification data, such that they may be checked for accuracy (as per industry standard ‘AVRs’ or ‘Verified Views’). Precise survey of features and viewpoint / camera locations may be included where warranted. Type 4 visualisations are generally reproduced with scale representation. Type 4 visualisations represent the highest level of accuracy and verifiability for use in the most demanding of situations.

Based on Visual Representation of Development Proposals

A.6 A summary table below extracted from Visual Representation of Development Proposals describes the information required for each visualisation type:

Type 1 - Annotated Viewpoint Photograph

Field Survey and Photography

- A.7** The camera used for the photography was a Sony Ax7r with a 35mm (35.6×23.8mm), Exmor R CMOS sensor (full frame sensor) which can be used to produce photographs equivalent to those from a standard 35mm SLR camera. All photographs were taken with a fixed 50mm focal length lens (Sony FE 50 mm f/1.8). As standard all photographs were taken using a Manfrotto, tripod, panoramic head and leveller except where stated. Where appropriate, the camera location was recorded using GPS information from the camera or obtained from Magic Map location finder/contour mapping.

Presentation of images

- A.7 All photographs are presented as follows:**

- Single image - A3 paper size. Images are presented at a size of 390 x 260mm. enlargement at 100% and a horizontal field of view of approximately 40°; or
- Panoramic image - A1 paper size. Images are presented at a size of 820 x 250mm. enlargement at 96% and a horizontal field of view of approximately 90°.
-

- A.9 Where relevant, the following information is presented which each photograph.**

- Grid reference (easting and northing)
- Attitude of ground level (using OS open terrain data)
- Camera height above ground level
- Distance from site boundary (to nearest boundary edge)
- Weather conditions when the photograph was taken (based on Met Office descriptions)
- Date and time the photograph was taken
- Camera, lens and equipment used to capture the photograph.
- Horizontal field of view
- Paper and image size
- Projection
- Enlargement factor
- Map illustrating the site and viewpoint location

Viewing procedure

- A.10** When viewing the represented views and Photomontages, the viewer must keep their head motionless and fix their eyes on the centre of the view. When comparing the view in the field, the viewer must also keep the head motionless. This ensures that the represented view falls within the human field of view.
- A.11** It must be borne in mind that photographs and photomontages are not intended to replace the real-time visual experience and that a consensus can only be made by comparing the printed images in the field from the viewpoint whilst observing the correct viewing procedure.

References for Methodology

- Landscape Institute and Institute of Environmental Assessment (2013), Guidelines for Landscape and Visual Effect Assessment, 3rd edition.
- Landscape Institute (2019), Visual Representation of Development Proposals. TGN 06/19

LANDSCAPE EFFECTS

Receptor	Quality & Sensitivity	Baseline Conditions	Impact and Mitigation	Magnitude of Change	Construction Effects	Effect Year 1	Effect Year 15	Cumulative Effects
Landscape features – trees / scrub / hedgerows	Medium	The site is bounded to north, west and south with a range of trees, hedgerows and scrub of variable condition but including CAT A and B specimens particularly to the West End Lane and western boundary. Full details are available in the accompanying Arboricultural Report. Lower quality vegetation located within the site will be removed to facilitate development.	The majority of the Site’s boundary trees, hedgerows and scrub margins will be retained within the proposals, with development set back from the boundaries (with a minimum 44m wide landscaped area to West End Lane). A break in the northern boundary will be formed to allow vehicular and pedestrian/cycle access to West End Lane. Where possible this will be are positioned to avoid the CAT B trees. Substantial new tree, scrub and hedgerow planting is proposed, including restocking of the West End Lane and western and southern boundaries, formation of a significant new area of ecological enhancement to the western compartment, and over 185 new single specimen trees across the development area.	Minor-Moderate adverse	Slight-Moderate adverse	Moderate beneficial	Major beneficial	We are not aware of any other significant developments, which are approved or allocated, within the vicinity of the Site which would affect this assessment.
The Site: Landscape condition, topography, land use	Medium-low	The Site is currently in a semi-derelict condition with remnant nursery structures, large areas of scrub and rough grasslands.	The Site will be changed from a disused nursery to a residential development, and new areas of public open space and ecological enhancement zones.	Moderate- adverse	Minor-Moderate adverse	Slight beneficial	Moderate beneficial	
Landscape character of the Site and local setting	Medium-low	The Site does not carry any statutory or non-statutory designations for landscape character or quality. It is a typical underused area of previously developed land on the edge of the built-up area of Henfield, with recent housing bordering the Site to the north, established residential properties to the east and a commercial/industrial area to the southeast. West End Lane borders the site to the north. In combination these urbanising influences effect the character of the site and surroundings.	The character of the Site surroundings will alter from disused nursely land with associated derelict structures to a new residential scheme with extensive open space provision. This is obviously a significant change to the character of the Site which will form a natural extension to the urban setting in this locality. Retention of the majority of the Site’s boundary vegetation, together with substantial new structural landscaping forming a sustainable green blue network across the development area, will contain and screen the new urban layout from the wider landscape as it matures. A new community hub extensive ecological enhancement zones and a variety of amenity spaces will also enhance the Site’s visual and amenity value.	Major- adverse	Moderate adverse	Slight beneficial	Moderate beneficial	
Landscape Character: Effects on LCA LW11 Eastern Scarp Footslopes Low Weald.	Medium-low	The Site lies in LCA LW11 Eastern Scarp Footslopes Low Weald Our assessment indicates that the site is not typical of the wider more rural LCA and is influenced to a by the adjoining settlement edge of Henfield which encompasses the site to the north and east, and the industrial character of the commercial area to the southeast of the Site.	The Site forms a very small part of the wider LCA and residential development at the Site would be well contained by recent housing to the north, the established wooded belt to the west (onsite and offsite), residential properties along Hollands Road to the east, the well screened PRow 2538 Hollands Lane to the south, and by the new structural landscaping within the site and reinforcing existing mature vegetated boundaries. Effects on the surrounding landscape character will be localised and confined to the site boundaries.	Negligible		Neutral	Neutral	

VISUAL EFFECTS

Viewpoint	Sensitivity	Baseline Conditions	Impact and Mitigation	Magnitude of Change	Construction Effects	Visual Effect Year 1	Visual Effect Year 15	Cumulative Visual Effects
VP's 1-2 West End Lane.	Medium	VP's 1 and 2 are close-distance views from West End Lane which indicates that the Site is currently well screened along the length of the boundary with the lane, apart from the existing vehicular entrance drive to the western end of the boundary, next to Dears Farm/Camellia Cottage. West End Lane is primarily a vehicular route rather than pedestrian, though it is anticipated that receptors might include cyclists and horse riders who would be able to look over and through the established hedges and would be travelling at a speed to better appreciate the views across the site.	Summer leaf cover, the provision of a wide landscaped area to the north of the proposed developed area, along with the proposed enhanced structural landscape buffer to West End Lane will effectively screen views of the proposed development line, along with protecting the setting of the Grade II Listed Buildings.	Moderate adverse	Moderate adverse.	Moderate-slight adverse	Moderate beneficial	We are not aware of any other significant developments, which are approved or allocated, within the vicinity of the Site which would affect this assessment.
VP3 Hollands Road	High	VP3 is taken from Hollands Road, looking through a gap in the buildings, westwards towards the site. Receptors experiencing views of the site are residents from upper floor rear facing windows.	The existing Site trees are evident rising above the rear garden fence lines. Views from the upper rooms of buildings along Hollands Road will overlook the site. The proposed layout situates new garden areas to the rear of the existing gardens in a typical back-to-back arrangement. The proposed gardens are of a generous size and will maintain privacy and protect views in the longer term upon the maturing of proposed trees and garden vegetation.	Major-Moderate adverse	Moderate adverse.	Moderate adverse	Moderate beneficial	
VP4, is taken from the junction of Bridleway 2583, Hollands Lane and Footpath 2562.	High	This view looks to the west along the bridleway. The site is well screened by existing hedgerows and trees. Glimpse, momentary views into the Site through gaps in the hedgerows will be available to pedestrians and horse riders using the PRoW. The PRoW is partially sunken here which further limits open views into the site. At the time of survey, the path was flooded and unpassable on foot.	The existing boundary vegetation is patchy and depleted in places. The scheme proposals allow for substantial enhancement of the boundary, including new tree and hedgerow planting. Views of the development during construction and in the early years of operation will be available to pedestrians and riders using the bridleway. In the longer term, with the structural planting reaching maturity views will be screened and softened.	Moderate-adverse	Moderate-adverse	Moderate-slight-adverse	Moderate beneficial	
VP5, looking south towards the South Downs National Park in the distance, (>2.5km), is taken from the midpoint of PRoW 2583 as it passes the Site.	N/A	This is an outward looking view, included here to illustrate the distance between the site and the nearest parts of the SDNP. The bridleway is heavily vegetated here and views southwards are only available through gaps in the hedge and tree line. Long distant views from high points within the SDNP will look over the site, and the mature screening vegetation is likely to be visible, as is the urban edge of Henfield including the recent Bishop Park development, which is set on higher ground beyond the Site. The site and any proposed built elements will constitute a very small component within the overall panorama and will be seen in the context of the urban extents of Henfield.		N/A	N/A	N/A	N/A	

VP6, looks north-eastwards along PRow 2583 and across the pastureland and wooded areas separating the site from Lawyers Lane to the west.	High	Glimpse views through to the site are available in the winter condition. Summer views would be effectively screened by the intervening woodland and hedgerows along the PRow.	The substantial proposed planting belts to the west and south of the built form will enhance and strengthen the existing green infrastructure, effectively screening the built edge to views from the west. Lack of leaf cover in winter might allow glimpse views of elements of the built form but these will be minor and negligible in significance.	Minor adverse	Slight adverse	Slight neutral	Slight beneficial	
VP7 from West End Lane looking south	Medium	VP7, is taken from West End Lane looking south though the existing vehicular entrance to the site, with the trimmed hedgerow boundary to Dears Farm visible to the west (right) of the viewpoint. The full site extent is visible from this point of entry. Main receptors are users of vehicles.	The scheme proposals close this gap and reposition the site approach further to the east, closer to the existing vehicular access to Bishops Park.	Moderate-Minor adverse	Moderate-Slight adverse	Slight neutral	Slight beneficial	
VP8, looks southwards from Beverley Road, Bishops Park	Medium	The mature boundary planting to the site is clearly visible, although views to the site beyond are restricted due to the density of the intervening vegetation, (winter view).	The proposals locate the main site access close to Beverley Road and the removal of a proportion of the boundary vegetation will open up views to the site. Accordingly, the proposed built form will also be visible from this viewpoint, set beyond the wide landscaped zone, (>42m), between the built edge and West End Lane. Reinforcement of the retained vegetation, combined with extensive new planting will filter and green the view, the urban arrangement with Bishops Park being complementary and beneficial.	Moderate adverse	Moderate-Slight adverse	Slight adverse	Slight beneficial	
VP9, is taken from Borrer Drive, Bishops Park looking south-westward.	Medium	VP9, is taken from Borrer Drive, Bishops Park looking south-westward towards the proposed Site entrance area, with the garden areas of Dears Farm beyond, (marked by the evergreen trees in the view). The extensive boundary vegetation along West End Lane is visible, along with the greened boundary to Bishops Park. Views of the Site area beyond are very limited from this viewpoint, and the proposed built form would also not be readily visible, being set well back from West End Lane.	The strengthening of the existing retained boundary planting combined with the new landscaped area fronting the proposals (>44m wide) will effectively screen and green views from Borrer Drive and residences looking south towards the site. The landscape treatments here will also serve to protect the setting of the listed buildings at Dears Farm.	Moderate-Minor adverse	Moderate-Slight adverse	Slight neutral	Slight beneficial	
Sequence VP's 1-8, are taken along Bridleway 2583, Hollands Lane	High	These views illustrate the sunken nature of the PRow in this locality, the extensive boundary vegetation to both side and the degree to which the Site is screened from open views. Glimpse, momentary views into the site are available through gaps in the hedgerows and scrub edge.	The scheme proposals reinforce the boundary planting and will form a dense visual screen on maturity.	N/A	N/A	N/A	N/A	
Sequence VP's 9-13 are taken along Lawyers Lane	High	These views look eastwards towards the site, viewed over the intervening pastureland and wooded areas. Views to the site are generally well screened by mature hedgerows along the lane, and the variable width band of wooded vegetation to the west of the site boundary, with additional screening	It is anticipated taller elements of the proposed built form would be visible in these views, seen above or through the existing and proposed structural planting belts in the short term. In the longer term, and on the proposed structural planting reaching maturity, any visible built elements will form a small component in the view, softened by the vegetation screen.	N/A	N/A	N/A	N/A	



		provided by the site trees and scrub/coppice areas.						
Sequence VP's 14-24, along West End Lane	Medium	These views are generally looking eastwards from the junction with Lawyers Lane and finishing with SVP24 looking westwards from the carpark area of Downs Walk PRow. The consistent Site boundary vegetation is evident and restricts longer views into the site. Closer to the site, views SVP17 (junction with Stonepit Lane) and SVP's 18/19, which show Dear Farm (Camellia Cottage) in the foreground further illustrate the contained nature of the site. Passing the site, glimpse, momentary views into the site are available through gaps in the hedgerow.	The scheme proposals reinforce the boundary planting and will form a dense visual screen on maturity along the West End Lane boundary, with the built form set back form the lane, creating a greened interface with the highway and Bishops Park to the north, and protecting the setting of the Grade II Listed buildings.	N/A	N/A	N/A	N/A	
Photographic Viewpoints: Effect of seasonal variation.								
Views for this assessment have been taken in winter conditions with deciduous vegetation in a state of winter dormancy. The appraisal is therefore based on a condition when the site is at its most visible and impacts most readily assessable.								
Summer time views with trees and other site vegetation in full leaf will experience reduced effect, and accordingly a greater perception of screening and filtering of views.								
Terminology: Sensitivity: Very High, High, Medium, Low, Negligible. Magnitude of change: Major, Moderate, Minor, Negligible, No Change- Adverse, Beneficial, Neutral/No Change. Level of effect: Neutral, slight, Moderate, Large, Very Large.								

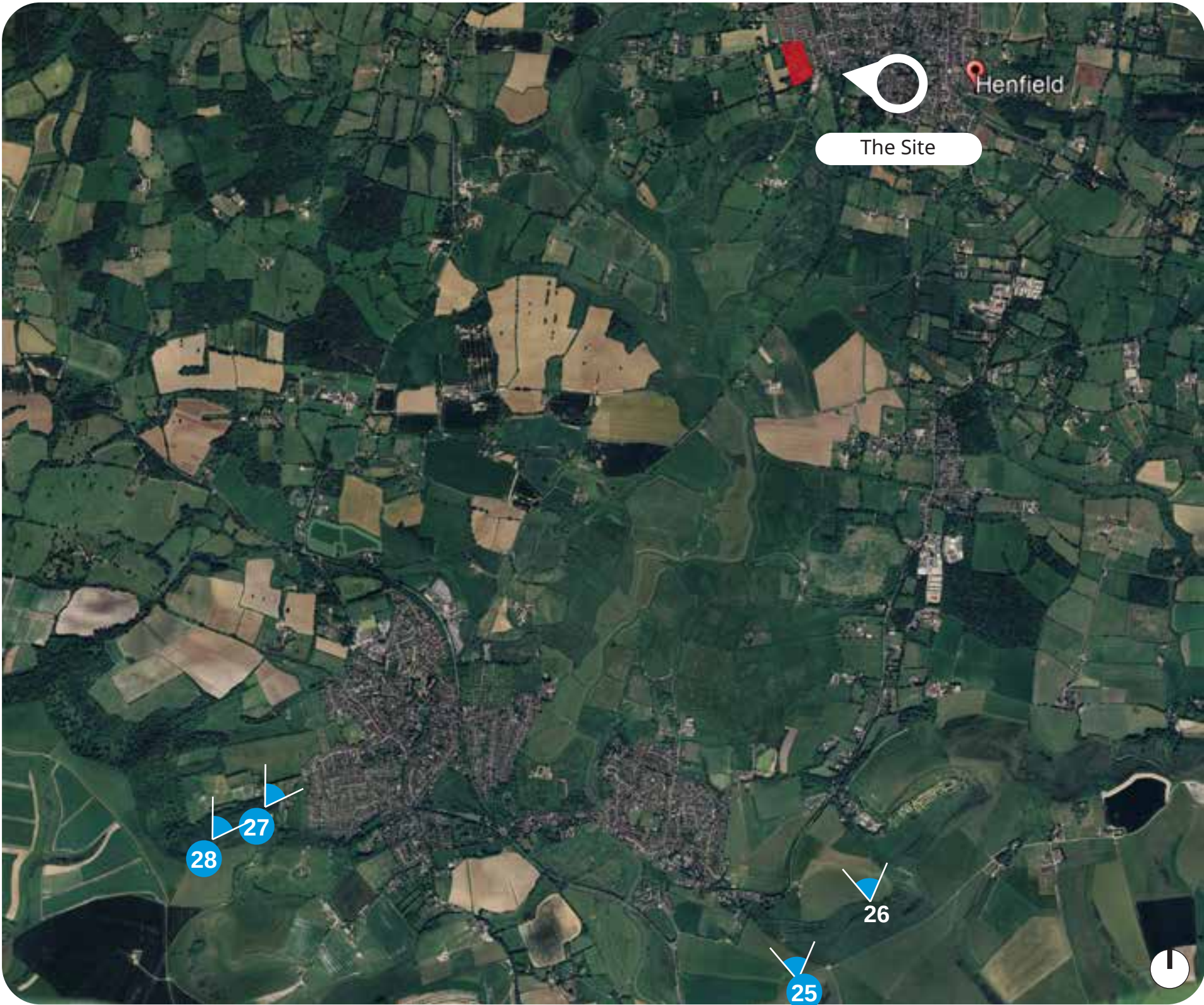
Appendix K: Addendum LVIA Report, October 2025.

1. Additional viewpoints assessed from high ground within the SDNP

- 1.1 Following consultation with HDC and in response to officer suggestions, the site and surroundings were revisited on the 14th of October 2025 to assess potential views of the site from prominent locations within the SDNP, to the south of the site and Henfield, with selected high points chosen to the southwest of Steyning and southeast of Upper Beeding.
- 1.2 Viewpoint 25 is taken from Beeding Hill to the southeast of Upper Beeding looking northwards towards the site and Henfield in the distance, viewed over the River Adur floodplain. This viewpoint is approximately 6.3 kilometres from the site boundary and is taken from the South Downs Way (UPB-3209) as it descends from the Beeding Hill car park. Views to the site are obscured by the topography and localised hedgerow vegetation.
- 1.3 Viewpoint 26 is also taken from Beeding Hill to the southeast of Upper Beeding looking northwards towards the site and Henfield in the distance, viewed over the River Adur floodplain. This viewpoint is approximately 5.8 kilometres from the site boundary and is taken from Bridleway UPB-2757-1 as it descends from the Beeding Hill car park in a north easterly direction. Views towards Henfield are available from open sections of the track. **South View Terrace** and King James's Lane to the south of Henfield are clearly visible in the distance, but most of the village and the site are screened by intervening vegetation and topography. The site will be well screened by intervening built form, topography and vegetation. There is a possibility that roof tops of the development might be visible in winter conditions, but these would be indistinguishable in the wider view, would be seen in context and at a distance. Magnitude of change, should elements be visible, would be **Negligible** and of **Neutral** effect
- 1.4 Viewpoint 27 is taken from Newham Lane / Upper Horseshoe Path on Steyning Round Hill, to the southwest of Steyning looking northwards towards the site and Henfield in the distance, viewed over the River Adur floodplain with Steyning in the middle ground. This viewpoint is approximately 6.5 kilometres respectively from the site boundary and is taken from bridleway STE-2287 as it ascends from Newham Lane in a south westerly direction passing through the southern leg of Steyning Downland Scheme. Views towards Henfield are available from the upper, open areas of the bridleway once the track has emerged from the wooded slopes. South View Terrace and King James's Lane to the south of Henfield are visible in the distance, but most of the village and the site are screened by intervening vegetation and topography. The site will be well screened by intervening built form, topography and vegetation. There is a possibility roof tops of the development might be visible in winter conditions, but these would be indistinguishable in the wider view, would be seen in context and at a distance. Magnitude of change, should elements be visible, would be **Negligible** and of **Neutral** effect

2. Conclusion

- 2.1 Whilst very minor elements of the proposed development might be visible above intervening screening vegetation and topography in winter conditions, these would be indistinguishable by the naked eye. The effect of distance, and the degree of intervening elements in the landscape between the National Park and Henfield, interrupting views from the south results in the whole village being mostly hidden from vantage points within the park. The development of the site as proposed would be of **Negligible** or **No change** magnitude and of **Neutral** significance of effect.



Appendix K: Aerial Photograph/ Distant / SDNP Viewpoint Locations, Google Maps



N.B. PANORAMIC STITCHED IMAGE TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY.
Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with a 50mm lens.
Images typically illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context.





N.B. PANORAMIC STITCHED IMAGE TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY.
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Images typically illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context.



Bridleway UPB-2757-1, Beeding Hill



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Panoramas are created from multiple photographs taken using a digital equivalent of a 35mm camera with a 50mm lens.
Images typically illustrate a horizontal field of view of 68° and when printed at A3, should be viewed at a distance of 330mm curved through the same radius in order to correctly illustrate the existing landscape context.

